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

ITEM: 1.4
(ID # 28959)
MEETING DATE:
Tuesday, October 21, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Notice of Decision for TENTATIVE TRACT MAP NO. 38823 (TTM38823) and PLOT PLAN NO. 230051 (PPT230051) – Consider an Addendum to an Environmental Impact Report (EIR) – (SCH No. 2018101010) – Applicant: William Lo – Engineer/Representative: Richard Valdez – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Winchester Zoning District – Zoning: Planned Residential (R-4) – Location: North of Craig Avenue, east of Leon Road, south of Holland Road, and west of Eucalyptus Road – 95.96 Acres – REQUEST: Tentative Tract Map No. 38823 is a Schedule "A" subdivision proposed to subdivide a 16.38 acre site into 95 lots for single family residential use, three (3) drainage basins, and two (2) open space (paseo) lots. The 16.38-acre site is a portion of lot 447 of a previously approved Tentative Tract Map No. 37439. Plot Plan No. 230051 is a request to approve the design manual for TTM38823. APNs: 466-310-026 – District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Planning Commission on September 17, 2025.

ACTION:Consent

John Hildebrand, Planning Director 10/15/2025 Rania Odenbaugh, TLMA Director 10/16/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes:	Medina, Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Date:	October 21, 2025
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE TRACT MAP NO. 38823 is a Schedule "A" subdivision of 16.38 gross acre site into ninety five (95) single family residences, three (3) drainage basins, and two (2) open space (paseo) lots. This subdivision is a further subdivision of a portion of lot 447 from Tentative Tract Map No. 37439.

PLOT PLAN NO. 230051 is a proposed design manual for Tentative Tract Map No. 38823 as required by the Planned Residential Zone.

The "project" was approved by the Planning Commission on September 17, 2025. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive written communication from the public who indicated support/opposition to the proposed Project. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses

The impacts on this project have been evaluated through the environmental review and public hearing process by the Planning Department.

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

Attachment A - Planning Commission Report of Actions 09-17-25
Attachment B - TTM38823 - Tentative Tract Map
Attachment C - PPT230051 - Design Manual
Attachment D - EIR Addendum
Attachment E - Conditions of Approval
Attachment F - Radius Map and Mailing Labels
Attachment G - GIS Exhibits
Attachment H - Planning Commission Form 11

Jason Farin, Principal Policy Analyst 10/16/2025

Braden Holly, Deputy County Counsel IV 10/14/2025

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 17, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Vice-Chair	Shellie Clack	Bill Sanchez	Romelio Ruiz Chair

CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: Ruiz

1 CONSENT CALENDAR

1.1 28791 FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37398 – Applicant: Ava Property Investments, LLC c/o Ava Tchaghlassian – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Community Development: High Density Residential (CD:HDR) – Community Development: Commercial Retail (CD: CR) – Zoning: Specific Plan 213 (Winchester Properties) – REQUEST: First Extension of Time for approved Tentative Parcel Map No. 37398 to extend the expiration date by three years to January 25, 2028. The extension will allow time for the recordation of the final map to subdivide 10.98 acres into five (5) commercial lots with a minimum lot size of 0.68 acres. APN: 920-120-034, 920-120-035 – Project Planner: Hektor Soto at (951) 955-8702, or email at hsoto@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

APPROVED the First Extension of Time Request for Tentative Parcel Map No. 37398.

2 PUBLIC HEARINGS CONTINUED
NONE

3 PUBLIC HEARINGS – NEW

3.1 28751 TENTATIVE TRACT MAP NO. 38823 (TTM38823) and PLOT PLAN NO. 230051 (PPT230051) – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – (SCH No. 2018101010) – Applicant: William Lo – Engineer/Representative: Richard Valdez – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Winchester Zoning District – Zoning: Planned Residential (R-4) – Location: North of Craig Avenue, east of Leon Road, south of Holland Road, and west of Eucalyptus Road – 95.96 Acres – REQUEST: Tentative Tract Map No. 38823 is a Schedule "A" subdivision proposed to subdivide a 16.38 acre site into 95 lots for single family residential use, three (3) drainage basins, and two (2) open space (paseo) lots. The 16.38-acre site is a portion of lot 447 of a previously approved Tentative Tract Map No. 37439. Plot Plan No. 230051 is a request to approve the design manual for TTM38823.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

CONSIDERED Addendum No. 1 to the Environmental Impact Report; and,

APPROVED Tentative Tract Map No. 38823; and,

APPROVED Plot Plan No. 230051, subject to the Advisory Notification Document and Conditions of Approval.

APNs: 466-310-026 – Project Planner: Joseluis Aparicio at (951) 955-6035, or email at jlaparicio@rivco.org.

3.2 28808 CONDITIONAL USE PERMIT NO. 240025 (CUP240025) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Salim Daher, c/o DB Oil – Engineer/Representative: Western States Engineering c/o Joseph Karaki – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northwest of Highway 74 and south of El Toro Cutoff – 1.44 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) REQUEST: CUP240025 is a proposal for a Type 21 (Off-Sale General) Alcoholic Beverage Control (ABC) License for Off-Site Consumption of Beer, Wine and Spirits at a proposed Gas Station and Convenience Store approved under PPT210016 – APN(s): 347-130-028, 347-130-029 – Project Planner: Suhaim Bawany at (951) 955-3103, or email at sbawany@rivco.org. STAFF RECOMMENDS CONTINUANCE OFF CALENDAR.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

CONTINUED off Calendar.

3.3 28806 CONDITIONAL USE PERMIT NO. 250013 (CUP250013) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Shade Awad – Second Supervisorial District – Cajalco Zoning District – Area Plan: Lake Matthews/Woodcrest – Location: East of Smith Road, west of Gustin Road, and south of Cajalco Road – 1.74 Gross Acres – Zoning: Scenic Highway Commercial (CPS) – REQUEST: CUP250013 is a request to upgrade the existing Type 20 (Off-Sale Beer & Wine) ABC license to a Type 21 (Off-Sale General) ABC license in conjunction with the existing Lake Matthews Market and Deli. APN: 285-210-004 – Project Planner: Suhaim Bawany at (951) 955-3103, or email at sbawany@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

FOUND that the project is Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 250013, subject to the Advisory Notification Document and Conditions of Approval.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 28757 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240030 (GPA240030) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240030 to change the General Plan Foundation Component of eleven (11) parcels from Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation (OS:C) to Community Development: Light Industrial (CD:LI) Community Development: Business Park

(CD:BP), Community Development: Mixed, Use Area (CD:MUA), Community Development: Commercial Retail (CD:CR), Open Space: Recreation (OS:R), and Open Space: Conservation (OS:C) to allow for submittal of an application of a Specific Plan to allow for the development of flex industrial/manufacturing space, warehouse and logistics uses, neighborhood scale retail, industrial office, and potential housing within a central Mixed Use core. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposal GPA240030 is initiated by the Board of Supervisors – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – Applicant: Trevor Wood c/o Mayhew Aggregates & Mine Reclamation, LLC – Engineer/Representative: Brandon Barnett c/o KWC Engineers – Existing Zoning: M-R-A (Mineral Resources & Related Manufacturing) and SP Zone (Specific Plan) – Existing Land Use: Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation (OS:C) – Location: Generally northeast of Maitri Road, south of Temescal Canyon Road, and west of Campbell Ranch Road – APN(s): 290-060-080, 290-110-12, -017, -019, -024, -025, -055, -060, -004, -006, and -010 – 229.05 Gross Acres – Project Planner: Jordan Leffew at (951) 955-9721, or email at jleffew@rivco.org.

Planning Commission Action:
Public Hearing: Closed

District 1 – Support
District 2 – Absent
District 3 – Support
District 4 – Support
District 5 – Absent

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240030 move forward to the Board of Supervisors.

5 WORKSHOPS
NONE

6 PUBLIC COMMENTS
NONE

7 DIRECTOR'S REPORT
NONE

8 COMMISSIONER'S COMMENTS
NONE

ADJOURNMENT: 9:55 a.m.

TENTATIVE TRACT NO. 38823
& CONCEPTUAL GRADING PLAN
AMENDED NO. 3

CASE: TTM38823
EXHIBIT: Phase 3 Ame
DATE: 3/20/2025
PLANNER: J. Aparicio

☐ Meeting ☑ Comment Agenda ☐ Final

LEGEND
BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
PURPLE = PLANNING DEPARTMENT COMMENTS
GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
BLUE = FIRE DEPARTMENT COMMENTS (NONE)
LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED = EHS DEPARTMENT COMMENTS
YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

SEE SEPARATE EXHIBIT FOR PRIMARY AND SECONDARY ACCESS

PH. 3 LOT AREA (S.F.) TABLE

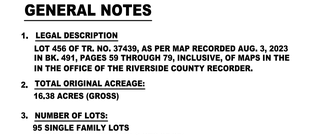
NO.	AREA	USABLE SF	PERCENT USABLE
1	5194	5194	100%
2	5016	5016	100%
3	5075	5075	100%
4	5008	5008	100%
5	5008	5008	100%
6	5008	5008	100%
7	5005	5005	100%
8	5032	5032	100%
9	5010	5010	100%
10	5264	5264	100%
11	5117	5117	100%
12	5515	5515	100%
13	5757	5757	100%
14	5941	5941	100%
15	6000	6000	100%
16	6370	6370	100%
17	6317	6317	100%
18	6000	6000	100%
19	6000	6000	100%
20	6000	6000	100%
21	6000	6000	100%
22	6000	6000	100%
23	6000	6000	100%
24	5498	5498	100%
25	5509	5509	100%
26	6742	6742	100%
27	5407	5407	100%
28	5000	5000	100%
29	5029	5029	100%
30	5029	5029	100%
31	5029	5029	100%
32	5029	5029	100%
33	5029	5029	100%
34	5029	5029	100%
35	5250	5250	100%
36	5250	5250	100%
37	5250	5250	100%
38	5250	5250	100%
39	5250	5250	100%
40	5250	5250	100%
41	5250	5250	100%
42	5168	5168	100%
43	5000	5000	100%
44	5000	5000	100%
45	5168	5168	100%
46	5250	5250	100%
47	5250	5250	100%
48	5250	5250	100%
49	5250	5250	100%
50	5250	5250	100%
51	5250	5250	100%
52	5250	5250	100%
53	5029	5029	100%
54	5029	5029	100%
55	5350	5350	100%
56	5350	5350	100%
57	5350	5350	100%
58	5000	5000	100%
59	5445	5445	100%
60	7359	7359	100%
61	8545	8545	100%
62	5247	5247	100%
63	5363	5363	100%
64	5243	5243	100%
65	5136	5136	100%
66	5136	5136	100%
67	5136	5136	100%
68	5781	5781	100%
69	5781	5781	100%
70	5350	5350	100%
71	5350	5350	100%
72	5350	5350	100%
73	5350	5350	100%
74	5350	5350	100%
75	5350	5350	100%
76	5350	5350	100%
77	5168	5168	100%
78	5000	5000	100%
79	5000	5000	100%
80	5168	5168	100%
81	5350	5350	100%
82	5350	5350	100%
83	5350	5350	100%
84	5350	5350	100%
85	5350	5350	100%
86	5781	5781	100%
87	5781	5781	100%
88	5137	5137	100%
89	5137	5137	100%
90	5137	5137	100%
91	5137	5137	100%
92	5137	5137	100%
93	5137	5137	100%
94	5243	5243	100%
95	5781	5781	100%

GENERAL NOTES

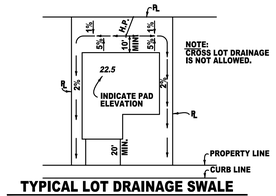
1. **LEGAL DESCRIPTION**
   LOT 456 OF TR. NO. 37439, AS PER MAP RECORDED AUG. 3, 2023 IN BK. 491, PAGES 59 THROUGH 79, INCLUSIVE, OF MAPS IN THE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.
2. **TOTAL ORIGINAL ACREAGE:**
   16.38 ACRES (GROSS)
3. **NUMBER OF LOTS:**
   95 SINGLE FAMILY LOTS
   3 DRAINAGE BASIN LOTS (LOTS 95-97)
   2 OPEN SPACE PASEOS (LOTS 98-99)
4. **MINIMUM LOT SIZE:**
   3,500 SF PER ORDINANCE 348.
5. **EXISTING ZONING:**
   R-4
6. **PROPOSED ZONING:**
   R-4
7. **EXISTING LAND USE:**
   AGRICULTURE
8. **PROPOSED LAND USE:**
   SINGLE FAMILY RESIDENTIAL
9. **EXISTING LAND USE DESIGNATION**
   MEDIUM DENSITY RESIDENTIAL
10. **PROPOSED LAND USE DESIGNATION**
    MEDIUM DENSITY RESIDENTIAL
11. **NOTE: ONLY ONE EASEMENT ON THIS PROPERTY.**
    (SCE EASEMENT ALONG LEON ROAD)
12. **METHOD OF SEWAGE DISPOSAL**
    SEWER SYSTEM PER EMWD
13. **SCHOOL DISTRICT:**
    MENIFEE VALLEY SCHOOL DISTRICT
    PERRIS UNION HIGH SCHOOL DISTRICT
14. **ASSESSORS PARCEL NO.'S:**
    POR. OF LOT NO. 456 PER TRACT NO. 37439, MB491, PG 59-79
15. **2006 THOMAS BROS. GUIDE:**
    PAGE 869, GRID C4, C5, B4, B5
16. **TENTATIVE MAP PREPARED:**
    SEPT. 5, 2023
17. **ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMODATE 100 YEAR STORM FLOWS. ALL STORM FLOWS ARE APPROX.**
18. **ALL FENCES ON SITE TO BE REMOVED AS PART OF DEVELOPMENT.**
20. **THIS IS A SCHEDULE "A" SUBDIVISION.**
21. **THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.**
22. **AREA PLAN: HARVEST VALLEY/ WINCHESTER**
23. **ALL SLOPES ARE 2:1 UNLESS NOTED.**
24. **THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.**
25. **OPEN SPACE TO BE MAINTAINED BY VALLEYWIDE REC. AND PARK DISTRICT AND/OR COUNTY CDF.**
26. **FEMA FLOOD PLAIN:**
    FLOOD ZONE X
27. **EARTHWORK QUANTITIES: CUT = 7,000 CY**
    FILL = 66,000 CY
    IMPORT = 59,000 CY

UTILITIES:

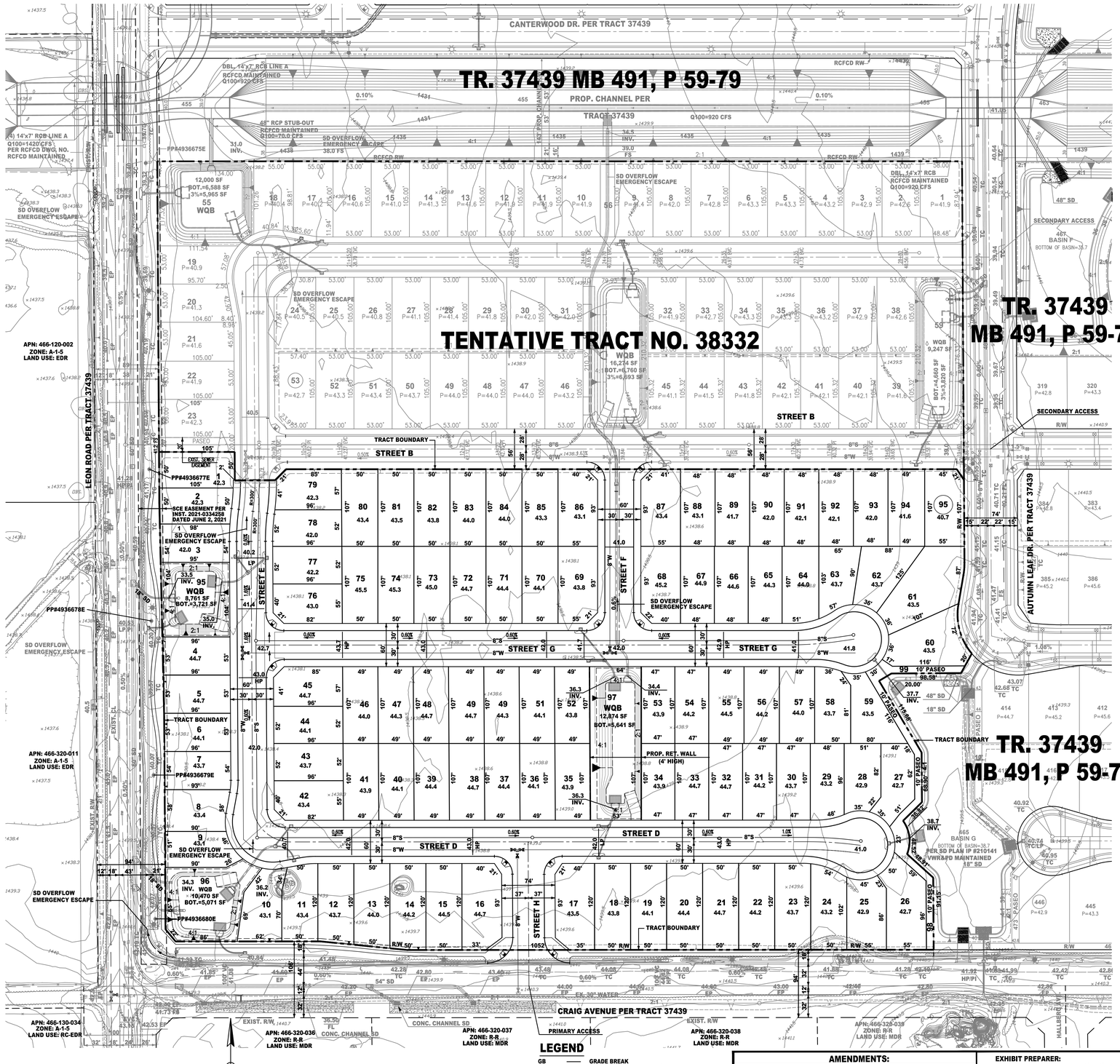
WATER - EMWD
SEWER - EMWD
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SCE
TELEPHONE - FRONTIER
CABLE -TIME WARNER CABLE



SECTION A-A
NTS



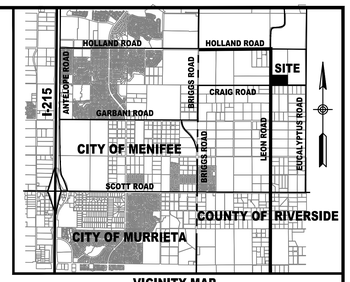
TYPICAL LOT DRAINAGE SWALE
NOT TO SCALE



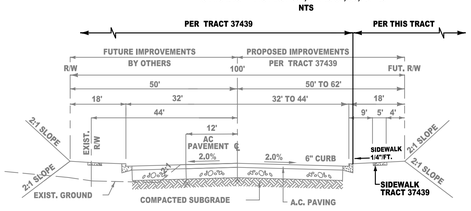
LEGEND

GB	GRADE BREAK
FF	FINISHED FLOOR ELEVATION
FS	FINISHED SURFACE
FL	FLOW LINE
TC	TOP OF CURB
97.0	PAD ELEVATION
1095	EXISTING CONTOURS
1095	PROPOSED CONTOURS
	TRACT BOUNDARY

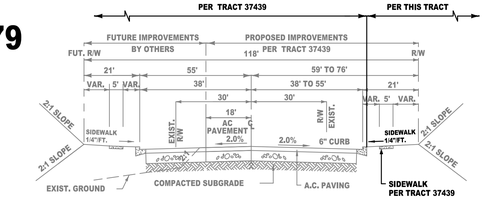
1 SCE EASEMENT PER INST. 2021-0334258 DATED JUNE 2, 2021



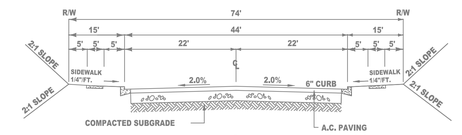
VICINITY MAP
THOMAS BROTHERS PAGE 869, GRIDS C4, C5, B4, B5
NTS



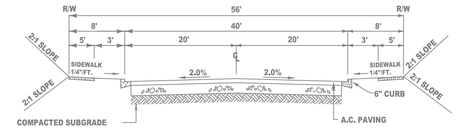
CRAIG AVENUE PER TR. 37439
SECONDARY HIGHWAY - COUNTY STD. 94
NOT TO SCALE



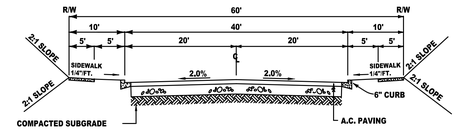
LEON ROAD PER TR. 37439
MAJOR HIGHWAY - COUNTY STD. 93
NOT TO SCALE



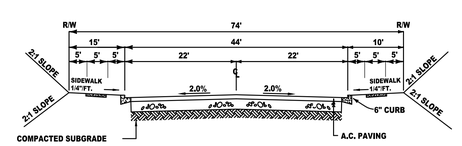
AUTUMN LEAF DRIVE PER TR. 37439
COLLECTOR STREET - COUNTY STD. 103
NOT TO SCALE



STREET B PER TR. 38332
INTERIOR LOCAL STREET - COUNTY STD. 105 (MODIFIED)
NOT TO SCALE



STREETS D TO G
INTERIOR LOCAL STREET - COUNTY STD. 105A
NOT TO SCALE



STREETS H
INTERIOR LOCAL STREET - COUNTY STD. 105 (MODIFIED)
NOT TO SCALE

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/30/24	2	AMENDED NO. 2, ROTATED LOT 68 AND 87, ADD PASEO BETWEEN STREETS D AND G, REDUCED LOT WIDTH TO 47'.

EXHIBIT PREPARER:
VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592
EMAIL: VSLENGINEERING@GMAIL.COM
DATE PREPARED: SEPT. 5, 2023

OWNER AND APPLICANT:
SOG SUN HOLLAND, LLC
26895 ALISO CREEK ROAD, STE. B533
ALISO VIEJO, CA 92656
TEL. NO. 949-836-2296
EMAIL: BL@BILLLOCONSULTING.COM

COUNTY OF RIVERSIDE
TENT. TRACT NO. 38823
& CONCEPTUAL GRADING
AMENDED NO. 3
SCHEDULE "A"

SHEET NO. 1 OF 1 SHTS.
FILE NO.

PRINTED: 11/19/2024

DESIGN MANUAL

Plot Plan No. 230051
Tentative Tract Map No. 38823
(Canterwood Neighborhood)

Prepared for:

COUNTY OF RIVERSIDE
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Contact: Joseluis Aparicio, Project Planner
jlaparicio@rivco.org

Project Proponent:

SUN HOLLAND, LLC
26895 Aliso Creek Road, Ste. B634
Aliso Viejo, CA 92656
Contact: William Lo
bl@billloconsulting.com

Prepared by:

MATTHEW FAGAN CONSULTING SERVICES, INC.
42011 Avenida Vista Ladera
Temecula, CA 92591
Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

In Consultation With:

BMLA - *Landscape Architecture*
VSL Engineering - *Civil Engineering*

July 2025

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I. INTRODUCTION

A. DOCUMENT PURPOSE

This document serves as the Design Manual ("Design Manual") for Tentative Tract Map No. 38823 (TTM 38823), and Plot Plan No. PPT230051 (PPT230051) - "TTM 38823".

Pursuant to the County of Riverside Zoning Ordinance (Ordinance No. 348, Article VIIId, Section 8.95.B, *R-4 Zone Conditions of Development)*, a Development Plan must be prepared in order to apply the R-4 Zone (Planned Residential) to a property. The Development Plan must contain the following minimum information:

1. Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.
2. Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.
3. Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.
4. Plans and elevations of typical structures to indicate architectural type and construction standards.

Provisions of the Riverside County Residential Design Standards & Guidelines supplement the minimum specifications for land development in Riverside County Ordinance No. 348 and will be incorporated by reference in the applicable Project Conditions of Approval.

The Standards & Guidelines that pertain to this Project are as follows:

- The "Residential Standards" in this Design Manual are the ones that are required for any residential subdivision with a minimum lot size of one-half acre or less and is located in the R-4 residential zoning categories and has the General Plan Land Use Designation of Medium Density Residential (2-5 dwelling units per acre).
- Where a residential lot is smaller than 7,200 square feet, the unit location, setbacks, percentage of lot coverage, and street frontage may be waived, as this Design Manual has advanced the following specific development goals including, as well as providing a sense of privacy and personal space for each residential unit:
    - Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
    - Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years.
    - Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work.
    - Incorporating conveniently located and accessible neighborhood parks, trails, and open space.
    - Providing functional public access to recreational opportunities in relation to the overall open space system.

Development in TTM 38823 is required to substantially conform to the physical characteristics and design concepts set forth in this Design Manual. The County (Director of Planning) has the discretion to determine if implementing actions substantially conform

to this Design Manual. If an implementing action does not substantially conform, a formal modification to this Design Manual may be required.

The Site Planning and Design Standards (Section II) set forth minimum requirements that must be adhered to when plotting a home on a residential lot within TTM 38823. The photographs, illustrated sketches, and other graphic representations provided in the Architectural Design Guidelines (Section III) and Landscape Design Guidelines (Section IV) are to be used as visual aids in understanding the basic intent of the design and its key implementing elements. The Guidelines presented in Sections III and IV are provided as a an architectural and landscape palette of character, materials, and other defining elements that should be reflected in future design proposals to construct TTM 38823. An exact re-creation of the graphic representations included in this document is not intended, or required, as they are provided as the guiding intent needed to create TTM 38823.

B. PROJECT LOCATION

TTM 38823 is located at the southwest corner of Leon Road and Craig Avenue, south of Canterwood Drive, and west of Autumn Leaf Drive. It is part of the southwest quadrant of the overall Canterwood neighborhood development. The Canterwood neighborhood is located in the unincorporated area of the Harvest Valley/Winchester Area Plan, in the County of Riverside, California. More specifically, it is located west of Eucalyptus Road; north of Craig Avenue; east of Leon Road; and south of Holland Road. Reference **Figure 1, *TTM 38823 Vicinity Map***, **Figure 2, *Canterwood Vicinity Map***, and **Figure 3, *Canterwood Neighborhood Map***.

Figure 1
TTM 38823 Vicinity Map

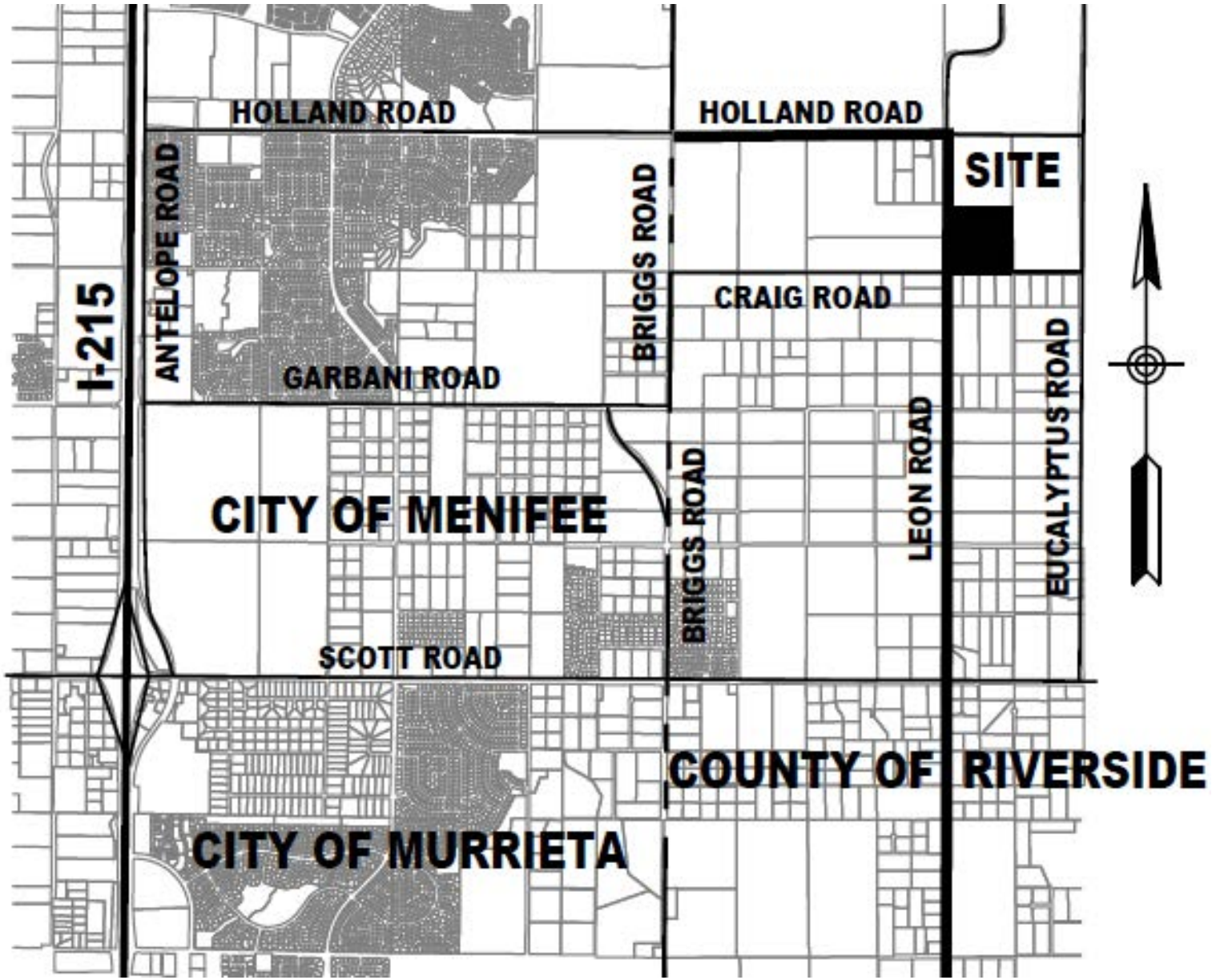


Figure 2
Canterwood Vicinity Map

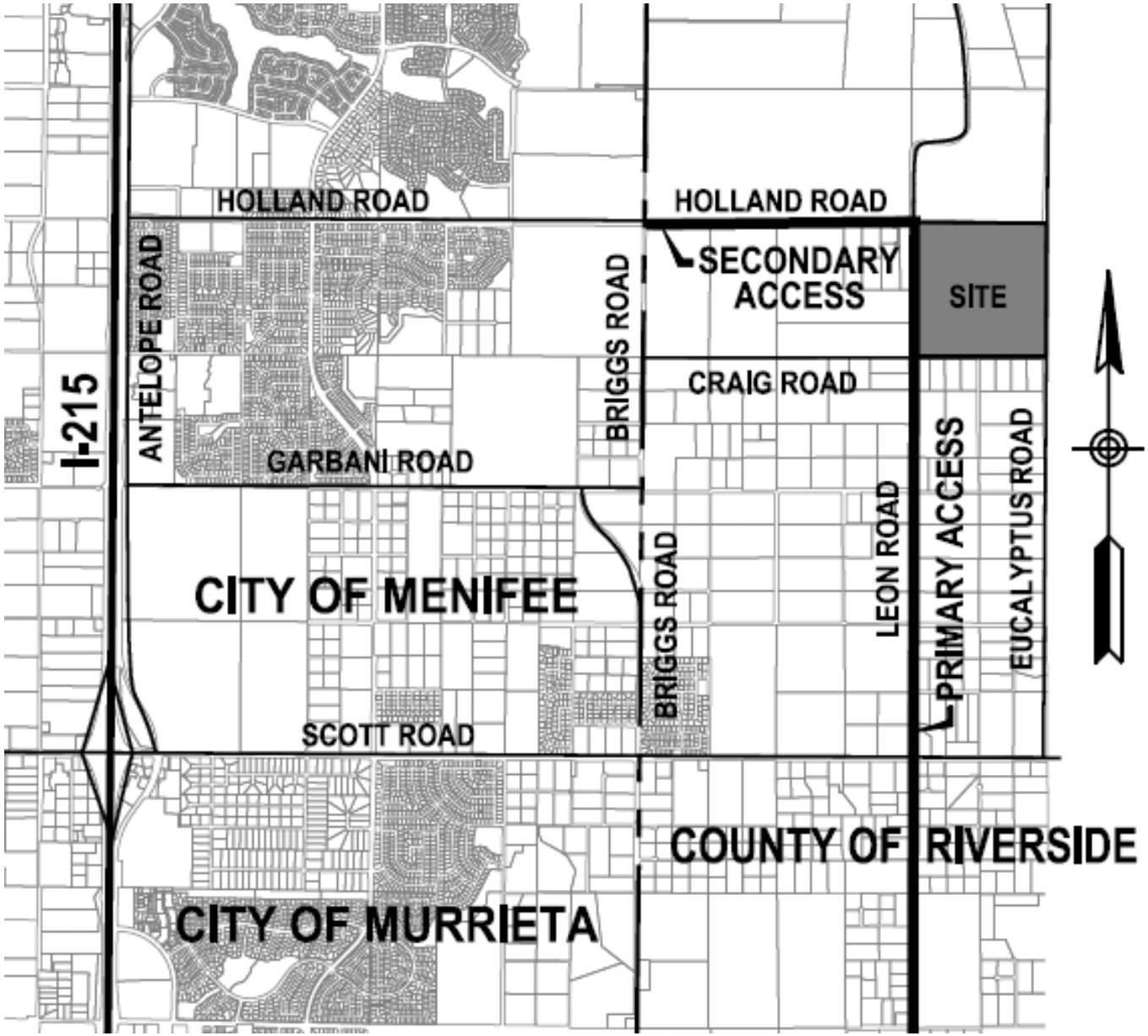
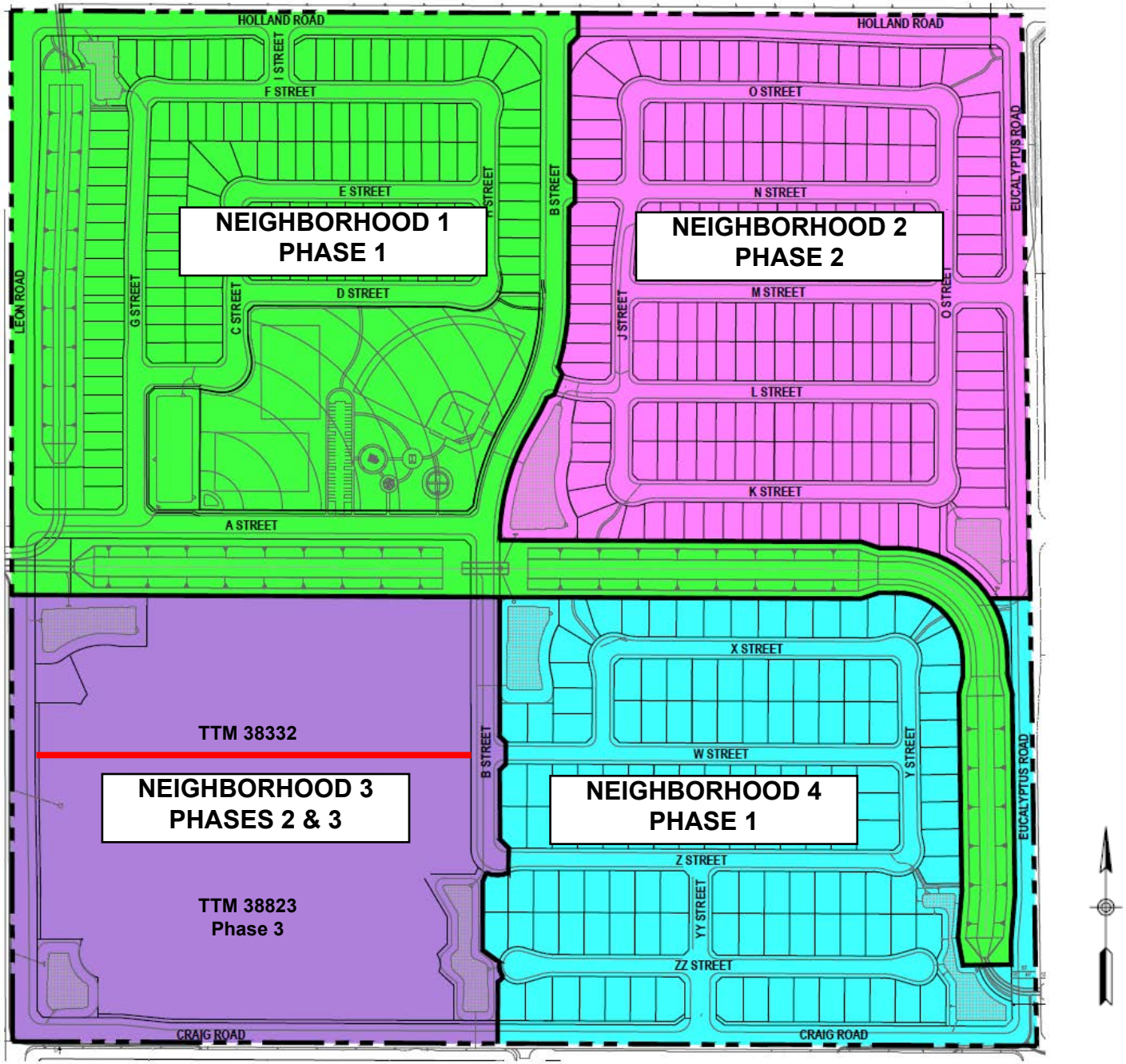


Figure 3
Canterwood Neighborhood Map



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C. SUMMARY OF PROJECT APPROVALS

Pending approvals to be granted by the County of Riverside to implement the Project include, but are not limited to, TTM 38823, and PPT230051. The Project is located within the Community Development foundation component of the Riverside County General Plan and the General Plan land use designation is Medium Density Residential (MDR). The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. A General Plan Amendment is not applicable in association with the proposed Project.

TTM 38823 proposes 95 single-family residential lots, 3 drainage basin lots, and 2 open space paseo lots, on approximately 16 gross acres. The density of the overall Canterwood Development, including TTM 38823, is within the range specified under the General Plan land use designation of Medium Density Residential. Minimum lots size proposed is 5,000 sq. ft. Five (5) architectural styles have been provided.

Please reference **Figure 4, *TTM 38823***.

D. COMMUNITY THEME

Historically, and even to this date, the *Harvest Valley/Winchester Area Plan* landscape has been dotted with farms, ranches, and dairies. The Project site is located in proximity to the community of Winchester. The surrounding development fabric has undergone changes over the past decades into a suburban style of development. The future development of the areas surrounding TTM 38823 and the overall Canterwood neighborhood will also reflect this scale/style of development. While there is no specific theme for TTM 38823, or the overall Canterwood neighborhood, the architectural styles proposed will reflect styles that have been historically used in Southern California and have been adapted in recent years.

According to the *Harvest Valley/Winchester Area Plan*:

> "*Winchester could build upon the Western theme and be transformed into a unique, mixed-use Town Center that capitalizes on a transit station and proximity to the Diamond Valley Lake. Medium density residential uses will surround the new Village Center.*"

TTM 38823 serves to support this proposed vision of Winchester through architectural styles, supporting landscape palate, open spaces, and monumentation.

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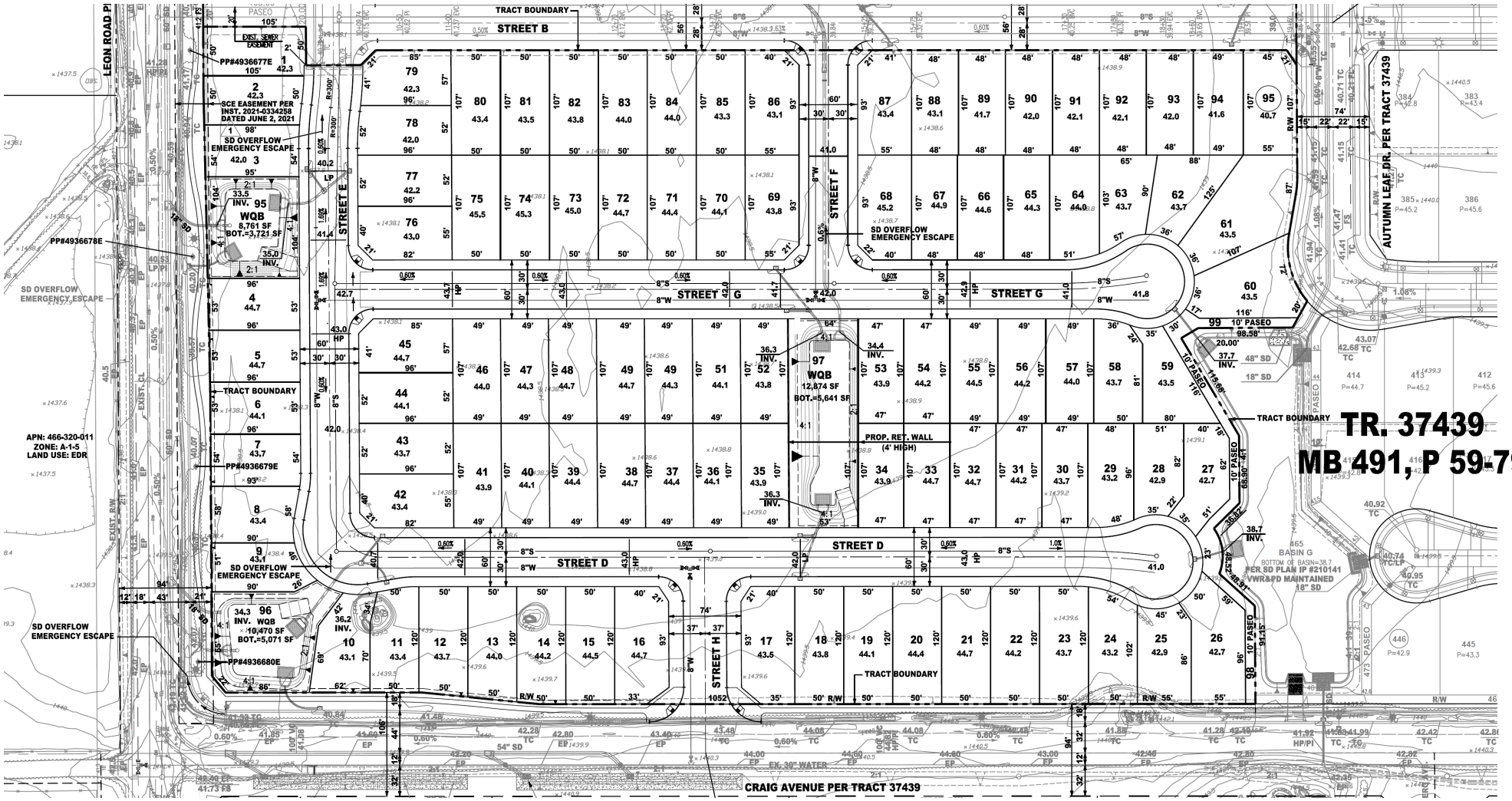
Figure 4
TTM 38823



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II. SITE PLANNING AND DESIGN

This section provides development standards for the planning and design of homes within TTM 38823. Quality residential subdivisions function as neighborhoods, encourage local social interaction, promote walking and healthful activities, and incorporate best practices in sustainable development planning. These standards are intended to accomplish these goals and provide for a visually appealing, pedestrian friendly neighborhood environment which avoids a monotonous, repetitive appearance.

The Project will comply with the Countywide Design Standards and Guidelines unless specifically modified here.

A. DEVELOPMENT STANDARDS

Residential development within TTM 38823 shall comply with the development standards listed in the table below and as illustrated on the correlating figure.

TTM 38823 (Canterwood Neighborhood 3)

Residential development within TTM 38823 shall comply with the development standards listed below in **Table 1, *TTM 38823 Residential Development Standards***, and as illustrated in **Figure 5, *TTM 38823 – Minimum 5,000 Sq. Ft. Lots***.

Table 1
TTM 38823 Residential Development Standards

Minimum Lot Requirements	
Lot Area	5,000 sq. ft.
Lot Width	50' [1]
Lot Depth	100' [2]
Minimum Building Setback Requirements	
Front Elevation (excluding garage)	12' - 1 Story Units / 15' - 2 Story Units [3]
Front Entry Garage	18'
Side Entry Garage	15'
Side Elevation (interior)	5'
Side Elevation (corner & reversed corner lots)	10'
Rear Elevation	10'
Other	
Maximum Building Height	40'
Encroachments – front yard	4' - 1 Story Units / 5' - 2 Story Units
Encroachments – side yard	2' (at least one side must have 5' clear)

[1] Lot width requirement for cul-de-sacs and cul-de-sac knuckles is 35'
[2] Lot depth can be 90' at knuckle and cul-de-sac lots
[3] See bullet points on p. 1

Pursuant to Article VIIId (Planned Residential), Section 8.93.A of the County's Zoning Ordinance (Ordinance No. 348), a minimum of 6,000 square feet (SF) of land area shall be provided for each residential unit, inclusive of the individual residential lot area and recreation areas but exclusive of areas set aside for street rights-of-way.

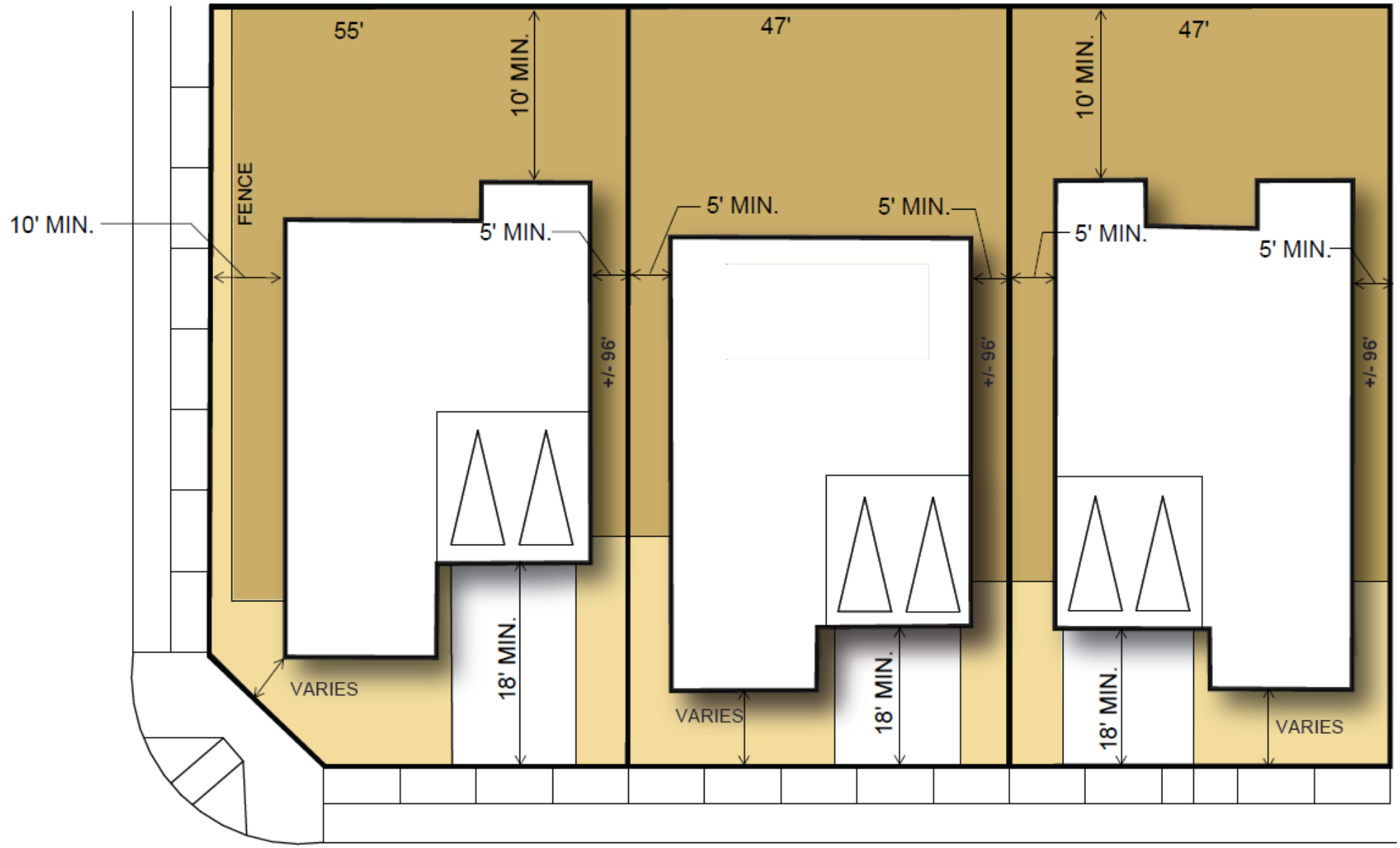
TTM 38823 provides approximately 16 gross acres of residential, recreational, and open space land uses. Of this, approximately 3.72 acres are utilized for street rights-of-way. This results in a net of 12.66 acres for the area calculation below:

12.66 acres x 43,560 SF per acre / 95 residential units = 5,805 SF per residential unit

When combined with the overall Canterwood project, the required 6,000 SF of land is exceeded, as demonstrated below:

158.18 acres x 43,560 SF per acre / 594 residential units = 11,600 SF per residential unit

Figure 5
TTM 38823 – Minimum 5,000 S.F. Lots



VARIES: 12' MINIMUM ON 1-STORY UNITS AND 15' MINIMUM ON 2-STORY UNITS

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B. PLOTTING GUIDELINES

Although Ordinance No. 348 requires a minimum lot size of 3,500 sq. ft., TTM 38823 is designed to a minimum 5,000 sq. ft. lot size and **Figure 4, *TTM 38823*** shows the overall design and layout of this neighborhood.

Detached single-family homes within TTM38823 shall creatively use varied setbacks, “architecture forward” designs, outdoor spaces, varied garage treatments, landscaping, and other innovative neighborhood design techniques to create a visually interesting streetscene and identifiable neighborhood character. Varying front yard setbacks and using single-story elements break up long stretches of linear massing, and when combined with private outdoor spaces, such as front porches and front yards, results in a welcoming, interactive streetscene that promotes pedestrian activity. To encourage a diverse and visually interesting street scene, neighborhoods within TTM 38823 shall comply with the following plotting guidelines:

1. TTM 38823 will be required to have a minimum of four (4) different floor plans. Floor plans shall be different between the neighborhoods.
2. Neither the same floor plan nor the same elevation style shall be plotted next to itself or directly across the street from itself. “Directly across the street” shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.
3. Front yard setbacks to living spaces and porches shall vary by a minimum of two feet (2’) between adjacent homes. All setbacks shall meet the minimum requirement listed in **Table 1** and illustrated on **Figure 5**.
4. Repetitive patterns of garage placement shall be avoided.
5. Single-story architectural elements shall be incorporated into the elevations of homes on corner lots, facing the front of the lot. Examples of single-story architectural elements include architectural projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story garage element.
6. Single-story architecture and varied front setback distances are encouraged to be incorporated into the elevations of all homes to enhance the street view so there is not a uniform or flat appearance of homes along any street.
7. A landscaped parkway shall be provided between the curb and sidewalk along interior neighborhood streets. Each residential lot will have one (1) street tree behind the sidewalk.

III. ARCHITECTURAL DESIGN GUIDELINES

A. ARCHITECTURAL DESIGN

These Architectural Design Guidelines (Architectural Guidelines) convey the TTM 38823 architectural design theme. It is not the intent of these Architectural Guidelines to mandate that all of the identified design components and elements described herein be incorporated into the actual building designs. Rather, these Architectural Guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these Architectural Guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

1. Design Principles

While these Architectural Guidelines do not expressly limit architectural styles, the styles employed in TTM 38823 should be complementary and compatible with the styles described in this document (refer to Subsection III.B., *Architectural Styles*). The defining features of the selected architectural styles must be consistently implemented across the community to visually identify and differentiate each style. These Architectural Guidelines allow for both traditional/historical styles and contemporary interpretations of these styles, provided that the style's defining features can be visually identified, consistently applied, and differentiated from the character-defining features of other styles implemented in the community.

The selection of architectural styles should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage monotony. Street scenes shall incorporate multiple architectural styles and should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

2. Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The creative use of design articulation of the building's visible façades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal planes reduces the perceived mass of a building. Even if the front elevation setback for adjacent homes is the same, variations in massing can provide an abundance of visual interest.

It is important to provide variation in front elevation massing along every street in TTM 38823 to provide diversity and avoid a monotonous pattern along the streetscape. Examples of design features that can reduce a home's perceived visual mass include covered front porches, window and door articulation, balconies, extended overhangs and decorative building edge treatments (cornice, eave, quoins, etc.), and one-story living spaces. Design elements shall also be included on the rear facades and sides of homes that are adjacent to or visible from public streets or adjacent open spaces.

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

b. Three sides of a two-story house, excluding the rear elevation, must have at least one plane break at the first and/or second story in order to avoid monolithic elevations. A plane break must be offset by at least two feet (2').
c. Three sides of a single-story home, excluding the rear elevation, must have at least one plane break. A plane break must be offset by at least two feet (2').

3. Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building façade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style and shall also not be overbearing nor give the appearance of being disjointed.

a. Rooflines of adjacent homes should vary to create a variety of silhouettes and ridge heights.
b. Roof pitches should vary among floor plans and complement the building's architectural style. Primary roof pitches should be 4:12 or 5:12. Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
c. Roof pitches and colors should vary from one house to the next, when appropriate for the architectural style.
d. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
e. Roofing materials shall be non-combustible.
f. Solar panels, if used, should be integrated into the roof design as an unobtrusive element.

4. Garage Location and Design

To achieve attractive streetscenes, particular attention must be given to the design and placement of garages.

a. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
b. Architectural treatments, including but not limited to, trellises, corbels, and arches should be incorporated into the garage design to de-emphasize the garage and achieve an attractive streetscene.
c. Windows may be incorporated into the garage door design. Where provided, garage door window styles shall correspond to the window forms of the house.
d. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, shall be incorporated into the garage design to reduce building mass and scale and create a visually interesting streetscene, when appropriate for the selected architectural style.
e. Two-car garage configurations may be divided into one/one configurations with individual doors to provide visual variety along the streetscape.
f. Driveways may include accent paving and a decorative, maintenance-free decorative strip, such as pavers, artificial grass or other pervious materials, as additional options to provide an enhanced streetscene.
g. Planting of moderate height, narrow width shrub types on the sides of the garage

doors should be considered to soften the visual impact of the garage door and accent the garage façade.

5. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

a. Front door details shall be consistent with the architectural style.
b. Feature window shapes shall be consistent with the architectural style.
c. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
d. Window trim details used on the front elevation should also be applied to the sides and rear of the house for continuity.
e. Windows and/or doors with silver or gold frames or reflective glass are prohibited.

6. Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout TTM 38823. Building material and color selection are integral components in the definition of a specific architectural style and also provide a varied streetscape design. Material breaks, transitions and terminations should produce complementary and clear definitions of separation while maintaining a prescribed color and materials palette. A variety of exterior accent materials (*e.g.*, brick, stone, siding, pre-cast concrete, ceramic tile, timber) should be used as an integral feature in home construction to convey the selected architectural styles.

a. Color schemes shall be simple, tasteful, and consistent with architectural styles.
b. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.
c. Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.
d. Stucco finishes on exterior walls shall be accompanied by at least one other accent material appropriate to the architectural style (*e.g.*, wood trim, stone, brick).

7. Outdoor Lighting

Lighting standards shall be similar in style, color, and materials, embracing a natural and minimal lighting approach.

a. All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measures include wattage reduction, directing lighting downward, shielding lights (or using "cut-off lights" that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination radius.
b. All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination on public streets and adjoining property.
c. Lighting fixtures should be well integrated into the visual environment and styles

should be selected that are complimentary to the Project.

8. Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscaping. Solar panels are permitted on roofs.

B. ARCHITECTURAL STYLES

The residential architecture of Canterwood includes a complementary palette of architectural styles that reinforce the community's theme and are authentic to the southern California landscape. The selected architectural styles for TTM 38823 include American Farmhouse, California Bungalow/Craftsman, California Ranch, Monterey, and Spanish Colonial. These architectural styles were selected to provide a wide range of architectural variation, appeal to a variety of potential homeowners, and create visually interesting street scenes. Other styles may be approved through the design review process with an accompanying description of style elements.

The selected architectural styles and the character-defining elements of those styles are described on the following pages. The lists of character-defining elements contained herein are not intended to be exhaustive or limiting; rather, the list provides guidance for implementing the style within TTM 38823. Each home is not required to incorporate every listed key characteristic or design element. Further, contemporary interpretations of historical styles are appropriate. The guiding principle for architecture design within TTM 38823 is that definable architectural styles be utilized so that elevations are identifiable, and the street scene is diverse.

Again, it should be emphasized that individual character and interpretation are encouraged, and it is not the intent that all of the following represented design components be incorporated into the design proposals. These examples are only conceptual in nature and do not necessarily depict the actual final design. Finalized floor plans and elevations will be determined at a later stage of development. Conceptual plans developed for housing programs are required to be submitted for review by the design review team administered by the master developer after approval of the Project. Upon approval of the conceptual plans by the master developer, designs will be reviewed by the County using the standards contained within this Design Manual prior to approval of the design drawings and construction documents.

At a minimum, there should be at least three (3) different floor plans, per product type. If phasing is proposed, then a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met. In addition, each floor plan shall have at least four (4) distinct elevations. One (1) elevation shall not be repeated more than each fourth (4^{th}) house.

1. American Farmhouse

The American Farmhouse component is based largely on the architectural elements used in Colonial styles from New England and the Mid-West. The main feature of the style is a large, covered front porch. Key elements of the style include two-story massing, dormers, and symmetrical elevations, while the asymmetrical, “casual cottage” elevation with a decorative appearance is less common, but still quite popular. The style represents a very practical and picturesque country home.

Examples of how the American Farmhouse architectural style will be applied are provided on **Figure 6, *American Farmhouse Architectural Style***. The visual graphic examples on **Figure 6**, along with accompanying text in this Section, should be provided on the American Farmhouse residential development constructed in TTM 38823.

Subsection III.A., Architectural Design, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38823. These criteria will also apply to the American Farmhouse architectural style.

However, additional criteria, specific to the American Farmhouse architectural style are listed below and are also contained **Figure 6**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Covered porch with simple wood columns
- Two-story box-like or L-shaped form
- Dormers
- Symmetrical elevations

b. Roofs

- Main gable with intersecting gables or hips
- Steep pitches
- Deep overhangs with open eaves
- Concrete or asphalt tile roofing

c. Windows

- Large, symmetrical windows
- Multi-divisioned single or double-hung with trim
- Second floor dormers on front elevations
- Accent shutters

d. Colors

- Light to bold
- Complimenting accents, roof, and trim

e. Accent Materials

- Brick
- Horizontal siding
- Stucco

Figure 6
American Farmhouse Architectural Style

1 Two-story simple geometric square or L-shaped form

2 Medium-pitched, primary front to back main gable roof form with intersecting hip, gable and shed roofs and standard overhangs

3 Flat, shake-textured concrete tile or asphalt shingle roof material with standing metal seam accents

4 Large covered porches with simple wood columns

5 Lap siding or stucco on main body with lap siding at gable ends

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2. California Bungalow/Craftsman

The California Bungalow/Craftsman style is an American architectural style that focuses on the harmony of indoor and outdoor life and stresses honesty of form, materials and workmanship, and eschews applied decoration in favor of the straightforward expression of the structure. The California Bungalow/Craftsman style draws from wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural materials are used to signify oneness with nature and to set a unifying theme for a home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. California Bungalow/Craftsman style homes are considered easy, asymmetrical, gabled, and stuccoed works of art that form a large part of Southern California's architectural heritage.

Examples of how the California Bungalow/Craftsman architectural style will be applied to are provided on **Figure 7, *California Bungalow/Craftsman Architectural Style***. The visual graphic examples on **Figure 7**, along with accompanying text in this Section, should be provided on the Monterey residential development constructed in TTM 38823.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38823. These criteria will also apply to the California Bungalow/Craftsman architectural style.

However, additional criteria, specific to the California Bungalow/Craftsman architectural style are listed below and are also contained **Figure 7**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Timber and stone forms with long overhangs
- Angularly shaped timber tails at eaves
- Large porches with angled columns
- Extended trims & surrounds
- Horizontal Lap, board and batt, shingle or stucco siding

b. Roofs

- Low-pitched gable roofs
- Shake or composition shingle roofing
- Long eaves with exposed, shaped tails

c. Windows

- Rectangular
- Narrow and tall
- Multi-paned windows with wood trim

d. Colors

- Middle to dark earth tones
- Brown, Red, Green or Beige window frames
- Trims usually darker, but can be lighter
- Middle to dark roof

e. Accent Materials

- Outriggers with or without corbels
- Spaced batten gable vent elements
- Stone and/or brick wainscoting
- Trellis elements

Figure 7
California Bungalow/Craftsman Architectural Style

1 Shallow-pitched gable-ended roofs with deep overhangs

2 Deep, broad porch element with expressive structural components such as square or tapered columns

3 Expressive structural elements such as rafters, brackets, braces and columns

4 A mixture of materials such as stone, shingles, stucco, and wood siding

5 Multi-paned windows with wood trim

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3. California Ranch

Inspired by the California cattle ranches developed by early Californians in the late 1800's, the California Ranch architectural style evolved from native materials with considerations of climate and lifestyle. Primary building materials have evolved from adobe and wood to shingles for roofs, board and batten siding, and other colonial features. Current versions of the style are typically simple and straightforward with stucco walls, gabled roofs, and wood accents.

Examples of how the California Ranch architectural style will be applied are provided on **Figure 8, *California Ranch Architectural Style***. The visual graphic examples on **Figure 8**, along with accompanying text in this Section, should be provided on the California Ranch residential development constructed in TTM 38823.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38823. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the California Ranch architectural style are listed below and are also contained **Figure 8**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Horizontal, one and two-story massing form
- First story elements occasionally feature brick or stone veneers
- Main body features stucco with lap siding or board and batten accents
- Entries may integrate a porch with simple columns

b. Roofs

- Low to medium pitched roofs
- Flat concrete tile - shingle appearance

c. Windows

- Multi-paned with trim
- Accent shutters

d. Colors

- Earth tones
- Contrasting window shutter or trim

e. Accent Materials

- Stucco
- Siding
- Stone

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Figure 8
California Ranch Architectural Style

1 Horizontal, one and two-story massing form

2 Low to medium pitched main gable roof with standard overhangs

3 Flat, shake-textured concrete tile or asphalt shingle roof material

4 Large porch at entry with simple columns that often feature kickers

5 Stucco on main body with lap siding or board and batten accents

6 Brick or stone veneers on first story elements

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4. Monterey

The Monterey style is a revival of the Spanish Colonial houses of northern California that blends adobe construction with traditionally English shapes to create architecture that is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas, and porches are indicative of the style and the first and second may have different cladding materials, with wood siding above and a stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios, and colonnades enhance the theme. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principal roof, and traditionally are not located above the living space.

Examples of how the Monterey architectural style will be applied are provided on **Figure 9, *Monterey Architectural Style***. The visual graphic examples on **Figure 9**, along with accompanying text in this Section, should be provided on the Monterey residential development constructed in TTM 38823.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38823. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the Monterey architectural style are listed below and are also contained **Figure 9**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Second floor balconies
- Two story rectilinear volume
- Simple wood posts and beams
- Verandas or porches

b. Roofs

- Low-pitched gable-ended roofs (occasionally hipped)
- Shingle or tile- barrel, ‘S,’ or red clay tiles
- Tight rakes with extended eaves
- Roof overhang
- Simple front-to-back roof

c. Windows

- Double hung windows
- Paired with false shutters/lowered shutters
- Vertical proportions
- Glazed doors

d. Colors

- Light earth tones
- Contrasting accents

e. Accent Materials

- Stucco, brick, or wood (clapboard)
- First and second floors frequently of different materials
- Stucco walls
- Simple details

Figure 9
Monterey Architectural Style

1 Simple wood posts and beams with exposed wood corbels or rafters at front elevations and as accents

2 Low-pitched gable-ended roofs

3 Shingle, flat, or barrel concrete tile roofing

4 Windows paired with real or false shutters

5 Accents materials include stucco, brick, siding, and wood

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5. Spanish Colonial

Spanish Colonial is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden, and sprawling shade trees are utilized as foreground design elements. Further architectural distinction is established through the use of tile roofs, stucco walls, heavily textured wooden doors, and highlighted ornamental ironwork.

Examples of how the Spanish Colonial architectural style will be applied community are provided on **Figure 10, *Spanish Colonial Architectural Style***. The visual graphic examples on **Figure 10**, along with accompanying text in this Section, should be provided on the Spanish Colonial residential development constructed in TTM 38823.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38823. These criteria will also apply to the Spanish Colonial architectural style.

However, additional criteria, specific to the Spanish Colonial architectural style are listed below and are also contained **Figure 10**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features
- Arcades and trellis features
- Terra Cotta clay pipe vents
- Elaborate entry surrounds

b. Roofs
- Shallow pitched roofs
- Simple, hip, gable and shed forms
- Concrete or terra cotta barrel tile

c. Windows
- Windows on front elevation
- Arched or half elliptical windows
- Decorative grills

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

e. Accent Materials
- Smooth stucco or sand finish
- Cut “stone” accents
- Painted ceramic tiles

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Figure 10
Spanish Colonial Architectural Style

1 Low pitched roofs with plaster eaves or exposed rafter tails

2 ‘S’ tile roofs

3 Arches used at main entrance and focal point windows on front elevations

4 Façade normally asymmetrical

5 Exterior plaster walls

6 Decorative window grilles, shutters, and/or awnings at key locations

7 Balconies with iron railings

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IV. LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines (Landscape Guidelines) articulate the various landscape design components of TTM 38823's thematic identity. As demonstrated by **Figure 11, *Conceptual Landscape Plan***, the landscape concept is intended to create a sense of community identity that links residential and recreational land uses. Furthermore, the recommended plant palette is designed to reinforce and emphasize the community's landscape theme at major focal points and common areas.

Although a great deal of specific design information is provided in these Landscape Guidelines, these Landscape Guidelines are not intended to establish a set of rigid landscaping requirements. Rather, these Landscape Guidelines provide landscape principles and standards to ensure that plant materials, streetscapes community walls and fences, parks, trails and other community amenities are compatible with the community's design theme. These Landscape Guidelines are intended to be a living document and, as such, are subject to modification over time to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends or community desires. However, it is critical to TTM 38823's long-term design integrity that any modifications to these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified community-wide landscape concept.

A. PLANT PALETTE

The plant palette for TTM 38823 complements and enhances the community's setting, while also reducing irrigation needs and conserving water resources. The plant palette includes colorful plant materials along with evergreen and deciduous trees appropriate for the property's climatic conditions. The plant palette also accentuates other design elements in the community, such as the recommended architectural styles, monumentation, walls and fences, etc. Many of the plant materials are water-efficient species native to southern California or naturalized to the arid southern California climate.

Table 2, *Plant Palette*, provides a list of the plant materials approved for use in TTM 38823. The plants listed in **Table 2** are provided as a base palette for the landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the theme. Plant selection for specific areas of TTM 38823 shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

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Figure 11
Conceptual Landscape Plan

SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FIROM THE APPROVED PLANT PALETTE TABLE, AS DERIVEID FR.OM THIE RIVERSIDE COUNTY CALIORNIA FRIENDLY PLANT LIST

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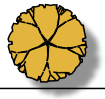
Table 2
Plant Palette

PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	Abutus unedo	Strawberry Tree	36" BOX	L	6
	Rhus lancea	African Sumac	36" BOX	L	3
	Pistacia chinensis	Chinese Pistache	36" BOX	M	18
	Chilopsis lineris	Desert Willow	36" BOX	L	24
	Chitalpa x tashkentensis	Morning Cloud Chitalpa	36" BOX	L	8
	Koelreuteria bipinnata	Chinese Flame Tree	36" BOX	M	35
	Koelreuteria paniculata	Golden Rain Tree	36" BOX	L	32
	Platanus racemosa	California Sycamore	36" BOX	M	27

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Callistemon 'Little John'	Little John	5 Gal	L
	Hesperaloe parviflora	Red Yucca	5 Gal	L
	Mulenbergia capillaris	Pink Muhly Grass	1 Gal	L
	Westringia fruticosa	Coast Rosemary	5 Gal	L
	Westringia fruticosa mundi	Mundi Coast Rosemary	5 Gal	L
SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Leucophyllum frutescens `Compacta`	Compact Texas Ranger	5 Gal	L
	Ligustrum japonicum	Japanese Privet	5 Gal	M
	Xylosma congestum	Shiny Xylosma	5 Gal	M
	Rhamnus califonica	Coffeeberry	5 Gal	L
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Baccharis pilularis `Pigeon Point`	Pigeon Point Coyote Brush	1 Gal	L
	Juniperus sabina	Buffalo Juniper	1 Gal	L
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Ficus pumila	Creeping Fig	5 Gal	M
BASIN	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Carex tumulicola	Foothill Sedge	1 Gal	L
BASIN SLOPE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Acacia redolens	Trailing Acacia	1 Gal	L
	Baccharis pilularis `Pigeon Point`	Pigeon Point Coyote Brush	1 Gal	L

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B. MONUMENTATION

Entry monuments are provided at the entry points into the Canterwood neighborhood to identify the community and create a distinctive entrance statement that establishes the character of the community. Entry monumentation for TTM 33832 is provided at the intersection of Craig Avenue and Leon Road. The entry monument incorporates a community sign with a 5' tall combination limestone and stone veneer wall with 8' tall stone veneer pilasters as architectural elements. Landscaping provided at the entry monuments includes colorful shrubs in the foreground and trees in the background. An illustration of the entry monument is provided on **Figure 12, *Project Entry Monument***.

C. STREETSCAPES

Landscaping of the roadway streetscapes is critical in establishing a circulation hierarchy, creating a sense of place, and maintaining a high-quality community theme. The scale and proportion of the streetscene reflects the street hierarchy and provides separation of vehicular and pedestrian travel. Larger streets contain larger parkways and are more extensively landscaped; in contrast, local streets are planned with narrower parkways and less prominent landscaping. Varied streetscapes are intended to create a high quality, visually pleasing experience for passersby in vehicles and pedestrians alike. Streetscapes throughout TTM 38823 are planted with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. The landscaping plant palette for streetscapes should link the roadways to the rest of the Canterwood neighborhood and should reflect the community's landscape design theme.

1. Leon Road

Leon Road currently has an existing 60' right-of-way (ROW). The Canterwood Project proposes to dedicate an additional 29' adjacent to the Residential Project Site Components. Improvement would include an additional 8' of pavement, 6" curb, and a 21' wide parkway with a 5' wide sidewalk that is separated from the curb by the parkway. The street tree palette is comprised of informal groupings of evergreen trees, with the ground plane planting comprised of low, drought-tolerant evergreen shrubs and groundcover. Reference **Figure 13, *Leon Road Streetscape***.

2. Craig Avenue

Craig Avenue is an east-west thoroughfare that forms the southerly boundary of TTM 38823 and the Canterwood neighborhood. The Canterwood Project will install 32' of pavement, as well as a 6" curb. An 18' wide landscaped parkway, including a 5' wide sidewalk is provided on the northern side of Craig Avenue. The landscaped parkway features evergreen trees planted at regular intervals and colorful, low-lying shrubs and groundcover. The conceptual streetscape for Craig Avenue is illustrated in **Figure 14, *Craig Avenue Street Streetscape***.

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Figure 12
Project Entry Monumentation

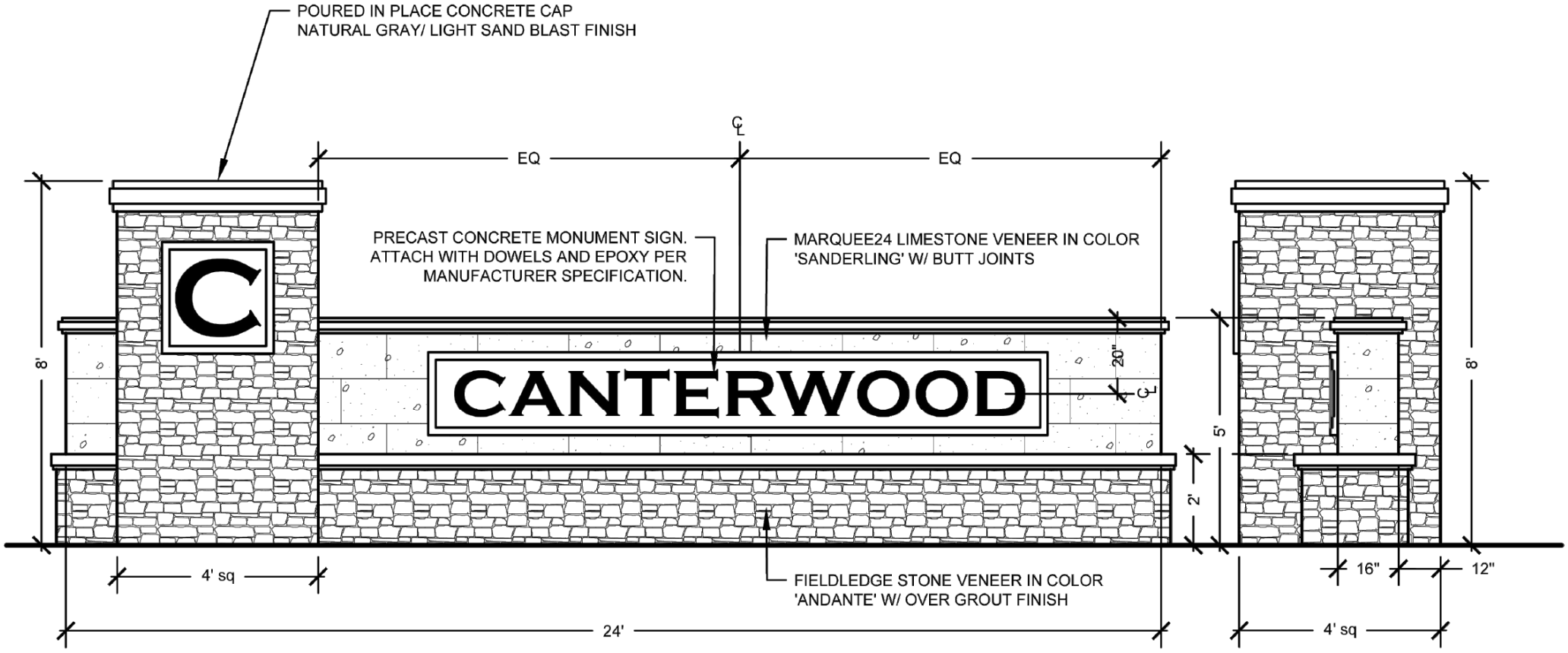
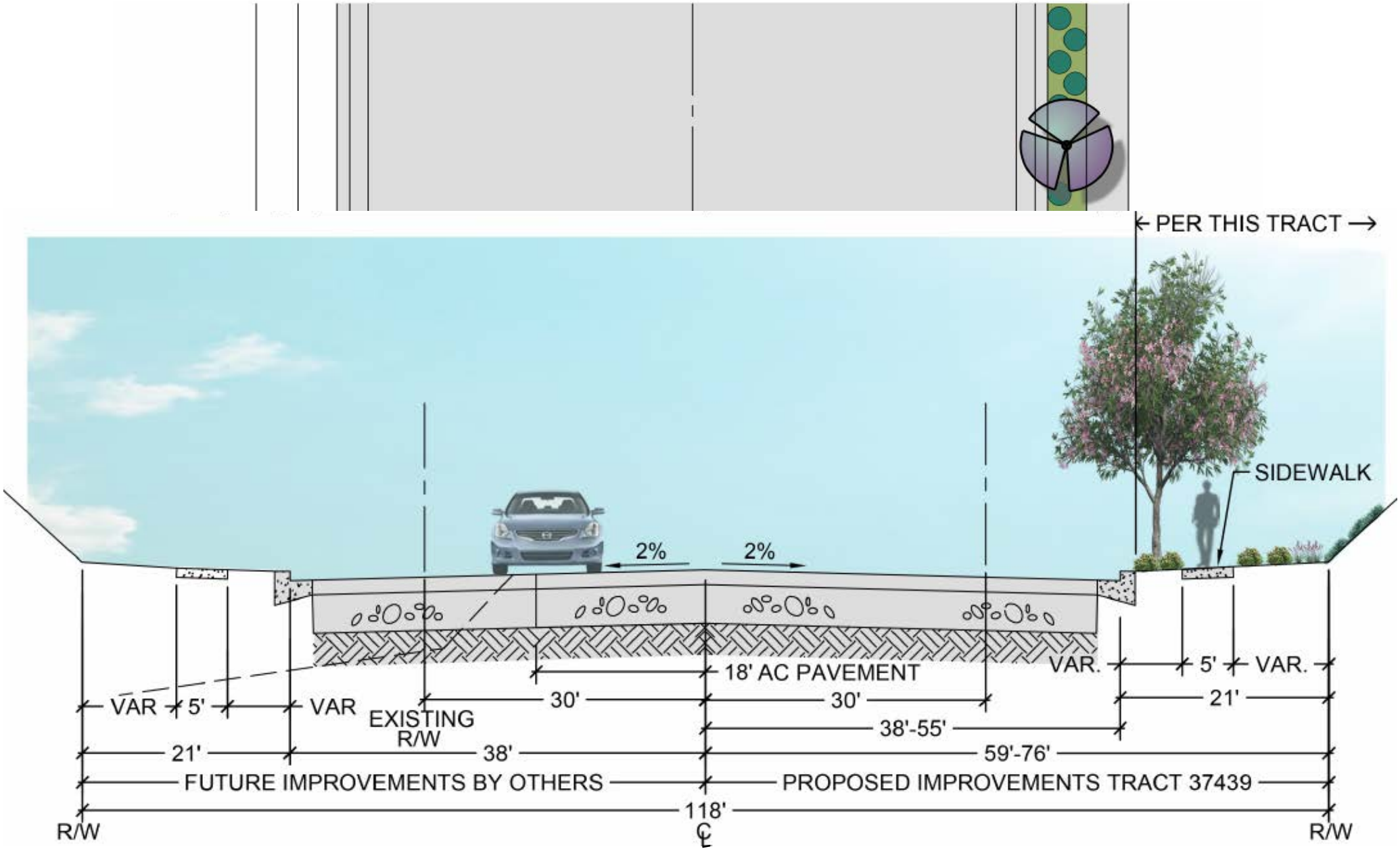
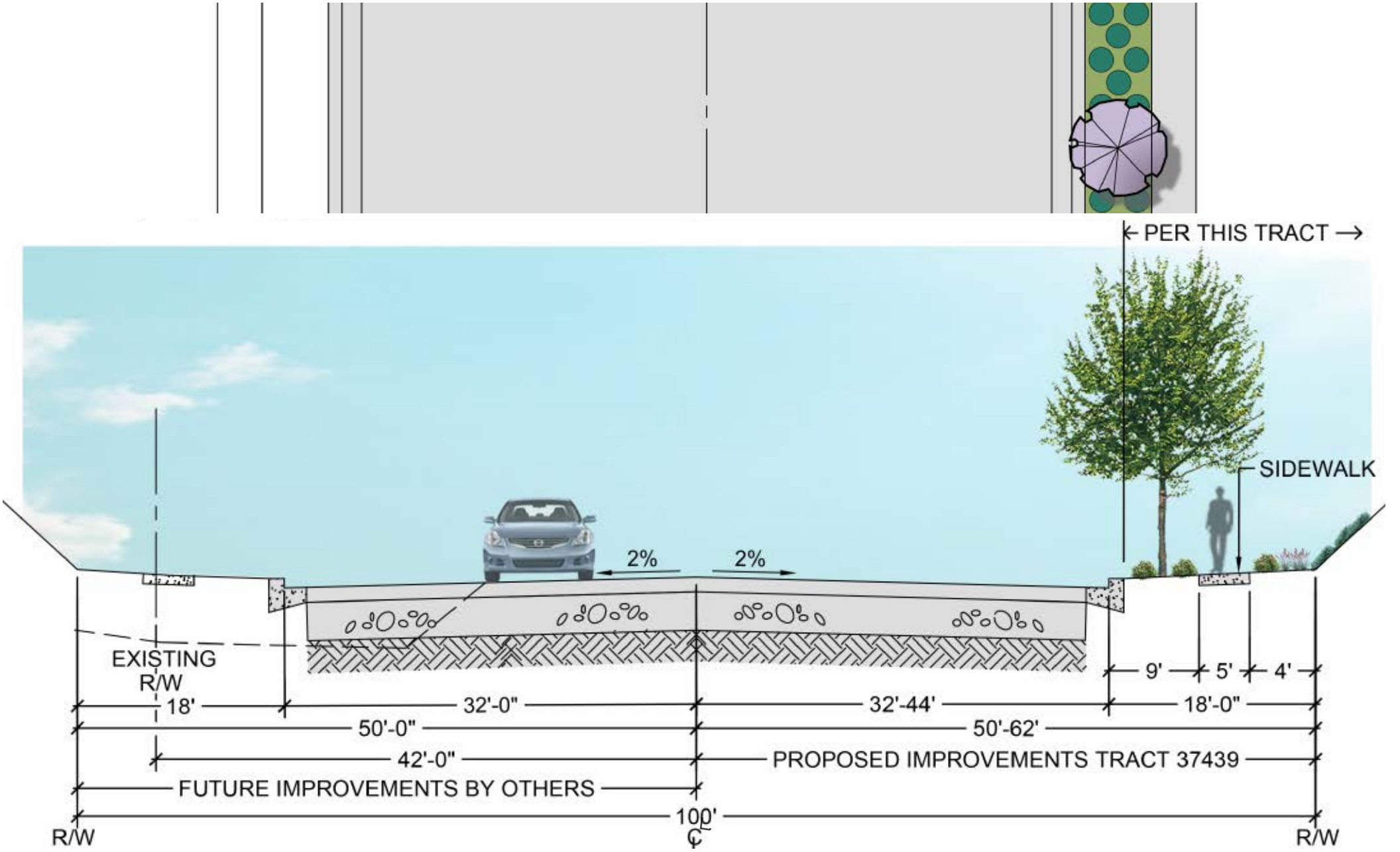


Figure 13
Leon Road Streetscape



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FIROM THE APPROVED PLANT PALETTE TABLE, AS DERIVEID FR.OM THIE RIVERSIDE COUNTY CALIORNIA FRIENDLY PLANT LIST

Figure 14
Craig Avenue Streetscape



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FIROM THE APPROVED PLANT PALETTE TABLE, AS DERIVEID FR.OM THIE RIVERSIDE COUNTY CALIORNIA FRIENDLY PLANT LIST

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3. Autumn Leaf Drive

Autumn Leaf Drive is a north-south thoroughfare that forms the easterly boundary of TTM 38823 and provides a primary entry to the site at Street B and a secondary entry at Street A. The Canterwood Project will install 44' of pavement, as well as a 6" curb. A 15' wide landscaped parkway is provided that includes a 5' wide sidewalk. The landscaped parkway features evergreen trees planted at regular intervals and colorful, low-lying shrubs and groundcover. The conceptual streetscape for Autumn Leaf Drive is illustrated on **Figure 15, *Autumn Leaf Drive Streetscape***.

4. Local Streets

Local streets within TTM 38823 are described below. Street trees will be planted at regular intervals and may include evergreen canopy trees or flowering/colorful deciduous trees.

a. Street B

Street B is an Internal Local Street that services both TTM 38823 and TTM 38332, which is adjacent to the north. It has a 56' ROW and includes 40' of pavement, a 6" curb, and an 8' landscaped parkway on both sides of the street which includes a 5' sidewalk. Reference **Figure 16a, *Street B Streetscape***.

b. Streets D to G

Streets D to G are Internal Local Streets with a 60' ROW and include 40' of pavement, a 6" curb, and a 10' landscaped parkway on both sides of the street which includes a 5' sidewalk. Reference **Figure 16b, *Streets D to G Streetscape***.

c. Street H

Street H is an Internal Local Street that provides entry to TTM 38823 from Craig Avenue. It has a 74' ROW and includes 44' of pavement, a 6" curb, and a 15' landscaped parkway on both sides of the street which includes a 5' sidewalk. Reference **Figure 16c, *Street H Streetscape***.

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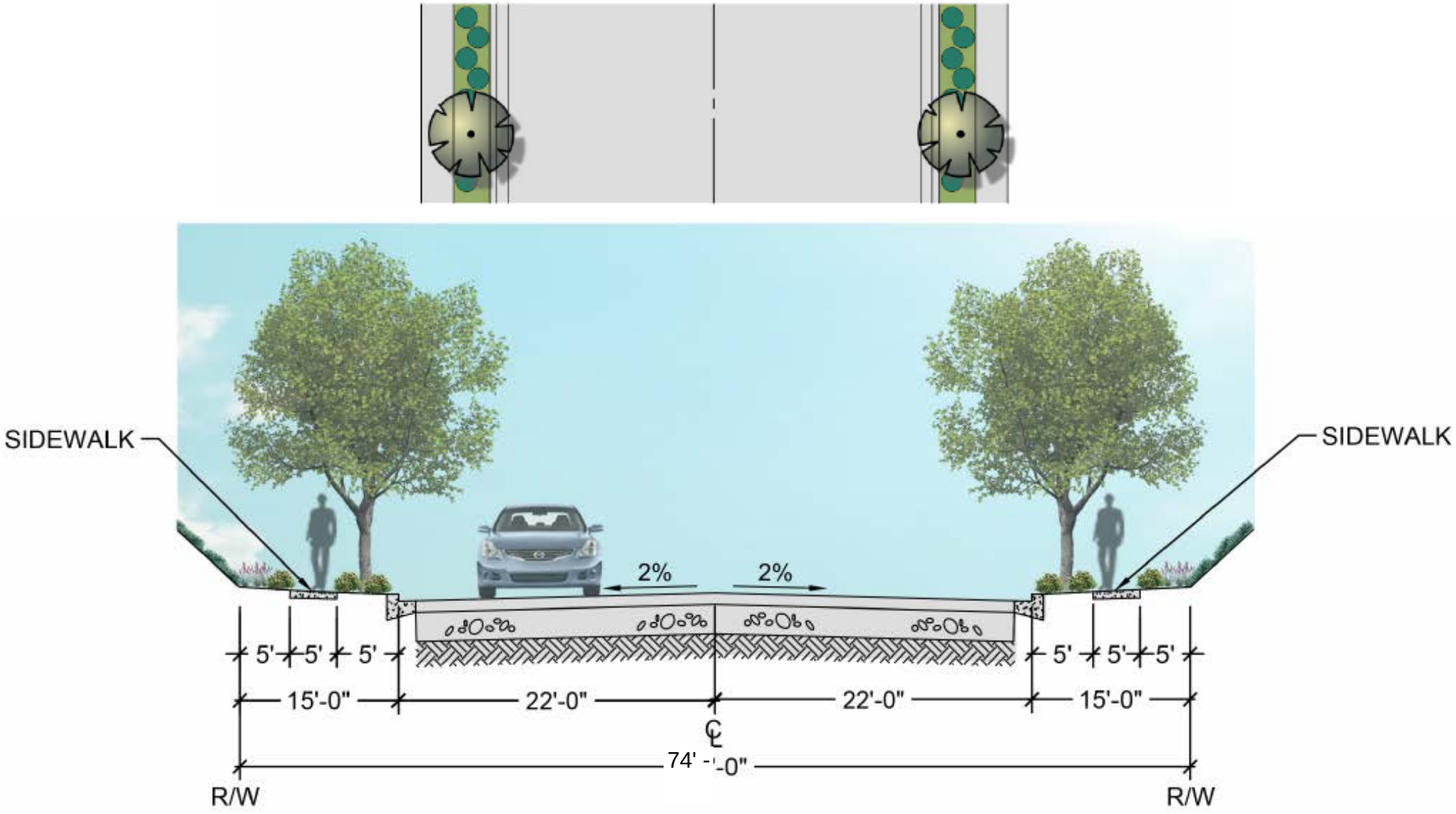
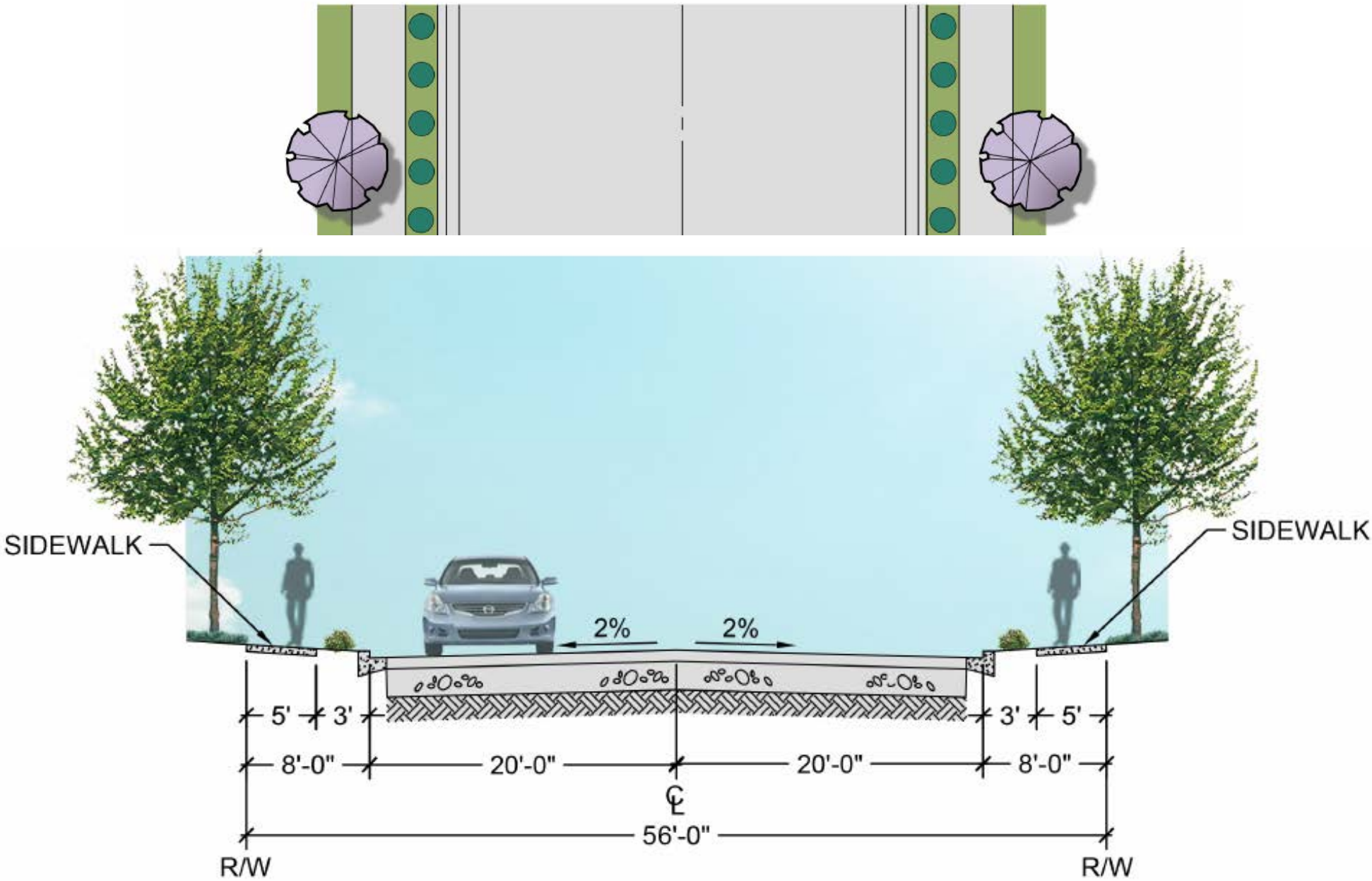
Figure 15
Autumn Leaf Drive Streetscape



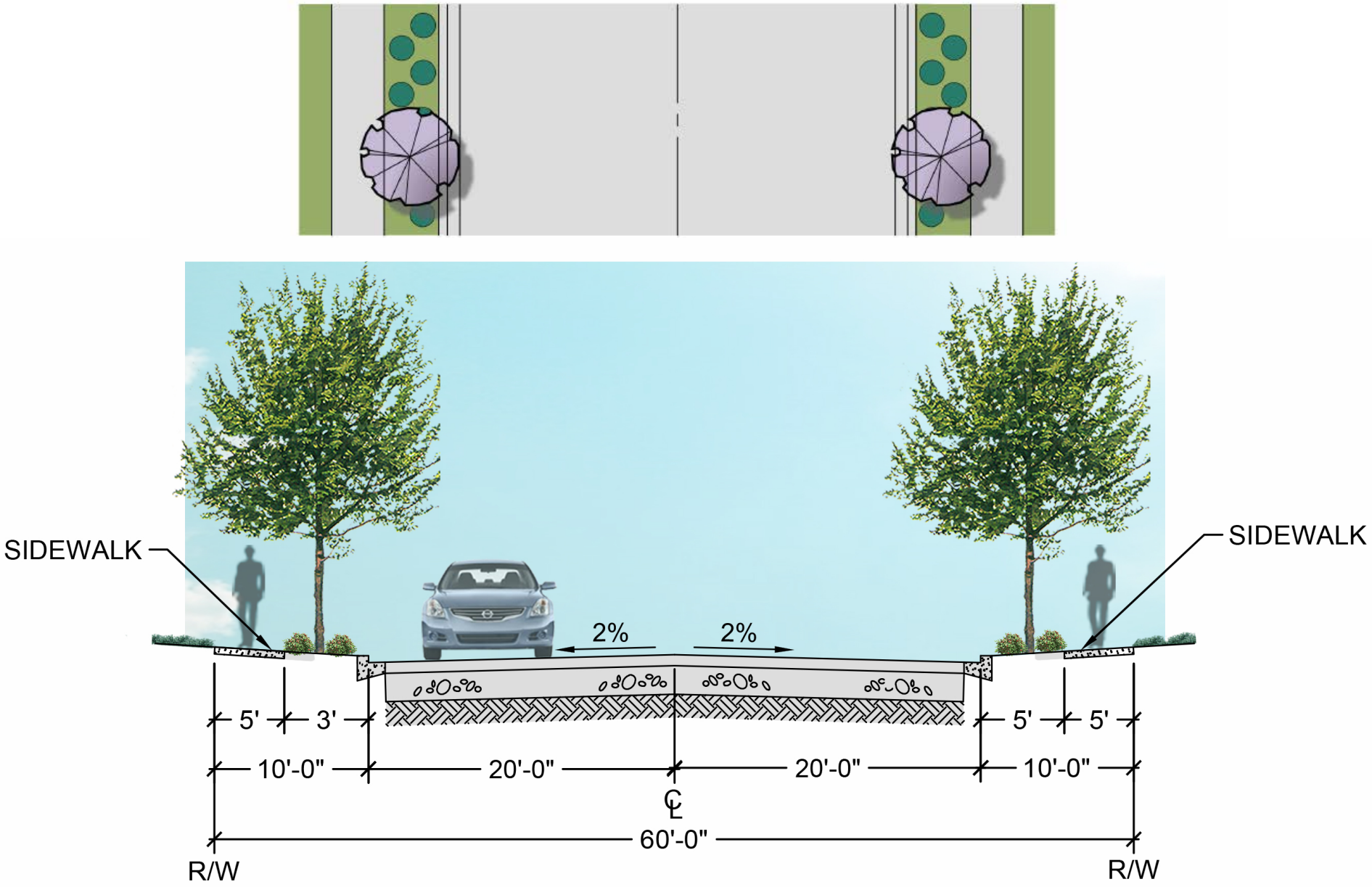
SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FIROM THE APPROVED PLANT PALETTE TABLE, AS DERIVEID FR.OM THIE RIVERSIDE COUNTY CALIORNIA FRIENDLY PLANT LIST

Figure 16a
Street B Streetscape



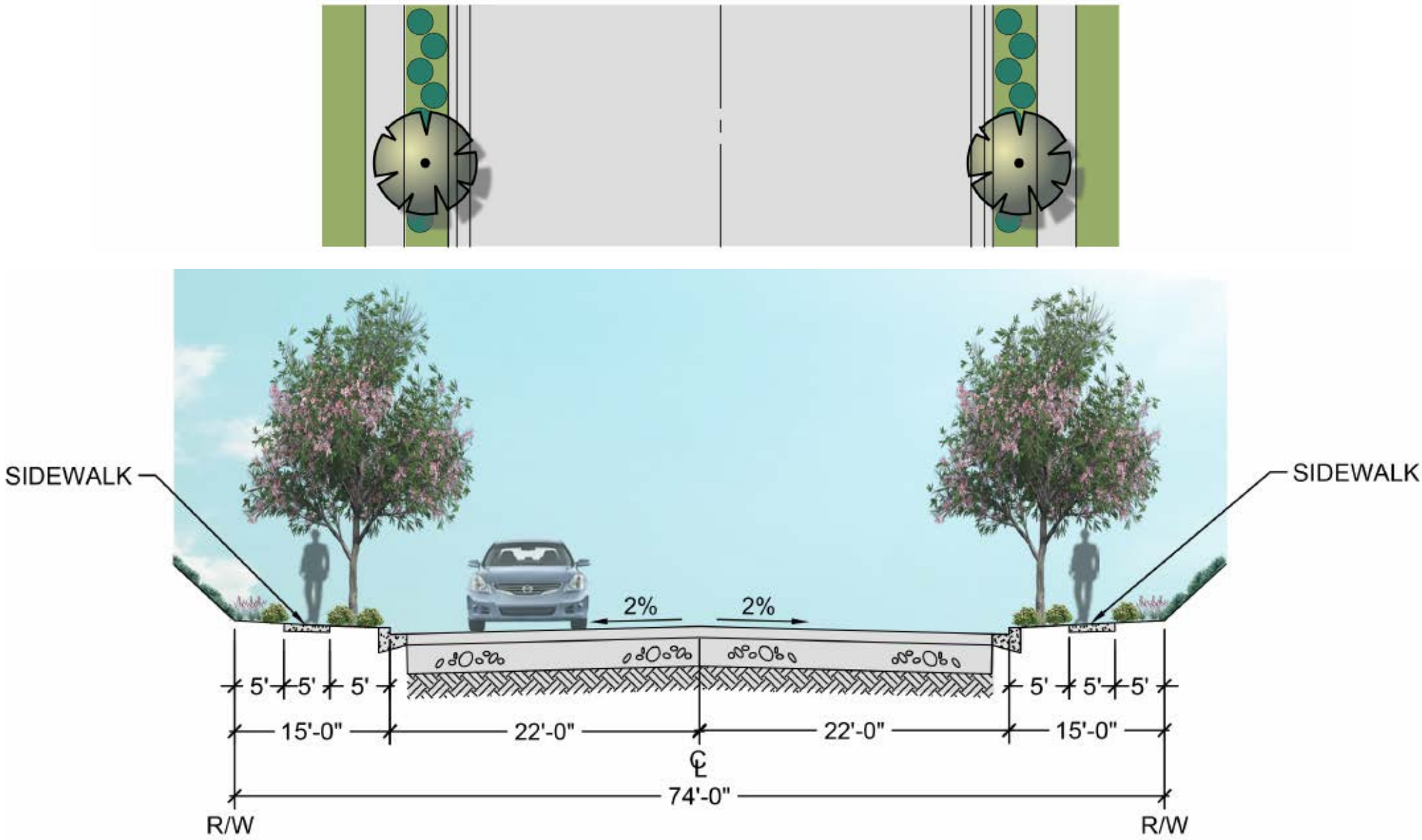
SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FIROM THE APPROVED PLANT PALETTE TABLE, AS DERIVEID FR.OM THIE RIVERSIDE COUNTY CALIORNIA FRIENDLY PLANT LIST

Figure 16b
Streets D to G Streetscape



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FIROM THE APPROVED PLANT PALETTE TABLE, AS DERIVEID FR.OM THIE RIVERSIDE COUNTY CALIORNIA FRIENDLY PLANT LIST

Figure 16c
Street H Streetscape



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

D. WALLS AND FENCES

The conceptual *Wall and Fence Plan* for TTM 38823 is illustrated on **Figure 17a, *Conceptual Wall and Fence Plan***. As shown, a variety of walls and fences are provided throughout the community to minimize roadway noise, maximize views of scenic resources, increase privacy within each residential lot, and increase safety for pedestrians along primary community roads. Community walls and fences are designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar to, and harmonious with, the architecture.

The four (4) types of walls and/or fencing used within TTM 38823 are described below and illustrated on **Figure 17b, *Wall and Fence Details***.

- **Masonry Block Wall with Vines.** Masonry block walls are located at the interface between roadways and the side and rear yards of residential lots to maximize privacy and provide noise attenuation. The masonry block walls shall be up to six feet (6') tall (or as specified by a noise attenuation study) adjacent to primary interior streets and off-site streets. Masonry block walls adjacent to interior neighborhood streets shall be a minimum of five feet, six inches (5'-6") tall. The wall face visible from public viewing areas shall be tan split-face block. Tan split face block pilasters with a precision block cap should be placed at approximately 100 to 200-foot intervals.

- **Tubular Steel View Fence.** View fences are generally located along the perimeter of water quality/detention basins but may also be allowed in the rear yards of residential lots where scenic opportunities exist. These fences preserve scenic views while maintaining security. View fences shall be a minimum of five feet, six inches (5'-6") tall and a maximum of six feet (6') tall, and constructed of black tubular steel, with tan split-face block pilasters with concrete caps placed at corners.

- **Vinyl Privacy Fence.** Privacy fences are provided in the side yards of residential lots and the rear yards of residential lots where there are no opportunities for scenic vistas to maximize privacy and security. These privacy fences are vinyl, a minimum of five feet, six inches (5'-6") tall and up to six feet (6') tall, and include posts spaced at approximately eight-foot (8') intervals.

- **Three-Rail Vinyl Fence.** Three-rail vinyl fences are provided to accent the paseos. The three-rail fence shall be tan vinyl, with posts spaced at eight-foot (8') maximum intervals.

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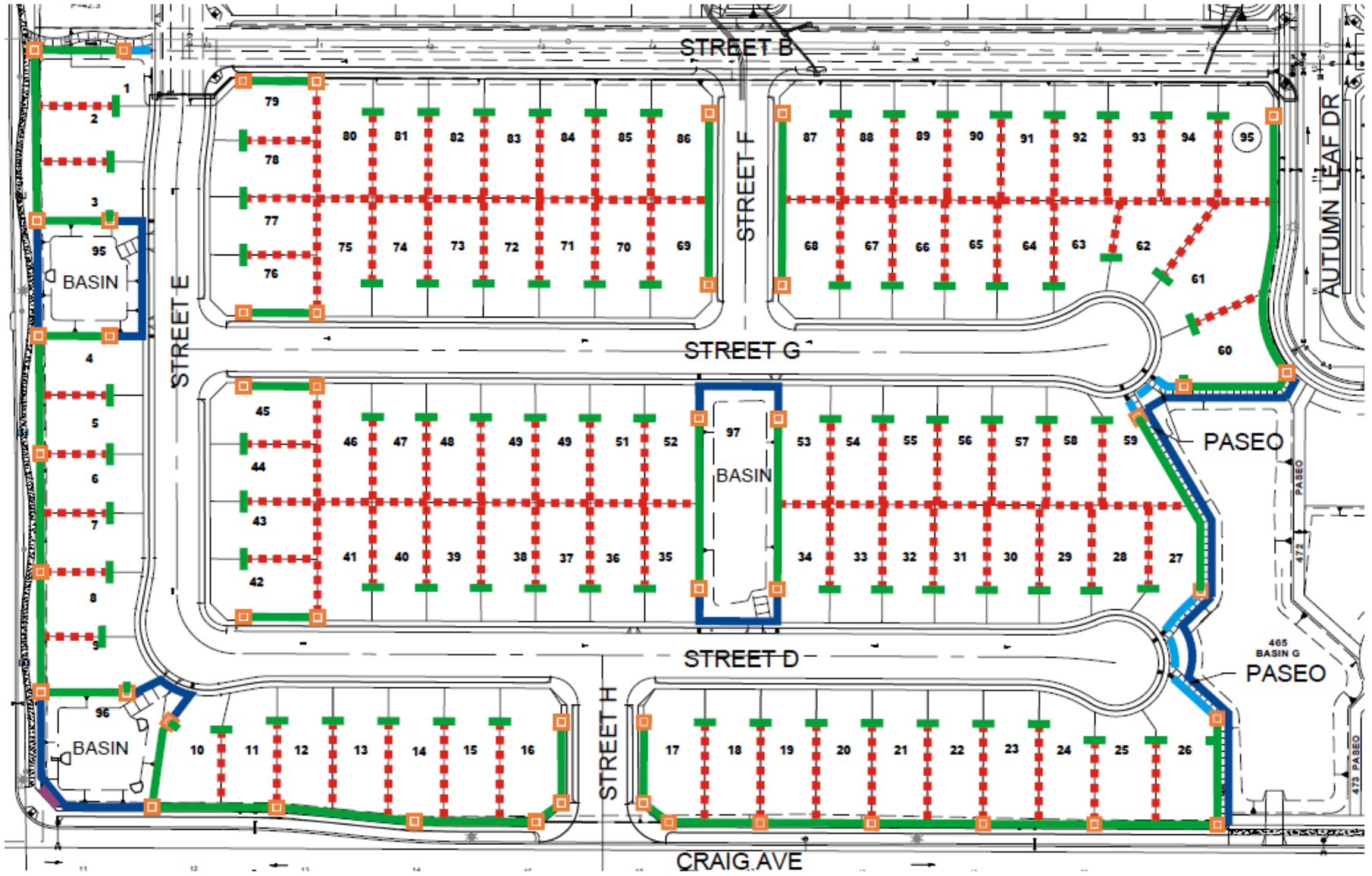
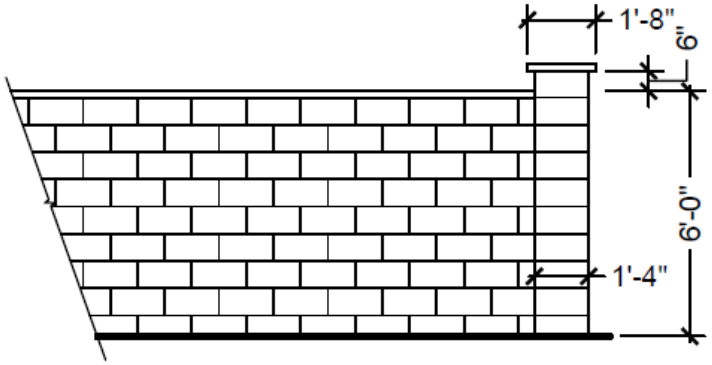
Figure 17a
Conceptual Wall and Fence Plan

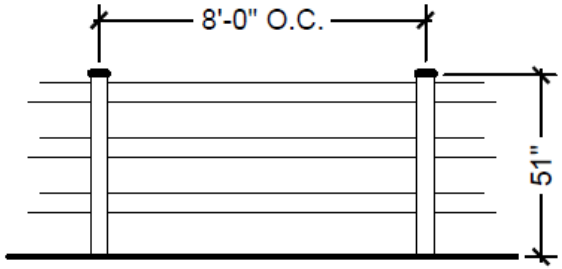


VINYL PRIVACY FENCES ARE PROVIDED IN THE SIDE YARDS OF RESIDENTIAL LOTS AND REAR YARDS OF RESIDENTIAL LOTS,WHERE THERE ARE NO OPPORTUNITIES FOR SCENIC VISTAS TO MAXIMIZE PRIVACY AND SECURITY.

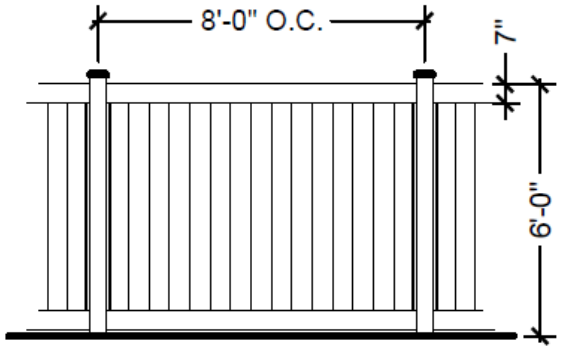
Figure 17b
Wall and Fence Details



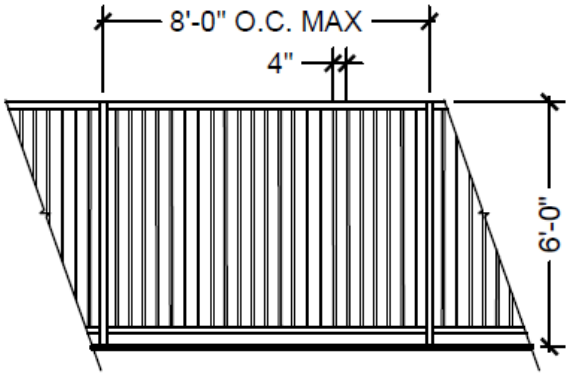
WALL AND PILASTER



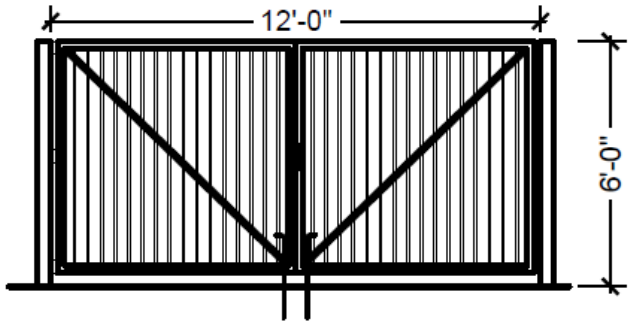
3 RAIL VINYL FENCE



VINYL INTERIOR FENCE



TUBULAR STEEL FENCE



TUBULAR STEEL GATE

E. COMMON AREAS AND RECREATIONAL AMENITIES

The Canterwood neighborhood provides a variety of open space and recreational amenities. The centerpiece of the community is a community park located in Neighborhood 1. Canterwood also features landscape buffers, passive open space areas, paseos, and sidewalks. TTM 38823 will provide pedestrian connections to these amenities.

1. Paseos

TTM 38823 provides two (2) open space paseos to allow pedestrian connectivity to Craig Avenue and also to Autumn Leaf Drive which provides connection to the overall Canterwood neighborhood and regional trails. **Figure 18, *Conceptual Typical Paseo Plan***, illustrates a typical paseo plan within TTM 38823. Please see the discussion under 3. Pedestrian Circulation, as to how the paseos relate to the overall pedestrian circulation network.

2. Pedestrian Circulation

The Canterwood neighborhood includes a comprehensive, interconnected public trail and walkway system that provides residents and visitors with convenient access to the on-site community park. TTM 38823 connects to this network via paseos and sidewalks as illustrated on **Figure 19, *TTM 38823 and Canterwood Pedestrian Circulation Plan***. Sidewalks will be provided along all Project streets, as well as within the paseos.

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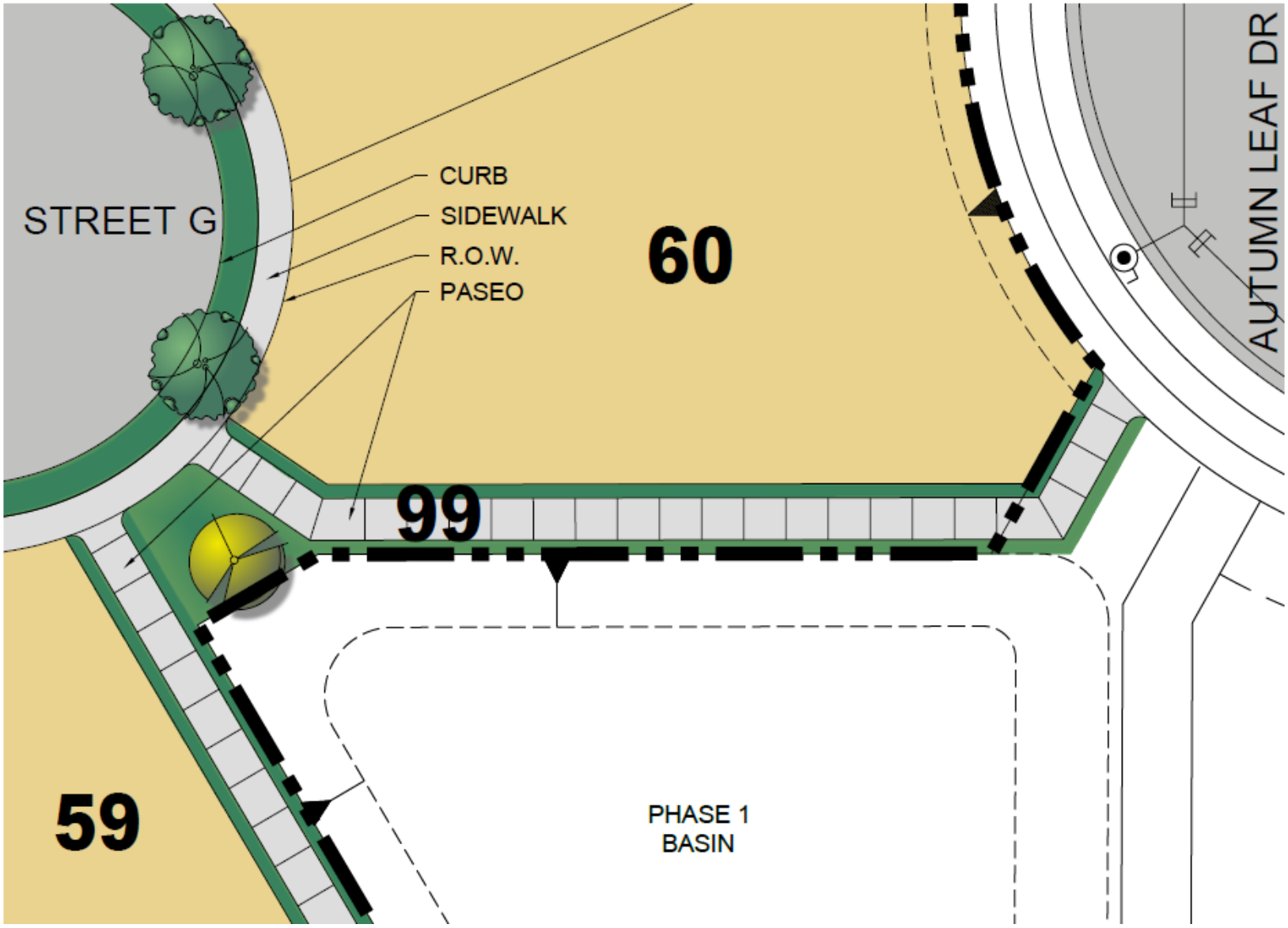
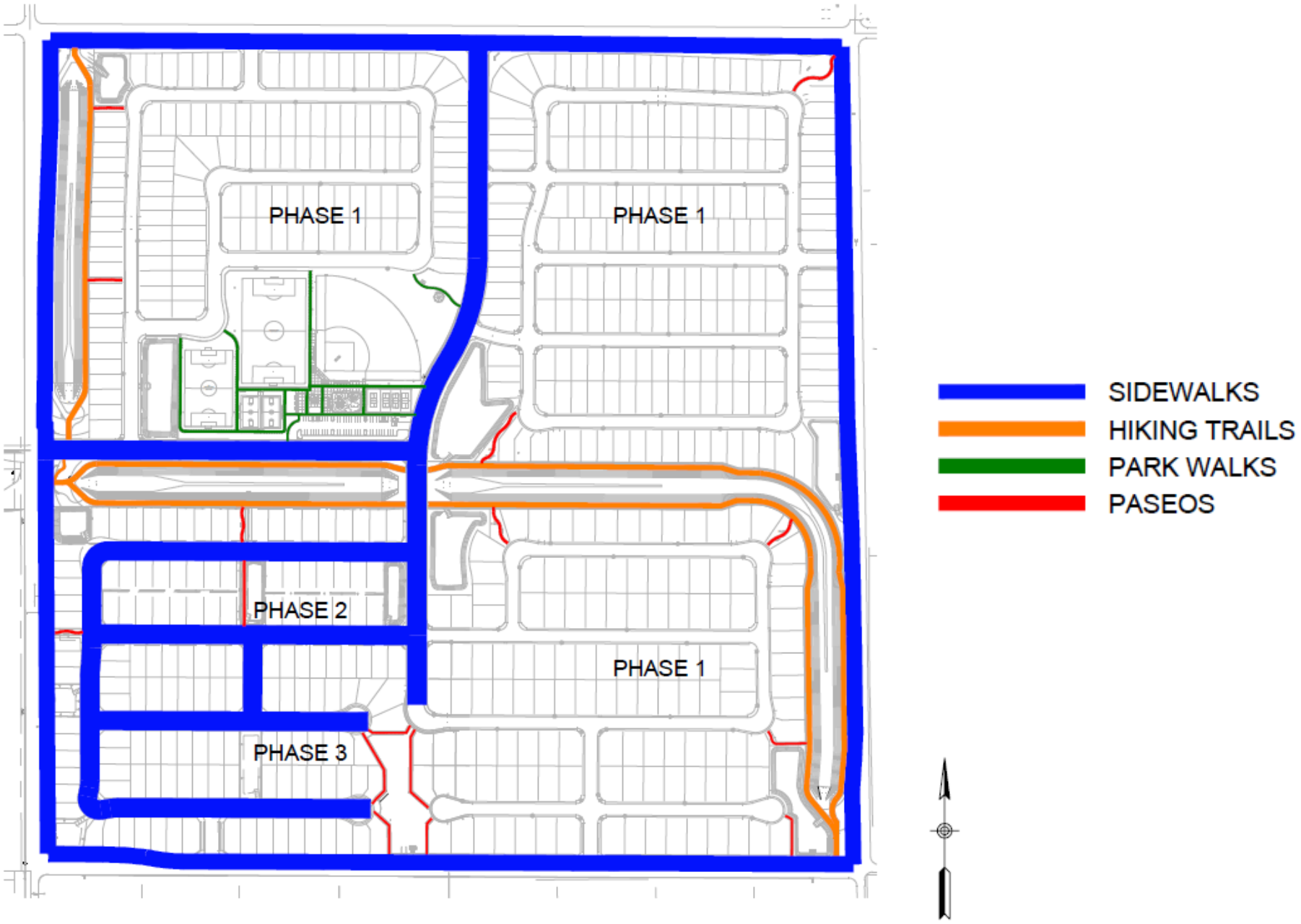
Figure 18
Conceptual Typical Paseo Plan



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

Figure 19
TTM 38223 and Canterwood Pedestrian Circulation Plan



F. GENERAL LANDSCAPE STANDARDS

General landscape standards for TTM 38823 are provided below and on the following pages:

1. Required Planting and Irrigation Plan

A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.

2. Slopes

a. Cut and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with drought tolerant shrubs and/or ground cover to protect the slope from erosion and instability.
b. Slopes exceeding fifteen feet (15') in vertical height shall be planted with drought tolerant shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed thirty feet (30') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the low spreading shrubs and/or groundcover.

3. Irrigation

Proper consideration of irrigation system design and installation in the climate extremes of TTM 38823 is critical to the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

a. All landscaped areas shall be watered with a permanent irrigation system, with the goal of minimizing water use and runoff.
b. Irrigation systems that adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.
c. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions.
d. Irrigation systems for all public landscapes shall have automatic rain shut-off devices.
e. Overhead spray irrigation systems shall be designed with head-to-head 100% double coverage at a minimum.
f. Southern California native and drought tolerant shrub areas shall be watered using a drip irrigation system to shrubs and trees. In addition, irrigation controllers should be evapotranspiration based and be capable of providing multiple, repeat start times.
g. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.
h. Irrigation systems shall be designed per California guidelines and comply with County of Riverside ordinances.

4. Maintenance of Common Areas and Recreational Amenities

Individual homeowners shall be responsible for the maintenance of the public street landscape along their property frontage unless otherwise identified within their legal ownership documents. Individual homeowners shall also be responsible for all maintenance within their private lot area as well as fences and wall faces on their internal boundaries. For all other areas, maintenance responsibilities shall be as depicted on **Figure 20, *Maintenance Plan***.

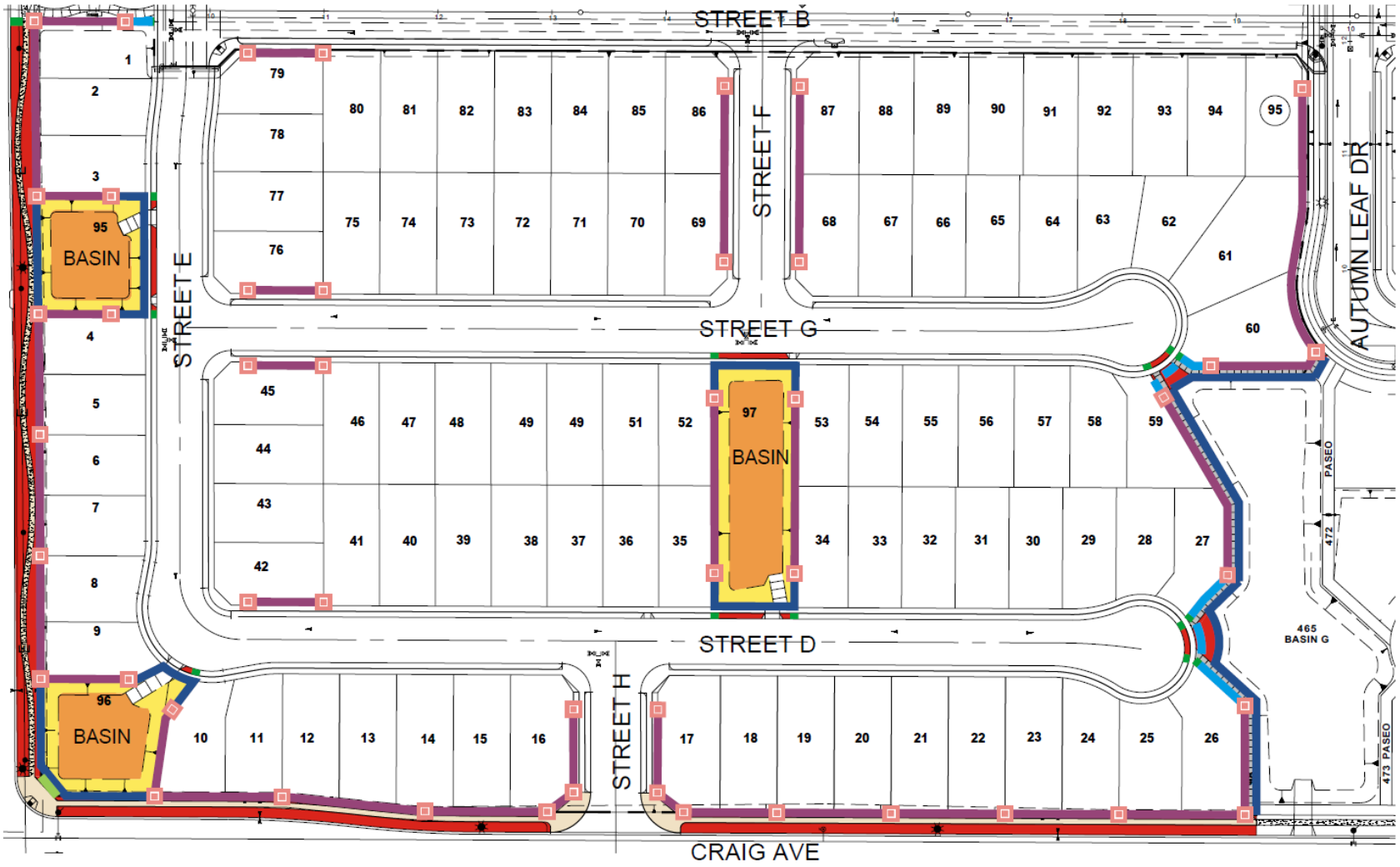
G. WATER QUALITY

It is anticipated that three (3) detention/water quality basins will be located within TTM 38823. These basins will be strategically located within the Project in order to adequately convey, retain and treat Project run-off before discharging the run-off off-site. These basins are not intended for any dual use (i.e., recreational use). The basins shall be designed to Riverside County Flood Control and Water Conservation District requirements and specifications. See **Figure 21, *Typical Basin***. These basins shall be maintained by the Valley-Wide Recreation & Park District (Valley-Wide), as depicted on **Figure 20**.

H. MAILBOXES

Once construction documents are underway, a mailbox master plan will be created and coordinated with the United States Postal Service, identifying type and location of mailbox structures.

Figure 20
Maintenance Plan

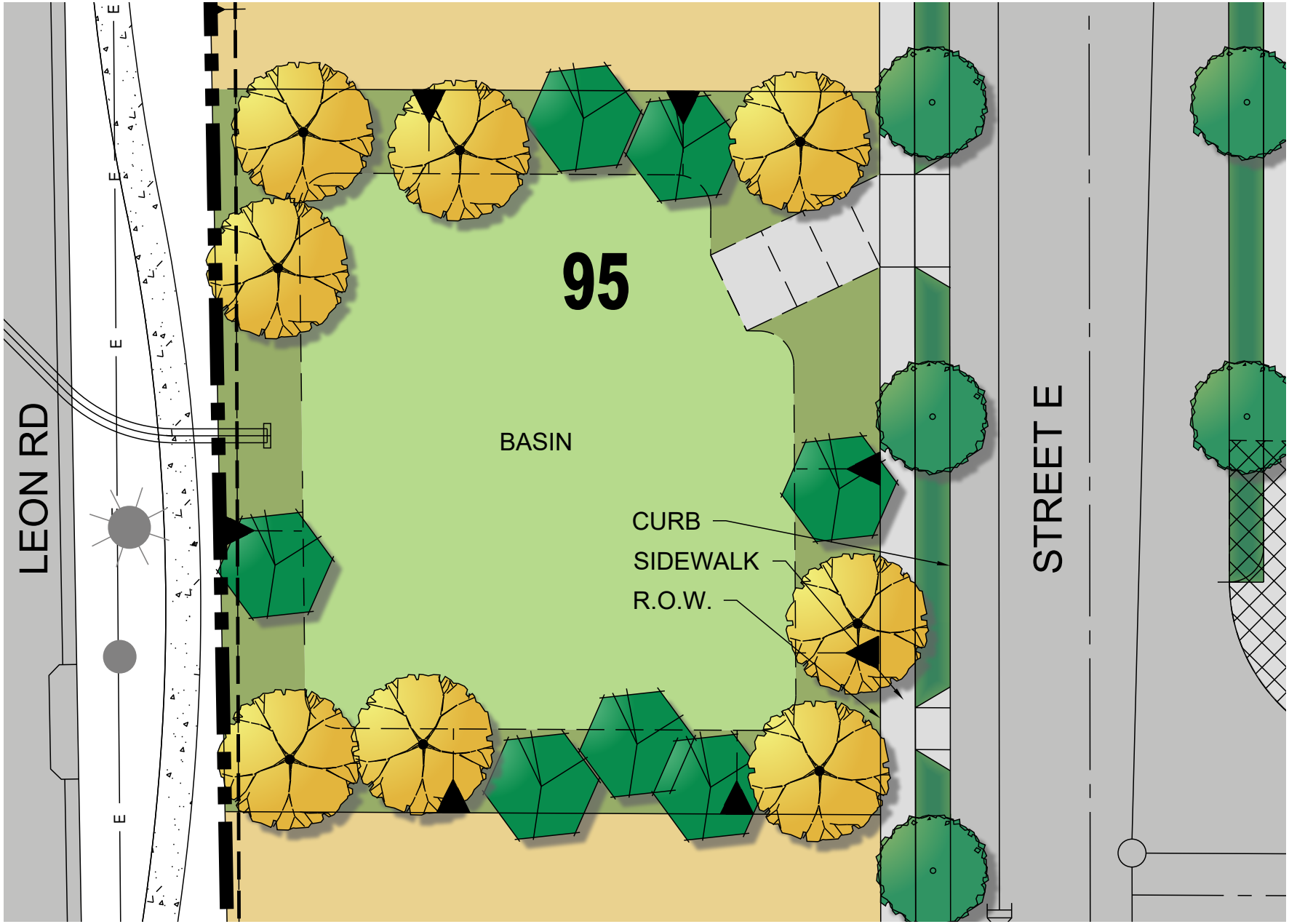


LEGEND

- VW MAINTAINED FACE OF SPLITFACE BLOCK WALL - 3,354 LF
- VW MAINTAINED FACE OF SPLITFACE BLOCK PILASTER - 47 EA
- VW MAINTAINED 3 RAIL VINYL FENCE - 200 LF
- VW MAINTAINED TUBULAR STEEL FENCE & GATES - 1371 LF
- VW MAINTAINED CONCRETE MOWCURB - 83 LF
- VW MAINTAINED MONUMENT - 24 LF
- COUNTY MAINTAINED SIDEWALKS - 10,214 SF
- VW MAINTAINED SIDEWALKS - 3,412 SF
- VW MAINTAINED LANDSCAPE INCLUDING R.O.W. - 27,882 SF
- VW MAINTAINED BASIN SLOPES - 15,539 SQFT
- VW MAINTAINED BASIN BOTTOM - 19,371 SF

VW = VALLEY-WIDE

Figure 21
Typical Basin



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

Canterwood Development Phase 3 (TTM 38823)
Environmental Impact Report Addendum No. 1
State Clearinghouse No. 2018101010 (TTM 37439)

Lead Agency:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Point of Contact: Joseluis Aparicio, Project Planner
951.955.6035
jlaparicio@rivco.org

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Temecula, CA 92591
Point of Contact: Matthew Fagan, Owner
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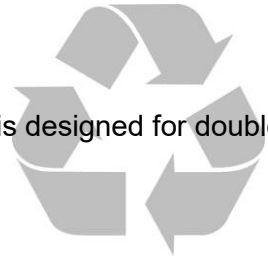
August 2025



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Appendix D Canterwood (Tentative Tract 38823) EMWD Will Serve Letter, 11-2023

Appendix E Canterwood (Tentative Tract 37439) Draft EIR, 2-2020 (provided electronically via hyper-link)

Appendix F Canterwood (Tentative Tract 37439) Final EIR, 6-2020

1 Introduction

Executive Summary

In September 2020 the County of Riverside Board of Supervisors approved the Canterwood Project Tentative Tract Map (TTM) 37439 and its EIR. The current proposed Project, TTM 38823, proposes 95 single-family lots for a total of 594 units in the overall Canterwood development compared to the 574 units evaluated in the Canterwood EIR. This incremental increase in total units will be addressed in this document.

The Draft Environmental Impact Report (EIR) for the Canterwood Project (provided as **Appendix E**), dated February 2020, and Final EIR for the Canterwood Project (provided as **Appendix F**), dated June 2020, provided an assessment of the environmental impacts associated with the Canterwood Project and was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*, and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* pertaining to CEQA. The following analysis demonstrates that an Addendum to the previous Canterwood Project EIR is the most appropriate CEQA compliance document for TTM 38823 (the current "proposed Project").

1.1 – Project Background

In September 2020, the Riverside County Board of Supervisors approved the Canterwood Project and certified its EIR (SCH# 2018101010) located east of the City of Menifee. At that time, the Canterwood Project included a residential subdivision of 158.18 gross acres into 574 single-family residential lots, 25 open space lots, 9 drainage basin lots, and 45.6 acres of Project roadways. The Canterwood Project included TTM 37439 which was approved at 3.6 dwelling units/acre. The Canterwood Project includes 4 individual neighborhoods, with minimum lot sizes of 4,700 to 6,500 square feet and 5 architectural styles. The Canterwood Project also includes an 8.96-acre community park, landscape buffers, passive open space areas, 10 paseos, and approximately 13,264 linear feet of trails/paseos, and 56,417 linear feet of public street sidewalks. Neighborhood 4 was shown in the southwest quadrant and consisted of approximately 25.60 acres, described as lot 447 of TTM 37439.

Phase 2 (TTM 38332) of lot 447 is a proposal for a Schedule "A" subdivision of 27.3 acres into fifty-four (54) single-family residential lots and five (5) lots for open space/drainage. It was approved at Planning Commission in December of 2023, and it was Received and Filed on January 23, 2024, by the Board of Supervisors. No new environmental documents were required as Phase 2 of the Canterwood Project is consistent with the Canterwood EIR.

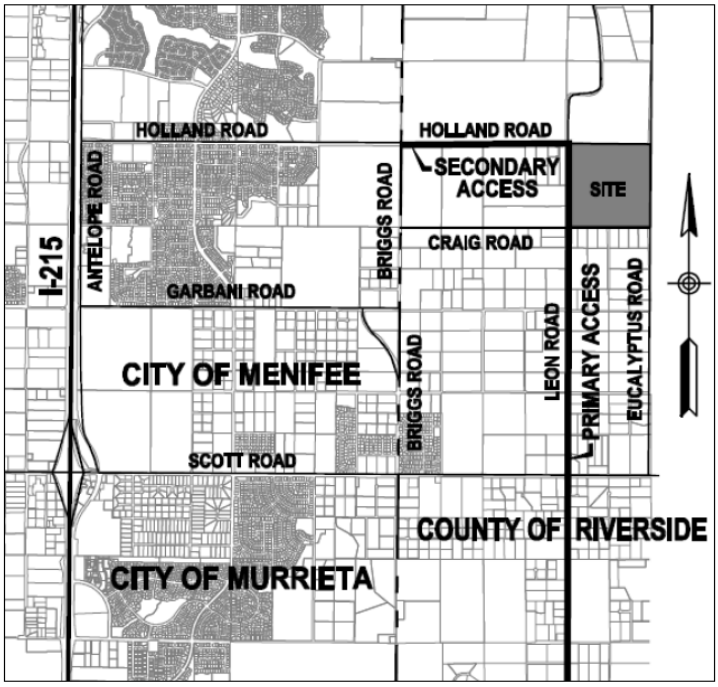
1.2 – Proposed Project

The latest Canterwood Development Plan (Phase 3, TTM 38823) is a Schedule "A" subdivision of 16.38 gross acres into 95 single-family residential lots, 3 drainage basin lots, and 2 open space paseo lots. Phase 3 is the final development of lot 447 and proposes 95 single-family residential lots (also known as lot 54 of Phase 2).

The Canterwood EIR evaluated TTM 37439 which proposed a total of 574 single-family residential dwelling units. The EIR studies also evaluated 574 single-family residential dwelling units. The approved tract map (TTM 37439) had 446 residential lots and one remainder lot (447). A portion (11 acres) of lot 447 was subdivided into 53 residential lots under Phase 2 (TTM 38332). The remaining 16 acres of lot 447 (lot 54 of TTM 38332) are now being designed under Phase 3 (TTM 38823) with 95 residential

lots. Canterwood Phases 2 and 3 Projects amount to a total of 148 residential lots to be developed on lot 447 for a total of 594 single-family residential dwelling units for the entire Canterwood Project. Therefore, the proposed Project (TTM 38823) results in a net increase of 20 single-family residential dwelling units from the total evaluated in the EIR and the Prior studies (+3.5%). The following analyses address the additional 20 residential units being added to the overall development plan as shown in TTM 38823. **Figure 1, *Canterwood Project Area TTM 37439*** shows the location of the entirety of TTM 37439 as analyzed in the Canterwood EIR while **Figure 2, *Current Project Area TTM 38823*** shows TTM 38823 with the 20 additional residential lots.

Figure 1: Canterwood Project Area TTM 37439



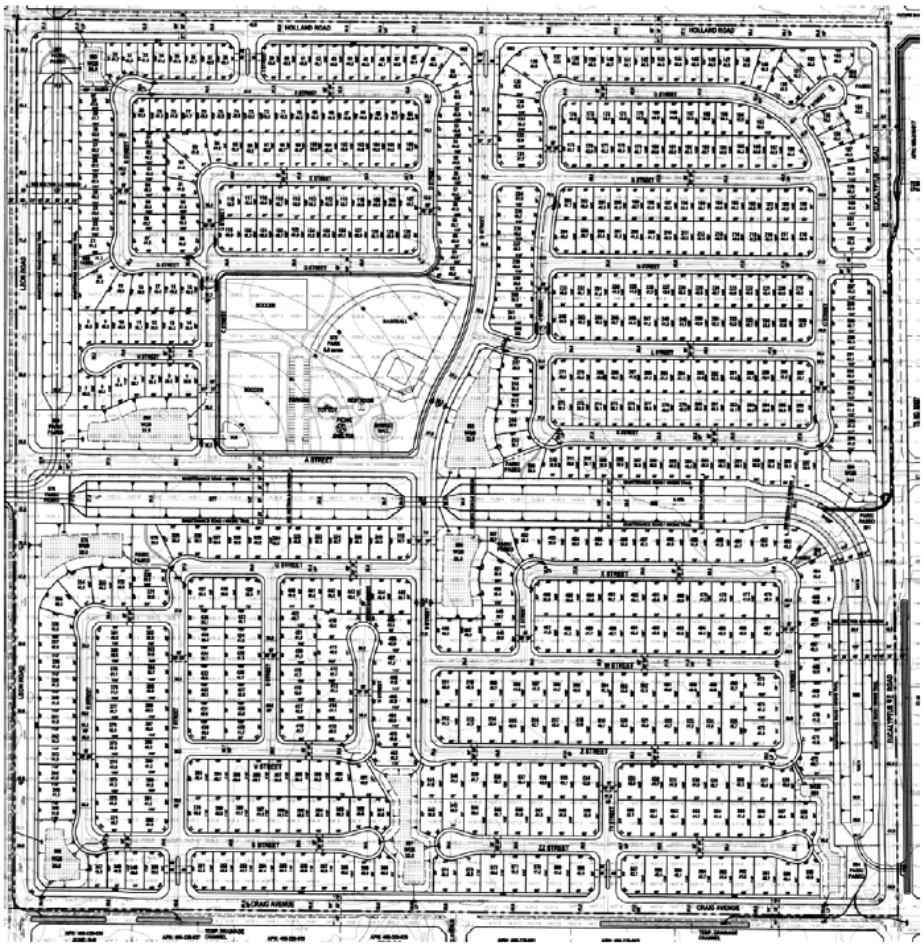
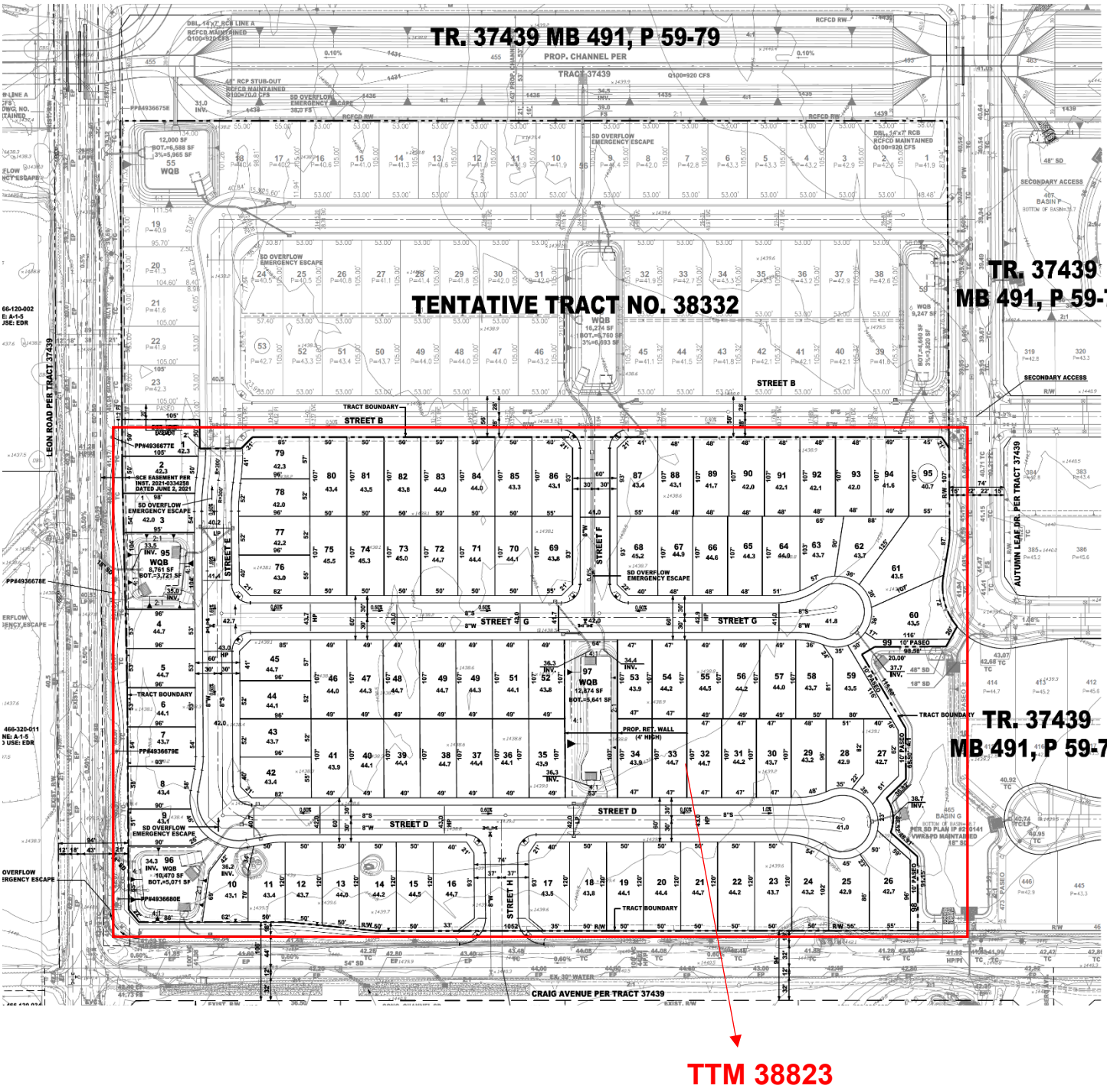


Figure 2: Current Project Area TTM 38823



1.3 – Consistency Analysis

The Project-level EIR for the Canterwood Project was certified in September 2020. The County, as the lead agency for that Project, must determine if or to what degree the proposed 20 additional residential units in Phase 3 of the Canterwood Project require additional documentation under CEQA.

CEQA authorizes a Lead or Responsible Agency to determine if a proposed action is within the scope of a previously analyzed Project and none of the conditions described in State CEQA Guidelines Section 15162 requiring the preparation of a Subsequent EIR or State CEQA Guidelines Section 15163 requiring the preparation of a Supplement to an EIR are met. If those conditions are not met, then the most appropriate CEQA documentation for the additional units is an Addendum to the previously approved Canterwood EIR under State CEQA Guidelines Section 15164.

1.4 – CEQA Compliance – Supplemental or Subsequent EIR

CEQA authorizes a Lead or Responsible Agency to determine if a proposed action is within the scope of a previously analyzed Project and none of the conditions described in State CEQA Guidelines Section 15162 requiring the preparation of a Subsequent EIR or State CEQA Guidelines Section 15163 requiring the preparation of a Supplement to an EIR are met.

Pursuant to State CEQA Guidelines Section 15162:

> *(a) When an EIR has been certified or negative declaration adopted for a Project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *(2) Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
>
> *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
>
> *(A) The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
>
> *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
>
> *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or*

> *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.*
>
> *(b) If changes to a Project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*
>
> *(c) Once a Project has been approved, the lead agency's role in Project approval is completed, unless further discretionary approval on that Project is required. Information appearing after an approval does not require reopening of that approval. If after the Project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the Project, if any. In this situation no other responsible agency shall grant an approval for the Project until the subsequent EIR has been certified or subsequent negative declaration adopted.*
>
> *(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.*

Pursuant to State CEQA Guidelines Section 15163:

> *(a) The lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:*
>
> *(1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and*
>
> *(2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the Project in the changed situation.*
>
> *(b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the Project as revised.*
>
> *(c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.*
>
> *(d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.*
>
> *(e) When the agency decides whether to approve the Project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.*

Based on the analysis provided in Section 4 of this document, the proposed Project TTM 38823 does not involve changes that will result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously certified Project-level Canterwood Project EIR; thus, none of the conditions identified in State CEQA Guidelines Section 15162 or 15163 will be triggered by TTM 38823. Therefore, the County may TTM 38823

according to State CEQA Guidelines Section 15168 to determine if it is consistent with the approved EIR.

1.5 – CEQA Compliance – Addendum to an EIR

Provisions related to preparing an Addendum to an EIR are found in Section 15164 of the State CEQA Guidelines, subsections (a) and (b) as summarized below:

> *(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
>
> *(b) An addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

To determine if an Addendum is the most appropriate CEQA compliance document for TTM 38823, the proposed tract map will be compared to the requirements of State CEQA Guidelines Section 15162 (sub-sections 1 through 3 below). When an EIR has been certified, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following occurs.

(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Analysis: TTM 38823 proposes only 20 more single family residential units (+3.5%) than evaluated under the Canterwood EIR (594 v. 574 units). The new units are within the boundary of the Canterwood project so no additional land would be involved. It should be noted the additional 20 units are the result of two key refinements to the land plan: (1) the street layout in the southwestern quadrant of Canterwood was refined to adopt a more simplified and efficient pattern, which included the elimination of one street; and (2) the lot widths in this area of the plan were reduced to a minimum of 47 feet (previously 55 and 60 feet), while maintaining lot areas of 5,000 square feet or greater. These adjustments allowed for a more efficient use of space, resulting in the additional unit yield. Therefore, TTM 38823 meets Sub-section 1 criteria.

(2) Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Analysis: The Canterwood Project EIR was certified in 2020, and no physical environmental changes have occurred to the TTM 38823 project site or immediate surrounding area since that time. The detailed analysis in Sections 4.1 through 4.20 in this document supports that conclusion.

(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, shows any of the following: (A) The Project will have one or more significant effects not discussed in the previous EIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure

or alternative; or (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

Analysis: The Canterwood Project EIR was certified in 2020 and no new information of substantial importance has become known since that time, the potential for identified significant impacts has not become more severe, and no mitigation measures or alternatives are considerably different since that time relative to TTM 38823. The detailed analysis in Sections 4.1 through 4.20 in this document supports these conclusions.

In addition, TTM 38823 must be evaluated relative to the State CEQA Guidelines Section 15163 regarding preparation of a supplement to an EIR rather than a subsequent EIR. The lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if: (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the Project in the changed situation.

Analysis: The analysis demonstrates that TTM 38823 does not meet the requirements of State CEQA Guidelines Sections 15162 or 15163 in that a subsequent or supplemental EIR does not need to be prepared. In addition, TTM 38823 represents only a minor change from the Canterwood Project, so it meets the requirements of State CEQA Guidelines Section 15164 regarding preparation of an EIR Addendum. No addendum has yet been prepared for the Canterwood EIR.

1.6 – Summary of Results

The analyses in Sections 4.1 through 4.20 of this document conclude that TTM 38823 is largely consistent with the previous EIR (TTM 37439) and will have only incrementally greater impacts from the additional proposed 20 residential units. This incremental change is best documented using an Addendum to the Project-level Canterwood Project EIR consistent with State CEQA Guidelines Subsection 15164. Approval of Addendum No. 1 to the Canterwood Project EIR is therefore recommended as the most appropriate CEQA documentation for the change proposed by TTM 38823 to the Canterwood Project and its EIR. A Notice of Determination (NOD) will be filed with the County Clerk and State Clearinghouse to fully document this CEQA compliance action.

2 Project Description

2.1 – Project Title

Canterwood Development Phase 3 (TTM 38823), Environmental Impact Report Addendum No. 1, State Clearinghouse No. 2018101010 (TTM 37439)

2.2 – Lead Agency Name and Address

County of Riverside, Planning Division, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

2.3 – Contact Person and Phone Number

Joseluis Aparicio, Project Planner, 951.955.6035

2.4 – Project Area and Location

TTM 38823 is located on unincorporated land just east of the City of Menifee in western Riverside County. TTM 38823 is in the Southwest Area Plan and located at the southwest corner of Leon Road and Craig Avenue as part of the approved Canterwood Project (TTM 37439).

2.5 – General Plan Land Use Designation

The TTM 38823 site is designated for Medium Density Residential (MDR) in the General Plan Land Use Element.

2.6 – Zoning District

The Project site is designated R-4 (Planned Residential).

2.7 – Project Description

The approved Canterwood Project (TTM 37439) was a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96-acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. In that plan, Lot 447 was in the southwest quadrant and consisted of 25.60 acres and was proposed as a single-family lot for purposes of the subdivision. In the future, once the Highway 79 Policy is either amended or rescinded, Lot 447 was to be remapped under a new tract number for another 125 (5,550 sf) single-family lots. Ultimately the development was to consist of 574 single-family lots. However, the latest Tentative Tract Map 38823 has been modified and there are now a total of 594 single-family lots (+20 units or +3.5% of the original total number of units (574).

2.8 – Surrounding Land Uses

TTM 38823 is designated Medium Density Residential and is surrounded by properties also designated as Medium Density Residential in the General Plan Land Use Element. The TTM 38823 site is designated R-4 (Planned Residential). The surrounding area is a mixture of land being developed for suburban and rural intensity residential uses intermixed with vacant and agricultural land. Lands to the

west are within the City of Menifee and support more urban and suburban uses including residential of various types, retail and office commercial, and light industrial.

2.9 – Environmental Setting

The eastern portion of the Menifee area is a mixture of land being developed for suburban and rural intensity residential uses intermixed with vacant and agricultural land. The I-215 Freeway is 3 miles west of the site and Highway 79 North (Winchester Road) is 3 miles to the east. Lands to the west are within the City of Menifee and support more urban and suburban uses including residential of various types, retail and office commercial, and public facilities. The surrounding unincorporated areas have views of several upland ranges, and the area still supports various agricultural uses. Air quality for the entire region is managed by the South Coast Air Quality Management District and air quality is moderate to poor depending on weather conditions, mainly due to vehicular pollutants emitted upwind of the area. The nearby uplands support remnant areas of inland sage scrub vegetation. The region has been occupied by several Native American tribes for thousands of years and buried artifacts are regularly found during grading. Also found are fossils of megafauna (large mammals) that inhabited the area tens of thousands of years ago.

The region is part of the Transverse Ranges Geomorphic Province and experiences frequent strong groundshaking from a number of large active regional seismic faults. Drainage in the area is dominated by Salt Creek and the Diamond Valley Lake, the largest man-made reservoir in Southern California, is located 4 miles east of the site. The closest developed use to the property is the Wilderness Lakes RV Resort to the northwest. The area is relatively quiet given its rural agricultural condition although local roads do generate some amount of traffic and vehicular-related noise. The site is not within the planning area of any public airports.

2.10 – Required Approvals

Approval of TTM 38823 as part of the Canterwood Project (TTM 37439) and Addendum No. 1 to the Canterwood Project EIR.

2.11 – Other Public Agency Whose Approval is Required

None

3 Determination

3.1 – Environmental Factors Potentially Affected

The environmental factors checked below were identified in the Project-level Canterwood Project EIR as being a 'Potentially Significant Impact' and the checklist on the following pages will identify to what degree the proposed increase in total units from 574 to 594 of the Canterwood Project represented by TTM 38823 contributes to these significant impacts.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☒ Transportation
☒ Air Quality	☐ Land Use / Planning	☐ Tribal Cultural Resources
☐ Biological Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Cultural Resources	☒ Noise	☐ Wildfire
☐ Energy	☐ Paleontological Resources	☐ Mandatory Findings of Significance
☐ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	

3.2 – Determination

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ 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 have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

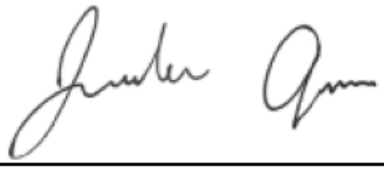
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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.

☒ 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.

☐ 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.



8-18-2025

Signature | Date

Joseluis Aparicio, Project Planner | For: John Hildebrand, Planning Director

Printed Name

4 Evaluation of Environmental Impacts

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES (COLUMNS)

Conclusion in Canterwood EIR and Related Documents

This column summarizes the conclusion of the Canterwood EIR, (i.e., conclusion as presented in either the Draft or Final EIR, as appropriate), relative to the environmental issue listed under each topic.

Do the Proposed Changes Involve New Impacts?

Pursuant to State CEQA Guidelines Section 15162, subd. (a)(1) this column indicates whether the changes represented by the revised Project will result in new significant environmental impacts not previously identified or mitigated by the Canterwood EIR or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

New Circumstances Involving New Impacts?

Pursuant to State CEQA Guidelines Section 15162, subd. (a)(2) this column indicates whether there have been substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the Canterwood EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

New Information Requiring New Analysis or Verification?

Pursuant to State CEQA Guidelines Section 15162, subd. (a)(3)(A-D) this column indicates whether 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 Canterwood was adopted, shows any of the following:

(A) The Project will have one or more significant effects not discussed in the previous Canterwood EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous Canterwood EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous Canterwood EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the Canterwood EIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no”, and no additional environmental document would be required.

DISCUSSION FOLLOWING CHECKLIST EVALUATION

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers regarding the "Proposed TTM 38823 Project in relation to the Canterwood EIR". The discussion provides information about the particular environmental issue, how the Project relates to the issue, and the status of any mitigation that may be required or that has already been implemented. Applicable mitigation measures from the Canterwood EIR that apply to TTM 38823 are listed under each environmental category.

Conclusion

Each section ends with a summary of the conclusion of the preceding analysis.

IMPORTANT NOTES

The following sections evaluate the potential environmental impacts of TTM 38823 which includes the addition of 20 residential units to the total unit count for the Canterwood Project (from 574 to 594 units or +3.5%) compared to those impacts identified in the Project-level Canterwood Project EIR. While the overall format of the County checklist will be followed, the level of detail will be much less than typically provided for a CEQA Initial Study due to the limited nature of TTM 38823 changes. For each of the checklist issues this analysis will briefly focus on 1) identifying the findings and conclusions of the Canterwood EIR with respect to environmental significance, and 2) briefly explaining if or to what degree TTM 38823 is within the scope of such findings and conclusions. For the purposes of this analysis, the conclusions of the Initial Study prepared as part of the EIR Notice of Preparation (NOP), are included in the discussion of impacts identified in the EIR. Additionally, due to updates to the County's Environmental Assessment Checklist, there may be discrepancies between the numbering/lettering of this document and the Prior EIR/Initial Study NOP.

4.1 – Aesthetics

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
1. Scenic Resources a) Have a substantial adverse effect on a scenic highway corridor within which it is located?	Yes	No Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No
c) In non-urbanized area, 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?	Yes	Less than Significant Impact	No	No	No
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	Yes	Less than Significant Impact	No	No	No
3. Other Lighting Issues					

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Yes	Less than Significant Impact	No	No	No
b) Expose residential property to unacceptable light levels?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

1. Scenic Resources

a) Would the Project have a substantial effect upon a scenic highway corridor within which it is located? with Mitigation

No Impact

The Initial Study for the EIR Notice of Preparation (NOP) determined there were no designed or candidate scenic highways or routes, in or visible from the Project area. The Canterwood EIR concluded there were no impacts.

TTM 38823 would add 20 additional units to the total units count for the Canterwood development. Since there are no scenic highways or routes in the area, there would be no impact similar to the conclusion of the EIR.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or 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?

Less than Significant Impact

The Canterwood EIR concluded that the TTM 37439 site was located east of Menifee in an area that supports agricultural uses while the site is vacant and contains one rock outcropping. The EIR determined that Canterwood Project impacts to scenic vistas and resources would be less than significant. **Standard Conditions SC-AES-1**, **SC-AES-4**, and **SC-AES-5** were required to assure the appearance of Project structures would be compatible with surrounding future uses.

TTM 38823 would increase the total unit count on the Canterwood property from 574 to 594 single-family units. This change would not modify or increase the boundaries of the Canterwood Project area and its appearance would still be single-family residences. Therefore, the small addition of 20 residential units represents a less than significant aesthetic or visual impact and are similar to those already identified for the Canterwood Project.

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?

Less than Significant Impact

The Canterwood Project area is relatively rural at present but is in transition to supporting suburban land uses. The Canterwood site is currently vacant and located east of Menifee in an area that supports agricultural use at present. The EIR determined that Project impacts to visual character of the surrounding area would be less than significant. **Standard Conditions SC-AES-1, SC-AES-4,** and **SC-AES-5** were required to assure the appearance of Project structures would be visually compatible with future surrounding suburban land uses. In addition, TTM 38823 is consistent with the current General Plan land use designation and zoning classification as established and documented during the Canterwood EIR entitlement process.

TTM 38823 would slightly increase the total number of units in the Canterwood Project area (+20 units or +3.5%). The small change in the number of units represents a less than significant impact on the visual character of the area, which is similar to those impacts already identified in the Canterwood EIR.

2. Mt. Palomar Observatory

a) Would the Project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Less than Significant Impact

The Initial Study for the Canterwood EIR concluded the Canterwood Project would not Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The EIR indicated that **Standard Condition SC-AES-2** would be implemented for compliance with Ordinance No. 655 to provide nighttime use of the Mt. Palomar Observatory.

TTM 38823 would incrementally increase lighting produced from newly constructed residences by increasing the total number of units in the Canterwood Project from 574 to 594 units. However, the same standard conditions related to Mt. Palomar would be implemented so impacts would be less than significant, similar to the conclusion of the Canterwood EIR.

3. Other Lighting Issues

a) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Would the Project expose residential property to unacceptable light levels?

Less than Significant Impact

(Response to Questions a and b) The Initial Study for the EIR NOP concluded that the Canterwood Project would have less than significant impacts regarding the creation of new sources of substantial light or glare which would adversely affect day or nighttime views in the area, and no mitigation was required. However, the Initial Study indicated that **Standard Conditions SC-AES-2** and **SC-AES-3**

would be implemented for compliance with Ordinance No. 655 and Ordinance No. 915 and to protect other land uses from increased light and glare from the Project.

TTM 38823 would incrementally increase lighting produced from newly constructed residences by increasing the total number of units in the Canterwood Project from 574 to 594 units. However, the same standard conditions would still be implemented so potential lighting and glare impacts would be less than significant similar to the conclusion of the Canterwood EIR.

The Initial Study for the EIR NOP concluded the Canterwood Project would have less than significant impacts regarding the creation of new sources of substantial or unacceptable light or glare and no mitigation was required. Additionally, **Standard Conditions SC-AES-2** and **SC-AES-3** would be implemented for compliance with Ordinance No. 655 and Ordinance No. 915 and protect other land uses from increased light and glare from the Project.

Standard Conditions

SC-AES-1 The Project shall be consistent with the Countywide Design Standards & Guidelines which are in effect at the time of map design and at building permit issuance.

SC-AES-2 Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. The Project will be conditioned that, prior to the issuance of building permits, all new construction which introduces light sources be required to have shielding or other light pollution-limiting characteristics such as hood or lumen restrictions.

SC-AES-3 The Project shall comply with Ordinance No. 915 which requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. Prior to the issuance of building permits, all new construction which introduces light sources, shall be required to shield any outdoor luminaire by opaque components or materials, such that light rays are limited to the parcel of origin and the light source is not visible from another property or public right-of-way.

SC-AES-4 The Project shall be consistent with the *Third and Fifth Supervisorial Districts Design Standards and Guidelines* which are in effect at the time of map design and at building permit issuance.

SC-AES-5 The Project shall comply with the final approved version of the *Design Manual Canterwood (Change of Zone No. 1800007, Plot Plan No. 180024, and Tentative Tract Map No. 37439),* prepared by Matthew Fagan Consulting Services, Inc.

Conclusion Regarding Aesthetic Impacts: The same standard conditions as identified in the EIR would apply to the 20 additional residential lots/units. Therefore, TTM 38823 would not result in new or substantially different aesthetic or lighting impacts compared to those identified in the Canterwood EIR and no mitigation is required but standard conditions will be implemented. Relative to the Canterwood EIR and aesthetic impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification.

4.2 – Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
4. Agriculture 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?	Yes	Less than Significant Impact	No	No	No
b) Conflict with existing zoning for agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	Yes	No Impact	No	No	No
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	Yes	Less than Significant Impact	No	No	No

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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?	Yes	Less than Significant with Mitigation	No	No	No
5. Forest 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 Government Code section 51104 (g))?	Yes	No Impact	No	No	No
b) Result in loss of forest land or conversion of forest land to non-forest use?	Yes	No Impact	No	No	No
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?	Yes	No Impact	No	No	No

<u>Proposed TTM 38823 in relation to Canterwood EIR</u>

4. Agriculture

a) Would the Project 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?

Less than Significant Impact

The Farmland Mapping and Monitoring Program of the California Resources Agency indicates the Canterwood Project site contains Prime Farmland (57.2 acres) and Farmland of Statewide Importance (100.7 acres). These designations are confirmed by the County's *Map My County* database. The Canterwood EIR indicated the County General Plan land use designations and zoning for the site were urban/suburban in nature and transition from rural agricultural uses to suburban land uses was the historical process of land in Riverside County. Therefore, the EIR concluded loss of designated farmland would have a less than significant impact. It should also be noted that the County's General Plan EIR from 2015 concluded that the eventual loss of prime and other important agricultural land was inevitable given market conditions beyond direct control of the County government. The General Plan land uses therefore focused on the highest and best uses for properties in the County in the future. The General Plan EIR concluded that loss of agricultural land was a significant adverse and unavoidable impact of implementation of the General Plan and no feasible mitigation was available that could effectively mitigate that loss during the County's transition from rural to urban and suburban land uses. Therefore, the County adopted a Statement of Overriding Considerations as part of its General Plan EIR process to address this significant impact. The loss of farmland under The Canterwood Project area, including TTM 38823, is consistent with both the General Plan EIR and Canterwood EIR in this regard.

The EIR concluded the Canterwood Project would use land for non-agricultural uses. The existing General Plan Land Use designations for the Project site are Medium Density Residential (MDR) and Estate Density Residential (EDR) and neither of these are agricultural General Plan Land use designations. The existing General Plan designations do not provide for agricultural use and no change to the existing General Plan designations was required to develop TTM 38823. Impacts to prime farmland would be less than significant, and no mitigation was required.

TTM 38823 would add 20 additional residential units which would not affect the classification or use of any agricultural land on the Project site, and the overall size of the Canterwood Project would not change so no additional land would be impacted. Therefore, the impacts of TTM 38823 would also be less than significant and consistent with the conclusions of the EIR.

b) Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

No Impact

The Canterwood EIR stated that the Canterwood Project would change the site zoning classification from R-1 to R-4 (Planned Residential). Neither of these is an agricultural zoning classification. The residential Canterwood site is not located on land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The Canterwood EIR concluded no impacts will occur as it pertains to the Williamson Act contract or land within a Riverside County Agricultural Preserve.

The characteristics of TTM 38823 (20 additional residential units) would not affect the potential impacts of development on agricultural zoning or Williamson Act agricultural preserves that were identified in the EIR (i.e., same amount of land disturbed).

c) Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

Less than Significant Impact

The Canterwood EIR concluded the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property and is subject to the Right-to-Farm Ordinance (Ord. No. 625).

The Right-to-Farm Ordinance requires prospective buyers of property located within one mile of farmland designated on the most recent Important Farmland Map, to be notified through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities. **Standard Condition SC-AG-1** requires disclosures as part of the sale of all homes proximate to agricultural uses, notifying future residents that they could be subject to inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the County's Right-to-Farm Ordinance. The Canterwood Project is also subject to the Right-to-Farm disclosure (AB 2881), effective January 1, 2009, which will protect adjacent Important Farmland from complaints by residential homeowners in the Project. The Right-to-Farm Ordinance requires land sellers and agents to disclose to buyers whether the property is located within 300' of farmland so designated on the most recent Important Farmland Map. The disclosure will advise homeowners through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County's Right-to-Farm ordinance. This is a standard condition that would apply to any property located within 300' of farmland so designated on the most recent Important Farmland Map. Therefore, it is not considered unique mitigation under CEQA.

While TTM 38823 will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"), the General Plan and General Plan EIR anticipated this conflict. Any impacts will less than significant level with adherence to **Standard Condition SC-AG-1**.

d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Less than Significant with Mitigation

The Canterwood Project area is subject to the Right-to-Farm Ordinance, as discussed above. **Standard Condition SC-AG-1** requires disclosures as part of the sale of all homes proximate to agricultural uses, notifying future residents that they could be subject to inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the County's Right-to-Farm Ordinance. The Project is also subject to the Right-to-Farm disclosure (AB 2881) which will protect adjacent Important Farmland from complaints by residential homeowners in the Project. The Right-to-Farm Ordinance requires land sellers and agents to disclose to buyers whether the property is located within 300' of farmland so designated on the most recent Important Farmland Map. The disclosure will advise homeowners through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County's Right-to-Farm ordinance. This is a standard condition that would apply to any property located within 300' of farmland so designated on the most recent Important Farmland Map. Therefore, it is not considered unique mitigation under CEQA.

Mitigation can also be achieved by establishing a line of communication between the local farmers and future Project residents, once the homeowners have acknowledged the disclosures in **Standard Condition SC-AG-1** and are occupying their homes. **Mitigation Measure MM-AG-1** was outlined in the Canterwood EIR which requires the HOA to invite adjacent farm owners and operators to establish an ongoing line of communication where any conflicts that manifest in complaints from either side (residents or farmers) can be addressed/resolved. This will include education programs by the farmers to serve as a foundation for building trust between the two land uses. With the establishment of communication between the two uses, the EIR concluded that potential conflicts over the long term could be effectively managed.

With inclusion of **Standard Condition SC-AG-1** and **Mitigation Measure MM-AG-1**, any impacts of TTM 38823 related to agricultural resources will be reduced to less than significant levels.

Standard Conditions

SC-AG-1 The Project shall comply with the Right-to-Farm Ordinance No. 625. Every home in the Project area shall include the following disclosures in the title report, which shall be delivered to the Buyer(s) before the close of escrow:

1. The property is located within 1 mile of farmland as designated on the most recent Important Farmland Map; and

2. Residents could be subject to inconvenience or discomfort resulting from accepted farming activities.

Mitigation Measures

MM-AG-1 The Homeowner's Association (HOA) shall establish an agricultural interface committee and invite the adjacent farm owners/operators to be members of this committee. The purpose of this committee shall be to address/resolve the actual manifestation of conflicts between adjacent agricultural operations and urban uses, to foster trust between the farmers and the residents, and facilitate the education of urban residents and farmers. Project residents shall comply with the provisions in **SC-AG-1** in the event a potential conflict cannot be resolved.

Conclusion Regarding Agricultural Resource Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to agricultural resources, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to agricultural resources compared to those identified in the Canterwood EIR. TTM 38823 would implement **SC-AG-1** and **MM-AG-1** as required in the EIR for the original Project.

5. Forest

a) Would the Project 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))?

No Impact

The Canterwood site is currently vacant and located east of Menifee in an area that supports agricultural use at present but there are no forest resources present. The Initial Study prepared for the EIR NOP concluded there would be no impacts since there are no resources present. The 20 additional residential units in TTM 38823 would not change any conditions relative to forest resources so there are no impacts and no mitigation is required.

b) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

Similar to Impact Section 5.a above, the site contains no land supporting forest resources. The Initial Study prepared for the EIR NOP concluded there would be no impacts since there are no resources

present. The 20 additional residential units in TTM 38823 would not change any conditions relative to forest resources so there are no impacts and no mitigation is required.

c) *Would the Project 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?*

No Impact

The Canterwood site is currently vacant and located east of Menifee in an area that supports agricultural use at present but there are no forest resources present.

The 20 additional residential units proposed in TTM 38823 would not affect any forest resources so there are no impacts and no mitigation is required.

Conclusion Regarding Forest Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to forest resources, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to forest resources compared to those identified in the Canterwood EIR. TTM 38823 requires no regulatory compliance or mitigation measures related to forest resources, similar to the conclusion reached in the EIR for the original Project.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
6. Air Quality Impacts					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Yes	Significant and Unavoidable Impact	No	No	Yes
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?	Yes	Significant and Unavoidable Impact	No	No	Yes
c) Expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?	Yes	Less than Significant Impact	No	No	Yes
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Yes	Less than Significant with Mitigation	No	No	Yes

Proposed TTM 38823 in relation to Canterwood EIR

6. Air Quality Impacts

Urban Crossroads has prepared a *Supplemental Air Quality* (AQ) *and Greenhouse Gas* (GHG) *Assessment*, dated January 2025 (*AQ/GHG Assessment*, **Appendix A**), to address the additional 20 units (above what was analyzed under the 2020 EIR) proposed under TTM 38823 and air pollutant and greenhouse gas emission impacts relative to the original 2020 EIR estimates.

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Significant and Unavoidable Impact

Due to the size of the development and the requested land use change from R-1 to R-4, the EIR concluded impacts of the Canterwood Project would not be consistent with the AQMP, even with **Standard Conditions SC-AQ-1**, **SC-AQ-2**, and **Mitigation Measure MM-AQ-1**, impacts would be **significant and unavoidable**.

TTM 38823 would include an additional 20 residential units which raises the total Canterwood Project from 574 to 594 units. A *Supplemental Air Quality and Greenhouse Gas Assessment* was prepared by Urban Crossroads (UC) in January 2025 (*AQ/GHG Assessment*, **Appendix A**) to ensure these changes would not result in significant impacts or changes to the EIR analysis from the original AQ analysis prepared in 2019 for the EIR. The *AQ Assessment* determined that potential emissions from construction and occupancy of the 20 additional residential units would not result in any significant changes from the emissions already accounted for in the EIR. The total Canterwood Project emissions would increase by 3.5% and still be significant and unavoidable, even with the required mitigation. However, the individual air quality impacts of TTM 38823 would be less than significant for construction, operation, cumulative, and sensitive receptor impacts. This information does not change the overall conclusions of the EIR. Emission calculations for TTM 38823 are shown in **Table 6-1**, **Table 6-2**, and **Table 6-3** below, and where appropriate, are compared to the original Canterwood Project EIR emissions.

Table 6-1
Regional Construction Emissions (TTM 38823)

Onsite Emissions	Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	23.26	80.01	70.45	0.11	18.98	10.86
SCAQMD Thresholds	75	100	550	150	150	55
Exceed Thresholds?	No	No	No	No	No	No

Source: Table 1, *AQ/GHG Assessment*

Table 6-2
Localized Construction Emissions (TTM 38823)

Onsite Emissions	Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	NA	40.67	35.07	NA	8.00	4.68
SCAQMD Thresholds	NA	220	1,230	NA	10	6
Exceed Thresholds?	NA	No	No	NA	No	No

Source: Table 2, *AQ/GHG Assessment* NA = Not Applicable

Table 6-3
Net Regional Operational Emissions (TTM 38823 v. Canterwood Project)

Onsite Emissions	Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Canterwood Project Without TTM 38823 (2019)	135.75	94.26	186.73	0.64	41.79	12.45
Canterwood Project With TTM 38823 (2025)	137.58	95.52	194.60	0.66	43.17	12.84
Difference (TTM 38823)	1.83	1.26	7.87	0.02	1.38	0.39
SCAQMD Thresholds	55	55	550	150	150	55
Exceed Thresholds?	NA	No	No	NA	No	No

Source: Table 3, *AQ/GHG Assessment* NA = Not Applicable

b) Would the Project 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?

Significant and Unavoidable Impact

The air basin is designated as an extreme non-attainment area for ozone and a non-attainment area for Respirable Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$). Air quality for the region is monitored and managed by the South Coast Air Quality Management District (SCAQMD).

The EIR determined that Canterwood Project-specific construction emissions would not exceed SCAQMD significance thresholds with implementation of **Standard Conditions SC-AQ-1**, **SC-AQ-2**, and **Mitigation Measure MM-AQ-1**. The Canterwood EIR also determined that its operational air pollutant emissions would be less than significant with implementation of **Mitigation Measure MM-GHG-1** (as outlined in 4.8, *Greenhouse Gas Emissions*) except for volatile organic compounds (VOC) and oxides of nitrogen (NOx). This impact was found to be significant on a Project and cumulative basis. Land use conflicts due to odors can be reduced to less than significant levels by implementation of **Standard Condition SC-AG-1**, and **Mitigation Measure MM-AG-1** (as outlined in 4.2, *Agricultural and Forest Resources*).

The 20 additional residential units in TTM 38823 would raise the total unit count from 574 to 594 units, and a supplemental air quality assessment was performed by Urban Crossroads in January 2025 to confirm that this change would also not result in significant impacts or substantial changes to the EIR analysis. The *AQ/GHG Assessment* determined that potential emissions from construction, occupancy of the 20 additional residential units, their cumulative effect, and impacts on impacts on sensitive receptors would not result in any significant changes from the emissions already accounted for in the Canterwood EIR. Therefore, the individual impacts of TTM 38823 would be less than significant while the overall emissions of the Canterwood Project would incrementally increase but would not change to overall conclusions of the EIR (i.e., significant air quality impacts even with mitigation).

c) Would the Project expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?

Less than Significant Impact

The EIR concluded that, even without mitigation, Canterwood's construction emissions would not exceed the SCAQMD's "Local Significance Thresholds" (LSTs) for any criteria pollutants or for Toxic Air Contaminants (TACs). According to LST methodology, LSTs would apply to the operational phase, if a Project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the Project site (e.g., transfer facilities and warehouse buildings). However, the Canterwood development does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed.

The TTM 38823 site is currently vacant land that does not contain any operational land uses that emit toxic air contaminants. There are no health cancer and non-cancer risks associated with TACs. The Canterwood development is a residential Project and will not be a source of toxic air contaminants and would not produce the volume of traffic required to generate a CO "hot spot."

TTM 38823 proposes the addition of 20 more residential units to the overall Canterwood Project. The potential overall emissions from construction and operation for the original 574 units were accounted for in the EIR. The *AQ/GHG Assessment* indicates that TTM 38823 would contribute an additional 20

units or +3.5% to the already significant total emissions from the Canterwood Project; however, TTM 38823 emissions when evaluated on its own would be less than significant (i.e., less than SCAQMD daily thresholds). In addition, the supplemental study determined TTM 38823 would not have significant impacts on local sensitive receptors as shown in **Table 6-2**, above. Therefore, the revised Canterwood development unit count would not result in any impacts not already evaluated in the EIR. Project impacts related to sensitive receptors would be less than significant and consistent with the conclusions of the EIR.

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant with Mitigation

The Canterwood EIR concluded that potential odor sources associated with the operation of the Canterwood Project would be typical of any residential development which typically do not result in odor impacts. It should be noted that issues related to the County's "Right to Farm" Ordinance are addressed above in Section 4.2, *Agriculture and Forest Resources*.

Potential odors from construction and operation of the entire Canterwood residential development with 574 units were already accounted for in the EIR, and the *AQ/GHG Assessment* indicates that the 20 additional units would not result in significantly different impacts than indicated in the EIR. The additional 20 residential units will not generate odors under normal operating conditions, so the added units on the Canterwood site would not result in any significant impacts related to odors or other air pollutants as documented in the EIR. However, **Mitigation Measure MM-AG-1** was outlined in the Canterwood EIR which requires the HOA to invite adjacent farm owners and operators to establish an ongoing line of communication where any conflicts that manifest in complaints from either side (residents or farmers) can be addressed/resolved. This will include education programs by the farmers to serve as a foundation for building trust between the two land uses. With the establishment of communication between the two uses, the EIR concluded that potential conflicts over the long term could be effectively managed. With the inclusion of **Mitigation Measure MM-AG-1** (as outlined in 4.2, *Agriculture and Forest Resources*), any impacts of TTM 38823 related to odors will be reduced to less than significant levels. Similar to the conclusions of the EIR, impacts would be less than significant with implementation of the recommended mitigation.

Standard Conditions

SC-AQ-1 The following measures shall be incorporated into Project plans and specifications as implementation of Rule 1113: Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.

SC-AQ-2 All applicable measures shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to:

• All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

• The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.

• The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

Mitigation Measures

MM-AQ-1 During construction, the Project shall utilize "Super-Compliant" low VOC paints for the building envelope application which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize building materials that do not require the use of architectural coatings.

Conclusion Regarding Air Quality Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to air quality, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to forest resources compared to those identified in the Canterwood EIR and the same standard conditions and mitigation would be required of TTM 38823 as outlined in the EIR. TTM 38823 would implement **SC-AQ-1**, **SC-AQ-2**, **MM-AG-1**, and **MM-AQ-1** as required in the EIR for the original Project.

4.4 – Biological Resources

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Yes	Less than Significant with Mitigation	No	No	Yes
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)?	Yes	Less than Significant with Mitigation	No	No	Yes
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 Game or U.S. Fish and Wildlife Service?	Yes	Less than Significant with Mitigation	No	No	Yes

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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?	Yes	Less than Significant with Mitigation	No	No	Yes
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	Yes	Less than Significant with Mitigation	No	No	Yes
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?	Yes	Less than Significant with Mitigation	No	No	Yes
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Yes	No Impact	No	No	Yes

Proposed TTM 38823 in relation to Canterwood EIR

7. Wildlife & Vegetation

Since the Canterwood EIR was prepared in 2020, County of Riverside Environmental Programs Division (EPD) Staff requested that the site be reevaluated. HELIX Environmental surveyed the site and prepared an update memo dated October 8, 2024 (HELIX 2024, **Appendix C**) to confirm the condition of the TTM 38823 Project site and the Project's consistency with the MSHCP.

a) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

Less than Significant with Mitigation

The EIR indicated the Canterwood area was within the Multiple Species Habitat Conservation Plan (MSHCP), but the site and surrounding area lack significant biological resources (i.e., not in any Criteria Cells or other designated resource areas, no riparian resources, not in a wildlife movement corridor, no conflict with local ordinances, etc.). The EIR required **Standard Conditions SC-HYD-1**, **SC-HYD-2** (as outlined in 4.10, *Hydrology and Water Quality*), **SC-AES-2**, **SC-AES-3** (as outlined in 4.1, *Aesthetics***), SC-BIO-1**, **SC-BIO-2**, and **Mitigation Measures MM-BIO-1** and **MM-BIO-2** (as outlined below) to assure there would be no significant impacts to burrowing owl, nesting birds, or from removal of the agricultural ditch. With these measures, the EIR determined that all impacts to biological resources could be reduced to less than significant levels.

The EIR examined the development of the entire Canterwood Project site. Impacts to biological resources from development of the entire Canterwood site, which would include the 20 additional residential units now proposed in TTM 38823 but no additional property, have already been accounted for in the EIR, and appropriate mitigation and standard conditions would be applied to TTM 38823 as well.

b) Would the Project 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)?

Less than Significant with Mitigation

The EIR concluded the Canterwood Project area would have no significant impacts on any federal or state listed or sensitive plant species. In addition, the area is not located within a Criteria Area Species Survey Area. The Canterwood Project site does contain an agricultural ditch and small pond, and their removal will require regulatory permitting as outlined in **Mitigation Measure MM-BIO-3** (which requires regulatory permitting for removal of the ditch and pond).

Regarding listed or sensitive wildlife, The EIR indicated 48 species had been recorded within the vicinity of the study area but 35 of the species have no potential to occur on the Project area due to lack of suitable habitat and four species are not expected to occur due to lack of suitable habitat for residence and/or breeding but may disperse through or across the study area. Of the remaining nine sensitive wildlife species, four species were determined to have a low potential to occur (western spadefoot toad, coastal whiptail, white-tailed kite, and western mastiff bat), two species were determined to have a moderate potential to occur (loggerhead shrike and San Diego black-tailed jackrabbit), and three species are presumed currently absent from the study area based on negative survey results (vernal pool fairy shrimp, Riverside fairy shrimp, and burrowing owl). Western spadefoot, coastal whiptail, white-

tailed kite, loggerhead shrike, and San Diego blacktailed jackrabbit are fully covered species under the MSHCP. The Project area does not support suitable roosting habitat for western mastiff bat. With payment of the MSHCP Mitigation Fee, no mitigation is required for potential impacts to these species.

One species that was not assessed at the time the EIR was prepared (2020) was the Crotch's bumble bee (CBB, *Bombus crotchii*) which is now a California Endangered Species Act candidate species. An Updated Biological Assessment and MSHCP Consistency Review dated 10-8-2024, prepared by HELIX Environmental Planning, did evaluate the TTM 38823 site to determine if site conditions were the same as in their 2018 General Biological Resources Assessment (GBRA) and to determine if CBB or its habitat was present. Although the updated assessment did find isolated or scattered vegetation in the area that supports CBB, their conclusion was that "…based on the limited quantity and diversity of nectar resources on the project site and surrounding areas and a lack of known occurrences within adjacent areas, the project site does not contain habitat suitable to support Crotch's bumble bee, and focused surveys are not required." (Helix 2024, **Appendix C**), Therefore, impacts on this species will be less than significant and no mitigation is required. This does not change the conclusions of the EIR regarding biological resources and no additional mitigation is required. Additionally, Helix confirmed that existing conditions within the TTM 38823 site are consistent with those identified in the 2018 GBRA.

In addition, the study area is located within the Stephens' kangaroo rat Habitat Conservation Plan (HCP) and is required to pay a Stephens' kangaroo rat mitigation fee for incidental take authorization under the Stephens' kangaroo rat HCP. Payment of the Stephens' Kangaroo Rat Fee, and the MSHCP Mitigation Fee are mandatory. **Standard Conditions SC-BIO-1** and **SC-BIO-2** require the Project applicant to pay these fees prior to the issuance of a grading permit and building permit, respectively. Payment of these fees is not considered unique mitigation under CEQA.

Since The Canterwood Project area supports suitable habitat for burrowing owls, focused surveys were conducted in accordance with the County's survey protocol. No burrowing owls or signs of burrowing owls were observed on the Project area during the 2017 or 2018 focused surveys. Implementation of **Mitigation Measures MM-BIO-1** and **MM-BIO-2** will ensure that potential impacts to burrowing owls are reduced to less than significant levels by requiring that a preconstruction survey for burrowing owl is prepared no more than 30 days prior to ground disturbance.

TTM 38823 would implement the same required standard conditions and mitigation measures.

c) *Would the Project 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?*

Less than Significant with Mitigation

The EIR indicated the Canterwood area had been historically disturbed by agriculture and human activity. According to the MSHCP for western Riverside County, the site and surrounding area lack significant biological resources (i.e., not in any Criteria Cells or other designated resource areas, no riparian resources, not in a wildlife movement corridor, no conflict with local ordinances, etc.). The site and surrounding area are not located within or adjacent to a MSHCP Criteria Area; therefore, the Canterwood Project area is not subject to special conservation requirements that apply to cells and is not required to undergo the Habitat Acquisition and Negotiation Strategy process. The EIR determined the Canterwood Project was in compliance with MSHCP Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2 and 6.4 through adherence to **Standards Conditions SC-BIO-1** and **SC-BIO-2**, as well as implementation of **Mitigation Measures MM-BIO-1** and **MM-BIO-2**.

TTM 38823 proposes the addition of 20 more residential units which will not affect any more acreage than indicated in the Canterwood EIR. Impacts to biological resources from development of the entire Canterwood site, which would now include the 20 additional units, have already been accounted for in the EIR and appropriate mitigation and standard conditions were applied to TTM 37439. The currently proposed TTM 38823 would implement the same standard conditions and mitigation measures.

d) Would the Project 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?

Less than Significant with Mitigation

The EIR indicated the Canterwood site was not in a wildlife movement corridor, no conflict with local ordinances, etc.), although to help protect area resources implementation of a nesting bird survey in **Mitigation Measure MM-BIO-2** was required. Since the Canterwood EIR examined developing the entire site, the addition of 20 more units would not change the conclusions of the EIR regarding this issue.

e) Would the Project 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?

Less than Significant with Mitigation

The EIR indicated the Canterwood area had been historically disturbed by agriculture and human activity and does not contain riparian resources or other sensitive habitat. The EIR stated that adherence to **Standards Conditions SC-BIO-1** and **SC-BIO-2** and implementation of **Mitigation Measures MM-BIO-1** and **MM-BIO-2** would help reduce potential impacts to sensitive species that might utilize the site (i.e., burrowing owl and nesting bird surveys). The EIR did indicate that the Canterwood Project site contained an agricultural ditch and a small pond and their removal would require regulatory permitting as outlined in **Mitigation Measure MM-BIO-3**.

TTM 38823 would add 20 additional units which would not affect any riparian or related resources as none were identified on the site. Impacts to the agricultural ditch and small pond and their removal would still be mitigated by **MM-BIO-3**. Therefore, the impacts of TTM 38823 would not increase impacts over those identified in the Canterwood EIR.

f) Would the Project 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?

Less than Significant with Mitigation

As outlined under Impact Section 7.e above, the EIR indicated the Canterwood site did not contain riparian resources, other sensitive habitat, or significant wetland resources. The EIR did indicate the Canterwood Project site contains an agricultural ditch and a small pond, and their removal would require regulatory permitting as outlined in **Mitigation Measure MM-BIO-3**. TTM 38823 would also implement **Standard Conditions SC-BIO-1** and **SC-BIO-2** (payment of SKR and MSHCP fees, outlined below) as recommended in the EIR.

These minor changes to the Canterwood Project would not affect any wetland or related resources as none were identified on the site. Impacts to the agricultural ditch and small pond and their removal would still be mitigated by **MM-BIO-3** from the EIR. Therefore, the impacts of TTM 38823 would not increase impacts over those identified in the Canterwood EIR.

g) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

As outlined in the Initial Study for the EIR NOP, there are no oak trees on the Project site. The County's Oak Tree Management Guidelines would not be applicable. The provisions of Ordinance No. 559 would not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply. Therefore, implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Since the EIR examined developing the entire site, the addition of 20 more units on the same size site would not change the conclusions of the EIR regarding this issue. No impacts will occur.

Standard Conditions

SC-BIO-1 SKR Fees. Prior to the issuance of a grading permit, the Project applicant shall pay the SKR Fee (established to provide mitigation for impacts to the SKR from Projects within the SKR Fee area).

SC-BIO-2 MSHCP Fees. Prior to the issuance of a building permit, the Project applicant shall pay the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (established to provide mitigation for biological impacts from Projects within the MSHCP area).

Mitigation Measures

Since the EIR and the FEIR were completed, there have been revisions to the text for **Mitigation Measures MM-BIO-1** and **MM-BIO-2**. The County is requiring that the updated mitigation is presented in this Addendum and it shall apply to TTM 38823. The prior versions of EIR/FEIR **Mitigation Measures MM-BIO-1** and **MM-BIO-2** shall not apply to TTM 38823 and are not provided in this Addendum, to avoid any confusion.

MM-BIO-1 Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.

If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must

submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.

MM-BIO-2 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 rough grading permit.

MM-BIO-3 Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and the final agreement documentation shall be provided to EPD. When the requested documents are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological documents not uploaded to the FTP site may result in delayed review and approval.

Conclusion Regarding Biological Resource Impacts: TTM 38823 would add 20 additional units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and

impacts to biological resources, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to biological resources compared to those identified in the Canterwood EIR and similar standard conditions and mitigation would be required of TTM 38823 as outlined in the EIR.

4.5 – Cultural Resources

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
8. Historic Resources a) Alter or destroy a historic site?	Yes	No Impact	No	No	No
b) Cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, Section 15064.5?	Yes	No Impact	No	No	No
9. Archaeological Resources a) Alter or destroy an archaeological site?	Yes	Less than Significant with Mitigation	No	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	Yes	Less than Significant with Mitigation	No	No	No
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

8. Historic Resources

a) Would the Project alter or destroy a historic site?

b) Would the Project cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

No Impact

(Response to Questions a and b) The EIR concluded no historical resources of prehistoric or historic origin were observed within the boundaries of the Canterwood Project site or its off-site components. Therefore, the Canterwood Project would not have any impacts or alter or destroy an historic site.

TTM 38823 proposes to add 20 more residential units to the total Canterwood Project. Development of the entire site, including the land within TTM 38823, has already been assessed and it was concluded that there would be no impacts to historical resources. TTM 38823 would not result in new impacts to historical resources compared to those identified in the Canterwood EIR and there would be no impacts.

Conclusion Regarding Historic Resource Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to historic resources, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to historic resources compared to those identified in the Canterwood EIR and there were no standard conditions or mitigation measures outlined in the EIR.

9. Archaeological Resources

a) Would the Project alter or destroy an archaeological site?

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

Less than Significant with Mitigation

(Response to Questions a and b) Archaeological district 33-14370, which contains spatially separated prehistoric and historic-era sites and isolates, is located adjacent to the north boundary of the Canterwood Project area. However, the EIR concluded that no cultural resources of prehistoric (i.e. Native American) or historic origin were observed within the boundaries of the Canterwood Project site or any off-site project components. The Canterwood Project site has experienced ground disturbances in the past so any buried archaeological resources would most likely have already been uncovered or destroyed.

Per comments on the Draft EIR from the Pechanga Tribe of Luiseño Indians, EIR text and Mitigation Measures were revised and documented in the Final EIR (FEIR). The following revisions are taken from the FEIR Errata Section. In the Errata, added or modified text is shown by underlining (<u>example</u>) while deleted text is shown by striking (~~example~~).

> Because the Project site has experienced ~~severe~~ ground disturbances in the past, any buried archaeological and/or cultural resources <u>that were relatively shallow</u> would have already been uncovered or destroyed. <u>However, it is possible that buried resources at greater depths may still be present.</u> In the ~~unlikely~~ event that archaeological and/or cultural materials are uncovered during ground-disturbing activities, **Mitigation Measures MM-CUL-1** through **MM-CUL-6<u>8</u>** are provided to reduce the Project's potential to alter or destroy an archaeological site to a less than significant level.

Mitigation Measures MM-CUL-1 through **MM-CUL-8** were implemented for the EIR project.

TTM 38823 would not result in new or substantially different impacts to archaeological resources compared to those identified in the Canterwood EIR and mitigation measures shall also apply to TTM 38823. However, since the EIR and the FEIR were completed, the County of Riverside has consulted with various Native American Tribes in the Riverside County area, and they have collectively agreed upon further revisions to required standard conditions and/or mitigation measures. The County is requiring five conditions of approval related to cultural resources for this project which are presented in this Addendum as **Mitigation Measures MM-CUL-1** through **MM-CUL-5**. These mitigation measures shall apply to TTM 38823, and the prior EIR/FEIR Mitigation Measures shall not apply to TTM 38823 and are not provided in this Addendum to avoid any confusion.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less than Significant Impact

The Initial Study for the EIR NOP indicated the Canterwood Project site and immediate surrounding area did not contain any significant archaeological or historical resources. However, the region has been inhabited by Native Americans for thousands of years. In the unlikely event that archeological and/or cultural materials are uncovered during ground-disturbing activities, the Initial Study outlined that the Project is required to adhere to **Standard Condition SC-CUL-1** during grading to assure there are no significant impacts to buried and previously undiscovered cultural resources, including human remains.

The proposed 20 additional units would be built on land already evaluated in the EIR for cultural resources. While typically, **SC-CUL-1** would also be required during construction of TTM 38823, this exact standard condition is no longer being required, as discussed above under Threshold 9b. Human remains are now covered under **Mitigation Measure MM-CUL-4** which shall apply to TTM 38823.

Mitigation Measures

MM-CUL-1 **Archaeological Sensitivity Training.** The Applicant must retain a qualified professional archaeologist, approved by the Community Development Director, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural-resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow.

MM-CUL-2 **Native American Monitor.** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of 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) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the

County Archaeologist to ensure compliance with this mitigation measure or any correlating condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

MM-CUL-3 **Project Archaeologist.** 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 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 wet-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 frequency and location of inspections will be determined by the Project Archaeologist.

MM-CUL-4 **Artifact Disposition.** Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

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), shall be 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 ensuring access and use pursuant to the Guidelines.

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. 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.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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 ensuring access

and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

MM-CUL-5 **Phase IV Monitoring Report.** 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.

Conclusion Regarding Archaeological Resource Impacts: The proposed TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to archaeological resources, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to archaeological resources compared to those identified in the Canterwood EIR and similar mitigation measures would be required of TTM 38823 as outlined in the Canterwood EIR.

NOTE. As a result of Native American Consultation (NAC) under SB 18 during the Canterwood DEIR and FEIR, mitigation for unanticipated discovery of cultural resources as outlined in this document, under Section 4.18, Tribal Cultural Resources, was incorporated into the EIR and will be implemented by TTM 38823. TTM 38823 is part of the Canterwood EIR property, so no additional NAC under SB 18 or AB 52 is required under CEQA.

4.6 – Energy

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
10. Energy Impacts a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	Yes	Less than Significant with Mitigation	No	No	Yes
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency??	Yes	Less than Significant with Mitigation	No	No	Yes

Proposed TTM 38823 in relation to Canterwood EIR

10. Energy Impacts

a) Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Less than Significant with Mitigation

The EIR examined Energy Resources and also included pertinent discussions in the Air Quality and Greenhouse Gas Emissions Sections. Energy usage is assumed to be cumulative but less than significant. The EIR concluded the proposed Canterwood Project would result in an incremental use of energy during construction and operations.

The energy demands of TTM 38823 are incremental at most and can be accommodated within the context of available resources and energy delivery systems. The 20 additional units in TTM 38823 may raise overall energy use of the Canterwood Project by +3.5%, but the construction and operation of TTM 38823 will be subject to energy conservation limits established by the California Green Building Code and Title 24 requirements as adopted by the County. Therefore, TTM 38823 would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California (e.g., CalGreen Code). Additionally, any impacts would be reduced to a less than significant level with the incorporation of **Mitigation Measure MM-GHG-1** (as outlined in 4.8, *Greenhouse Gas Emissions*). TTM 38823 construction and operations would not result in inefficient, wasteful, or

unnecessary consumption of energy. Project-related energy usage is not considered to be cumulatively considerable and would not result in significant impacts with the incorporation of **Mitigation Measure MM-GHG-1**.

b) Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Less than Significant with Mitigation

As discussed in Impact Section 10.a above, the EIR stated the Canterwood Project would provide for and promote energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing would meet or exceed all California Building Standards Code Title 24 standards. Therefore, the Canterwood development would not result in inefficient, wasteful, or unnecessary consumption of energy. Further, it would not cause or result in the need for additional energy producing facilities or energy delivery systems. Any energy impacts of the Canterwood Project would be reduced to less than significant levels with regulatory compliance and incorporation of **Mitigation Measure MM-GHG-1**.

TTM 38823 (including the additional 20 residential units) would be built to current energy conservation standards for such facilities and CalGreen, the County, and Eastern Municipal Water District which will continue to develop new programs and comply with existing state programs regarding energy conservation. Any energy impacts of TTM 38823 would be also reduced to less than significant levels with regulatory compliance and incorporation of **Mitigation Measure MM-GHG-1**.

Conclusion Regarding Energy Resource Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to energy resources, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to energy resources compared to those identified in the Canterwood EIR and the same mitigation measure would be required of TTM 38823 as outlined in the EIR.

4.7 – Geology and Soils

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones 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?	Yes	No Impact	No	No	No
12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	Yes	Less than Significant Impact	No	No	No
13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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?	Yes	Less than Significant Impact	No	No	No
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	Yes	No Impact	No	No	No
17. Slopes a) Change topography or ground surface relief features?	Yes	Less than Significant Impact	No	No	No
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	Yes	No Impact	No	No	No
c) Result in grading that affects or negates subsurface sewage disposal systems?	Yes	No Impact	No	No	No
18. Soils a) Result in substantial soil erosion or the loss of topsoil?	Yes	Less than Significant Impact	No	No	No

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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?	Yes	Less than Significant Impact	No	No	No
c) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Yes	No Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

<u>Proposed TTM 38823 in relation to Canterwood EIR</u>

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

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?

No Impact

This potential issue was evaluated in the Initial Study for the EIR NOP and was found to have no impact as the Canterwood Project area is not located within an Alquist-Priolo Earthquake Fault Zone; therefore, there would be no impacts and no mitigation was required. The land supporting the addition of 20 more residential units within TTM 38823 has already been evaluated for these impacts. Since TTM 38823 is not located within an Alquist-Priolo Earthquake Fault Zone, there would be no impact, similar to the conclusion of the EIR.

Conclusion Regarding Earthquake Fault Zone Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to local and regional earthquake faults and fault zones, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to faults or fault zones compared to those identified in the Canterwood EIR.

12. Liquefaction Potential Zone

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

Less than Significant Impact

This potential issue was evaluated in the Initial Study for the EIR NOP and was found to have no impact and no mitigation was required. The land supporting the addition of 20 more total residential units within the Canterwood property has already been evaluated for these impacts and the Initial Study acknowledged that adherence to **Standard Conditions SC-GEO-1** and **SC-GEO-2** (as outlined below) was required. Therefore, impacts of TTM 38823 in this regard would be less than significant with regulatory compliance and no mitigation is required.

Standard Conditions

SC-GEO-1 The Project shall comply with the most recent version of Ordinance No. 457. In addition, all proposed buildings shall be subject to the seismic design criteria of the California Building Code (in effect prior to grading permit issuance, prior to building permit issuance, and prior to building final), which contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake.

SC-GEO-2 Prior to the issuance of a grading and/or building permit, the Project applicant shall submit plans that demonstrate compliance with the geotechnical conclusions and recommendations contained in the *Geo Investigation* as it pertains to:

- General Earthwork and Grading;
- Earthwork Shrinkage and Subsidence;
- Removal Recommendations;
- Slopes;
- Seismic Design Parameters;
- Liquefaction and Secondary Earthquake Hazards;
- Foundations;
- Lateral Load Resistance;
- Interior lab on Grade;
- Miscellaneous Concrete Flatwork;
- Cement Type and Corrosion Potential;
- Temporary Slopes;
- Utility Trench Backfill;
- Preliminary Pavement Sections;
- Drainage and Moisture Proofing;

- Geotechnical Observations;
- Plan Review; and
- On-Site Stormwater Disposal.

Conclusion Regarding Liquefaction Zone Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to liquefaction zones, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to liquefaction zones compared to those identified in the Canterwood EIR and the same standard conditions would be required of TTM 38823 as outlined in the EIR.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Less than Significant Impact

These potential issues (faults, seismic shaking, and liquefaction) were evaluated in the Initial Study for the EIR NOP and were found to have no impact and no mitigation was required. The land supporting the addition of 20 more total residential units within the Canterwood property has already been evaluated for these impacts. Therefore, impacts of TTM 38823 in this regard would be less than significant with regulatory compliance and no mitigation is required.

With implementation of **Standard Conditions SC-GEO-1** and **SC-GEO-2** (outlined in 12.a, above) to comply with the California Building Code and seismic design measures outlined in the Canterwood geotechnical report, future structures and future residents would be adequately protected and no mitigation is required.

Conclusion Regarding Ground-shaking Zone Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to ground-shaking zones, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to ground-shaking zones compared to those identified in the Canterwood EIR and the same standard conditions would be required of the Project as outlined in the EIR.

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?

Less than Significant Impact

The Initial Study for the EIR NOP determined the Project site is flat so the potential for landslides is low and would not result in significant impacts to the Canterwood development with implementation of **Standard Conditions SC-GEO-1** and **SC-GEO-2** (outlined in Impact Section 12.a above) to control

exposure to potentially strong seismic ground shaking. With the implementation of regulatory compliance and seismic design measures outlined in the Canterwood geotechnical report, future structures and future residents, including those proposed under TTM 38823, would be adequately protected.

Conclusion Regarding Landslide Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units), which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts related to landslides, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts related to landslides compared to those identified in the Canterwood EIR and the same standard conditions would be required of TTM 38823 as outlined in the EIR.

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?

Less than Significant Impact

The Initial Study for the EIR NOP determined that ground subsidence or other unstable geologic or soil conditions would not result in significant impacts to the Canterwood Project with implementation of **Standard Conditions SC-GEO-1** and **SC-GEO-2** (outlined in Impact Section 12.a above). With the implementation of regulatory compliance and seismic design measures outlined in the Canterwood geotechnical report, future structures and future residents, including those proposed under TTM 38823, would be adequately protected.

Conclusion Regarding Ground Subsidence Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to ground subsidence, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to ground subsidence compared to those identified in the Canterwood EIR and the same standard conditions would be required of TTM 38823 as outlined in the EIR.

16. Other Geologic Hazards

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

No Impact

The Initial Study prepared for the EIR NOP concluded that due to the Canterwood site's location and underlying geology, there was no potential for seiche, mudflow, or volcanic hazards. Since TTM 38823 is located within the Canterwood Project area, there would be no impact similar to the conclusion of the EIR.

Conclusion Regarding Ground Subsidence Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts related

to other geologic hazards, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts related to other geologic hazards compared to those identified in the Canterwood EIR and there would be no impact, as outlined in the EIR.

17. Slopes

a) Change topography or ground surface relief features?

Less than Significant Impact

The EIR indicated that the entire Canterwood Project site is relatively flat but grading for residential uses would result in the creation of small slopes and changes in surface relief to allow for onsite drainage. The Project geotechnical report indicated that with proper design and construction, the planned onsite slopes would be safe and meet applicable County guidelines and requirements. This would also apply to TTM 38823, and impacts would be less than significant.

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

No Impact

The Initial Study prepared for the EIR NOP concluded that no impacts would occur. The entire Canterwood Project site is relatively flat, and the Project plans did not show any slopes higher than 10 feet and all slopes would be 2:1 or less. The currently proposed Project (TTM 38823) plans show similar limitations as the site is relatively flat, so there will be no steep or high slopes.

c) Result in grading that affects or negates subsurface sewage disposal systems?

No Impact

As part of Phase 2 development of the Canterwood Project (TTM 38332), the need for a sewer lift station until a new area-wide station can be installed was no longer needed, and the EIR determined onsite development would not need to utilize septic systems. Therefore, the Canterwood development and TTM 38823 would have no impacts relative to soil conditions related to septic systems. This conclusion was reached for the entire residential Project in the Initial Study for the EIR NOP and applies to TTM 38823 as well.

Conclusion Regarding Slope-Related Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts related to slopes, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts related to slopes compared to those identified in the Canterwood EIR and the same standard conditions would be required of TTM 38823 as outlined in the EIR.

18. Soils

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

Less than Significant Impact

Soil erosion was evaluated in the Initial Study for the EIR NOP and was found to have less than significant impacts and no mitigation was required. However, the EIR did acknowledge the site would be subject to regulatory compliance with various agencies (including the South Coast Air Quality Management Agency and the Regional Water Quality Control Board) regarding soil erosion.

The proposed 20 additional units are within the overall Canterwood property, which has already been evaluated for possible erosion impacts and appropriate regulatory compliance is required. Therefore, TTM 38823 would have less than significant impacts regarding erosion and no mitigation is required.

Standard Conditions are required as outlined in the Initial Study. **Standard Condition SC-GEO-3** (outlined below) requires planting and irrigation of all manufactured slopes equal to or greater than 3 feet in vertical height and slopes 15 feet or greater in vertical height. **Standard Condition SC-HYD-1** (as outlined in 4.10, *Hydrology and Water Quality*) and **SC-AQ-2** (as outlined in 4.3, *Air Quality*) are required in order to ensure that potential impacts to hydrology and water quality resources would remain less than significant. These would also apply to TTM 38823, and impacts would be less than significant.

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?

Less than Significant Impact

The Initial Study for the EIR NOP concluded that the overall site had a low to moderate potential for soil expansion. The 20 additional residential units would be subject to the same geologic and soil conditions identified in the EIR and would have to implement the same standard conditions (**Standard Conditions SC-GEO-1** and **SC-GEO-2** as outlined in Impact Section 12.a above) and regulatory compliance. Therefore, TTM 38823 would not result in new or substantially different impacts related to geology or soils compared to those identified in the Canterwood EIR.

The proposed 20 additional units are within the overall Canterwood property, which has already been evaluated for possible erosion impacts and appropriate regulatory compliance is required. Therefore, TTM 38823 would have less than significant impacts regarding expansive soils and no mitigation is required.

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?

No Impact

As part of Phase 2 development of the Canterwood Project (TTM 38332), the need for a sewer lift station until a new area-wide station can be installed was no longer needed, and the EIR determined onsite development would not need to utilize septic systems. Therefore, the Canterwood Project and TTM 38823 would have no impacts relative to soil conditions related to septic systems. This conclusion was reached for the entire residential Project in the Initial Study for the EIR NOP and applies to TTM 38823 as well.

The proposed 20 additional units are within the overall Canterwood Project, which has already been evaluated for possible erosion impacts and appropriate regulatory compliance is required. Therefore, TTM 38823 would have no impact regarding septic tanks and no mitigation is required.

Standard Conditions

SC-GEO-3 The Project applicant shall plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance No. 457.

Conclusion Regarding Soil-Related Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts related to soils, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts related to soils compared to those identified in the Canterwood EIR and the same standard conditions would be required of TTM 38823 as outlined in the EIR.

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?

Less than Significant Impact

This issue was evaluated in the Initial Study for the EIR NOP and was found to have less than significant impacts and no mitigation was required. However, **Standard Condition SC-GEO-1** (outlined in Impact Section 12.a above) and **SC-HYD-1** (as outlined in 4.10, *Hydrology and Water Quality*) are required and the EIR acknowledged the site would be subject to regulatory compliance with various agencies (e.g., South Coast Air Quality Management Agency, Regional Water Quality Control Board) regarding erosion. The County General Plan Safety Element does not show the Canterwood Project area, which includes TTM 38823, being located in an identified blowsand area.

Conclusion Regarding Wind Erosion Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to wind erosion and blowsand, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to wind erosion or blowsand compared to those identified in the Canterwood EIR and the same standard conditions would be required of TTM 38823 as outlined in the EIR.

4.8 – Greenhouse Gas Emissions

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
20. Greenhouse Gas Emissions					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Yes	Less than Significant with Mitigation	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Yes	Less than Significant with Mitigation	No	No	Yes

Proposed TTM 38823 in relation to Canterwood EIR

20. Greenhouse Gas Emissions

Urban Crossroads has prepared a *Supplemental Air Quality* (AQ) *and Greenhouse Gas* (GHG) *Assessment*, dated January 2025 (*AQ/GHG Assessment*, **Appendix A**), to address the additional 20 units (above what was analyzed under the 2020 EIR) proposed under TTM 38823 and air pollutant and greenhouse gas emission impacts relative to the original 2020 EIR estimates.

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

Less than Significant with Mitigation

The EIR determined the Canterwood Project may contribute to global climate change by its incremental contribution of greenhouse gases (GHG) compared to SCAQMD standards. With implementation of **Standard Condition SC-GHG-1** and **Mitigation Measure MM-GHG-1**, the EIR concluded its emission rates would be consistent with applicable significance thresholds established by the County's Climate Action Plan (CAP) and reduced to less than significant levels.

Construction of the 20 additional units would result in GHG emissions approximately 3.5% higher than those already accounted for in the EIR. All emissions would still be emitted within the local air basin but are considered global in nature. Occupancy of the 20 additional units would slightly increase the use of electricity but would not significantly affect overall operational GHG emission of the Canterwood Project. TTM 38823 would also be subject to the standard condition and mitigation measure required in the EIR, so it would also be consistent with the County's CAP. As a result, TTM 38823 would have

no demonstrable effect on regional or global climate change, and the additional units would not result in any significant changes in the amount or timing of greenhouse gases emitted by the Canterwood Project as a whole.

The 20 additional residential units would raise the total unit count from 574 to 594 units. A *Supplemental Air Quality and Greenhouse Gas Assessment* was prepared by Urban Crossroads (UC) in January 2025 (*AQ/GHG Assessment*, **Appendix A**) to ensure this change would also not result in significant impacts or changes from the original GHG analysis prepared in 2019 for the EIR. The *AQ/GHG Assessment* determined that potential GHG emissions from construction and operation of the 20 additional residential units would not result in any significant changes from the emissions already accounted for in the EIR and the difference between the 2025 and 2019 numbers (332.99 $MTCO_2e$) does not exceed the SCAQMD threshold of 3,000 $MTCO_2e$ as shown in **Table 20-1**, below. Thus, The *AQ/GHG Assessment* determined that TTM 38823 would not result in significant GHG impacts by itself. Therefore, the individual GHG impacts of TTM 38823 would be less than significant with the required mitigation and consistent with the overall conclusions of the EIR.

Table 20-1
Project Net GHG Emissions

Source	Emissions MT/year in CO_2e
Canterwood Project Without TTM 38823 (2019)	11,991.58
Canterwood Project With TTM 38823 (2025)	12,337.55
Difference - TTM 38823 (2025)	345.97
SCAQMD Regional Threshold	3,000
Threshold Exceeded?	No

Source: Table 4, *AQ/GHG Assessment*

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

Less than Significant with Mitigation

Mitigation Measure MM-GHG-1 has been included which specifies the measures to be provided by the Canterwood development to garner 100 points. It should be noted that **Mitigation Measure GHG-1** has been written in a manner to provide specific measures; however, it also allows flexibility to allow for changes that evolve as part of refinements to the CAP, or changes in technology. Regardless of the final methodology/measures, the Project shall garner the equivalent of 100 points. With the incorporation of **Mitigation Measure MM-GHG-1**, the Canterwood Project, including the additional 20 units in TTM 38823, will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be reduced to a less than significant level.

Standard Conditions

SC-GHG-1 The Project is required to comply with Title 24, Part 6 (Energy Efficiency Standards or California Energy Code), as well as Title 24, Part 11 (California Green Building Standards Code - referred to as CalGreen).

Mitigation Measures

MM-GHG-1 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 the following measures from the County of Riverside Climate Action Plan (November 2019) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points. Alternatively, the specific measures may be substituted for other measures, so long as 100 points are still achieved on the checklist, subject to County of Riverside Building Department review:

1. Measure EE5.A.1 Insulation - Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) (9 points)

2. Measure EE5.A.2 Windows - Enhanced Window (0.32 U-factor, 0.25 SHGC) (4 points)

3. Measure EE5.A.3 Cool Roofs - Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance) (7 points)

4. Measure EE5.A.4 Air Infiltration - Blower Door HERS Verified Envelope Leakage or equivalent (5 points)

5. Measure EE5.B.1 Heating/Cooling Distribution System - Modest Duct Insulation (R-6) (4 points)

6. Measure EE5.B.2 Space Heating/Cooling Equipment - Very High

Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF) (5 points)

7. Measure EE5.B.3 Water Heaters - Very High Efficiency Water Heater (0.92 Energy Factor) (11 points)

8. Measure EE5.B.5 Artificial Lighting - High Efficiency Lights (50% of in unit fixtures are high efficiency) (6 points)

9. Measure EE5.B.6 Appliances - Energy Star Refrigerator (new) Energy Star Dishwasher (new) Energy Star Washing Machine (new) (3 points)

10. Measure CE1.A.1 Photovoltaic - 50 percent of the power needs of the Project (17 points)

11. Measure W2.A.2 Water Efficient Landscaping - Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use) (2 points)

12. Measure W2.B.1 Showers - Water Efficient Showerheads (2.0 gpm) (2 points)

13. Measure W2.B.2 Toilets - Water Efficient Toilets (1.5 gpm) (2 points)

14. Measure W2.B.3 Faucets - Water Efficient faucets (1.28 gpm) (2 points)

15. Measure W2.B.4 Dishwasher - Water Efficient Dishwasher (6 gallons per cycle or less) (1 points)

16. Measure W2.B.5 Washing Machine - Water Efficient Washing Machine (Water factor <5.5) (1 points)

17. Measure W2.B.6 WaterSense - EPA WaterSense Certification (7 points)

18. Measure T4.A.1 Electric Vehicle Recharging - Install electric vehicle charging stations for each residential unit included in the Project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis. (8 points)

19. Measure S1.A.1 Recycling - Provide green waste composting bins at each residential unit (4 points)

Conclusion Regarding GHG Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts related to greenhouse gas emissions, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to greenhouse gas emissions or program compliance compared to those identified in the Canterwood EIR and the same regulatory compliance and mitigation would be required of TTM 38823 as outlined in the EIR.

4.9 – Hazards and Hazardous Materials

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Yes	Less than Significant with Mitigation	No	No	No
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?	Yes	Less than Significant with Mitigation	No	No	No
c) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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?	Yes	No Impact	No	No	No
22. Airports a) Result in an inconsistency with an Airport Master Plan?	Yes	No Impact	No	No	No
b) Require review by the Airport Land Use Commission?	Yes	No Impact	No	No	No
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?	Yes	No Impact	No	No	No
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?	Yes	No Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

21. Hazards and Hazardous Materials

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant with Mitigation

The EIR concluded that, as a residential development, the Canterwood Project would only create incremental impacts related to hazards and hazardous materials during construction and occupancy by the limited transport, use, or disposal of hazardous materials. The EIR recommended implementation of **Mitigation Measures MM-HAZ-1** through **MM-HAZ-4** (as outlined below) to ensure there would be no significant impacts related to hazardous materials during project grading or for new buyers in terms of notification. These mitigation measures would also apply to TTM 38823, and impacts would be reduced to less than significant levels with their implementation.

b) Would the Project 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?

Less than Significant with Mitigation

The Canterwood site is currently vacant in an area that currently supports low intensity agricultural uses with limited or occasional use of fertilizers and pesticides. The IS prepared for the NOP concluded that, as a residential development, the Project would only create incremental impacts related to hazards and hazardous materials during construction and occupancy. The EIR required future development to adhere to **Standard Condition SC-HYD-1** and **SC-HYD-2** (as outlined in 4.10, *Hydrology and Water Quality*) and **Mitigation Measures MM-HAZ-1** through **MM-HAZ-4**. The implementation of these mitigation measures will reduce any potential impacts to less than significant levels.

The 20 additional units proposed in TTM 38823 would use the same materials as other residences already evaluated in the EIR and will implement the required standard conditions and mitigation measures. TTM 38823 impacts would be equivalent to those discussed in the EIR.

c) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

Less than Significant Impact

The Initial Study for the EIR NOP concluded the Canterwood Project would have less than significant impacts relative to emergency plans with adherence to **Standard Condition SC-TR-2** (as outlined in 4.18, *Transportation*). Similarly, TTM 38823 is within the Canterwood property and would not have any significant impacts on emergency plans maintained by the County.

d) Would the Project 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?

Less than Significant Impact

The Initial Study for the EIR NOP determined there were no existing or planned schools within a quarter mile of the entire Canterwood site and the Canterwood Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste beyond that normally associated with a primarily residential project (with park and open space components). With adherence to **Standard Condition SC-HYD-1** and **Standard Condition SC-HYD-2**, impacts would remain less than significant. This would also apply to TTM 38823 and impacts would be less than significant.

e) *Would the Project 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?*

No Impact

The Initial Study for the EIR NOP determined the entire Canterwood site was not listed as contaminated on any governmental databases. Since TTM 38823 is within the Canterwood property, construction and occupancy of the 20 additional residential units under TTM 38823 would have no impacts in this regard and no mitigation is required.

Mitigation Measures

MM-HAZ-1 **Accidental Releases.** Prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

MM-HAZ-2 **Hazmat Remediation.** During grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any

residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).

MM-HAZ-3 **Buyer Notifications.** Prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR.

MM-HAZ-4 **Soil Testing.** Soil excavated from the pond may only be used for non-residential fills and shall not be used in residential fills. Prior to any ground disturbance, the Project applicant shall test any soil excavated from the pond to determine if the excavated soils contain any analytes as metals, coliforms, Nitrogen, Phosphorus, etc. Should any remediation be required prior to relocation for fill, any work conducted shall be in compliance with guideline set by an oversight agency such as the County Department of Environmental Health Services (DEHS) or the Department of Toxic Substances Control (DTSC), prior to grading permit final.

Conclusion Regarding Hazards and Hazardous Materials Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to hazards and hazardous materials, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to hazards and hazardous materials compared to those identified in the Canterwood EIR and the same standard conditions would be required of TTM 38823 as outlined in the EIR.

22. Airports

a) Would the Project result in an inconsistency with an Airport Master Plan?

No Impact

The Initial Study for the EIR NOP concluded that the Project site is not within an Airport Land Use Master Plan or two miles from a public use airport. While some of the off-site Canterwood Project components were located within Zone E of the March Air Reserve Base / Inland Port Airport Influence Area, the Initial Study determined there would be no impact since, per the *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*, Zone E has a low risk level as it is within the outer or occasionally used portions of flight corridors. Similar to the conclusions of the EIR NOP for the Canterwood Project area, TTM 38823 will have no impacts and no mitigation is required.

b) Would the Project require review by the Airport Land Use Commission?

No Impact

The EIR concluded the Project site is not within an Airport Land Use Master Plan (ALUMP) or two miles from a public use airport. Therefore, TTM 38823, which is within the boundaries of the Canterwood Project, is not within an ALUMP. There will be no impacts and no mitigation is required, similar to the conclusions of the EIR.

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?

No Impact

The Initial Study for the EIR NOP determined the entire Canterwood site was not within an Airport Land Use Plan and so there would be no impacts and no mitigation was required. Similarly, TTM 38823 is within the Canterwood property, so its construction and operation (including the additional 20 units) would have no impacts relative to airport plans or planning as indicated in the EIR, and no mitigation is required.

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?

No Impact

The Initial Study for the EIR NOP determined the Project site was not within the vicinity of a private airstrip or heliport so there would be no impacts and no mitigation was required. TTM 38823 is within the Canterwood property and would also have no impacts or require any mitigation.

Conclusion Regarding Airport Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to airports, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to airports compared to those identified in the Canterwood EIR and no mitigation is required.

4.10 – Hydrology and Water Quality

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
23. Water Quality Impacts					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water supply?	Yes	Less than Significant Impact	No	No	Yes
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	Yes
d) Result in substantial erosion or siltation on- or off-site?	Yes	Less than Significant Impact	No	No	Yes
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Yes	Less than Significant Impact	No	No	No

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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?	Yes	Less than Significant Impact	No	No	No
g) Impede or redirect flood flows?	Yes	Less than Significant Impact	No	No	No
h) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	Yes	Less than Significant Impact	No	No	No
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

23. Water Quality Impacts

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact

The Canterwood site is in the central portion of the Menifee Valley and is relatively flat with no major drainage or flood control channels present. A Hydrology Study and Water Quality Management Plan (WQMP) were prepared to support the analysis of the EIR, and a Storm Water Pollution Prevention Plan (SWPPP) is required to address construction-related water quality. The EIR states the Canterwood development has the potential to degrade water quality; however, implementation of the design parameters of the hydrology study, bioretention basins, and **Standard Conditions SC-HYD-1** through **SC-HYD-4** (as outlined below) will reduce potential impacts to less than significant levels.

TTM 38823 will be required to adhere to the approved WQMP and Hydrology reports prepared for the Canterwood Project and discussed in the Draft EIR, as they evaluated impacts of developing the entire Canterwood property as a whole, which included the property covered by TTM 38823.

Construction and occupancy of the 20 additional units would be required to implement the EIR standard conditions as appropriate, based on the Hydrology Study and WQMP prepared for the EIR as well as the current project-specific WQMP being prepared for TTM 38823, by JLC Engineering, Inc. (current update January 2025) The 20 additional homes would not involve activities that generate significant offsite runoff. Therefore, TTM 38823 would not result in new or substantially different impacts related to hydrology or water quality compared to those identified in the Canterwood EIR with implementation of standard conditions outlined in the EIR.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less than Significant Impact

As reported in the EIR, the *Geo Evaluation* noted that no groundwater was encountered in any of the onsite test pits and no groundwater was encountered by previous studies in borings excavated to 50 feet below existing grade. The proposed single-family residential development will increase onsite impervious surface coverage thereby reducing the total amount of infiltration in the area. TTM 38823-related grading will not reach these depths, and it will not utilize groundwater for its operation. Therefore, no disturbance of groundwater is anticipated from the additional 20 units and impacts will remain less than significant.

c) Would the Project 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?

Less than Significant Impact

The Canterwood development site is in the central portion of the Menifee Valley and is relatively flat with no major drainage or flood control channels present, although the site does contain an irrigation ditch and small pond from past agricultural activities.

The EIR indicated the Canterwood Project development would construct the proposed Holland Channel (designated as Line A through the Canterwood Project site) and Line B from Eucalyptus Avenue to the existing culvert at Southshore Drive. The channel will be a combination of box culverts and open channels maintained by the County and the open channels will allow for groundwater recharge. The EIR concluded these would not change the direction of or increase offsite downstream flows, or have significant impacts related to flooding; this includes the TTM 38823 site. Additionally, **Standard Conditions SC-HYD-1** through **SC-HYD-3** are required.

The proposed change in units is relatively small (+3.5%) and does not affect the overall drainage pattern of the Canterwood Project area, so it would not change the overall conclusions of the EIR regarding drainage patterns. Therefore, TTM 38823 is consistent with the EIR conclusion that development would not increase offsite downstream flows or have significant impacts related to drainage patterns with adherence to required standard conditions.

d) Would the Project result in substantial erosion or siltation on-site or off-site?

Less than Significant Impact

Soil erosion was evaluated in the EIR and was found to have less than significant impacts and no mitigation was required. However, the EIR did acknowledge the site would be subject to regulatory compliance with various agencies (including the Regional Water Quality Control Board) regarding soil erosion.

The proposed 20 additional units are within the overall Canterwood property, which has already been evaluated for possible erosion impacts and appropriate regulatory compliance is required. Therefore, the Project would have less than significant impacts regarding erosion and no mitigation is required.

Standard Conditions SC-HYD-1 through **SC-HYD-3** are required in order to ensure that the Project's potential erosion impacts would remain less than significant. Standard conditions are not considered unique mitigation under CEQA.

e) Would the Project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Less than Significant Impact

The Canterwood site is in the central portion of the Menifee Valley and is relatively flat with no major drainage or flood control channels present. The Canterwood site is located in Zone "X," which is identified as an area of minimal flood hazard. All runoff from the future developed site will be managed including future storms up to the 100-year storm. Additionally, adherence to **Standard Conditions SC-HYD-1** through **SC-HYD-3** is required. Based on these findings, the EIR determined the proposed development could be implemented without exposing people or structures to significant flood hazards. This would also apply to TTM 38823, and any impacts would remain less than significant.

f) Would the Project 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?

Less than Significant Impact

The Canterwood development site is in the central portion of the Menifee Valley and is relatively flat with no major drainage or flood control channels present, although the site does contain an irrigation ditch and small pond from past agricultural activities.

The EIR indicated the Project development would construct the proposed Holland Channel (designated as Line A through the Canterwood Project site) and Line B from Eucalyptus Avenue to the existing culvert at Southshore Drive. The channel will be a combination of box culverts and open channels maintained by the County and the open channels will allow for groundwater recharge. Based on the Project hydrology and water quality reports, and adherence to **Standard Conditions SC-HYD-1** through **SC-HYD-4**, the EIR concluded these would not change the direction of or increase offsite downstream flows, or have significant impacts related to storm drainage runoff, including the TTM 38823 portion of the Canterwood site.

The proposed change in units is relatively small (+3.5%) and does not affect the overall drainage pattern of the Canterwood Project area, so it would not change the overall conclusions of the EIR regarding storm water drainage collection and storm drain systems. Since there would be no significant change in downstream runoff, there would be no significant risk related to additional sources of polluted runoff. Therefore, TTM 38823 is consistent with the EIR conclusion that development would not increase offsite

downstream flows or have significant impacts related to stormwater drainage systems or additional polluted runoff.

g) Would the Project impede or redirect flood flows?
Less than Significant Impact

The EIR concluded the Project site is not within an identified flood zone (I.e., FEMA Zone "X" which is identified as an area of minimal flood hazard) so the Project would not impede or redirect any flood flows, and any impacts would be less than significant, and no mitigation is required. This would also apply to TTM 38823, and impacts would remain less than significant.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?

Less than Significant Impact

The EIR concluded that the Canterwood Project site is located in Zone "X," which is identified as an area of minimal flood hazard. All runoff from the future developed site will be managed including future storms up to the 100-year storm. Based on these findings, the proposed TTM 38823 Project can be implemented without exposing the Project to a significant flood hazard using the 100-year criterion. Therefore, the Canterwood Project would not impede or redirect flood flows in a manner that would result in significant adverse impacts to the environment and any impacts would be less than significant and no mitigation is required. This would also apply to the TTM 38823 project site and impacts would remain less than significant.

i) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact

The EIR concluded the Canterwood residential Project was consistent with the local Basin Plan for surface water quality, and the local groundwater basin has not yet been adjudicated although the Eastern Municipal Water District does operate and manage production of groundwater from the local basin. **Standard Conditions SC-HYD-1** through **SC-HYD-3** are required in order to ensure that the Project's potential impacts to hydrology and water quality resources, including a water quality control plan and/or sustainable groundwater management plan, would remain less than significant. Therefore, the Canterwood development was determined to be consistent with current water quality and groundwater management efforts in this area.

As part of the Canterwood Project, the proposed 20 additional units would also be consistent with regional water quality and groundwater management plans, as explained in Impact Sections 23.a and 23.b, above. Therefore, TTM 38823 will have no impacts in this regard.

Standard Conditions

SC-HYD-1 Site Drainage Plan. A site drainage plan is required by the County of Riverside and will be reviewed by the Building and Safety Department. The final grading and drainage plan will be approved by the Building and Safety Department during plan check review.

SC-HYD-2 The Project shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The County will review and approve Best Management Practices (BMPs) contained in the Project

applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

SC-HYD-3 The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

SC-HYD-4 Wastewater. All wastewater associated with the Project's interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant.

Conclusion Regarding Hydrology and Water Quality Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to airports, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to airports compared to those identified in the Canterwood EIR. TTM 38823 would implement the standard conditions identified in the EIR and no mitigation is required.

4.11 – Land Use and Planning

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
24. Land Use a) Physically divide an established community?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

24. Land Use

a) Would the Project physically divide an established community?

Less than Significant Impact

The EIR indicated the Canterwood Project would represent a change to a rural area that will result in a suburban form of development. This form of development is anticipated in the General Plan for the site and the surrounding environs. Roadways (Leon Road, Briggs Road, Holland Road and Eucalyptus Road) will be improved to General Plan standards and will contribute to the planned development of the surrounding area. In addition, none of the utility improvements would be any type of barrier or disruption to the area. Therefore, the EIR concluded the development would not disrupt or divide the physical arrangement of an established community and any impacts would be less than significant.

The proposed 20 additional units in TTM 38823 would not contribute any changes or barriers to movement of people or vehicles in the area that would divide an established community. Therefore, the Project would have similar impacts as the rest of the Canterwood development (i.e., less than significant) and no mitigation is required.

b) Would the Project 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?

Less than Significant Impact

The Canterwood property is in the rural Menifee Valley east of the City of Menifee. The area has been slowly transitioning from rural to suburban mainly from development of residential uses. There are residential and agricultural zoning classifications on the adjacent and surrounding properties. The development is located within both the Harvest Valley/Winchester Area Plan (HVWAP) and the Mead Valley Area Plan (MVAP). It is also located within the Highway 79 Policy Area and the Estate Density Residential & Rural Residential Policy Area.

The EIR indicated that the Canterwood Project represented land use changes that were anticipated in the County General Plan, including associated infrastructure improvements (i.e., roadways and water, sewer, drainage, and other utilities. The Canterwood Project proposed a change of zone from R-1 (One-Family Dwellings) to R-4 (Planned Residential) which includes County Design Standards and Guidelines outlined in **Standard Conditions SC-AES-1**, **SC-AES-4**, and **SC-AES-5** (as outlined in 4.1, *Aesthetics*). The EIR also stated the Project was consistent with the range of Medium Density Residential; therefore, the Canterwood development was not proposing a significant intensification of population and housing over the current General Plan Projections. The EIR concluded that compliance with the required standard conditions the entire Canterwood Project would have less than significant impacts related to land use and planning. In addition, it would not conflict with and exceed the assumptions used to develop Southern California Association of Government's Regional Transportation Plan/Sustainable Communities Strategy. The addition of 20 units to the overall development of The Canterwood Project area would have no significant impacts relative to land use or planning.

Based on the land use requirements of the Highway 79 Policy Area, the EIR contained a number of standard conditions and mitigation measures relative to traffic impacts as measured by Level of Service (LOS). The State CEQA Guidelines now use Vehicle Miles Traveled (VMT) to determine significant traffic impacts under CEQA, but the indicated measures may still be applied to the Canterwood Project due to planning and engineering constraints. The 20 additional units proposed in TTM 38823 would not change these overall conclusions for the Canterwood development as evaluated in the EIR.

Conclusion Regarding Land Use and Planning Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to land use and planning, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to land use and planning compared to those identified in the Canterwood EIR. TTM 38823 would implement the standard conditions identified in the EIR and no mitigation is required.

4.12 – Mineral Resources

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
25. Mineral Resources					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Yes	No Impact	No	No	No
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?	Yes	No Impact	No	No	No
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	Yes	No Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

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?

No Impact

The Initial Study for the EIR NOP determined the Canterwood Project site and surrounding area do not contain any existing mineral development or any potential for regional mineral resources identified as part of the state Surface Mining and Reclamation Act. Therefore, the Canterwood Project has no potential to cause any unavoidable adverse impact to valuable mineral resources in Riverside County and no mitigation was needed. This would also apply to TTM 38823, located within the Canterwood Project area, and there would be no impacts.

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?

No Impact

The Canterwood development site is located within the flat deep alluvial Menifee Valley. The Initial Study for the EIR NOP determined the Canterwood Project site and surrounding area do not contain any existing mineral development or any identified potential for mineral resources. This conclusion is based on information in the Riverside County General Plan and the Harvest Valley/Winchester Area Plan of the County which includes the Canterwood Project site. Therefore, the Canterwood Project has no potential to cause any unavoidable adverse impact to mineral resources or values in Riverside County and no mitigation was needed. This would also apply to TTM 38823, located within the Canterwood Project area, and there would be no impacts.

c) *Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?*

No Impact

According to data from the state Division of Mines and Geology website, the Canterwood Project site and surrounding area is relatively flat and supports agricultural uses with no existing or abandoned quarries or mines present. Therefore, people or property would not be exposed to such hazards from development of TTM 38823.

Conclusion Regarding Mineral Resource Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts to mineral resources, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to mineral resources compared to those identified in the Canterwood EIR and no standard conditions or mitigation measures are required.

4.13 – Noise

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
26. Airport Noise a) For a Project located within the vicinity of a private airstrip or 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?	Yes	No Impact	No	No	No
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?	Yes	No Impact	No	No	No
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 or noise ordinance, or applicable standards of other agencies?	Yes	Significant and Unavoidable Impact	No	No	No
b) Generation of excessive groundborne vibration or groundborne noise levels?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

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?

No Impact

The Initial Study for the EIR NOP determined the entire Canterwood site was not within an Airport Land Use Plan and no mitigation was required. Similarly, TTM 38823 is within the Canterwood property so its construction and operation/occupancy would have no impacts relative to airport plans or planning and no mitigation is required.

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?

No Impact

The Initial Study for the EIR NOP determined the entire Canterwood site was not within two miles of an operating private airstrip and no mitigation was required. Similarly, TTM 38823 is within the Canterwood property so its construction and operation/occupancy would have no impacts relative to airport plans or planning and no mitigation is required.

Conclusion Regarding Airport Noise Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units), which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and impacts related to airport noise, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts related to airport noise compared to those identified in the Canterwood EIR and no standard conditions or mitigation measures are 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?

Significant and Unavoidable Impact

The Canterwood site is vacant and in an area that is currently rural/agricultural in nature; however, the Menifee area has been growing in recent years with largely residential development. The EIR concluded construction impacts would be less than significant and implementation of Best Management Practices, included as **Mitigation Measures MM-NOI-4** through **MM-NOI-8** and adherence to **Standard Condition SC-NOI-1** (outlined below), would further reduce noise levels produced by the construction equipment to the nearby sensitive residential land uses. **Mitigation Measure MM-NOI-1** requires the use of rubberized asphalt for the following off-site roadway segments: Leon Road south of Craig Avenue (Segment #6), Leon Road south of Garbani Road (Segment #7), and Holland Road west of Leon Road (Segment #12). Even with the incorporation of **Mitigation Measure MM-NOI-1**, a significant and

unavoidable impact would remain at uses adjacent to Leon Road south of Craig Avenue (Segment #6). In addition, off-site noise barriers are not anticipated to reduce impacts at all impacted sensitive uses, and therefore, would not lower the off-site traffic noise levels below a level of significance. Even with implementation of the recommended mitigation, these impacts are considered significant and unavoidable and also contribute to a cumulative noise impact.

To satisfy the 65 dBA CNEL exterior noise level standards for residential land use, **Mitigation Measure MM-NOI-2** shall be implemented. Impacts will be reduced to a less than significant level. To satisfy the County's 45 dBA CNEL residential interior noise level standard, **Mitigation Measure MM-NOI-3** shall be implemented. Impacts will be reduced to a less than significant level.

The 20 additional residential units TTM 38823 proposes would not generate significant additional amounts of stationary source noise or traffic that would contribute to vehicular noise on local streets, including the intersection of Leon Road south of Craig Avenue (Segment #6) so it would not result in a need for the required **Mitigation Measure MM-NOI-1**. The small amount of traffic and related noise generation over that identified in the EIR (approx. +3.5%) would add only incrementally to area noise impacts. Even with implementation of standard conditions and mitigation identified in the EIR, TTM 38823 would have significant and unavoidable noise impacts.

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Less than Significant with Mitigation

The EIR concluded that construction-related vibration impacts could be reduced to less than significant levels by implementing **Mitigation Measures MM-NOI-4** through **MM-NOI-8** and adherence to **Standard Condition SC-NOI-1**. The EIR concluded that the Canterwood Project vibration impacts would be reduced to less than significant levels with implementation of the required mitigation measures.

Similar to the discussion regarding noise from the Canterwood development, the 20 additional units TTM 38823 proposes would generate very little vibration during either construction or operation. No additional mitigation would be required for this Project, and incremental vibration impacts would be less than significant with adherence to required standard condition and mitigation measures.

Standard Conditions

SC-NOI-1 Ordinance No. 847 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Mitigation Measures

MM-NOI-1 Rubberized asphalt overlays into off-site roadway improvements shall be implemented to reduce impacts to the following off-site roadway segments:

- Leon Road south of Craig Avenue (Segment #6)
- Leon Road south of Garbani Road (Segment #7)
- Holland Road west of Leon Road (Segment #12)

Street improvement plans shall be submitted to the County Transportation Department for review and approval, which contain the specifications necessary to reduce traffic noise level increases from automobile traffic by roughly 4 dBA to uses adjacent to the above referenced off-site roadway segments.

All street improvements shall be installed consistent with approved plans.

MM-NOI-2 Prior to building permit issuance, wall plans shall be submitted to the Building and Department for review and approval. Said wall plans shall incorporate the following noise barriers, consistent with Figure 4.12-5, *Summary of Recommendations* of Subchapter 4.12 of the Draft EIR:

- 8-foot high noise barriers for outdoor living areas (backyards) of lots 31 to 50, 136 to 149,151 to 153, and 334 to 340 adjacent to Leon Road and Holland Road; and
- 6-foot high noise barriers for outdoor living areas (backyards) of lots 7 to 30, 154, 157 to 162, 287 to 296, 347 to 360, 464 to 472, and 558 to 574 adjacent to Eucalyptus Road and Craig Avenue.

MM-NOI-3 Prior to building permit issuance for all units, unless specified otherwise, building construction documents shall be submitted to the Building and Department for review and approval. Said wall plans shall incorporate the following design components, consistent with Figure 4.12-5, *Summary of Recommendations* of Subchapter 4.12 of the Draft EIR:

- Windows/Sliding Glass Doors: All residential units require windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, and comply with the following sound transmission class (STC) ratings:
  - Upgraded windows and sliding glass doors with minimum STC ratings of 32 are required for all windows/glass doors facing Leon Road and Holland Road in lots 31 to 50, 136 to 149,151 to 153, and 334 to 340;
  - All other residential lots require windows/glass doors with minimum sound transmission class (STC) ratings of 27.
- Exterior Doors (Non-Glass): All exterior doors shall be well weather-stripped and have well-sealed perimeter gaps to achieve minimum sound transmission class (STC) ratings of 27.
- Exterior Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

  Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

MM-NOI-4 Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects.

MM-NOI-5 Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion.

MM-NOI-6 During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

MM-NOI-7 During all Project site construction, The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center).

MM-NOI-8 During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.

Conclusion Regarding Noise Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and noise impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different noise impacts compared to those identified in the Canterwood EIR. TTM 38823 will implement the same standard condition and mitigation measures identified in the EIR.

4.14 – Paleontological Resources

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
28. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

28. Paleontological Resources

a) Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Less than Significant Impact

The Initial Study for the EIR NOP concluded the Project area is mapped in the County General Plan as having a "High Potential" for paleontological resources (fossils). The EIR required **Standard Condition SC-PAL-1** if grading reaches the underlying Pleistocene age sediments that a paleontological resource impact mitigation program (PRIMP) be developed and implemented during grading to prevent impacts. The EIR determined that impacts to paleontological resources would be less than significant. TTM 38823 would be required to implement the same standard condition so it would also have less than significant impacts.

Standard Conditions

SC-PAL-1 This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence: prior to the issuance of grading permits:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall

be submitted to the County Geologist for approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County SABER Policy, paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER).

Conclusion Regarding Paleontological Resource Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and paleontological impacts, TTM 38823 would not involve any new or more severe impacts, no new

circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to paleontological resources compared to those identified in the Canterwood EIR. TTM 38823 will implement the same standard condition identified in the EIR.

4.15 – Population and Housing

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
29. Housing					
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)?	Yes	Less than Significant Impact	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Yes	No Impact	No	No	No
c) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	Yes	No Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

29. Housing

a) Would the Project 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)?

Less than Significant Impact

The EIR concluded the Canterwood Project was consistent with the range of Medium Density Residential and therefore not proposing a significant intensification of population and housing over the current General Plan Projections and any impacts would be less than significant. New infrastructure was proposed to be built as part of that Project which will contribute to extending improved services into

the area. The proposed infrastructure improvements have the potential to facilitate development of undeveloped parcels in the immediate vicinity of the site, thus the Canterwood Project may indirectly induce population growth. It will install off-site flood control facilities, including Master Drainage Plan/Areawide Drainage Plan (MDP/ADP) improvements which will remove drainage limitations that currently exist for property surrounding the site. The MDP/ADP improvements to be constructed by the Project have been sized to meet regional drainage demands. The installation of the MDP/ADP improvements by the Project will remove drainage limitations that currently exist for properties in the area and will result in an increase in population that is anticipated in the General Plan. Direct impacts from the homes developed by the development will be less than significant. The indirect effects from the infrastructure extensions and improvements (roadways, sewer and drainage), while anticipated under the General Plan, will be less than significant. In addition, no businesses are proposed so there will be no direct or indirect induced population impacts.

The 20 additional residential units TTM 38823 proposes will incrementally increase the expected population of the Canterwood development by approximately 3.5% but this does not represent a significant change from the information provided in the EIR compared to local or regional population or housing Projections. The land use designations remain the same so the Projections of population and housing by the Southern California Association of Governments (SCAG) would not be impacted. Any impacts related to TTM 38823 would remain less than significant.

b) *Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The Initial Study prepared for the EIR NOP concluded that the Canterwood Project site is currently vacant, there are no structures or housing on the site, and, therefore, implementation of the Canterwood Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts will occur. This would also apply to TTM 38823, located within the Canterwood Project area, and there would be no impacts.

c) *Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?*

No Impact

The Initial Study prepared for the EIR NOP concluded that the Canterwood Project is a residential subdivision and, as such, supplies housing and does not create any additional demand for housing. The overall Canterwood development, as well as the 20 additional units in TTM 38823, will only have incremental impacts on regional housing and will not create a demand for additional/affordable housing.

Conclusion Regarding Population and Housing Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and population and housing impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to population and housing compared to those identified in the Canterwood EIR. TTM 38823 will not require any standard conditions or mitigation relative to population and housing as outlined in the EIR.

4.16 – Public Services

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

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
30) Fire services?	Yes	Less than Significant Impact	No	No	No
31) Sheriff services?	Yes	Less than Significant Impact	No	No	No
32) Schools?	Yes	Less than Significant Impact	No	No	No
33) Libraries?	Yes	Less than Significant Impact	No	No	No
34) Health Services?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

30. Fire Services

Less than Significant Impact

In the area east of the City of Menifee public services are mainly provided by Riverside County. The Initial Study for the EIR NOP indicated that as a residential development the Canterwood Project would be subject to **Standard Condition SC-PS-1** that requires the payment of development impact fees (DIF) to reduce impacts on County services including fire per Ordinance No. 659. The Initial Study for the EIR NOP also indicated the Canterwood development would have incremental impacts on the demand for fire services, The Initial Study determined that payment of the County DIF would be sufficient to reduce potential impacts to County fire services to less than significant levels. The addition of 20 units as proposed in TTM 38823 would not result in a significant change to the level of impact on fire services outlined in the EIR.

31. Sheriff Services

Less than Significant Impact

In the area east of the City of Menifee public services are mainly provided by Riverside County. The Initial Study for the EIR NOP indicated that as a residential development Canterwood would be subject to **Standard Condition SC-PS-1** that requires the payment of development impact fees (DIF) to reduce impacts on County services including sheriffs per Ordinance No. 659. The Initial Study for the EIR NOP also indicated the Canterwood development would have incremental impacts on the demand for sheriff services, The Initial Study determined that payment of the County DIF would be sufficient to reduce potential impacts to County sheriff services to less than significant levels. The addition of 20 units as proposed in TTM 38823 would not result in a significant change to the level of impact on sheriff services outlined in the EIR.

32. Schools

Less than Significant Impact

The Initial Study for the EIR NOP indicated the Canterwood Project would have incremental impacts on the demand for school services (i.e., the Menifee Union School District (MUSD) for kindergarten through 8th grades, and the Perris Union High School District (PUHSD) for 9th-12th grades). The Initial Study concluded that payment of applicable school impact fees through **Standard Condition SC-PS-2** to the local school districts would reduce potential school impacts to less than significant levels.

The additional 20 units as proposed in TTM 38823 represent an incremental and less than significant increase in the expected need for public services to the Canterwood development as a whole. TTM 38823 would also generate incrementally more students (approximately +3.5%) and pay incrementally more impact fees to the local school districts. Therefore, TTM 38823 does not represent a significant change from the information presented in the EIR.

33. Libraries

Less than Significant Impact

In the area east of the City of Menifee public services are mainly provided by Riverside County. The Initial Study for the EIR NOP indicated that as a residential development the Canterwood Project would be subject to **Standard Condition SC-PS-1** that requires the payment of development impact fees (DIF) to reduce impacts on County services including libraries per Ordinance No. 659. The Initial Study for the EIR NOP also indicated the Canterwood development would have incremental impacts on the demand for library services, Payment of the County DIF would be sufficient to reduce potential impacts to County library services to less than significant levels. The addition of 20 units as proposed in TTM 38823 would not result in a significant change to the level of impact on library services outlined in the EIR.

34. Health Services

Less than Significant Impact

In the area east of the City of Menifee public services are mainly provided by Riverside County although health services are also provided by a network of private institutions. The Initial Study for the EIR NOP

indicated that General Plan EIR Mitigation Measure (4.15.7A) was adopted with the County's General Plan in 2003 to aid in the reduction of significant impacts:

> *Mitigation Measure (4.15.7A):*
>
> *Riverside County shall perform a periodic medical needs assessment to evaluate the current medical demand and level of medical service provided within each Area Plan. A periodic medical needs assessment shall be conducted every three years.*

In addition, as the area population and number of houses increases, private providers of public health services expand their capacities to meet growth needs based on their service revenues. The Initial Study indicated other public services including health could be adequately provided to the Canterwood Project as documented in the EIR and no mitigation was required. The addition of 20 units as proposed in TTM 38823 is small relative to the entire development (+3.5%) so it would not change the conclusion of the EIR relative to health services.

Standard Conditions

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

SC-PS-2 Prior to the issuance of a building permit for any each residential unit, the Project applicant shall pay the most recent developer fee to MUSD and PUHSD which is applicable at the time of building permit issuance.

Conclusion Regarding Public Service Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and public service impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to public services compared to those identified in the Canterwood EIR. TTM 38823 will implement the same standard condition relative to public services as outlined in the EIR, but no mitigation is required.

4.17 – Recreation

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
35. Parks and Recreation a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Yes	Less than Significant Impact	No	No	No
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Yes	Less than Significant Impact	No	No	No
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	Yes	Less than Significant Impact	No	No	No
36. Recreational Trails a) Include the construction or expansion of a trail system?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

35. Parks and Recreation

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?

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact

(Response to Questions a and b) The Canterwood area is relatively vacant and rural with mainly agricultural uses and there are no improved recreational facilities present. The EIR indicated the additional population of the Canterwood Project would require additional recreational facilities. The development proposed an 8.96-acre community park (per Ordinance No. 460), the installment of sidewalks, the development of a portion of the County Regional Trail required by the Harvest Valley/Winchester Area Plan, and bike lanes. In addition, the Canterwood Project would pay Development Impact Fees and would be required to adhere to **Standard Conditions SC-REC-1** and **SC-REC-2** (outlined below). Therefore, the EIR concluded the Canterwood Project would have less than significant impacts on recreation.

The additional 20 units as proposed in TTM 38823 represent an incremental and less than significant increase in the population and the expected need for parks and recreational facilities for the Canterwood development as a whole. Therefore TTM 38823 would not result in new or substantially different impacts related to recreation compared to those identified in the Canterwood EIR.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Less than Significant Impact

The EIR indicates the entire Canterwood Project site is within the Riverside Valley-Wide Recreation and Park District and Canterwood Project residents would have access to parks operated by the County and the City of Menifee to the west. In addition, the Canterwood Project would pay Development Impact Fees and will be required to adhere to **Standard Conditions SC-REC-1** and **SC-REC-2**.

The additional 20 units as proposed in TTM 38823 represent an incremental and less than significant increase in population and the expected need for parks and recreational facilities for the Canterwood development as a whole. Therefore, TTM 38823 would not result in new or substantially different impacts related to parks compared to those identified in the Canterwood EIR.

Standard Conditions

SC-REC-1 As a condition of approval of a final subdivision map or parcel map, the Project applicant shall dedicate land, pay a fee in-lieu thereof, or both at the option of the Agency for neighborhood and community park or recreational purposes.

SC-REC-2 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

Conclusion Regarding Recreation Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and recreation impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to recreation compared

to those identified in the Canterwood EIR. TTM 38823 will implement the same standard conditions relative to parks and recreation as outlined in the EIR, but no mitigation is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?

Less than Significant Impact

The EIR indicated the entire Canterwood Project proposed a total of 25.81 acres of open space, including a 8.96-acre community park, trails, and landscaped paseos (mini-parks). In addition, drainage basins will be developed primarily for retention/detention; but will also provide additional open space. The sidewalks and trails would provide access to and connect all these features. The EIR also indicated the County has planned multi-use trails along Holland Road and Eucalyptus Road frontages and the overall Project would contribute to those trails. TTM 38823 would install any trails, bike lanes, and/or recreational amenities that are required for its portion of the overall Canterwood Project area.

Conclusion Regarding Trail Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and trail impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to trails compared to those identified in the Canterwood EIR.

4.18 – Transportation

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
37. Transportation a) Conflict with a program plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities?	Yes (LOS no longer applies)	Significant and Unavoidable Impact	No	No	Yes
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	No	Issue not required at that time	No	No	Yes
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Yes	No Impact	No	No	No
d) Cause an effect upon, or a need for new or altered maintenance of roads?	Yes	Less than Significant Impact	No	No	No
e) Cause an effect upon circulation during the Project's construction?	Yes	Less than Significant Impact	No	No	No
f) Result in inadequate emergency access?	Yes	Less than Significant Impact	No	No	No
38. Bike Trails a) Include the construction or expansion of a bike system or bike lanes?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

37. Transportation

Urban Crossroads has prepared a *Trip Generation* (TG) *Assessment*, dated January 2025 (*TG Assessment*, **Appendix B1**), to address the additional 20 units (above what was analyzed under the 2020 EIR) proposed under TTM 38823 and transportation impacts relative to the original 2020 EIR estimates. In addition, Urban Crossroads prepared a *VMT Technical Memorandum* dated April 2025 to evaluate potential VMT impacts of the proposed 95-unit TTM 38823 project (*VMT Memo,* **Appendix B2**). Findings and conclusions of the *TG Assessment* and *VMT Technical Memorandum* are reflected in the following discussions.

a) Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Significant and Unavoidable Impact[i]

The Canterwood site is located in the Menifee Valley which has experienced residential growth in recent years. The Project site is vacant at present and surrounded by mainly agricultural uses. The 2020 EIR indicated the proposed Canterwood development would contribute additional traffic to local and regional roadways. The 2020 EIR Project was determined to be consistent with the General Plan's Circulation Element and would install adjacent roadways to General Plan standards and pay fair share funds to improvements on area roadways through **Standard Condition SC-TR-1** (outlined below), payment of the County's Traffic Uniform Mitigation Fee and **Standard Condition SC-PS-1** (as outlined in 4.16, *Public Services*), Development Impact Fee payment. The Canterwood development would also install sidewalks and a portion of the County's Regional Trail to promote non-vehicular circulation. Even with these improvements and fees, the EIR concluded the development would have significant traffic impacts based on Level of Service (LOS) or congestion of local roads and intersections.

The development would also contribute to existing and future LOS deficiencies affecting Interstate 215 (I-215). The State Highway System (SHS) including I-215 is under Caltrans jurisdiction. Caltrans has no fee programs or other improvement programs in place to address deficiencies caused by development projects in the County of Riverside (or other neighboring jurisdictions). As such, no improvements were recommended to address SHS deficiencies resulting from the 2020 EIR Project. The 2020 EIR therefore concluded that the original Canterwood project would result in individually and cumulatively significant LOS deficiencies affecting I-215. However, when the 2020 EIR was prepared, LOS was still a CEQA transportation significance threshold. Since then, LOS has been eliminated as a CEQA transportation significance threshold. The State *CEQA Guidelines* and the County of Riverside now use Vehicle Miles Traveled (VMT) as the threshold of significance for transportation impacts under CEQA (see Impact Section 37.b below).

The trip generation of TTM 38823 and the additional 20 units, in relation to the overall Canterwood Project, was evaluated by Urban Crossroads in January 2025 (*TG Assessment*, **Appendix B1**). Urban Crossroads, who also prepared the original, approved 2018 traffic impact assessment (TIA) and VMT analysis (2019) for the Canterwood Project, determined that the County has used a screening threshold

[i] The Canterwood EIR conclusion of a significant traffic impact was based on vehicular congestion (Level of Service or LOS) but State and County CEQA Guidelines now use Vehicle Miles Traveled (VMT) to determine significant traffic impacts. Therefore, the EIR conclusions regarding significant LOS traffic impacts no longer apply to the Canterwood Project (TTM 37439) or by extension to TTM 38823

of 100 peak hour trips for requiring a level of service (LOS) based traffic study. **Table 37-1, Project Trip Generation Summary**, shown below, (Table 1 in the *TG Assessment*) indicates the original Canterwood Project (574 units) would generate 5,420 daily trips while the Canterwood Project with TTM 38823 (+20 units or 594 total units) would generate 5,608 daily trips. This means TTM 38823 would generate 188 additional daily trips or a 0.5% increase over the original Project. TTM 38823 is anticipated to generate fewer than 100 peak hour trips during any peak hour and would also contribute fewer than 50 peak hour trips to any off-site study area intersection. Therefore, the net increase of 20 single-family residential dwelling units would not result in changes to the prior analysis or results of the 2018 TIA for the 2020 EIR.

Table 37-1
Project Trip Generation Summary

		ITE LU	AM Peak Hour			PM Peak Hour			Daily
Land Use[1]	Units[2]	Code	In	Out	Total	In	Out	Total	
Single Family Detached Residential	DU	210	0.19	0.56	0.74	0.62	0.37	0.99	9.44

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

[2] DU = Dwelling Units

			AM Peak Hour			PM Peak Hour			
Land Use	Quantity	Units[1]	In	Out	Total	In	Out	Total	Daily
2018 Traffic Study	574	DU	106	319	425	358	210	568	5,420
Proposed Project	594	DU	110	330	440	370	218	588	5,608
Net Change	**20**	**DU**	**4**	**11**	**15**	**12**	**8**	**20**	**188**

[1] DU = Dwelling Units

It should be noted that the 2020 EIR required **Mitigation Measures MM-TR-1** through **MM-TR-5** which dealt with LOS impacts and improvements to local roads and intersections. Although the State and County CEQA Checklist documents now use VMT as a significance threshold rather than LOS, these mitigation measures are still required and are also provided as Conditions of Approval for the Canterwood development and also apply to TTM 38823.

The 20 additional units as proposed in TTM 38823 would not add a significant amount of housing or population to the Canterwood development and would therefore not generate any impacts related to ongoing traffic or affect transit, bicycle, or pedestrian facilities or services. Therefore, TTM 38823 will not conflict with any local plans addressing the circulation system. Any non-vehicular traffic impacts of TTM 38823 would be less than significant and do not require new standard conditions or any mitigation measures.

b) Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ("VMT Impacts")

VMT Impacts Not Analyzed in EIR (see Impact Section 37.a above)

Less than Significant Impact (TTM 38823 individual VMT impacts)

The Canterwood EIR was prepared in 2020 when traffic impacts in CEQA documents were calculated using LOS which is a measure of roadway and intersection congestion. Therefore, a project level VMT analysis of the original Canterwood project was not required or prepared at that time. Since then, the State *CEQA Guidelines* and the County of Riverside now use VMT as the threshold of significance for transportation impacts (see also Impact Section 37.a above). It should be noted that, consistent with the guidance for EIR Addenda regarding transportation impacts provided by the Superior Court decision *Olen Properties Corp. vs. City of Newport Beach* (Case 30-2021-01185991-CU-WM-CXC) in 2021, this EIR Addendum does not need to provide a VMT analysis of the original overall Canterwood project. However, at the direction of County staff, a VMT analysis for the 95 units currently proposed in TTM 38823, which is 20 net units more than originally evaluated in the EIR, has been prepared (see *VMT Memo,* **Appendix B2**).

Based on the land use requirements of the Highway 79 Policy Area, the 2020 EIR contained a number of standard conditions and mitigation measures relative to transportation impacts as measured by LOS. The *State CEQA Guidelines* now use VMT to determine transportation impact significance. Nonetheless, mitigation measures required in the EIR would still be applied to the Canterwood Project to ensure area roadways conform to adopted planning and engineering criteria.

TTM 38823 would only incrementally affect VMT through the addition of 20 more residential units or +3.5% for the entire Canterwood Project. The *TG Assessment* (**Appendix B1**) determined that TTM 38823 would generate an additional 178 total daily trips with 14 additional Peak AM Hour trips and 20 additional PM Peak Hour trips. The County's Guidelines use a screening threshold of 100 peak hour trips for requiring an LOS based traffic study. The *TG Assessment* indicates that TTM 38823 would generate fewer than 100 peak hour trips during any peak hour and would also contribute fewer than 50 peak hour trips to any off-site study area intersection. Therefore, the analysis concluded that the net increase in 20 single-family residential dwelling units would not result in changes to the trip generation analysis and LOS findings in the 2018 TIA and the 2020 Canterwood EIR.

The supplemental VMT Technical Memorandum (*VMT Memo*) prepared by Urban Crossroads (dated April 2025, **Appendix B2**) evaluated the proposed 95-unit TTM 38823 project using the County's current Transportation and VMT Study Guidelines and screening thresholds to determine if a project needs to provide additional (i.e., quantified) documentation of VMT impacts. The *VMT Memo* evaluated the project relative to four of the County's VMT screening criteria: small projects; high quality transit areas; affordable housing; and map-based screening. The *VMT Memo* determined that project emissions of greenhouse gases (GHGs) would be 1,973.18 metric tons of carbon dioxide equivalents per year ($MTCO_2e$/year) which is below the County's small projects screening criteria of 3,000 $MTCO_2e$/year.

TTM 38823 does not exceed the County's adopted small projects VMT screening threshold so it would not be required to provide additional quantified VMT estimates. As a result, VMT impacts related to TTM 38823 are considered to be less than significant and do not require mitigation.

c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

No Impact

The Initial Study for the EIR NOP determined the potential for any hazards related to development design or unsafe geometric design were less than significant and no mitigation was required. As demonstrated in Impact Section 37.a above, the 20 additional units as proposed in TTM 38823 will not generate any appreciable traffic so it will have no influence on geometric or other circulation design hazards. There will be no impact.

d) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

Less than Significant Impact

The Initial Study for the EIR NOP concluded that the Canterwood Project will result in an incremental impact on additional roadway maintenance; and it will result in impacts to new roadway maintenance. Holland Road will be installed westerly of the site to Briggs Road, as well as roadways immediately adjacent to the site (Leon Road, Holland Road, Eucalyptus Road and Craig Avenue). All of these roadways will be assigned to the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Canterwood Project traffic contribution to surrounding roadways and intersections will decrease as a percentage of the overall traffic, as additional development occurs over time. As part of the Canterwood Project approval(s), standard conditions are assessed to reduce impacts to the maintenance of roads. This is reflected in Ordinance No. 659 and adherence to **Standard Condition SC-PS-1** (as outlined in 4.16, *Public Services*) is required.

The addition of 20 units as proposed in TTM 38823 would be an incremental change and would not represent a significant change from the impact already identified in the EIR (i.e., less than significant) and TTM 38823 will also be required to adhere to the same standard condition.

e) Would the Project cause an effect upon circulation during the Project's construction?

Less than Significant Impact

The Initial Study for the EIR NOP indicated that the Canterwood Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The EIR further indicated that construction activities may result in temporary and transient traffic deficiencies related to:

- Construction employee commutes;
- Import of construction materials and soils; and
- Transport and use of heavy construction equipment.

The EIR stated that the Project applicant would be required to develop and implement a County-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP would ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses. The TCP is included as **Standard Condition SC-TR-2** (outlined below). The TCP is a standard condition and is not considered unique mitigation under CEQA. The addition of 20 units as proposed in TTM 38823 would be an incremental change and would not affect the need to provide temporary traffic control during construction. TTM 38823 will be required to adhere to the same standard condition; any impacts would still be less than significant and no mitigation is required.

f) Would the Project result in inadequate emergency access or access to nearby uses?

Less than Significant Impact

The Initial Study for the EIR NOP determined the development would not result in any impacts related to emergency access or access to nearby uses. The Canterwood Project will take access from existing roadways, and roadways that will be improved. These roadways will connect into part of an adopted

emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. Therefore, any impacts that would result in inadequate emergency access or access to nearby uses would be less than significant. As demonstrated in Impact 37.a above, the 20 additional units, as proposed in TTM 38823, will not generate any appreciable increase in traffic outlined in the EIR; any impacts would still be less than significant and no mitigation is required.

Mitigation Measures

MM-TR-1 **Phase 1 Roadway Improvements.** Phase 1 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:
- Traffic Signal
- Northbound left turn lane
- Southbound left turn lane
- Eastbound left turn lane
- Westbound left turn lane

MM-TR-2 **Phase 2A Roadway Improvements.** Phase 2 - Haun Road/Zeiders Road & Scott Road (#1) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:
- Construct a 2nd southbound left turn lane.
- Modify the traffic signal to implement overlap phasing on the westbound right turn lane.

It should be noted that these improvements have been conditioned on other near-by development and are to be constructed by others.

MM-TR-3 **Phase 2B Roadway Improvements.** Phase 2 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:
- Traffic Signal
- Northbound left turn lane
- Southbound left turn lane
- Eastbound left turn lane
- Westbound left turn lane
- Overlap phasing on Southbound right turn lane
- 2nd Eastbound through lane
- 2nd Westbound through lane

MM-TR-4 **TUMF/DIF Fees.** Prior to the issuance of building permits, the Project applicant shall participate in the County's TUMF/DIF programs by paying the requisite TUMF/DIF fees at the time of building permit; and in addition, shall pay the Project's fair share amount of $314,011 for the improvements identified in Table 1-6 Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis Report County of Riverside, dated June 5, 2018, prepared by Urban Crossroads (TIA) that are consistent with the improvements shown on Table 7-5 of the TIA, or as agreed to by the County and Project Applicant.

MM-TR-5 **Other Improvements.** Table 1-6 of the TIA includes intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements which are not covered by DIF. Because the County of Riverside does not have plenary control over intersections that share a border with the City of Menifee, the County cannot guarantee that such improvements will be constructed. Therefore, the Developer's fair-share amount for the intersections that either share a mutual border with the City of Menifee or are wholly located within the City

of Menifee that have recommended improvements for Phase Project Buildout 2025 which are not covered by TUMF/DIF equals $87,537. Developer shall be required to pay this $87,537 amount to either the County of Riverside or City of Menifee prior to the issuance of the Project's final certificate of occupancy.

Standard Conditions

SC-TR-1 The Board of Supervisors of the County of Riverside and the Councils of the Cities of Western Riverside County enacted the Transportation Uniform Mitigation Fee (TUMF) to fund the mitigation of cumulative regional transportation impacts resulting from future development. The mitigation fees collected through the TUMF program will be utilized to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service.

The fee calculations are based on the proportional allocation of the costs of proposed transportation improvements based on the cumulative transportation system impacts of different types of new development. Fees are directly related to the forecast rate of growth and trip generation characteristics of different categories of new development. Payment of the TUMF is required and is not considered unique mitigation under CEQA.

SC-TR-2 The Applicant is required to develop and implement a County-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

Conclusion Regarding Transportation Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and transportation impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to transportation compared to those identified in the Canterwood EIR. TTM 38823 will implement the same standard conditions related to transportation as outlined in the EIR, but no mitigation is required.

38. Bike Trails

a) Would the Project include the construction or expansion of a bike system or bike lanes?

The EIR indicated that the overall Canterwood development would provide Class II bicycle lanes within the Craig Avenue and Leon Road Project frontages. All other bicycle lanes within the Project will be Class III which are un-striped and provide for shared use with motor vehicle traffic. The EIR concluded the Canterwood Project would not conflict with County bike lane plans and impacts would be less than significant.

TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the overall Canterwood 574-unit Project (i.e., less than significant).

Conclusion Regarding Bike Trail Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and bike trail impacts,

TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to bike trails compared to those identified in the Canterwood EIR. TTM 38823 will implement the same requirements related to bike trails as outlined in the EIR and no mitigation is required.

4.19 – 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, 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 Cultural Native American tribe, and that is:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
39. Tribal Cultural Resources					
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)?	Yes	Less than Significant with Mitigation	No	No	No
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	Yes	Less than Significant with Mitigation	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

39. Tribal Cultural Resources

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)?

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.)

Less than Significant with Mitigation

(Response to Questions a and b) The EIR indicated the Canterwood site, and the immediate surrounding area, did not contain any significant archaeological resources. However, the region has been inhabited by Native Americans for thousands of years. Per comments on the Draft EIR from the Pechanga Tribe of Luiseño Indians, EIR text and Mitigation Measures were revised and documented in the FEIR. The following revisions are taken from the FEIR Errata Section. In the Errata, added or modified text is shown by underlining (example) while deleted text is shown by striking (~~example~~).

> *Because the Project site has experienced ~~severe~~ ground disturbances in the past, any buried archaeological and/or cultural resources that were relatively shallow would have already been uncovered or destroyed. However, it is possible that buried resources at greater depths may still be present. In the ~~unlikely~~ event that archaeological and/or cultural materials are uncovered during ground-disturbing activities,* ***Mitigation Measures MM-CUL-1*** *through* ***MM-CUL-~~6~~8*** *are provided to reduce the Project's potential to alter or destroy an archaeological site to a less than significant level.*

TTM 38823 would not result in new or substantially different impacts to archaeological resources compared to those identified in the Canterwood EIR and similar mitigation measures as outlined in the FEIR shall also apply to TTM 38823. Please refer to the discussion under Threshold 9b, in Section 4.5, *Cultural Resources*, of this Addendum.

Mitigation Measures MM-CUL-1 through **MM-CUL-5** (as outlined in 4.5, *Cultural Resources*) regarding actions to implement before and during grading are required to ensure there are no significant impacts to buried and previously undiscovered tribal cultural resources, including human remains in the event that archeological and/or cultural materials are uncovered during ground-disturbing activities. Therefore, impacts would be less than significant. The 20 additional units, as proposed in TTM 38823, are within the boundaries of the Canterwood development so their impacts would be identical to those identified in the EIR.

As a result of NAC under SB 18 for the EIR and Final EIR, mitigation for unanticipated discovery of cultural resources as outlined in this document, under Section 4.18, Tribal Cultural Resources, was incorporated into the EIR and will be implemented by TTM 38823. TTM 38823 is part of the Canterwood EIR property so no additional NAC under SB 18 or AB 52 is required under CEQA.

Conclusion Regarding Tribal Cultural Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and tribal cultural impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts to tribal cultural impacts compared to those identified in the Canterwood EIR. TTM 38823 will implement similar mitigation measures relative to tribal cultural resources as outlined in the EIR.

4.20 – Utilities and Service Systems

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
40. Water 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 of which could cause significant environmental effects?	Yes	Less than Significant Impact	No	No	No
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
b) Result in a determination by the wastewater treatment provider which 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?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan)?	Yes	Less than Significant Impact	No	No	No
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?					

Would the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a) Electricity?	Yes	Less than Significant with Mitigation	No	No	No
b) Natural gas?	Yes	Less than Significant Impact	No	No	No
c) Communications systems?	Yes	Less than Significant Impact	No	No	No
d) Street lighting?	Yes	Less than Significant Impact	No	No	No
e) Maintenance of public facilities, including roads?	Yes	Less than Significant Impact	No	No	No
f) Other governmental services?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

40. Water

a) *Would the Project 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?*

Less than Significant Impact

The Canterwood development and surrounding areas are relatively rural and are located just east of the City of Menifee. Local utilities have been extended into this area as new primarily residential development has occurred. The EIR described the various infrastructure extension and improvement plans required to serve the Canterwood development. A Water Supply Assessment (WSA) was prepared for the Canterwood Project, based on their 2020 Urban Water Management Plan (UWMP), which indicated that the Eastern Municipal Water District (EMWD) would be able to provide adequate water supplies to the development. According to their Will Serve letter, EMWD can provide water service to the entire Canterwood development. The EIR indicated the entire Project would connect to an existing 48" EMWD water main located in Leon Road and an existing 30" EMWD water main located in Craig Avenue. Water lines would be extended in local roadways as they were needed.

The addition of 20 units as proposed in TTM 38823 to the overall Canterwood development plan (from 574 to 594 or +3.5%) represents only an incremental increase in housing units which would not change

the overall conclusions of the WSA, based on the data from the EMWD 2020 UWMP and the EIR regarding water supply for the Canterwood Project, including TTM 38823 The EIR also required adherence to **Standard Condition SC-USS-1** which addresses water efficient landscape requirements, **Standard Condition SC-USS-3** which addresses water connection fees (as outlined below), and **Standard Conditions SC-HYD-1** through **SC-HYD-4** (as outlined in 4.10, *Hydrology and Water Quality*).

The ability of EMWD to service the site would also apply to TTM 38823 since it is located within the overall Canterwood Project, (including the additional 20 units), and any impacts would remain less than significant. Additionally, TTM 38823 will be required to adhere to the same standard conditions, and no mitigation is required.

b) *Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Less than Significant Impact

The WSA prepared for the Canterwood Project indicated EMWD, based on their 2020 UWMP, had sufficient water supplies for reasonably foreseeable future development during normal, dry, and multiple dry years.

The addition of 20 units as proposed in TTM 38823 to the overall Canterwood development plan (from 574 to 594 or +3.5%) represents only an incremental increase in housing units which would not change the overall conclusions of the WSA or EIR regarding water supply for the Canterwood Project based on the data from the EMWD 2020 UWMP, including TTM 38823 (i.e., plus 20 units); any impacts would remain less than significant and no mitigation is required.

41. Sewer

a) *Would the Project 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?*

Less than Significant Impact

As outlined in the EIR and according to their Will Serve letter, EMWD can provide wastewater treatment services to the Canterwood Project. Wastewater will be discharged into the local sewer system and conveyed for treatment at the Perris Valley Regional Water Reclamation Facility. According to their Will Serve letter, EMWD can provide sewer service to the Canterwood development.

The addition of 20 units to the overall Canterwood development (from 574 to 594 or +3.5%) as proposed in TTM 38823 represents only an incremental increase in housing units which would not change the overall conclusions of the EMWD or EIR regarding wastewater service for the Canterwood Project including the new proposed TTM 38823 Project (i.e., plus 20 units). Wastewater lines would be extended in local roadways as they were needed. The EIR also required adherence to **Standard Condition SC-USS-2** (as outlined below) which addresses sewer connection fees and **Standard Condition SC-HYD-4** (as outlined in 4.10, *Hydrology and Water Quality*).

A subsequent Will Serve letter was obtained from EMWD in September of 2023 (**Appendix D**) which states their ability to service the TTM 38823 Project site. It should be noted that the 2023 Will Serve was obtained requesting service for 94 single-family lots rather than the 95 lots currently being

proposed; however, one additional unit does not represent a significant change. Any impacts would remain less than significant. Additionally, TTM 38823 will be required to adhere to the same standard conditions, and no mitigation is required.

b) Would the Project 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?

Less than Significant Impact

As outlined in the EIR and according to their Will Serve letter, EMWD can provide sewer service to the entire Canterwood development (574 units). Wastewater will generally flow south toward a connection to a 27" vitrified clay pipe located at Tres Lagos Drive, which will convey wastewater flows offsite to a processing station located approximately 5 miles west of the Project site. Onsite wastewater will be delivered to existing EMWD Wastewater Treatment Facilities located to the northwest of the Project site (Perris Valley Regional Water Reclamation Facility or PVRWRF).

The addition of 20 units to the overall Canterwood development plan (+3.5%) represents only an incremental increase in housing units which would not change the overall conclusions of the EMWD or EIR regarding wastewater service for the Canterwood Project including TTM 38823 (i.e., plus 20 units). The EIR also required adherence to **Standard Condition SC-USS-2** and **Standard Condition SC-HYD-4**.

A subsequent Will Serve letter was obtained from EMWD in September of 2023 (**Appendix D**) which states their ability to service the TTM 38823 Project site. It should be noted that the 2023 Will Serve was obtained requesting service for 94 single-family lots rather than the 95 lots currently being proposed; however, one additional unit does not represent a significant change. Any impacts would remain less than significant. TTM38823, (including the additional 20 units), is also covered by the EMWD's PVRWRF future upgrade plans, and any impacts would remain less than significant. Additionally, TTM 38823 will be required to adhere to the same standard conditions, and no mitigation is required.

42. Solid Waste

a) Would the Project 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?

Less than Significant Impact

The Initial Study prepared as part of the NOP for the EIR stated the following:

"The County evaluates solid waste generation based on a per capita generation rate. A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 574 single family residences. Average daily solid waste generation would be about 7,462 lbs. per day (3.73 tons). Annual average solid waste generation would be about 2,723,630 lbs. or about 1,362 tons per year. Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be about 1.87 tons per day for disposal at either the El Sobrante Landfill or the Lambs Canyon Landfill. This [represents] an increase in solid waste disposal of about 0.012% at either landfill. Thus, the proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant.

There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste."

Implementation of TTM 38823 will result in the additional generation of construction and operational solid waste. Using information from the Initial Study, TTM 38823 would increase the estimated solid waste generation during full occupancy from 7,462 lbs/day to 7,723 lbs/day (+3.5%). This would incrementally increase the amount of waste disposed of at County landfills but would still represent only 0.012% of daily capacity at either landfill. TTM 38823 includes 20 additional housing units which will generate an incremental amount of additional solid waste; any impacts would remain less than significant and no mitigation is required.

It should be noted that standard conditions address construction debris recycling and reuse to achieve a reduction in waste beyond the County requirement of a 50 percent reduction by weight. The EIR indicated that construction or occupancy of the Canterwood Project would not exceed the capacities of available County landfill facilities.

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

Less than Significant Impact

The Initial Study prepared as part of the NOP for the Eir indicated that the Canterwood development would be required to comply with existing laws and regulations regarding solid waste disposal, so TTM 38823, which is an integral part of the overall Canterwood development, would be required to comply with the same laws and regulations and would also have less than significant impacts in this regard.

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?

Less than Significant with Mitigation

Section 49.a in the EIR stated the following regarding electrical utility service to the Canterwood Project:

"The proposed Project will generate additional demand for electricity. Peak demand will generally happen during the summer months. Based on data projections provided by SCE, each of the proposed 574 residential units estimated daily demand for electricity is forecast to be about 2,000 kw averaged over the year. To further reduce electricity demand mitigation measures are provided below to reduce overall energy consumption. ***Mitigation Measure MMGHG-1*** *(see Section 4.17.5) has been identified in Subchapter 4.4, Air Quality and Subchapter 4.8, Greenhouse Gas Emissions, respectively, of this DEIR, and will reduce the energy demand of the proposed Project. In addition,* ***Mitigation Measure MM-GHG-1*** *is designed to increase the water and energy efficiency of the buildings such that the per capita electrical demand of the residences would be substantially lower than in conventionally built homes."*

Existing electricity lines will also be extended along area roadways and within the site as needed to serve new residential uses. The EIR required **Standard Conditions SC-USS-4** (undergrounding of utilities), **SC-USS-**5 (electrical lines to be installed underground), and SC**-USS-6** (temporarily relocate existing overhead facilities) (as outlined below), **SC-HYD-1** through **SC-HYD-4** (as outlined in 4.10, *Hydrology and Water Quality*), **SC-PS-1** (as outlined in 4.16, *Public Services*), and **Mitigation Measure MM-GHG-1** (as outlined in 4.8, *Greenhouse Gas Emissions*) to reduce all potential utility-related impacts to less than significant levels.

In addition, EIR Section 4.18.a, Energy, indicated that operation of the Canterwood development would consume a total of 5,003,260 kwh/year. TTM 38823 would incrementally increase the size of the Canterwood development from 574 to 594 units and would increase the estimated amount of electricity consumed by a similar amount, from 5,003,260 5,178,374 kw/year (+3.5%).

The addition of 20 units to the overall Canterwood development (574 to 594 units) as proposed in TTM 38823 is only an incremental increase which would not cause a significant change to the provision of electrical service to the Canterwood Project site since TTM 38823 will be required to adhere to the same standard conditions and mitigation measures; any impacts would remain less than significant.

b) Natural gas?

Less than Significant Impact

Section 49.b in the EIR stated the following regarding natural gas utility service to the Canterwood Project:

> *"SoCalGas' marketing division lists an approximate residential customer base of 5,526,000 units. The 574 new residential units proposed by the project would constitute approximately 0.010 percent of the residential customer base in 2004. The residential base has increased in the last ten years, so the Project would actually constitute an even smaller percentage. The proposed Project has not sought or received a will serve letter from SCGC at this time."*

The closest pipeline to the Project site is a natural gas pipeline currently in service located in Briggs Road. Existing natural gas lines will be extended along area roadways and within the site as needed to serve new residential uses. The EIR required the Canterwood Project to adhere to **Standard Condition SC-USS-7** (gas service to remain available) as outlined below.

Section 4.18.b, Energy, in the EIR also indicated the Canterwood development would consume a total of 17,562,200 kBTUs per year. TTM 38823 would incrementally increase the size of the Canterwood development from 574 to 594 units and would increase the estimated amount of natural gas consumed by a similar amount, from 17,562,200 to 18,176,877 kBTU/year (+3.5%). The addition of 20 units to the overall Canterwood development (574 to 594 units) as proposed in TTM 38823 is only an incremental increase which would not cause a significant change to the provision of natural gas service to the Canterwood Project site since TTM 38823 will be required to adhere to the same standard condition and any impacts would remain less than significant.

c) Communications systems?

Less than Significant Impact

The Initial Study prepared for the NOP concluded that the communication system is provided by Verizon which is a private company that provides connections to the communication system on an as needed

basis. No expansion of facilities will be necessary to connect the Canterwood Project to the communication system located adjacent to the Project site and any impacts are considered less than significant.

The addition of 20 units to the overall Canterwood development (574 to 594 units) as proposed in TTM 38823 is only an incremental increase (+3.5%) which would not cause a significant change to the provision of communication systems.

d) Street lighting?

Less than Significant Impact

The Initial Study prepared for the NOP concluded that new streetlights will be installed by the proposed Canterwood Project in accordance with standard requirements and County Ordinance No. 655. Any impacts are considered less than significant.

This would also apply to TTM 38823, located within the Canterwood Project area, and any impacts regarding street lighting would remain less than significant.

e) Maintenance of public facilities, including roads?

Less than Significant Impact

The Initial Study prepared for the NOP concluded that the Canterwood Project will result in an incremental impact on the maintenance of public facilities, including roadway maintenance; and it will result in impacts to maintenance of new roadways. However, all Project roadways will be assigned to the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Additionally, Project traffic contribution to surrounding roadways and intersections will decrease as a percentage of the overall traffic, as additional development occurs over time. As part of the Canterwood Project approval, adherence to **Standard Condition SC-PS-1** (as outlined in 4.16, *Public Services*) is required.

This would also apply to TTM 38823, located within the Canterwood Project area. TTM 38823 will be required to adhere to the same standard condition and any impacts would remain less than significant.

f) Other governmental services?

Less than Significant Impact

The Initial Study prepared for the NOP concluded that Regional Multi-Service Center impacts are typically attributed to residential development. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance and as outlined in **Standard Condition SC-PS-1** (as outlined in 4.16, *Public Services*). Impacts in this area are considered incremental, and less than significant.

This would also apply to TTM 38823, which is located within the Canterwood Project area, and TTM 38823 will be required to adhere to the same standard condition; any impacts would remain less than significant.

Standard Conditions

SC-USS-1 The Project will be required to comply with the EMWD Water Efficient Guidelines for New Development, and County Ordinance No. 859, which are in effect at the time of building permit issuance.

SC-USS-2 Sewer Connection Fees. Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable sewer connection fees to EMWD.

SC-USS-3 Water Connection Fees. Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable water connection fees to EMWD.

SC-USS-4 Prior to recordation of a final map by the County, the Project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

SC-USS-5 The Tentative Tract map shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the Project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

SC-USS-6 The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

SC-USS7 Gas service shall remain available to all existing customers during construction of new and replacement gas lines within the Project site. This shall be accomplished by requiring installers to submit construction installation plans for gas lines to the County demonstrating that such lines will be available at all times, except for short- term (a few hours) cut over connections.

Conclusion Regarding Utilities and Service Systems Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and utilities and service systems impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts on utilities and service systems compared to those identified in the Canterwood EIR. TTM 38823 will implement the same standard conditions relative to utilities and service systems as outlined in the EIR.

4.21 – 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:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
44. Wildfire Impacts					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Yes	Less than Significant Impact	No	No	No
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 wildfire?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Yes	Less than Significant Impact	No	No	No

Proposed TTM 38823 in relation to Canterwood EIR

44. Wildfire Impacts

a) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

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?

c) Would the Project 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?

d) Would the Project 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?

e) Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less than Significant Impact

(Response to Questions a though e) As described in the EIR, the Canterwood Project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The surrounding area is relatively rural with mainly agricultural uses, although the Menifee Valley has been growing in recent years mainly by the addition of residential development. The area is not designated as a high or very high fire risk zone and is not in a State Responsibility Area according to the County's General Plan.

The EIR concluded that the Canterwood Project would have less than significant impacts related to an adopted emergency response plan or an emergency evacuation plan with implementation of a traffic control plan during construction per **Standard Condition SC-TR-2** (as outlined in 4.18, *Transportation*). The Canterwood Project would not, 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. Any roads and utilities will be installed in accordance with the respective jurisdiction requirements. Holland Road parkway landscaping shall serve as a fire break for

the Canterwood Project, and any impacts will be less than significant. The topography of the Canterwood Project site is relatively flat with natural gradients less than 2% to the south-southwest toward SR 74, the site elevation is approximately 1,468 – 1,484 feet above mean sea level, and the Project will include hardscape and landscape improvements that would serve to stabilize the built environment. Based on this information, the Canterwood Project would not 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. The EIR also concluded the development would have less than significant impacts related to exposing people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires with implementation of **Standard Conditions SC-HAZ-1** (as outlined below) and **SC-PS-1** (as outlined in 4.16, *Public Services*).

The 20 additional housing units as proposed in TTM 38823 are within the Canterwood property which was already evaluated in the EIR and determined to not be in a high fire risk zone or State Responsibility Area. TTM 38823 will also be required to adhere to the same standard conditions and any impacts would remain less than significant.

Standard Conditions

SC-HAZ-1 Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787.

Conclusion Regarding Wildfire Impacts: TTM 38823 would add 20 more units (+3.5% or 594 total units) which would have impacts similar to those already identified for the 574 residential units previously evaluated in the Canterwood EIR. Relative to the Canterwood EIR and wildfire impacts, TTM 38823 would not involve any new or more severe impacts, no new circumstances involving new or more severe impacts, and there is no new information that requires new analysis or verification. In addition, TTM 38823 would not result in new or substantially different impacts related to wildfire, compared to those identified in the Canterwood EIR. TTM 38823 will implement the same standard conditions related to wildfire as outlined in the EIR.

4.22 – Mandatory Findings of Significance

Does the Project:

	Effect Examined in EIR?	Conclusion in EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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, 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?	Yes	Less than Significant with Mitigation	No	No	Yes
46) Have impacts that 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).	Yes	Less than Significant with Mitigation	No	No	Yes
47) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Yes	Less than Significant with Mitigation	No	No	Yes

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

The EIR determined the Canterwood development, including TTM 38823 site, would have less than significant impacts related to biological and cultural/tribal resources with implementation of the identified mitigation measures (with Cultural mitigation measures updated as discussed under Threshold 9b, in Section 4.5, *Cultural Resources*, of this Addendum) for the proposed 20 additional housing units:

Biology: MM-BIO-1 (burrowing owl survey) and **MM-BIO-2 (nesting bird survey)**

Cultural/Tribal: SC-CUL-1 and **MM-CUL-1** through **MM-CUL-5 (monitoring of grading)**

An updated report on biological resources was provided to support analysis and conclusions regarding TTM 38823. With implementation of the standard conditions and required mitigation measures, TTM 38823 will also have no significant impacts relative to biological or cultural resources.

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

The EIR determined the Canterwood development could have potential cumulative impacts related to air quality but implementation of the following measure that will also need to be implemented by the proposed 20 additional housing units:

Air Quality: MM-AQ-1 (construction limitations)

With implementation of this measure, TTM 38823 will also have no direct or cumulative impacts. An updated report on air quality and greenhouse gas emission impacts was provided to support analysis and conclusions regarding the proposed TTM 38823 Project.

47) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

The EIR determined the Canterwood development would have less than significant impacts on humans (i.e., public health and safety) related to air quality, hazardous materials, and noise with implementation of the following required measures that will also need to be implemented by the proposed 20 additional housing units:

Air Quality: MM-AQ-1 (construction limitations)

Noise: MM-NOI-1 through **MM-NOI-3 (design changes to reduce long-term noise)**

Noise: MM-NOI-4 through **MM-NOI-8 (all related to construction limitations)**

With implementation of these measures, TTM 38823 will also have no adverse effects on humans.

CONCLUSION OF THE EIR ADDENDUM: TTM 38823 proposes the addition of 20 units to the overall total unit count of the Canterwood development (from 574 to 594). Based on the analysis provided in

Sections 4.1 through 4.20 of this document, the addition of 20 residential units to Phase 3 of the Canterwood property does not involve changes that will result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously certified Canterwood EIR, so none of the conditions identified in State CEQA Guidelines Section 15162 or 15163 will be triggered by TTM 38823. Therefore, the County may document TTM 38823 according to the State CEQA Guidelines Section 15164 with an Addendum to the certified Canterwood EIR. No additional CEQA analysis or documentation is required, and a Notice of Determination (NOD) will be filed with the County Clerk and State Clearinghouse to fully document this CEQA compliance action.

5 Canterwood Final EIR Mitigation Measures

Agriculture and Forest Resources

MM-AG-1 **Conflicts with Agricultural Uses.** The Homeowner's Association (HOA) shall establish an agricultural interface committee and invite the adjacent farm owners/operators to be members of this committee. The purpose of this committee shall be to address/resolve the actual manifestation of conflicts between adjacent agricultural operations and urban uses, to foster trust between the farmers and the residents, and facilitate the education of urban residents and farmers. Project residents shall comply with the provisions in SC-AG-1 in the event a potential conflict cannot be resolved.
[Applicable to the proposed Project TTM 38823]

Air Quality

MM-AQ-1 **Architectural Coatings.** During construction, the Project shall utilize "Super-Compliant" low VOC paints for the building envelope application which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize building materials that do not require the use of architectural coatings.
[Applicable to the proposed Project TTM 38823]

Biological Resources

Since the EIR and the FEIR were completed, there have been revisions to the text for Mitigation Measures MM-BIO-1 and MM-BIO-2. The County is requiring that the updated mitigation is presented in this Addendum and it shall apply to TTM 38823. The prior versions of EIR/FEIR Mitigation Measures MM-BIO-1 and MM-BIO-2 shall not apply to TTM 38823 and are not provided in this Addendum, to avoid any confusion.

MM-BIO-1 Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.

If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.
[Applicable to the proposed Project TTM 38823]

MM-BIO-2 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 rough grading permit. ***[Applicable to the proposed Project TTM 38823]***

MM-BIO-3 **Regulatory Permitting.** Prior to issuance of a grading permit for impacts to the agricultural ditch, the Project proponent shall obtain a Section 1602 Stream Alteration Agreement from the CDFW. Compensatory mitigation for permanent impacts to CDFW jurisdiction shall be required as part of subsequent Section 1602 permitting requirements. Permanent impacts to CDFW jurisdiction shall be mitigated through on-site or off-site enhancement, restoration, and/or creation of CDFW jurisdictional streambed at ratio of no less than 2:1. The following minimization measures will be implemented during construction:

1. Use of standard Best Management Practices (BMPs) to minimize the impacts during construction.
2. Construction-related equipment will be stored in upland areas, outside of drainages except as required by Project design (restoration, trash removal, etc.).
3. Source control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the Project to capture and treat contaminants.

4. To avoid attracting predators during construction, the Project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
5. Employees shall strictly limit their activities, vehicles, equipment and construction material to the proposed Project footprint, staging areas, and designated routes of travel. Construction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

[Applicable to the proposed Project TTM 38823]

Archaeological and Tribal Cultural Resources

Since the EIR and the FEIR were completed, the County of Riverside has consulted with various Native American Tribes in the Riverside County area, and they collectively agreed upon revisions to required standard conditions and/or mitigation measures. The County is requiring five conditions of approval related to cultural resources for this project which are presented in this Addendum as **Mitigation Measures MM-CUL-1** through **MM-CUL-5**. These shall apply to TTM 38823, and the EIR/FEIR Mitigation Measures shall not apply to TTM 38823 and have been deleted from this Addendum to avoid any confusion.

MM-CUL-1 **Archaeological Sensitivity Training.** The Applicant must retain a qualified professional archaeologist, approved by the Community Development Director, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural-resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow.
[Applicable to the proposed Project TTM 38823]

MM-CUL-2 **Native American Monitor.** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of 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) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure or any correlating condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.
[Applicable to the proposed Project TTM 38823]

MM-CUL-3 **Project Archaeologist.** 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 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 wet-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 frequency and location of inspections will be determined by the Project Archaeologist. ***[Applicable to the proposed Project TTM 38823]***

MM-CUL-4 **Artifact Disposition.** Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

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), shall be 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 ensuring access and use pursuant to the Guidelines.

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. 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.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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 ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

[Applicable to the proposed Project TTM 38823]

MM-CUL-5 **Phase IV Monitoring Report.** 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.
[Applicable to the proposed Project TTM 38823]

Greenhouse Gas Emissions

MM-GHG-1 **GHG Screening Tables.** 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 the following measures from the County of Riverside Climate Action Plan (November 2019) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points. Alternatively, the specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to County of Riverside Building Department review:

1. Measure EE5.A.1 Insulation - Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) (9 points)
2. Measure EE5.A.2 Windows - Enhanced Window (0.32 U-factor, 0.25 SHGC) (4 points) 3. Measure EE5.A.
3 Cool Roofs - Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance) (7 points)
4. Measure EE5.A.4 Air Infiltration - Blower Door HERS Verified Envelope Leakage or equivalent (5 points)
5. Measure EE5.B.1 Heating/Cooling Distribution System - Modest Duct Insulation (R-6) (4 points)
6. Measure EE5.B.2 Space Heating/Cooling Equipment - Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF) (5 points)
7. Measure EE5.B.3 Water Heaters - Very High Efficiency Water Heater (0.92 Energy Factor) (11 points)
8. Measure EE5.B.5 Artificial Lighting - High Efficiency Lights (50% of in-unit fixtures are high efficiency) (6 points)
9. Measure EE5.B.6 Appliances - Energy Star Refrigerator (new) Energy Star Dishwasher (new) Energy Star Washing Machine (new) (3 points)
10. Measure CE1.A.1 Photovoltaic - 50 percent of the power needs of the Project (17 points)
11. Measure W2.A.2 Water Efficient Landscaping - Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use) (2 points)

12. Measure W2.B.1 Showers - Water Efficient Showerheads (2.0 gpm) (2 points)
13. Measure W2.B.2 Toilets - Water Efficient Toilets (1.5 gpm) (2 points)
14. Measure W2.B.3 Faucets - Water Efficient faucets (1.28 gpm) (2 points)
15. Measure W2.B.4 Dishwasher - Water Efficient Dishwasher (6 gallons per cycle or less) (1 points)
16. Measure W2.B.5 Washing Machine - Water Efficient Washing Machine (Water factor
17. Measure W2.B.6 WaterSense - EPA WaterSense Certification (7 points)
18. Measure T4.A.1 Electric Vehicle Recharging - Install electric vehicle charging stations for each residential unit included in the Project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis. (8 points)
19. Measure S1.A.1 Recycling - Provide green waste composting bins at each residential unit (4 points).

[Applicable to the proposed Project TTM 38823]

Hazards and Hazardous Materials

MM-HAZ-1 **Accidental Releases.** Prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

[Applicable to the proposed project TTM 38823]

MM-HAZ-2 **Hazmat Remediation.** During grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any

residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).
[Applicable to the proposed project TTM 38823]

MM-HAZ-3 **Buyer Notifications.** Prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR.
[Applicable to the proposed project TTM 38823]

MM-HAZ-4 **Soil Testing.** Soil excavated from the pond may only be used for non-residential fills and shall not be used in residential fills. Prior to any ground disturbance, the Project applicant shall test any soil excavated from the pond to determine if the excavated soils contain any analytes as metals, coliforms, Nitrogen, Phosphorus, etc. Should any remediation be required prior to relocation for fill, any work conducted shall be in compliance with guideline set by an oversight agency such as the County Department of Environmental Health Services (DEHS) or the Department of Toxic Substances Control (DTSC), prior to grading permit final.
[Applicable to the proposed project TTM 38823]

Noise

MM-NOI-1 **Rubberized Asphalt.** Rubberized asphalt overlays into off-site roadway improvements shall be implemented to reduce impacts to the following off-site roadway segments:

- Leon Road south of Craig Avenue (Segment #6);
- Leon Road south of Garbani Road (Segment #7);
- Holland Road west of Leon Road (Segment #12).

Street improvement plans shall be submitted to the County Transportation Department for review and approval, which contain the specifications necessary to reduce traffic noise level increases from automobile traffic by roughly 4 dBA to uses adjacent to the above referenced off-site roadway segments. All street improvements shall be installed consistent with approved plans.
[Applicable to the proposed Project TTM 38823]

MM-NOI-2 **Wall Plans.** Prior to building permit issuance, wall plans shall be submitted to the Building and Department for review and approval. Said wall plans shall incorporate the following noise barriers, consistent with Figure 4.12-5, Summary of Recommendations of Subchapter 4.12 of the Draft EIR:

- 8-foot high noise barriers for outdoor living areas (backyards) of lots 31 to 50, 136 to 149,151 to 153, and 334 to 340 adjacent to Leon Road and Holland Road; and
- 6-foot high noise barriers for outdoor living areas (backyards) of lots 7 to 30, 154, 157 to 162, 287 to 296, 347 to 360, 464 to 472, and 558 to 574 adjacent to Eucalyptus Road and Craig Avenue.

[Applicable to the proposed Project TTM 38823]

MM-NOI-3 **Building Plans.** Prior to building permit issuance, building construction documents shall be submitted to the Building and Safety Department for review and approval. Said wall plans shall incorporate the following design components, consistent with Figure 4.12-5, Summary of Recommendations of Subchapter 4.12 of the Draft EIR:

Windows/Sliding Glass Doors: All residential units require windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, and comply with the following sound transmission class (STC) ratings:

o Upgraded windows and sliding glass doors with minimum STC ratings of 32 are required for all windows/glass doors facing Leon Road and Holland Road in lots 31 to 50, 136 to 149,151 to 153, and 334 to 340; o All other residential lots require windows/glass doors with minimum sound transmission class (STC) ratings of 27.

Exterior Doors (Non-Glass): All exterior doors shall be well weather-stripped and have well-sealed perimeter gaps to achieve minimum sound transmission class (STC) ratings of 27. Exterior Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

[Applicable to the proposed Project TTM 38823]

MM-NOI-4 **Staging Limitations.** Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects.

[Applicable to the proposed Project TTM 38823]

MM-NOI-5 **Construction Hours.** Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside

Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion.
[Applicable to the proposed Project TTM 38823]

MM-NOI-6 **Equipment Tuning.** During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
[Applicable to the proposed Project TTM 38823]

MM-NOI-7 **Staging Locations.** During all Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center).
[Applicable to the proposed Project TTM 38823]

MM-NOI-8 **Delivery Limits.** During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
[Applicable to the proposed Project TTM 38823]

Transportation (LOS)

It should be noted that since the time that the EIR was certified in 2020, the State CEQA Guidelines now use vehicle miles traveled (VMT) and not Level of Service (LOS) to determine the significance of project-related traffic impacts. **Mitigation Measures MM-TR-1** through **MM-TR-5** in the Final EIR are based on LOS impacts. However, the County of Riverside still has planning and engineering concerns that are addressed by these five mitigation measures. Therefore, these mitigation measures still apply to TTM 38823 .

MM-TR-1 **Phase 1 Roadway Improvements.** Phase 1 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:

- Traffic Signal
- Northbound left turn lane
- Southbound left turn lane
- Eastbound left turn lane
- Westbound left turn lane

[Applicable to the proposed project TTM 38823]

MM-TR-2 **Phase 2A Roadway Improvements.** Phase 2 - Haun Road/Zeiders Road & Scott Road (#1) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:

- Construct a 2nd southbound left turn lane.

• Modify the traffic signal to implement overlap phasing on the westbound right turn lane.

It should be noted that these improvements have been conditioned on other near-by development and are to be constructed by others.
[Applicable to the proposed project TTM 38823]

MM-TR-3 **Phase 2B Roadway Improvements.** Phase 2 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:

• Traffic Signal

• Northbound left turn lane

• Southbound left turn lane

• Eastbound left turn lane

• Westbound left turn lane

• Overlap phasing on Southbound right turn lane

• 2nd Eastbound through lane

• 2nd Westbound through lane
[Applicable to the proposed project TTM 38823]

MM-TR-4 **TUMF/DIF Fees.** Prior to the issuance of building permits, the Project applicant shall participate in the County's TUMF/DIF programs by paying the requisite TUMF/DIF fees at the time of building permit; and in addition, shall pay the Project's fair share amount of $314,011 for the improvements identified in Table 1-6 Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis Report County of Riverside, dated June 5, 2018, prepared by Urban Crossroads (TIA) that are consistent with the improvements shown on Table 7-5 of the TIA, or as agreed to by the County and Project Applicant.
[Applicable to the proposed project TTM 38823]

MM-TR-5 **Other Improvements.** Table 1-6 of the TIA includes intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements which are not covered by DIF. Because the County of Riverside does not have plenary control over intersections that share a border with the City of Menifee, the County cannot guarantee that such improvements will be constructed. Therefore, the Developer's fair-share amount for the intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements for Phase Project Buildout 2025 which are not covered by TUMF/DIF equals $87,537. Developer shall be required to pay this $87,537 amount to either the County of Riverside or City of Menifee prior to the issuance of the Project's final certificate of occupancy.
[Applicable to the proposed project TTM 38823]

6 References

6.1 – List of Preparers

Matthew Fagan Consulting Services, Inc.

- Matthew Fagan, President
- Angie Douvres, Document Management

6.2 – Persons and Organizations Consulted

- None

6.3 – Bibliography

- Canterwood (Tentative Tract 38823) Air Quality & Greenhouse Gas Assessment, Urban Crossroads, 1-15-2025
- Canterwood (Tentative Tract 38823) Trip Generation Assessment, Urban Crossroads, 1-7-2025
- Canterwood (Tentative Tract 38823) Vehicle Miles Traveled (VMT) Screening Evaluation, Urban Crossroads, 4-15-2025
- Canterwood (Tentative Tract 38823) Updated Biological Assessment and MSHCP Consistency Review, Helix, 10-8-2024
- Canterwood (Tentative Tract 38823) EMWD Will Serve Letter, 11-2023
- Canterwood (Tentative Tract 37439) Draft EIR, MFCS, Inc., 2-2020
- Canterwood (Tentative Tract 37439) Final EIR, MFCS, Inc., 6-2020

In addition, the analyses and conclusions presented in this Addendum are summarized from the text of the Canterwood Project EIR from 2020 which had its own complete listing of reference citations. This document incorporates that reference list as well.

- This document is designed for double-sided printing -

Appendix A

Canterwood (Tentative Tract 38823) Air Quality & Greenhouse Gas Assessment, January 15, 2025

MEMORANDUM

URBAN CROSSROADS

DATE: January 15, 2025
TO: William Lo, Sun Holland, LLC
FROM: Haseeb Qureshi, Shannon Wong
JOB NO: 15738-03 AQ & GHG Assessment

CANTERWOOD (TENTATIVE TRACT MAP NO. 38823) AIR QUALITY & GREENHOUSE GAS ASSESSMENT

William Lo,

Urban Crossroads, Inc. is pleased to provide the following Air Quality & Greenhouse Gas Assessment for the Canterwood (Tentative Tract Map No. 38823) or TTM No. 38823 development (**Project**), which is located north of Craig Road and east of Leon Road in the County of Riverside. Specifically, the purpose of this assessment is to determine if additional impacts is necessary beyond that evaluated in the Canterwood (Tentative Tract Map No. 37439) Air Quality Impact Analysis or Canterwood (Tentative Tract Map No. 37439) Greenhouse Gas Analysis (prepared by Urban Crossroads, Inc. dated February 27, 2019, referred to as **2019 Studies**) (1) (2).

PROJECT OVERVIEW

The 2019 Studies evaluated 574 single family residential dwelling units. The approved Tract Map had 446 lots and Lot 447 which proposed 128 lots (on 27.0-acres). A portion (11.0-acres) of Lot 447 was subdivided into 53 lots under TTM No. 38332 and the remaining 16.0-acres of Lot 447 is now being designed under TTM No. 38823 with 95 residential lots. As such, there are a total of 148 residential lots to be developed on Lot 447 (53 lots plus 95 lots) for a total of 594 single family residential dwelling units for the overall Project (148 lots plus 446 lots). This results in a net increase of 20 single family residential dwelling units from the total units evaluated in the 2019 Studies (594 lots minus 574 lots).

SUMMARY OF FINDINGS

Results of the assessment indicate that the proposed changes to the Project would not result in any new significant air quality and greenhouse gas impacts relative to applicable numeric thresholds utilized by the County of Riverside.

PROJECT AIR QUALITY IMPACTS

EMISSIONS CALCULATION

Emissions associated with the net increase of 20 single family residential dwelling units was conducted utilizing California Air Pollution Control Officers Association's (CAPCOA's) latest version of CalEEMod (Version 2022) and added to the 2019 AQ and GHG Report Totals. Output from the model runs for both construction and operational activity are provided in Attachment A.

REGIONAL AND LOCALIZED CONSTRUCTION EMISSIONS

The estimated maximum daily and localized construction emissions without mitigation are summarized on Tables 1 and 2. Under the assumed scenarios, emissions resulting from the Project construction would not exceed thresholds established by the SCAQMD for emissions of any criteria pollutant. Project construction-source emissions impacts would therefore be less-than-significant. Detailed construction model outputs are presented in Attachment A.

TABLE 1: PROJECT REGIONAL CONSTRUCTION EMISSIONS

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2024	13.97	80.01	70.45	0.11	18.98	10.86
2025	23.26	47.96	62.63	0.10	2.83	2.22
Winter						
2024	10.95	51.63	49.97	0.08	11.63	6.71
2025	10.63	39.27	49.65	0.08	2.23	1.82
Maximum Daily Emissions	**23.26**	**80.01**	**70.45**	**0.11**	**18.98**	**10.86**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

[1] PM_{10} and $PM_{2.5}$ source emissions reflect 3x daily watering per SCAQMD Rule 403 for fugitive dust.

[2] VOC source emissions reflect SCAQMD Rule 1113 for Architectural Coatings.

TABLE 2: PROJECT LOCALIZED CONSTRUCTION IMPACTS

On-Site Emissions	Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**40.67**	**35.07**	**8.00**	**4.68**
SCAQMD Localized Threshold	220	1,230	10	6
Threshold Exceeded?	NO	NO	NO	NO

REGIONAL OPERATIONAL EMISSIONS

The estimated operation-source emissions from the Project are summarized on Table 3. As shown on Table 3, the net increase in operational-source emissions would not exceed the applicable SCAQMD regional thresholds for emissions of any criteria pollutant. Detailed operation model outputs are presented in Attachment A.

TABLE 3: PROJECT NET REGIONAL OPERATIONAL EMISSIONS

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project	137.58	95.52	194.60	0.66	43.17	12.84
2019 Air Quality Study	135.75	94.26	186.73	0.64	41.79	12.45
Variance	**1.83**	**1.26**	**7.87**	**0.02**	**1.38**	**0.39**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

PROJECT GHG IMPACTS

As shown on Table 4, the Project would generate a net increase of approximately 332.97 $MTCO_2e/yr$. As shown in Table 4, the Project's net increase in GHG emissions would not exceed the 3,000 $MTCO_2e/yr$ screening threshold. Project GHG emissions therefore would be less than significant.

TABLE 4: PROJECT NET GHG EMISSIONS

Source	Emissions (MT/yr)
	Total CO_2e
Proposed Project	12,337.55
2019 Air Quality Study	11,991.58
Variance	**345.97**
SCAQMD Regional Threshold	3,000
Threshold Exceeded?	NO

COMPLIANCE WITH PREVIOUS MEASURES

The Project would be required to comply with applicable mitigation measures and project design features included in the previous technical studies.

CONCLUSION

Results of the analysis indicate that the proposed changes to the Project would not result in any new significant air quality or greenhouse gas impacts relative to the applicable numeric thresholds utilized by the County of Riverside.

REFERENCES

1. **Urban Crossroads, Inc.** *Canterwood (Tentative Tract Map No. 37439) Air Quality Impact Analysis.* 2019.
2. **Urban Crossroads, Inc.** *Canterwood (Tentative Tract Map No. 37439) Greenhouse Gas Analysis.* 2019.

ATTACHMENT A
CALEEMOD PROJECT EMISSIONS MODEL OUTPUTS

15738 - Canterwood (TTM No. 38823) Detailed Report

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1.1. Basic Project Information

Data Field	Value
Project Name	15738 - Canterwood (TTM No. 38823)
Construction Start Date	6/24/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	14.0
Location	33.663044, -117.11982
County	Riverside-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5508
EDFZ	11
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	20.0	Dwelling Unit	6.49	39,000	234,257	—	65.0	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	14.3	13.9	40.7	35.1	0.05	2.11	5.89	8.00	1.94	2.74	4.68	—	5,545	5,545	0.23	0.06	1.38	5,567
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.59	1.33	12.3	14.7	0.03	0.54	0.11	0.65	0.50	0.03	0.52	—	2,784	2,784	0.11	0.03	0.01	2,797
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.28	1.18	6.59	6.79	0.01	0.31	0.33	0.64	0.29	0.14	0.42	—	1,188	1,188	0.05	0.01	0.11	1,193
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.23	0.21	1.20	1.24	< 0.005	0.06	0.06	0.12	0.05	0.03	0.08	—	197	197	0.01	< 0.005	0.02	198

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	5.18	4.36	40.7	35.1	0.05	2.11	5.89	8.00	1.94	2.74	4.68	—	5,545	5,545	0.23	0.05	1.00	5,567

2025	14.3	13.9	20.1	27.5	0.04	0.85	0.32	1.17	0.78	0.08	0.86	—	4,709	4,709	0.19	0.06	1.38	4,732
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.59	1.33	12.3	14.7	0.03	0.54	0.11	0.65	0.50	0.03	0.52	—	2,784	2,784	0.11	0.03	0.01	2,797
2025	1.49	1.24	11.4	14.6	0.03	0.47	0.11	0.57	0.43	0.03	0.46	—	2,781	2,781	0.11	0.03	0.01	2,794
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.85	0.72	6.59	6.79	0.01	0.31	0.33	0.64	0.29	0.14	0.42	—	1,183	1,183	0.05	0.01	0.11	1,188
2025	1.28	1.18	4.93	6.37	0.01	0.20	0.05	0.26	0.19	0.01	0.20	—	1,188	1,188	0.05	0.01	0.11	1,193
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.16	0.13	1.20	1.24	< 0.005	0.06	0.06	0.12	0.05	0.03	0.08	—	196	196	0.01	< 0.005	0.02	197
2025	0.23	0.21	0.90	1.16	< 0.005	0.04	0.01	0.05	0.03	< 0.005	0.04	—	197	197	0.01	< 0.005	0.02	198

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.93	1.83	1.22	7.87	0.02	0.05	1.32	1.38	0.05	0.34	0.39	11.4	2,410	2,421	1.26	0.08	6.26	2,482
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.77	1.67	1.26	5.72	0.02	0.05	1.32	1.38	0.05	0.34	0.39	11.4	2,310	2,321	1.26	0.08	0.41	2,377
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.80	1.71	0.98	6.53	0.02	0.03	1.30	1.33	0.03	0.33	0.36	11.4	1,941	1,952	1.25	0.08	2.82	2,010
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.33	0.31	0.18	1.19	< 0.005	0.01	0.24	0.24	< 0.005	0.06	0.07	1.89	321	323	0.21	0.01	0.47	333

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.87	0.80	0.72	6.53	0.02	0.01	1.32	1.34	0.01	0.34	0.35	—	1,594	1,594	0.07	0.07	6.01	1,623
Area	1.04	1.02	0.33	1.27	< 0.005	0.03	—	0.03	0.03	—	0.03	0.00	403	403	0.01	< 0.005	—	404
Energy	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	386	386	0.04	< 0.005	—	388
Water	—	—	—	—	—	—	—	—	—	—	—	1.48	26.9	28.4	0.15	< 0.005	—	33.4
Waste	—	—	—	—	—	—	—	—	—	—	—	9.93	0.00	9.93	0.99	0.00	—	34.7
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	1.93	1.83	1.22	7.87	0.02	0.05	1.32	1.38	0.05	0.34	0.39	11.4	2,410	2,421	1.26	0.08	6.26	2,482
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.81	0.75	0.77	5.52	0.01	0.01	1.32	1.34	0.01	0.34	0.35	—	1,497	1,497	0.07	0.07	0.16	1,521
Area	0.94	0.92	0.32	0.13	< 0.005	0.03	—	0.03	0.03	—	0.03	0.00	400	400	0.01	< 0.005	—	400
Energy	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	386	386	0.04	< 0.005	—	388
Water	—	—	—	—	—	—	—	—	—	—	—	1.48	26.9	28.4	0.15	< 0.005	—	33.4
Waste	—	—	—	—	—	—	—	—	—	—	—	9.93	0.00	9.93	0.99	0.00	—	34.7
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	1.77	1.67	1.26	5.72	0.02	0.05	1.32	1.38	0.05	0.34	0.39	11.4	2,310	2,321	1.26	0.08	0.41	2,377
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.80	0.73	0.78	5.67	0.01	0.01	1.30	1.31	0.01	0.33	0.34	—	1,498	1,498	0.07	0.07	2.57	1,525
Area	0.97	0.97	0.03	0.78	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	29.5	29.5	< 0.005	< 0.005	—	29.5
Energy	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	386	386	0.04	< 0.005	—	388
Water	—	—	—	—	—	—	—	—	—	—	—	1.48	26.9	28.4	0.15	< 0.005	—	33.4
Waste	—	—	—	—	—	—	—	—	—	—	—	9.93	0.00	9.93	0.99	0.00	—	34.7

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	1.80	1.71	0.98	6.53	0.02	0.03	1.30	1.33	0.03	0.33	0.36	11.4	1,941	1,952	1.25	0.08	2.82	2,010
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.15	0.13	0.14	1.03	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	248	248	0.01	0.01	0.43	252
Area	0.18	0.18	0.01	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.88	4.88	< 0.005	< 0.005	—	4.89
Energy	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	63.9	63.9	0.01	< 0.005	—	64.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.25	4.45	4.70	0.03	< 0.005	—	5.53
Waste	—	—	—	—	—	—	—	—	—	—	—	1.64	0.00	1.64	0.16	0.00	—	5.75
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	0.33	0.31	0.18	1.19	< 0.005	0.01	0.24	0.24	< 0.005	0.06	0.07	1.89	321	323	0.21	0.01	0.47	333

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.36	1.19	< 0.005	0.06	—	0.06	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.25	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.07	1.25	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.0	11.0	< 0.005	< 0.005	0.02	11.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.82	1.82	< 0.005	< 0.005	< 0.005	1.85
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	5.08	4.27	40.6	33.6	0.05	2.11	—	2.11	1.94	—	1.94	—	5,293	5,293	0.21	0.04	—	5,311
Dust From Material Movement	—	—	—	—	—	—	5.66	5.66	—	2.69	2.69	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.11	0.92	< 0.005	0.06	—	0.06	0.05	—	0.05	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.16	0.16	—	0.07	0.07	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.20	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.08	1.46	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	252	252	0.01	0.01	1.00	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.06	1.06	< 0.005	< 0.005	< 0.005	1.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.82	2.37	21.7	19.3	0.03	1.22	—	1.22	1.12	—	1.12	—	2,956	2,956	0.12	0.02	—	2,967
Dust From Material Movement	—	—	—	—	—	—	2.26	2.26	—	0.94	0.94	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.19	1.06	< 0.005	0.07	—	0.07	0.06	—	0.06	—	162	162	0.01	< 0.005	—	163
Dust From Material Movement	—	—	—	—	—	—	0.12	0.12	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.02	0.22	0.19	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.07	1.25	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.0	11.0	< 0.005	< 0.005	0.02	11.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.82	1.82	< 0.005	< 0.005	< 0.005	1.85
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.55	1.30	12.2	14.2	0.03	0.54	—	0.54	0.49	—	0.49	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.55	1.30	12.2	14.2	0.03	0.54	—	0.54	0.49	—	0.49	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	0.31	2.88	3.37	0.01	0.13	—	0.13	0.12	—	0.12	—	623	623	0.03	0.01	—	625
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.53	0.61	< 0.005	0.02	—	0.02	0.02	—	0.02	—	103	103	< 0.005	< 0.005	—	103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.57	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	98.4	98.4	< 0.005	< 0.005	0.39	100.0
Vendor	< 0.005	< 0.005	0.07	0.02	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	63.1	63.1	< 0.005	0.01	0.18	66.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.43	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	90.5	90.5	< 0.005	< 0.005	0.01	91.6
Vendor	< 0.005	< 0.005	0.07	0.02	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	63.1	63.1	< 0.005	0.01	< 0.005	66.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	21.7	21.7	< 0.005	< 0.005	0.04	22.0
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.9	14.9	< 0.005	< 0.005	0.02	15.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.59	3.59	< 0.005	< 0.005	0.01	3.64
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.47	2.47	< 0.005	< 0.005	< 0.005	2.59
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipm	1.45	1.21	11.3	14.1	0.03	0.47	—	0.47	0.43	—	0.43	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.45	1.21	11.3	14.1	0.03	0.47	—	0.47	0.43	—	0.43	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.41	5.51	0.01	0.18	—	0.18	0.17	—	0.17	—	1,024	1,024	0.04	0.01	—	1,028
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.09	0.80	1.01	< 0.005	0.03	—	0.03	0.03	—	0.03	—	170	170	0.01	< 0.005	—	170
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.03	0.53	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	96.4	96.4	< 0.005	< 0.005	0.35	97.9
Vendor	< 0.005	< 0.005	0.07	0.02	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	62.1	62.1	< 0.005	0.01	0.18	65.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.40	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	88.6	88.6	< 0.005	< 0.005	0.01	89.7
Vendor	< 0.005	< 0.005	0.07	0.02	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	62.2	62.2	< 0.005	0.01	< 0.005	65.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	35.0	35.0	< 0.005	< 0.005	0.06	35.4
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	24.2	24.2	< 0.005	< 0.005	0.03	25.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.79	5.79	< 0.005	< 0.005	0.01	5.87
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.01	4.01	< 0.005	< 0.005	< 0.005	4.20
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.41	0.55	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.8	82.8	< 0.005	< 0.005	—	83.1
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.7	13.7	< 0.005	< 0.005	—	13.8
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.16	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	211	211	0.01	0.01	0.78	215
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.8	10.8	< 0.005	< 0.005	0.02	10.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.79	1.79	< 0.005	< 0.005	< 0.005	1.81
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	0.17	1.18	1.52	< 0.005	0.04	—	0.04	0.03	—	0.03	—	178	178	0.01	< 0.005	—	179
Architectural Coatings	11.6	11.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.76	9.76	< 0.005	< 0.005	—	9.79

Architectural Coating	0.64	0.64	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.62	1.62	< 0.005	< 0.005	—	1.62
Architectural Coatings	0.12	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19.3	19.3	< 0.005	< 0.005	0.07	19.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.98	0.98	< 0.005	< 0.005	< 0.005	1.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.17
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.87	0.80	0.72	6.53	0.02	0.01	1.32	1.34	0.01	0.34	0.35	—	1,594	1,594	0.07	0.07	6.01	1,623
Total	0.87	0.80	0.72	6.53	0.02	0.01	1.32	1.34	0.01	0.34	0.35	—	1,594	1,594	0.07	0.07	6.01	1,623
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.81	0.75	0.77	5.52	0.01	0.01	1.32	1.34	0.01	0.34	0.35	—	1,497	1,497	0.07	0.07	0.16	1,521
Total	0.81	0.75	0.77	5.52	0.01	0.01	1.32	1.34	0.01	0.34	0.35	—	1,497	1,497	0.07	0.07	0.16	1,521
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.15	0.13	0.14	1.03	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	248	248	0.01	0.01	0.43	252
Total	0.15	0.13	0.14	1.03	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	248	248	0.01	0.01	0.43	252

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	169	169	0.02	< 0.005	—	170
Total	—	—	—	—	—	—	—	—	—	—	—	—	169	169	0.02	< 0.005	—	170
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	169	169	0.02	< 0.005	—	170
Total	—	—	—	—	—	—	—	—	—	—	—	—	169	169	0.02	< 0.005	—	170
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	28.1	28.1	< 0.005	< 0.005	—	28.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	28.1	28.1	< 0.005	< 0.005	—	28.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	217	217	0.02	< 0.005	—	217

Total	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	217	217	0.02	< 0.005	—	217
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	217	217	0.02	< 0.005	—	217
Total	0.02	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	217	217	0.02	< 0.005	—	217
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	35.9	35.9	< 0.005	< 0.005	—	36.0
Total	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	35.9	35.9	< 0.005	< 0.005	—	36.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.04	0.02	0.32	0.13	< 0.005	0.03	—	0.03	0.03	—	0.03	0.00	400	400	0.01	< 0.005	—	400
Consumer Products	0.83	0.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.11	0.10	0.01	1.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.03	3.03	< 0.005	< 0.005	—	3.04

Total	1.04	1.02	0.33	1.27	< 0.005	0.03	—	0.03	0.03	—	0.03	0.00	403	403	0.01	< 0.005	—	404
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.04	0.02	0.32	0.13	< 0.005	0.03	—	0.03	0.03	—	0.03	0.00	400	400	0.01	< 0.005	—	400
Consumer Products	0.83	0.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.94	0.92	0.32	0.13	< 0.005	0.03	—	0.03	0.03	—	0.03	0.00	400	400	0.01	< 0.005	—	400
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.54	4.54	< 0.005	< 0.005	—	4.54
Consumer Products	0.15	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.34	0.34	< 0.005	< 0.005	—	0.35
Total	0.18	0.18	0.01	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.88	4.88	< 0.005	< 0.005	—	4.89

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.48	26.9	28.4	0.15	< 0.005	—	33.4
Total	—	—	—	—	—	—	—	—	—	—	—	1.48	26.9	28.4	0.15	< 0.005	—	33.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.48	26.9	28.4	0.15	< 0.005	—	33.4
Total	—	—	—	—	—	—	—	—	—	—	—	1.48	26.9	28.4	0.15	< 0.005	—	33.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.25	4.45	4.70	0.03	< 0.005	—	5.53
Total	—	—	—	—	—	—	—	—	—	—	—	0.25	4.45	4.70	0.03	< 0.005	—	5.53

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	9.93	0.00	9.93	0.99	0.00	—	34.7

Total	—	—	—	—	—	—	—	—	—	—	—	9.93	0.00	9.93	0.99	0.00	—	34.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	9.93	0.00	9.93	0.99	0.00	—	34.7
Total	—	—	—	—	—	—	—	—	—	—	—	9.93	0.00	9.93	0.99	0.00	—	34.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.64	0.00	1.64	0.16	0.00	—	5.75
Total	—	—	—	—	—	—	—	—	—	—	—	1.64	0.00	1.64	0.16	0.00	—	5.75

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/24/2024	7/19/2024	5.00	20.0	20
Site Preparation	Site Preparation	7/22/2024	8/2/2024	5.00	10.0	10
Grading	Grading	8/5/2024	8/30/2024	5.00	20.0	20
Building Construction	Building Construction	9/2/2024	7/18/2025	5.00	230	230
Paving	Paving	6/23/2025	7/18/2025	5.00	20.0	20
Architectural Coating	Architectural Coating	6/23/2025	7/18/2025	5.00	20.0	20

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Crawler Tractors	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Crawler Tractors	Diesel	Average	3.00	8.00	84.0	0.37

Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT

Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	6.84	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	2.03	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.37	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	75,026	25,009	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	—	—	35.0	0.00	—
Grading	—	—	50.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.21

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.21	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	349	0.03	< 0.005
2025	0.00	349	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	187	190	190	68,630	1,847	1,869	1,869	676,521

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	19
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
75026.25	25,009	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)

Single Family Housing	177,446	349	0.0330	0.0040	675,722

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	772,802	4,312,725

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	18.4	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	User Defined	750	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	28.9	annual days of extreme heat
Extreme Precipitation	2.65	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	27.9	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	84.6

AQ-PM	38.8
AQ-DPM	5.48
Drinking Water	10.2
Lead Risk Housing	12.9
Pesticides	86.4
Toxic Releases	17.2
Traffic	20.9
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	47.4
Haz Waste Facilities/Generators	4.94
Impaired Water Bodies	58.7
Solid Waste	0.00
Sensitive Population	—
Asthma	37.1
Cardio-vascular	71.4
Low Birth Weights	54.8
Socioeconomic Factor Indicators	—
Education	49.8
Housing	33.2
Linguistic	11.3
Poverty	22.2
Unemployment	48.3

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—

Above Poverty	69.48543565
Employed	22.67419479
Median HI	66.84203773
Education	—
Bachelor's or higher	36.23764917
High school enrollment	100
Preschool enrollment	4.311561658
Transportation	—
Auto Access	98.98626973
Active commuting	32.61901707
Social	—
2-parent households	85.07635057
Voting	31.88759143
Neighborhood	—
Alcohol availability	97.0101373
Park access	5.864237136
Retail density	1.180546644
Supermarket access	6.493006544
Tree canopy	3.592968048
Housing	—
Homeownership	82.47144874
Housing habitability	88.42551007
Low-inc homeowner severe housing cost burden	83.22853843
Low-inc renter severe housing cost burden	54.20248941
Uncrowded housing	96.93314513
Health Outcomes	—
Insured adults	73.18105993
Arthritis	93.3

Asthma ER Admissions	70.5
High Blood Pressure	94.9
Cancer (excluding skin)	77.2
Asthma	49.0
Coronary Heart Disease	95.4
Chronic Obstructive Pulmonary Disease	86.1
Diagnosed Diabetes	95.0
Life Expectancy at Birth	80.5
Cognitively Disabled	25.4
Physically Disabled	45.1
Heart Attack ER Admissions	10.0
Mental Health Not Good	51.7
Chronic Kidney Disease	93.4
Obesity	49.6
Pedestrian Injuries	19.6
Physical Health Not Good	81.0
Stroke	93.8
Health Risk Behaviors	—
Binge Drinking	2.0
Current Smoker	37.0
No Leisure Time for Physical Activity	68.2
Climate Change Exposures	—
Wildfire Risk	12.5
SLR Inundation Area	0.0
Children	0.3
Elderly	68.4
English Speaking	81.2
Foreign-born	18.1

Outdoor Workers	30.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	83.8
Traffic Density	7.3
Traffic Access	23.0
Other Indices	—
Hardship	34.8
Other Decision Support	—
2016 Voting	57.0

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	30.0
Healthy Places Index Score for Project Location (b)	49.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: Construction Phases	Building Construction, Paving, and Architectural Coating overlap to present a conservative analysis
Construction: Off-Road Equipment	T/L/B replaced with Crawler Tractor to accurately calculate disturbance for Site Preparation and Grading phases. Standard 8 hours work days
Construction: Architectural Coatings	SCAQMD Rule 1113
Operations: Vehicle Data	Trip characteristics based on information provided in the traffic analysis
Operations: Hearths	SCAQMD Rule 445 no wood burning devices. Wood burning devices added to gas devices.
Operations: Architectural Coatings	SCAQMD
Operations: Refrigerants	Beginning 1 January 2025, all new air conditioning equipment may not use refrigerants with a GWP of 750 or greater

Appendix B1

Canterwood (Tentative Tract 38823) Trip Generation Assessment, January 7, 2025

MEMORANDUM

URBAN CROSSROADS

DATE: January 7, 2025
TO: Bill Lo, SunHolland, LLC
FROM: Charlene So, Urban Crossroads, Inc.
JOB NO: 15738-02 TG Memo

CANTERWOOD (TENTATIVE TRACT MAP NO. 38823) TRIP GENERATION ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Assessment for the Canterwood (Tentative Tract Map No. 38823) or TTM No. 38823 development (**Project**), which is located north of Craig Road and east of Leon Road in the County of Riverside. This trip letter describes the proposed Project trip generation and determines whether any traffic operations analysis is required based on the County's Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled (**County Guidelines**), dated December 2022. Specifically, the purpose of this trip generation assessment is to determine if additional analysis is necessary beyond that evaluated in the approved Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis (prepared by Urban Crossroads, Inc. dated June 5, 2018, referred to as **2018 Traffic Study**).

BACKGROUND AND PROPOSED PROJECT

The 2018 Traffic Study evaluated 574 single family residential dwelling units. The approved Tract Map had 446 lots and Lot 447 which proposed 128 lots (on 27.0-acres). A portion (11.0-acres) of Lot 447 was subdivided into 53 lots under TTM No. 38332 and the remaining 16.0-acres of Lot 447 is now being designed under TTM No. 38823 with 95 residential lots. As such, there are a total of 148 residential lots to be developed on Lot 447 (53 lots plus 95 lots) for a total of 594 single family residential dwelling units for the overall Project (148 lots plus 446 lots). This results in a net increase of 20 single family residential dwelling units from the total units evaluated in the 2018 Traffic Study (594 lots minus 574 lots).

TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

The trip generation for the Project was calculated based on the estimates provided in the Institute of Transportation Engineers (**ITE**) Trip Generation Manual (10th Edition, 2017). The 10th Edition (as opposed to the 11th Edition, 2021) has been utilized in order to be consistent with the rates used in the 2018 Traffic Study. The trip generation rates for ITE Land Use Code 210 (Single Family Detached Residential) are more conservative in the 10th Edition than in the 11th Edition (e.g., higher rates). Trip generation rates are provided in Table 1.

The Project trip generation summary is also provided in Table 1. The Project is anticipated to result in a net increase of 188 additional two-way trips per day with a net increase of 15 AM peak hour trips and 20 PM peak hour trips.

TABLE 1: PROJECT TRIP GENERATION SUMMARY

Land Use[1]	Units[2]	ITE LU Code	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Single Family Detached Residential	DU	210	0.19	0.56	0.74	0.62	0.37	0.99	9.44

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

[2] DU = Dwelling Units

Land Use	Quantity	Units[1]	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
2018 Traffic Study	574	DU	106	319	425	358	210	568	5,420
Proposed Project	594	DU	110	330	440	370	218	588	5,608
Net Change	**20**	**DU**	**4**	**11**	**15**	**12**	**8**	**20**	**188**

[1] DU = Dwelling Units

FINDINGS

Based on the County's Guidelines, the County has used a screening threshold of 100 peak hour trips for requiring a level of service (LOS) based traffic study. The Project is anticipated to generate fewer than 100 peak hour trips during any peak hour and would also contribute fewer than 50 peak hour trips to any off-site study area intersection (see Table 1). As such, the net increase in 20 single family residential dwelling units would not likely result in changes to analysis findings disclosed in the 2018 Traffic Study.

If you have any questions or comments, I can be reached at cso@urbanxroads.com.

Appendix B2

Canterwood (Tentative Tract 38823) VMT Technical Memo,
April 16, 2025

TECHNICAL MEMORANDUM

DATE: April 16, 2025
TO: Bill Lo, SunHolland, LLC
FROM: Alex So, Urban Crossroads, Inc.
JOB NO: 15738-01 VMT

SUBJECT: CANTERWOOD (TENTATIVE TRACT MAP NO. 38823) VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Urban Crossroads, Inc. has completed the following Vehicle Miles Traveled (VMT) Screening Evaluation for the Canterwood (Tentative Tract Map No. 38823) (TTM No. 38823) development (Project), which is located north of Craig Road and east of Leon Road in the unincorporated County of Riverside.

PROJECT OVERVIEW

The purpose of this VMT screening evaluation is to determine if additional VMT analysis is necessary beyond that evaluated in the approved Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis-Vehicle Miles Traveled (prepared by Urban Crossroads, Inc. dated February 28, 2019, referred to as **2019 VMT Analysis**).

The 2019 VMT Analysis evaluated 574 single family residential dwelling units. The approved Tract Map had 446 lots and Lot 447 which proposed 128 lots (on 27.0-acres). A portion (11.0-acres) of Lot 447 was subdivided into 53 lots under TTM No. 38332 and the remaining 16.0-acres of Lot 447 is now being designed under TTM No. 38823 with 95 residential lots.

BACKGROUND

Based on discussions with County of Riverside staff, the 2019 VMT Analysis predates the currently adopted County of Riverside Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled (December 2020) (**County Guidelines**) (1). As such, County staff has requested that the VMT screening evaluation presented herein analyze Tentative Tract Map No. 38823 in accordance with the County Guidelines.

VMT SCREENING

As identified in the County Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. The following screening criteria are listed in the County Guidelines, and those applicable to the proposed Project (highlighted in **bold**) were selected for further review:

- **Small Projects**
- **High Quality Transit Areas (HQTA)**

- Local Serving Retail (not applicable)
- **Affordable Housing**
- Local Essential Service (not applicable)
- **Map-Based Screening**

SMALL PROJECTS SCREENING

The County Guidelines identify two types of screening criteria applicable to "small projects." The first criterion is a daily vehicle trip threshold of 110 trips. According to the Canterwood (Tentative Tract Map No. 38823) Trip Generation Assessment, prepared by Urban Crossroads and dated January 7, 2025, estimates the net increase of 20 residential dwelling unit to generate an increase of 188 daily vehicle trips exceeding the 110-trip screening threshold. TTM No. 38823, which includes 95 residential lots, would result in an even greater number of daily trips and would also exceed the 110-trip threshold.

Secondly, the County of Riverside Guidelines identify that land use projects generating less than 3,000 metric tons of carbon dioxide equivalent per year (MTCO2e/yr) in greenhouse gas (GHG) emissions are presumed to have a less than significant impact with respect to VMT. As documented in the Canterwood (Tentative Tract Map No. 38823) Air Quality and Greenhouse Gas Assessment prepared by Urban Crossroads (dated January 15, 2025), the total GHG emissions associated with the full Canterwood Project (594 residential dwelling units) are estimated at 12,337.55 MTCO2e/yr, equating to approximately 20.77 MTCO2e/yr per residential dwelling unit. Applying this unit rate to the 95 residential units proposed within TTM No. 38823, the resulting emissions are estimated at 1,973.18 MTCO2e/yr, which is below the County's 3,000 MTCO2e/yr significance threshold for VMT screening

Small Projects screening criteria is met.

HIGH QUALITY TRANSIT AREAS (HQTA) SCREENING

Projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing "major transit stop" [1]or an existing stop along a "high-quality transit corridor"[2]) may be presumed to have a less than significant impact, absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75.
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking).
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

[1] Pub. Resources Code, § 21064.3 ("'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.").
[2] Pub. Resources Code, § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.").

The Project is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor.

HQTA screening criteria is not met.

AFFORDABLE HOUSING

Projects consisting of a high percentage of affordable housing as determined by the Riverside County Planning and Transportation Departments are presumed to have a less than significant impact on VMT as lower-income residents make fewer trips on average. The Project does not intend to develop any income qualified dwelling units.

Affordable Housing screening criteria is not met.

MAP-BASED SCREENING

County Guidelines note that "residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT." Urban Crossroads has obtained a VMT data table from County Staff for all TAZs within Riverside County that provides VMT per capita (residential development) and VMT per employee (employee generating non-retail development) for the purpose of identifying low VMT areas. The data utilizes the sub-regional Riverside Transportation Analysis Model (RIVTAM) to measure baseline VMT performance for individual TAZ's and a comparison was made to the applicable impact threshold (e.g., VMT per employee for office or industrial land uses and VMT per capita for residential land uses).

Utilizing the RIVTAM Model the parcel in which the Project resides was located to determine the appropriate traffic analysis zone (TAZ). The Project resides in TAZ 4084, which in the base year RIVTAM model generates 30.4 VMT per capita. The current Countywide average VMT per capita is 15.2, which is the County's adopted threshold for residential projects. The Project resides in a TAZ that generates VMT per capita that exceeds the County threshold and does not qualify for low VMT area/map-based screening.

Map-Based screening criteria is not met.

CONCLUSION

In summary, Project meets the Small Project screening criteria and is therefore presumed to have a less than significant VMT impact, requiring no additional VMT analysis.

If you have any questions, please contact me directly at aso@urbanxroads.com.

REFERENCES

1. **County of Riverside.** *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled.* County of Riverside : s.n., December 2020.

Appendix C

Canterwood (Tentative Tract 38823) 2024 Updated Biological Assessment and MSHCP Consistency Review, October 8, 2024

Memorandum

HELIX Environmental Planning, Inc.
16485 Laguna Canyon Road, Suite 150
Irvine, CA 92618
949.573.9450 tel
619.462.0552 fax
www.helixepi.com

Date: October 8, 2024

To: Mr. William Lo
Sun Holland, LLC
26895 Aliso Creek Road, Unit B533
Aliso Viejo, CA 92656

From: Cache Tucker, Biologist
Lauren Singleton, Senior Biology Project Manager

Subject: 2024 Updated Biological Assessment and MSHCP Consistency Review for the Canterwood Phase III (TTM 38823) Project

HELIX Project: 03723.00009.001

Message:

The purpose of this memorandum is to document existing conditions within the 16-acre Canterwood Phase III (Tentative Tract Map [TTM] 38823) Project (project). HELIX Environmental Planning, Inc. (HELIX) prepared a General Biological Resources Assessment (GBRA) in 2018[1] for the entire 170-acre Canterwood Residential Development Project, which is being constructed in three phases. Grading for Phase 1 (446 lots), which comprises the northern and eastern portions of the Canterwood Project, commenced in 2022. Phase II (53 lots) is located in the southwest quadrant of the Canterwood Project, and grading will commence in August 2024. Phase III (94 lots), also located in the southwest quadrant of the Canterwood Residential Development Project, is estimated to commence in mid-2026 (Figure 1, *Site Plan*). As required by the County of Riverside, HELIX prepared this memorandum to document whether existing conditions within the Phase III project site are consistent with those conditions recorded in the 2018 GBRA.

PROJECT LOCATION

The approximately 16-acre project site is located in eastern portion of Menifee Valley within unincorporated Riverside County, California. The project site is generally located to the east of the City of Menifee and Interstate 215 and to the west of State Route 79 (Figure 2, *Regional Location*). The project site is within the U.S. Geological Survey (USGS) 7.5-minute Winchester quadrangle map within

[1] HELIX Environmental Planning, Inc. 2018. General Biological Resources Assessment for the Canterwood Project (Tentative Tract Map No. 37439). Prepared for Sun Holland, Inc. September 4.

Section 8 of Township 6 South, Range 2 West (Figure 3, *USGS Topography*). Specifically, the project site is located to the northeast of the intersection of Craig Avenue and Leon Road (Figure 4, *Aerial Photograph*).

MEHODS

HELIX biologist Cache Tucker performed a site visit on July 11, 2024 to document existing conditions within the project site. The biologist slowly walked the entire project site, noting vegetation communities, plant species, and animals species that were detected during the site visit. Representative photographs of the site were taken, with select photographs included in this report as Attachment A, *Representative Site Photographs*. The survey results are summarized below.

RESULTS

Existing Conditions

The project site currently consists of agriculture and disturbed areas, which is consistent with conditions documented in the 2018 GBRA. Agriculture areas are dominated by barley (*Hordeum vulgare*) and other non-native herbaceous species while disturbed areas mostly consist of bare ground with scattered non-native herbaceous species. The following plant species were observed during the 2024 site visit: annual beard-grass (*Polypogon monspeliensis*), barley, field bindweed (*Convolvulus arvensis*), flax-leaf fleabane (*Erigeron bonariensis*), Palmer's amaranth (*Amaranthus palmeri*), prickly lettuce (*Lactuca serriola*), prostrate knotweed (*Polygonum aviculare*), prostrate pigweed (*Amaranthus albus*), Russian thistle (*Salsola tragus*), short-pod mustard (*Hirschfeldia incana*), stinknet (*Oncosiphon pilulifer*), and white goosefoot (*Chenopodium album*).

Only six animal species were noted during the 2024 site visit, including four bird species (Cassin's kingbird [*Tyrannus vociferans*], common raven [*Corvus corax*], mourning dove [*Zenaida macroura*], and northern mockingbird [*Mimus polyglottos*]) and two mammal species (desert cottontail [S*ylvilagus audubonii*] and California ground squirrel [*Spermophilus beecheyi*]).

No rare plants or animals were observed within the project site during the 2024 site visit, and suitable habitat that could potentially support rare plant or animal species is not present. Burrowing owl (*Athene cunicularia*) and Crotch's bumble bee (*Bombus crotchii*) are discussed in detail below.

- **Burrowing owl:** Small ground squirrel burrows were noted. However, these burrows were not of suitable size (i.e., greater than 11 centimeters in diameter [height and width] and greater than 150 centimeters in depth) for burrowing owl. The project will comply with Measure BIO-1 included in the 2018 GBRA, which requires a 30-day pre-construction burrowing owl survey to be performed according to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl survey protocol.[2]

[2] County of Riverside. 2006. Burrowing owl survey instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. Environmental Programs Department. Available from: https://www.wrc-rca.org/species/survey_protocols/burrowing_owl_survey_instructions.pdf. Accessed July 25, 2024.

- **Crotch's bumble bee:** The project was also assessed for Crotch's bumble bee, which is a California Endangered Species Act (CESA) candidate species. HELIX consulted CDFW's California Natural Diversity Database (CNDDB), Bumble Bee Watch, and iNaturalist to determine the nearest Crotch's bumble bee occurrence(s). In accordance with the California Department of Fish and Wildlife's (CDFW) Survey Considerations for CESA Candidate Bumble Bee Species,[3] the biologist identified habitat alliances within the project site. The habitat alliances were classified following the Manual of California Vegetation (MCV; if appliable). [4] The biologist recorded the estimated absolute percent cover of individual species for each habitat alliance. In addition to foraging resources, potential nesting habitat (e.g., small mammal burrows, loose soil, bunch grasses, thatch, brush piles, old bird nests, and dead trees) were noted if observed during the assessment.

  No recent (i.e., within the last five years) Crotch's bumble bee records were found to occur within or adjacent to the project site during the literature review. There are no recent sightings of Crotch's bumble bee in CNDDB within the vicinity of the project site. The nearest sighting of Crotch's bumble bee in CNDDB was observed in 1981, 5.5 miles southeast of the project site.[5] The nearest, most recent sighting in the Bumble Bee Watch database was observed in 2024, approximately 4.0 miles southwest of the project site.[6] The nearest, most recent sighting in iNaturalist was observed in 2021, 5.1 miles northwest of the project site.[7]

  The plant species diversity on the project site is limited and consists mostly of non-native annual species as a result of dry farming, regular discing, and surrounding disturbance. Based on the habitat mapping, only remnant agriculture and disturbed habitat were observed on the site property (Table 1, *Species Composition by Mapped Alliance*). The agriculture is dominated by barley and the disturbed areas consist of bare ground. The agriculture and disturbed areas do not translate to an MCV alliance. Nectar species commonly used by Crotch's bumble bee (e.g., genera *Acmispon*, *Antirrhinum*, *Asclepias*, *Cirsium*, *Clarkia*, *Cordylanthus*, *Dendromecon*, *Ehrendorferia*, *Eriogonum*, *Eschscholzia*, *Euthamia*, *Hypericum*, *Keckiella*, *Lantana*, *Lupinus*, *Monardella*, *Phacelia*, *Salvia*, *Trichostema*, and/or *Vicia*) were not observed on the project site. Three small burrows were noted on the project site, which could potentially be used as nesting habitat if sufficient foraging resources occurred on-site or nearby to support a colony.

[3] California Department of Fish and Wildlife. 2023. Survey Considerations for CESA Candidate Bumble Bee Species. June 6. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline. Accessed October 2, 2024.

[4] Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California. Available at: http://vegetation.cnps.org/. Accessed July 2, 2024.

[5] California Department of Fish and Wildlife. 2024. California Natural Diversity Database and Rarefind. California Department of Fish and Wildlife: Sacramento, California. Available from: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed October 2, 2024.

[6] Bumble Bee Watch. 2024. Citizen Science Database. Available from: https://www.bumblebeewatch.org/maps/. Accessed October 2, 2024.

[7] iNaturalist. 2024. Explore Observation, Crotch's Bumble Bee. Available from: https://www.inaturalist.org/observations?place_id=158630&subview=map&taxon_id=271451. Accessed October 2, 2024.

Table 1
SPECIES COMPOSITION BY MAPPED ALLIANCE[1]

Scientific Name	Common Name	Percentage	Flowering Status
Agriculture			
Hordeum vulgare	barley	50	Dead
Polygonum aviculare	prostrate knotweed	20	Flower
Amaranthus albus	prostrate pigweed	20	Flower
Chenopodium album	white goosefoot	2	Flower
Bare Ground		8	-
Disturbed			
Bare Ground		100	-

[1] Additional species observed at less than 2 percent cover are not included in table. Species previously documented on the project site but not observed during assessment are also not included in table.

* Nectar species commonly used by Crotch's bumble bee (genera *Acmispon, Antirrhinum, Asclepias, Cirsium, Clarkia, Cordylanthus, Dendromecon, Ehrendorferia, Eriogonum, Eschscholzia, Euthamia, Hypericum, Keckiella, Lantana, Lupinus, Monardella, Phacelia, Salvia, Trichostema, and Vicia*).

The project site is surrounded by agriculture, which do not appear to support suitable Crotch's bumble bee habitat. There are a few patches of native habitat to the south of the project site and undeveloped hillsides to the north and northwest that could support potential suitable habitat, although these areas are not directly adjacent to the site.[8]

Bumble bees have an annual life cycle. Queens establish nests in the spring and produce female workers, males, and female gynes (i.e., new queens) through summer. The queen, female workers, and males die in the fall. Gynes hibernate through winter and reemerge the following spring to establish new colonies. Colonies require a persistent nectar source through summer to survive. Without a succession of flowers available from spring through summer, a colony will starve and fail to reproduce new gynes. Nectar species commonly used by Crotch's bumble bee were not noted on the project site, which consists mainly of barley and bare ground. There appears to be patches of potential suitable habitat to the south of the project site and within the undeveloped hillsides to the north and northwest. However, based on the limited quantity and diversity of nectar resources on the project site, lack of commonly used nectaring species, and limited potential nesting habitat (i.e., three small earthen burrows), the project site does not support sufficient resources to sustain a colony.

Based on the limited quantity and diversity of nectar resources on the project site and surrounding areas and a lack of known occurrences within adjacent areas, the project site does not contain habitat suitable to support Crotch's bumble bee, and focused surveys are not required.

No jurisdictional features were observed within the project site during the 2024 site visit.

[8] Google Earth. 2024. Aerial Imagery of the Canterwood Phase III (TTM 38823) Project, 33.664229°, -117.117545°. Aerial Imagery from June 2024. Available from: http://www.google.com/earth/index.html. Accessed October 2, 2024.

The project site supports potential suitable habitat for nesting birds, which are protected under the Migratory Bird Treaty Act and California Fish and Game Code. The project will comply with Measure BIO-3 included in the 2018 GBRA, which requires a pre-construction nesting bird survey if ground disturbance occurs within the nesting season (January 15 through August 31).

MSHCP Consistency

The following is a summary of the project's compliance with the MSHCP.[9]

Riparian/Riverine Areas and Vernal Pools (Section 6.1.2)

No Riparian/Riverine Areas or Vernal Pools were observed within the project site during the 2024 site visit. The project site does not support suitable habitat for Riparian/Riverine and Vernal Pool species.

Narrow Endemic Plant Species (Section 6.1.3)

The project site is within a Narrow Endemic Plant Species Survey Area (NEPSSA) 4, which requires a habitat assessment for Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). As documented in the 2018 GBRA, the Canterwood project site did not support suitable habitat for these species except for a low potential for San Diego ambrosia and spreading navarretia based on ponding associated with an agricultural ditch in the northern portion of Canterwood project site. However, the Phase III project site does not support suitable habitat for San Diego ambrosia or spreading navarretia given that the agricultural ditch is not located within the Phase III project site and there is a high-level of disturbance throughout the site.

Urban Wildland Interface Guidelines (Section 6.1.4)

The project will comply with applicable Urban Wildland Interface Guidelines, as described in the 2018 GBRA. The project will implement Measure BIO-4 included in the 2018 GBRA, which prohibits planting species listed in MSHCP Table 6-2, *Plants that Should Be Avoided Adjacent to the MSHCP Conservation Area*.

Additional Surveys (Section 6.3.2)

The project site is not within a Criteria Area Species Survey Area, an amphibian species survey area, or a mammal species survey area.

The project site is within a burrowing owl survey area. Small ground squirrel burrows were noted. However, these burrows were not of suitable size (i.e., greater than 11 centimeters in diameter [height and width] and greater than 150 centimeters in depth) for burrowing owl. The project will comply with Measure BIO-1 included in the 2018 GBRA, which requires a 30-day pre-construction survey.

[9] County of Riverside. 2003. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Final MSHCP Volume I. Prepared by Dudek & Associates. Available from: https://rctlma.org/western-riverside-county-multiple-species-habitat-conservation-plan-mshcp-1. Accessed July 25, 2024.

Fuels Management (Section 6.4)

The project site is not adjacent to an MSHCP Conservation Area. Therefore, fuel modification impacts would not extend into a Conservation Area.

MSHCP and Stephens' Kangaroo Rat Fees

The project is required to pay an MSHCP Local Development Mitigation Fee and Stephens' Kangaroo Rat Fees, as outlined in Measure BIO-5 included in the 2018 GBRA.

RECOMMENDATIONS AND CONCLUSIONS

HELIX confirmed following the 2024 site visit that existing conditions within the project site are consistent with those identified in the 2018 GBRA. No updated focused surveys are required, and the project will comply with Measures BIO-1, BIO-3, BIO-4, and BIO-5 included in the 2018 GBRA.

Please contact Lauren Singleton at LaurenS@helixepi.com or Cache Tucker at CacheT@helixepi.com if you have any questions about this report.

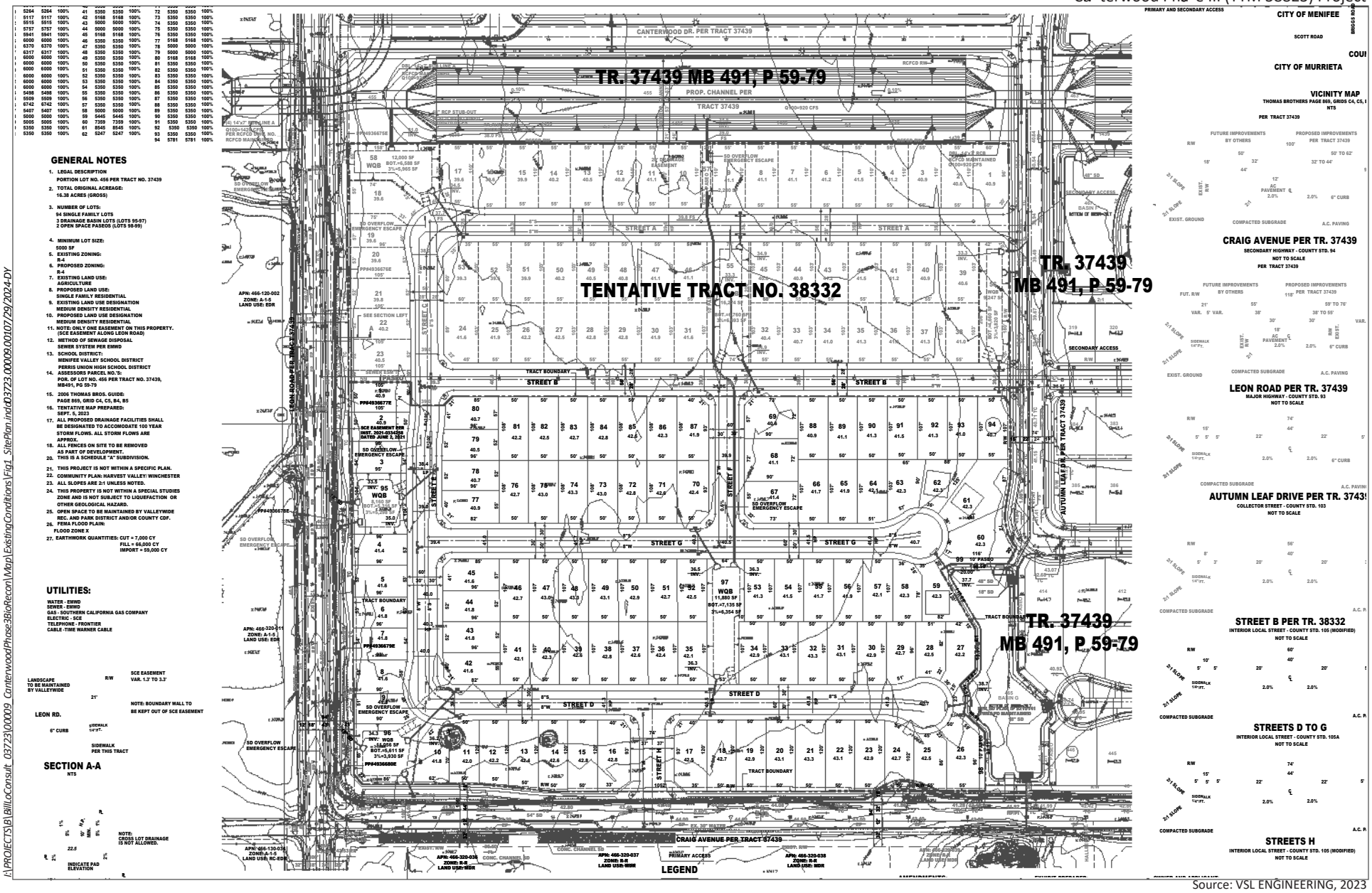
Sincerely,

Lauren Singleton
Senior Biology Project Manager

Cache Tucker
Biologist

Attachments:

Figure 1: Site Plan
Figure 2: Regional Location
Figure 3: USGS Topography
Figure 4: Aerial Photograph
Attachment A: Representative Site Photographs



GENERAL NOTES

1. LEGAL DESCRIPTION
   PORTION LOT NO. 456 PER TRACT NO. 37439
2. TOTAL ORIGINAL ACREAGE:
   16.38 ACRES (GROSS)
3. NUMBER OF LOTS:
   94 SINGLE FAMILY LOTS
   3 DRAINAGE BASIN LOTS (LOTS 95-97)
   2 OPEN SPACE PASEOS (LOTS 98-99)
4. MINIMUM LOT SIZE:
   5000 SF
5. EXISTING ZONING:
   R-4
6. PROPOSED ZONING:
   R-4
7. EXISTING LAND USE:
   AGRICULTURE
8. PROPOSED LAND USE:
   SINGLE FAMILY RESIDENTIAL
9. EXISTING LAND USE DESIGNATION
   MEDIUM DENSITY RESIDENTIAL
10. PROPOSED LAND USE DESIGNATION
    MEDIUM DENSITY RESIDENTIAL
11. NOTE: ONLY ONE EASEMENT ON THIS PROPERTY. (SCE EASEMENT ALONG LEON ROAD)
12. METHOD OF SEWAGE DISPOSAL
    SEWER SYSTEM PER EMWD
13. SCHOOL DISTRICT:
    MENIFEE VALLEY SCHOOL DISTRICT
    PERRIS UNION HIGH SCHOOL DISTRICT
14. ASSESSORS PARCEL NO.'S:
    POR. OF LOT NO. 456 PER TRACT NO. 37439, MB491, PG 59-79
15. 2006 THOMAS BROS. GUIDE:
    PAGE 869, GRID C4, C5, B4, B5
16. TENTATIVE MAP PREPARED:
    SEPT. 5, 2023
17. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMODATE 100 YEAR STORM FLOWS. ALL STORM FLOWS ARE APPROX.
18. ALL FENCES ON SITE TO BE REMOVED AS PART OF DEVELOPMENT.
20. THIS IS A SCHEDULE "A" SUBDIVISION.
21. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
22. COMMUNITY PLAN: HARVEST VALLEY: WINCHESTER
23. ALL SLOPES ARE 2:1 UNLESS NOTED.
24. THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.
25. OPEN SPACE TO BE MAINTAINED BY VALLEYWIDE REC. AND PARK DISTRICT AND/OR COUNTY CDF.
26. FEMA FLOOD PLAIN:
    FLOOD ZONE X
27. EARTHWORK QUANTITIES: CUT = 7,000 CY
    FILL = 66,000 CY
    IMPORT = 59,000 CY

UTILITIES:

WATER - EMWD
SEWER - EMWD
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SCE
TELEPHONE - FRONTIER
CABLE -TIME WARNER CABLE

SECTION A-A

NTS

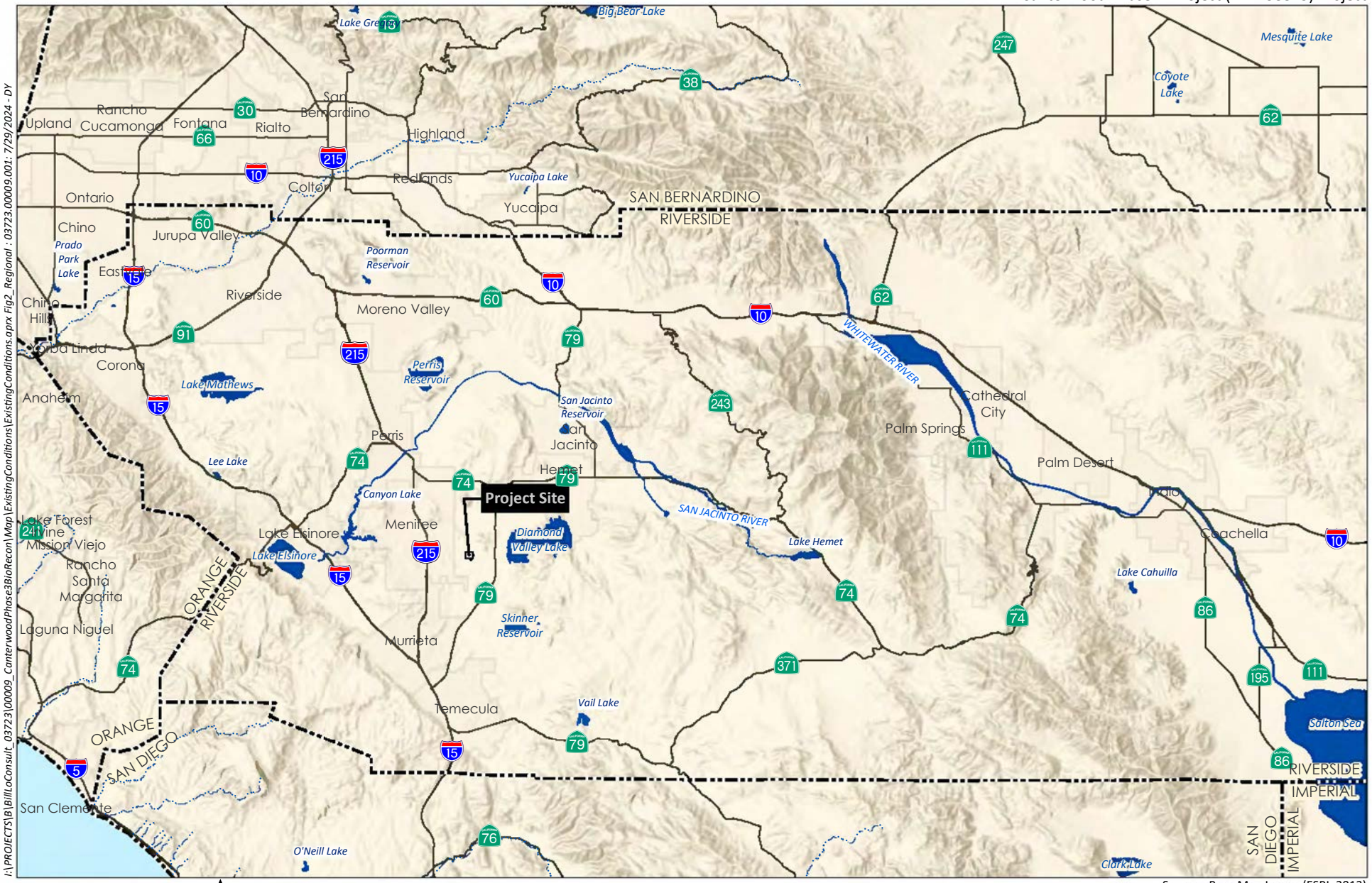
NOTE: CROSS LOT DRAINAGE IS NOT ALLOWED.

INDICATE PAD ELEVATION

Source: VSL ENGINEERING, 2023

Site Plan

Figure 1



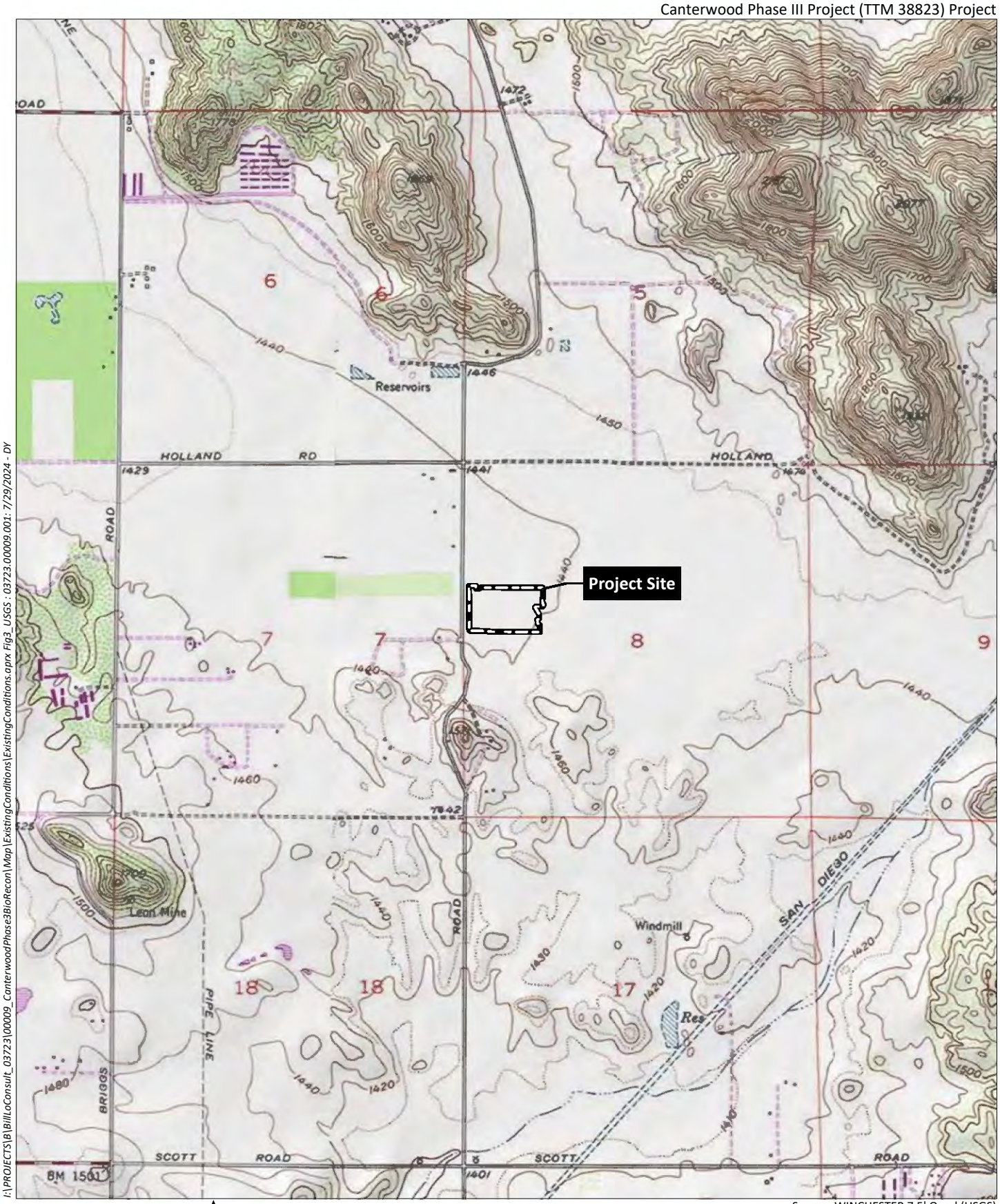
I:\PROJECTS\B\BillLoConsult_03723\00009_CanterwoodPhase3BioRecon\Map\ExistingConditions\ExistingConditions.aprx Fig2_Regional : 03723.00009.001: 7/29/2024 - DY

Source: Base Map Layers (ESRI, 2013)

HELIX Environmental Planning

Regional Location

Figure 2



I:\PROJECTS\B\BillLoConsult_03723\00009_CanterwoodPhase3BioRecon\Map\ExistingConditions\ExistingConditions.aprx Fig3_USGS : 03723.00009.001: 7/29/2024 - DY

0 2,000 Feet

Source: WINCHESTER 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 3

I:\PROJECTS\B\BillLoConsult_03723\00009_CanterwoodPhase3BioRecon\Map\ExistingConditions\ExistingConditions.aprx Fig4_Aerial : 03723.00009.001: 7/29/2024 - DY

0 200 Feet

Source: Aerial (Google Earth, May 2023)

HELIX Environmental Planning

Aerial Photograph

Figure 4

Photo 1: Agriculture in the central portion of the project site, facing southeast.

Photo 2: Disturbed habitat with scattered non-native annual species in the southwestern portion of the project site, facing west.

H:\PROJECTS\B\BilloConsulting_03723\00009_CanterwoodPhase3BioRecon_Reports\Phase III Bio Recon\Attachments

Appendix D

Canterwood (Tentative Tract 38823) EMWD Will Serve Letter, September 11, 2023

September 11, 2023

VSL ENGINEERING
Attn: Richard Valdez
31805 Temecula Parkway, Suite 129
Temecula, CA 92592

Subject: SAN 53 – WS20230001045 - APN: 466-310-026

Eastern Municipal Water District (EMWD) is willing to provide **water and sewer** services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4810.

Sincerely,

Brenda Dumas
Executive Assistant
Development Services Department
Eastern Municipal Water District
BD/bd

Board of Directors
Philip E. Paule, *President* Stephen J. Corona, *Vice President* Jeff Armstrong Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

Appendix E

Canterwood Project (Tentative Tract 37439) Draft Environmental Impact Report, February 2020

https://ceqanet.opr.ca.gov/2018101010/2

Appendix F

Canterwood Project (Tentative Tract 37439) Final Environmental Impact Report, June 2020

FINAL ENVIRONMENTAL IMPACT REPORT
State Clearinghouse Number 2018101010

for

Change of Zone No. 1800007 (CZ1800007)
Plot Plan No. 180024 (PPT180024)
Tentative Tract Map No. 37439 (TTM37439)

Lead Agency:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502
951.955.3025
Point of Contact: Russell Brady, Project Planner
rbrady@rivco.org

Project Proponent:

Sun Holland, LLC
27127 Calle Arroyo, #1910
San Juan Capistrano, CA 92675
Point of Contact: William Lo
bl@billloconsulting.com

Prepared by:

Matthew Fagan Consulting Services, Inc.
42011 Avenida Vista Ladera
Temecula, CA 92591
951.265.5428
Point of Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

June 2020

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Appendices (on CD at the back of this Final EIR)

Appendix A - Draft EIR

Appendix B - Canterwood (TTM No. 37439) Traffic Impact Analysis Response to Comments, prepared by Urban Crossroads (4-24-2020)

Appendix C - Canterwood (TTM No. 37439) Supplemental Traffic Assessment Memo, prepared by Urban Crossroads (4-24-2020)

Appendix D - Design Manual - Canterwood (Change of Zone No. 1800007, Plot Plan No. 180024, and Tentative Tract Map No. 37439), prepared by Matthew Fagan Consulting Services, Inc., (4-2020)

1.0 INTRODUCTION

The Final Environmental Impact Report (Final EIR) for the proposed Canterwood Project has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines and the County of Riverside policies for implementing CEQA.

The following is an excerpt from the CEQA Guidelines Section 15132 that states: "The Final EIR shall consist of:

(a) Environmental Impact Reports shall contain the information outlined in this article, but the format of the document may be varied. Each element must be covered, and when these elements are not separated into distinct sections, the document shall state where in the document each element is discussed.
(b) The EIR may be prepared as a separate document, as part of a general plan, or as part of a project report. If prepared as a part of the project report, it must still contain one separate and distinguishable section providing either analysis of all the subjects required in an EIR or, as a minimum, a table showing where each of the subjects is discussed. When the Lead Agency is a state agency, the EIR shall be included as part of the regular project report if such a report is used in the agency's existing review and budgetary process.
(c) Draft EIRs shall contain the information required by Sections 15122 through 15131. Final EIRs shall contain the same information and the subjects described in Section 15132.
(d) No document prepared pursuant to this article that is available for public examination shall include a "trade secret" as defined in Section 6254.7 of the Government Code, information about the location of archaeological sites and sacred lands, or any other information that is subject to the disclosure restrictions of Section 6254 of the Government Code.

The Final EIR includes all of these required components.

In accordance with § 15088 of the State CEQA Guidelines, the County of Riverside, as the lead agency for the proposed Project, evaluated comments received on the Draft EIR (DEIR), State Clearinghouse No. 2018101010, and has prepared responses to the comments received. The preceding Table of Contents provides of a list of all persons, organizations, and public agencies commenting on the DEIR. Section 2.0 includes the Responses to Comments received by the County of Riverside on the DEIR. It should be noted that responses to comments also resulted in various editorial clarifications and corrections to the original DEIR text. Added or modified text is shown in Section 3.0, Errata, by underlining (<u>example</u>) while deleted text is shown by striking (~~example~~). The additional information, corrections, and clarifications are not considered to substantively affect the conclusions within the EIR. This Response to Comments document is part of the Final EIR, which includes the EIR pursuant to § 15132 of the State CEQA Guidelines.

After review and discussion by County staff and the Planning Commission, responses to comments will be sent to commenting agencies and individuals. This satisfies the requirement of Section 21092.5 of CEQA to send responses to the public agency comments received on the DEIR at least 10 days prior to Project approval. This document includes responses to all written and verbal comments received on the DEIR.

BACKGROUND

On October 8, 2018, the County of Riverside publicly noticed its decision to prepare an environmental impact report (EIR) for the Project by noticing the State Clearinghouse, related agencies, other government agencies and surrounding property owners within a 600-foot radius from the Project site boundaries.

On November 5, 2018, the County of Riverside held a duly noticed public scoping meeting regarding the preparation of the EIR to discuss and hear from the public on the potential environmental impacts, which meeting was publicly noticed by an agenda posting and a notice to surrounding property owners within a 600-foot radius from the Project site boundaries, at least ten (10) days prior to the public meeting.

Between February 10, 2020 and March 25, 2020, the State-mandated forty- five (45)-day public review period for the Draft Project EIR (DEIR) took effect, which was publicly noticed by a publication in a newspaper of general circulation, notice to owners within 600 feet of the Project site boundaries, related agencies and government agencies, and other interested parties, copies of the DEIR were sent to the State Clearinghouse, a copy placed at the County of Riverside Planning Department counter and a copy placed at the Paloma Valley Library and the Riverside Public Library.

Comments and testimony are responded to through Response to Comments as part of the Final EIR and the Response to Comments shall be distributed to all public agencies and other interested parties that submitted comments on the DEIR at least 10 days prior to certification of the Final Project EIR (Final EIR) in accordance with CEQA.

No evidence of new significant impacts, as defined by CEQA Guidelines Section 15088.5, have been received by the County after circulation of the DEIR which would require re-circulation.

The DEIR for the Canterwood Project, dated February 2020 and Final EIR for the Canterwood Project, dated June 2020 provide an assessment of the environmental impacts associated with the Canterwood Project and have been prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.*.

As set forth in more detail in the Responses to Comments and Errata, none of the clarifications or amplifications set forth herein change the significance conclusions presented in the DEIR or substantially alters the analysis presented for public review. Furthermore, the DEIR circulated for public review was fully adequate under CEQA such that meaningful public review was not precluded. Thus, the clarifications provided in the Responses to Comments and Errata do not constitute significant new information that might trigger recirculation.

2.0 COMMENTS AND RESPONSES

Comment Letter No. 1

Cheryl Madrigal, Tribal Historic Preservation Officer, Cultural Resources Manager
Rincon Band of Luiseño Indians (2-2-2020)

Rincon Band of Luiseño Indians
CULTURAL RESOURCES DEPARTMENT
One Government Center Lane | Valley Center | CA 92082
(760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov

February 28, 2020

Sent via email: rbrady@rivco.org
Riverside County Planning Department
Attn: Russell Brady
P.O. Box 1406
Riverside, CA 92502-1409

Re: Canterwood: Change of Zone No. 1800007 (CZ 1800007), TTM 374389, PPT180024, TPM 37864

Dear Mr. Brady,

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for providing us with the Draft EIR for the above referenced project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest. 1.1

We have reviewed the provided documents and are in agreement with the measures which include archaeological and Luiseño tribal monitoring, a monitoring report, and protocols for discovery of cultural material and human remains. We have no further concerns pertaining to cultural resources. 1.2

We do request that the Rincon Band be notified of any changes in project plans. In addition, we request a copy of the final monitoring report, when available.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635. 1.3

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

Bo Mazzetti, Chairman | Tishmall Turner, Vice Chair | Laurie E. Gonzalez, Council Member | Alfonso Kolb, Sr., Council Member | John Constantino, Council Member

Responses to Comment Letter No. 1

1.1 These are introductory statements thanking the County of Riverside for the opportunity to comment on the Project and acknowledging that the Project location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest; no response is required.

1.2 The commenter is in agreement with the measures which include archaeological and Luiseño tribal monitoring, a monitoring report, and protocols for discovery of cultural material and human remains and has no further concerns pertaining to cultural resources.

The Rincon Band will be notified of any changes in Project plans and a copy of the final monitoring report will be sent to the Rincon Band, when available.

1.3 These are closing statements indicating not to hesitate to contact the commenter, if needed; no response is required.

Comment Letter No. 2

Glenn Robertson, Engineering Geologist, PG, M.S.
Regional Water Quality Control Board (3-5-2020)

From: Robertson, Glenn@Waterboards [mailto:Glenn.Robertson@waterboards.ca.gov]
Sent: Thursday, March 5, 2020 6:25 PM
To: rfowler@cityofmenifee.us; Brady, Russell <rbrady@RIVCO.ORG>
Cc: Reeder, Terri@Waterboards <Terri.Reeder@waterboards.ca.gov>
Subject: Menifee sites - Canterwood, Mill Creek Promenade, TTM No. 2019-0012

To Ryan Fowler and Russell Brady-

Staff of the Regional Water Quality Control Board wish to convey messages about water bodies within three Menifee sites that are currently in planning progress: 2.1

1)TTM 37439, Canterwood Project, Leon at Holland Roads, Riverside County jurisdiction, in the current review period for DEIR SCH 2018101010 –
For the expected impacts to 0.14 acre of waters of the state (p.1-28) in the agricultural ditch, for which a CDFW streambed alteration agreement is likely, the Regional Board also requests submittal of an application for waste discharge requirements. Our agency considers permitting for ag ditches in concert with the CDFW, particularly where beneficial uses can be identified. That application may utilize our 401 Certification format, but the most appropriate application would be for authorization under State Board Water Quality Order 2004-0004 for "Dredge or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside Federal Jurisdiction," limited to water bodies no larger than 0.20 acre. This application may be found at
https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf 2.2

2)Tentative Tract Map No. 2019-0012, TTM 37668, Scott Rd at Lindenberger Rd, City jurisdiction – Thank you for the planned avoidance of the wetland/drainage/vernal pool complex in the northern portion of the site. We note that the southern central boundary of the site--near where a detention basin is planned-- also has a seasonal depression with a history of runoff collection; here, historical discing could have introduced the cysts of fairy shrimp (only evaluated for the northern water bodies). Therefore, a created seasonal depression in this location, or its function within the detention basin concept, should please be considered.

Though not an issue for this particular Project, we note that the lot to the north of the Project additionally has near-vernal pool or seasonal depression water bodies, forming and reforming over time. 2.3

3)Mill Creek Promenade, near Wickerd and Haun Roads, City jurisdiction – The Regional Board accepts jurisdiction for the narrow drainage across the southeastern portion of this rectangular Project site. While the Draft EIR noted that a 404 Permit would be required from the U.S. Army Corps of Engineers, the Regional Board/ State Board was listed only for stormwater permit "enforcement" and not for a 401 Certification. Please have the Project proponent submit a Certification application (also found on our website).

Thank you both for your consideration of the above comments. Do ask me any questions if clarification is needed. Glenn Robertson 2.4

Glenn S. Robertson
Engineering Geologist, PG, M.S.
Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501

Phone (951) 782-3259
Fax (951) 781-6288
Email Glenn.Robertson@waterboards.ca.gov

Responses Comment Letter No. 2

2.1 These are introductory statements indicating that the Staff of the Regional Water Quality Control Board wish to convey messages about water bodies within three Menifee sites; no response is required.

2.2 Regarding jurisdictional impacts and the need for future permitting through the Regional Water Quality Control Board (RWQCB), Mitigation Measure MM-BIO-3 on DEIR p. 4.5-46 states the following:

> **MM-BIO-3:** Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and the final agreement documentation shall be provided to EPD. When the requested documents are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological documents not uploaded to the FTP site may result in delayed review and approval.

This measure addresses the concerns/issues raised by the RWQCB in this comment and no additional response is needed.

2.3 These are comments regarding two projects in the City of Menifee (TTM 37668 and Mill Creek Promenade) that are unrelated to TTM 37439; no response is required.

2.4 These are closing statements indicating to contact the commenter, if needed; no response is required.

Comment Letter No. 3

Molly Earp-Escobar, Cultural planning Specialist
Pechanga Band of Luiseño Indians (3-6-2020)

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Scearce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly E. Escobar

March 6, 2020

VIA E-MAIL and USPS

Russell Brady
Riverside County Planning Department
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Pechanga Tribe Comments on the Draft Environmental Impact Report (DEIR) for the Tentative Tract Map No. 37439 (CZ1800007, PPT180024, TTM37439)

Dear Mr. Fowler,

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project. 3.1

The Tribe submits these comments concerning the Project's impacts to cultural resources in conjunction with the environmental review of the Project and to assist the County of Riverside in developing appropriate avoidance and preservation standards. The project location is within the Luiseño traditional land use area, and there is a high potential to find subsurface cultural resources during earth moving activities for the proposed project.

The Tribe agrees with the majority of the proposed mitigation measures, with minor edits but does not agree that paleontological mitigation measures to be incorporated within the cultural section of the DEIR and requests relocating it to a more appropriate section of the document such as the geology section or within its own section. As for the cultural resources mitigation measures as presented in the DEIR for this project, the Tribe request that our proposed editions and deletions into the final EIR and added as conditions of approval for the Project. 3.2

PECHANGA CULTURAL AFFILIATION TO THE PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of *'Atáaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of *'Atáaxum* place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, few have excluded the Menifee area from their descriptions (Drucker 1955; Sparkman 1908; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions. The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction. 3.3

Pechanga Tribe's Comments Regarding Sections 4.6 and 4.17

The Pechanga Tribe received and reviewed the Cultural Resources and Tribal Cultural Resources section of the DEIR and has some concerns regarding statements made in these sections of the report. The DEIR should summarize the information conducted during the entitlement process and should not include the entire report. Therefore sections **4.6.2 4.6.2 Environmental Setting, 4.6.2.1 Existing Conditions, 4.6.2.1.a Topography and Geology, 4.6.2.1.b Biology, 4.6.2.1.c Climate 4.6.2.1.d, Discussion of Environmental Setting, 4.6.2.2 Cultural Setting, 4.6.2.2.a Prehistory, 4.6.2.2.b Ethnography, 4.6.2.2.c History,** and most of the discussions under the Methods and Procedures subsection under **4.6.4 Potential Impacts** should not be included in the Final EIR as there are several areas with incorrect information; however, if these sections will be included the Tribe requests that the Final EIR acknowledge the Tribe's following comments and concerns. 3.4

Through the Tribe's review of the DEIR, it was noticed that **9.c.** of the Archaeological Resources issue area, under section **4.6.1 Introduction**, was deleted from the environmental review. **9.c.** pertains to human remains, and needs to be addressed in the DEIR. A project, no matter its level of ground disturbance, always has the potential to disturb unknown human remains. Thus, the Tribe requests that SC-CUL-6 and SC-CUL-8, as proposed below, be included to ensure that the projects potential impacts to human remains is less than significant with mitigation incorporated. 3.5

Further, the Tribe requests that the title for section **4.6.2.2.a** be changed to Prehistoric Era. The term prehistory denotes that history only started after Europeans invaded the New World. The 3.6

Tribe understands that the words "prehistory" and "history" are used by archaeologists and historians to distinguish the time prior to European contact and after and that the period of time after European contact is still within the historic era, therefore, the Tribe requests that the section title be changed to reflect a more inclusive understanding of the cultural time periods of California's history. 3.6 cont..

Section **4.6.2.2.b Ethnography** makes the statement that, "the Project area was included in the known territory of the Shoshonean-speaking Luiseño Indians" the paragraph goes on to say, "as far as can be determined the Luiseño, whose language is of the Takic Family (part of the Uto-Aztecan linguistic stock) has no word naming of their nationality". The above statements are a misclassification of the 'Atáaxum (Luiseño people), language and their territory. The Luiseño recognize that the world was created in the area now known as Temecula[1], and the Luiseño People have been in this area since the beginning of time, the Luiseño never migrated into the area. Linguistic theory and archaeological data now support the view that the Luiseño were in California before the "Shoshonean Intrusion" occurred. The theory that Luiseño is a Shoshonean language was a theory introduced in the 1890s and has long since been abandoned. Beginning in the 1960s and 70s linguistic researched reclassified the Uto-Aztecan language family into two branches the Northern and Southern. Within those branches the Shoshonean language falls within the Numic branch of the larger U-A family. "Shoshonean" is not a recognized language group, but it falls within the Central Numic sub-branch and is a language spoken by Shoshonean people. Luiseño is recognized as being within the southern Uto-Aztecan language family in the Takic sub-branch. Some current sources on the Uto-Aztecan family are as follows: Victor Golla, 2011, California Indian Languages, University of California Press, Berkeley, Pg. 169-188; Lyle Campbell, 1997, American Indian Languages: The Historical Linguistics of Native America, Oxford University Press, New York, pgs. 133-138; Marianne Mithun, 1999, The Languages of Native North America, Cambridge University Press, Cambridge, pgs. 539-548. Therefore, the Tribe would like to assert that the "Shoshonean Wedge" theory is no longer supported by current research and all mention of the "Shoshonean Intrusion" be removed throughout the cultural section of the DEIR for this project. Additionally, the statement that the Luiseño had no word for their nationality is wildly incorrect. The Luiseño called themselves 'Atáaxum, which means "people," and traditional songs refer to the people as Payómkawichum "people of the west." Constance Goddard DuBois, 1908, The Religion of the Luiseño Indians of Southern California, University of California Publications in American Archaeology and Ethnography, pgs. 138, 159. The people were also associated with their villages, for example, today the Pechanga people refer to themselves as the "Pechangayam," people of Pechanga. 3.7

The **Ethnography** section further states that "The territory of the Luiseño was extensive, encompassing over 1500 square miles of coastal and inland Southern California. Known territorial boundaries extended on the coast from Aliso Creek on the north to Agua Hedionda Creek on the south, then inland to Santiago Peak, across to the eastern side of the Elsinore Fault Valley, southward to the east of Palomar Mountain, and finally, around the southern slope of the

[1] Masiel-Zamora, Myra. 2016. *'Éxva Teméeku: Where We Began*. Great Oak Press, Pechanga, California.

Valley of San Jose. Their habitat included every ecological zone from sea level to 6000 mean feet above sea level." Additionally **Figure 4.6-6** represents the Luiseño ancestral territory as described above; these descriptions are incorrect. The figure and description leaves out about approximately 60% of the true Luiseño ancestral territory. The territory reached as far northeast as the Santa Ana River and Box Springs Mountain Range, as far east as Mount San Jacinto, and as far southeast as Lake Henshaw, and to the west including the Southern Channel Islands. 3.7 cont.

A prehistoric era Archaeological District, recorded in the 1970s, has not been included in Results subsection of Section **4.6.4 Potential Impacts**. The Project lies within the district which spans over four and a half square miles. The projects impacts to the district needs to be assessed as part of the environmental review. 3.8

Section **4.16.2.1 Existing Conditions** should be removed from the Final EIR as it does not add value to the discussion of Tribal Cultural Resources. 3.9

Section 4.16.4 Potential Impacts states that the Pechanga Band did not respond to the Cultural Resource Assessment (CRA) or consult on this project, both statements are incorrect. The Tribe provided comments to the County on the CRA on July 20th, 2018; additionally the project and the Tribes concerns, were discussed in several face-to-face meetings between the County Archaeologist, County Geologist and the Tribe throughout 2018. 3.10

In section **4.16.1 Introduction** and **4.16. 5 Avoidance, Minimization, Standard Conditions, and Mitigation Measure** in the response to mitigation measures; it states that "Because the Project site has experienced severe ground disturbances in the past, any buried archaeological resources would have already been uncovered or destroyed." The Tribe finds this statement untrue for a couple different reasons. Firstly, the Project area has not been severely disturbed. The Tribe fully understands that the area has been disturbed, however, archaeological resources are known to be in deep deposits within a mile of the Project area, depths of 8-10 feet. Additionally, the Tribe must make note that a Tribal Cultural Resource does not always mean an archaeological resource. While archaeological resources are a part of Tribal Cultural Resources, often the resources are intangible. Therefore the "Impacts to cultural resources (which could include tribal cultural resources) were addressed in the Cultural Resources Section of the DEIR is incorrect. 3.11

Lastly, the Tribe finds it incredibly concerning that the Cultural Resources and Tribal Cultural Resources sections (**4.6, 4.16**) includes no citations to where the information regarding the Tribal or historic era information has come from. The Tribe requests all citations be included not only in the Final EIR, but in all archaeological reports and all environmental documents in the future. 3.12

PROJECT IMPACTS TO CULTURAL RESOURCES
AND PROPOSED MITIGATION MEASURES

Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

The proposed Project is located in Menifee, a very sensitive region of Luiseño territory. The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources and any impacts that could be avoided by consultation with the Tribe. 3.13

The Tribe requests that the following mitigation measures be incorporated into the final Environmental Impact Report (FEIR) in the Traditional Cultural Resources section or any other applicable documents, such a development and grading plans (strikeouts are deletions, underlines are additions). We would be happy to discuss our request for implementation of mitigation measures for this project further with the County.

SC-CUL-1 **(Conduct Archaeological Sensitivity Training for Construction Personnel).** The Applicant must retain a qualified professional archaeologist, approved by the Community Development Director, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural-resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow. ~~in conducting a salvage investigation if one is necessary~~. 3.14

SC-CUL-2 **(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. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by the additional Tribal monitor, if needed. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into

with the Tribe(s). This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial mitigation. ~~Resource evaluations shall be limited to nondestructive analysis.~~ If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe(s), and shall be submitted to the County for their review and approval prior to implementation of the said plan. ~~Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.~~ Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Community Development Director for decision. The Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Community Development Director shall be appealable to the Planning Commission and/or Board of Supervisors.

3.14 cont.

* 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.

SC-CUL-3 **(Cultural Resources Disposition).** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

I. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the Riverside County Planning Department:

i. Preservation-In-Place of the cultural resources, if feasible. 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.

ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. 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 Public Records Request.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

3.14 cont.

SC-CUL-~~3~~4 **(Native American Monitor).** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. ~~I-th the Archaeological Monitor(s),~~ ~~t~~The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure

~~condition of approval~~. ~~Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.~~

SC-CUL-45 **(Project Archaeologist).** 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. 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 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 wet-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 frequency and location of inspections will be determined by the Project Archaeologist.

3.14 cont.

In addition, the Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the County, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the County, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures

until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, County, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

~~MM CUL-5 Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground disturbing activities, including previous investigations and/or Phase III data recovery. 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), shall be 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 ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. 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. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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 ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no~~ 3.14 cont.

~~destructive or invasive testing on sacred items, burial goods and Native American human remains.~~

SC-CUL-6 **(Non-Disclosure of Location Reburials).** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 ®., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 ®.

SC-CUL-~~6~~7 **Phase III and Phase IV Cultural Report**. Prior to Grading Permit Final Inspection, the developer/permit holder shall prompt the Project Archeologist to submit two copies of the Phase III Data Recovery report (if required for the Project), and 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 avoidance, relocation, reburial 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.

3.14 cont.

SC-CUL-8 **(Human Remains).** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the

Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

A large portion of Riverside County and smaller portions of San Diego County and Orange County are considered, by the Tribe, to be a culturally significant area. These areas are the Tribes ancestral territory. The Tribe appreciates the opportunity to work towards preserving and protecting our sensitive cultural resources and to monitor earth moving activities in areas that cannot be feasibly be avoided. The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources. Please contact Ebru Ozdil, Cultural Analyst, at 951-770-6313 or at eozdil@pechanga-nsn.gov, or Molly Earp-Escobar, Cultural Planning Specialist, at 951-770-6314 or at mescobar@pechanga-nsn.gov, if there are any questions or concerns. Thank you. 3.15

Sincerely,

Molly Earp-Escobar
Cultural Planning Specialist

Cc Pechanga Office of the General Counsel

Responses Comment Letter No. 3

Note: The Comment Letter is addressed to Russell Brady, yet the greeting is to Mr. Fowler (Planner at City of Menifee). Also, the Letter references Standard Conditions SC-CUL for the Project when there is only one SC for the Project and all others are Mitigation Measures MM-CUL. However, after careful review, the Standard Conditions in the Letter do match up exactly with the Mitigation Measures in the DEIR, so no revised Letter was requested.

3.1 The Tribe will be directly notified of all public hearings and scheduled approvals concerning this Project, as requested. The comments and responses are hereby incorporated into the record of approval for this Project. Comment noted that the Project location is within the Luiseño traditional land use area, and there is a high potential to find subsurface cultural resources during earth moving activities for the proposed Project.

3.2 The wording of the mitigation measures will be modified as requested and as indicated in the following responses and will also be noted in Final EIR Section 3.0 Errata. As per County standard as part of its development review process, these revised mitigation measures will be made conditions of approval for the Project. The commenter requested the paleontology information and mitigation to be relocated into another or new section of the document. While the County understands this is not strictly a cultural issue, until recently, Appendix G of the State CEQA Guidelines (Environmental Checklist) included paleontology in the section on cultural resources so that format was followed in this document based on the format utilized when the Notice of Preparation was prepared. After consideration, the County has decided not to move this material to a new or different section as it represents an editorial or format change and does not affect the accuracy of the information or applicability of the mitigation.

3.3 While the commenter did not specifically request it, in the interest of accuracy, the County acknowledges the Tribe's knowledge of its own cultural history and territory and the tribal information presented in this comment has been incorporated in the Final EIR Errata, Section 3.0. This information is intended as a global change where appropriate and supersedes information in the DEIR where necessary.

3.4 The information provided by the commenter on the history and territory of their tribe is intended as a global change where appropriate and supersedes information in the DEIR. These global changes are described in detail in Final EIR Section 3.0 Errata. The sections of the DEIR to which these changes apply include but are not limited to those sections identified in this specific comment. As outlined in the following responses, the County has acknowledged the Tribe's comments and concerns. It should be noted that this additional information will not change the conclusions of the EIR regarding the significance of cultural or tribal cultural resources with the related mitigation (i.e., less than significant) so the additional information does not trigger the need to recirculate the EIR.

3.5 The commenter did not acknowledge that Archaeological Resources Issue 9.c had already been addressed in the Initial Study that was a part of the Notice of Preparation for the DEIR and the County considered Standard Condition SC-CUL-1 to be sufficient to prevent significant impacts to buried human remains. Standard Condition SC-CUL-1 was carried over to the DEIR in Subchapters 4.6 and 4.16. To be fully responsive to the Tribe's comment, Mitigation Measures MM-CUL-6 and MM-CUL-8 will be outlined in Section 3.0 Errata of the Final EIR and will be included in the Mitigation Monitoring and Reporting Program. This additional information will not change the conclusions of the EIR regarding the significance of cultural or tribal cultural resources with the related mitigation (i.e., less

than significant) so the additional information does not trigger the need to recirculate the EIR.

3.6 The title for DEIR Section 4.6.2.2.a will be changed from Prehistory to Prehistoric Era, as requested (DEIR p. 4.6-14). This change will be shown in Final EIR Section 3.0, Errata.

3.7 The term "Shoshonean Intrusion" does not appear in the DEIR document, either in Subchapter 4.6 (Cultural Resources) or Subchapter 4.16 (Tribal Cultural Resources) so it does not need to be removed in the DEIR as requested. As a matter of control over professional authorship, the term will not be removed from the Cultural Resources Assessment (DEIR Appendix E). Instead, the appropriate sections of the DEIR (i.e., 4.6 and 4.16) will be augmented with the information provided by the commenter on the Pechanga tribe's history and territory as appropriate, including section 4.6.2.2b cited by the commenter.

3.8 The analysis in the DEIR did address the prehistoric era Archaeological District referred to by the commenter (DEIR Section 4.6.4, Project Impacts, Threshold 6.a) regarding archaeological resources. The DEIR determined the Project site was just south of and outside of the identified prehistoric era district. Therefore, the Project will have no impacts on this cultural resource area and no changes will be reflected in Final EIR Section 3.0, Errata, in this regard.

3.9 This section will have expanded text but will not be removed from the DEIR in order to refer the reader to the appropriate information in Section 4.6, but information from the Tribe will be added to the Introduction to better explain the Tribe's history and territory (see Final EIR Section 3.0, Errata).

3.10 Section 3.0, Errata, of this Final EIR will reflect these changes to the text in DEIR Section 4.16.4 to indicate the Tribe did consult with the County on the Project.

3.11 The text of Section 4.16.1 Introduction will have additional text to clarify conditions, and Section 416.5, Avoidance, Minimization, Standard Conditions, and Mitigation Measures will be modified in Final EIR Section 3.0, Errata, to reflect these statements and intent.

3.12 The DEIR is a public information document that necessarily incorporates a number of scientific or technical studies to support its analysis of potential impacts to environmental resources. The Cultural Resources Assessment (DEIR Appendix E) clearly cites all of the related scientific references in the appropriate locations of its text. It would make the EIR document overly long and less readable if all of the references in the various technical studies supporting the EIR were to be included in every section of the EIR. The various studies used to support the analysis of each chapter and subchapter of the EIR are clearly stated at the beginning of each of those chapters or subchapters as appropriate. In addition, the information provided by the commenter on the local tribal history and territory will be added to the appropriate Subchapters of the DEIR including 4.6 (Cultural Resources) and 4.16 (Tribal Cultural Resources.

3.13 The Final EIR reflects the Tribe has consulted with the County on this Project, and the County is committed to protecting identified resources in tribal groups including Pechanga within the limits of existing laws and regulations, including tribal consultation under AB 52 as appropriate. The County has reviewed the proposed mitigation measure language provided by the Tribe and has added revised mitigation measures to Final EIR Section 3.0,

Errata, with additional edits provided by County Staff.

3.14 Modifications, additions, and deletions indicated by the commenter will be made to the Standard Condition (SC) and Mitigation Measures (MM) as noted below, with additional edits provided by County Staff. All of these changes will be reflected in Final EIR Section 3.0, Errata.

3.15 These are informational statements stating that the Tribe appreciates the opportunity to work towards preserving and protecting their sensitive cultural resources and to monitor earth moving activities in areas that cannot feasibly be avoided. Noted that the Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources and whom to contact if there are questions or concerns; no response is required.

Comment Letter No. 4

Doug Darnell, AICP, Senior Planner
City of Menifee (3-23-2020)

MENIFEE
New. Better. Best.
29844 Haun Road | Menifee, CA 9258(
951-672-6777 | Fax 951-679-3843
cityofmenifee.us

March 23, 2020

Russell Brady
Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

RE: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the Canterwood project: Change of Zone No. 1800007, Tentative Tract Map No. 37439, Plot Plan 180024, and Tentative Parcel Map 37864

Dear Mr. Brady,

Thank you for the opportunity for the City of Menifee to review the DEIR for the proposed Canterwood project consisting of a maximum of 574 units on 158.8 acres located east of the City of Menifee, bounded by Eucalyptus Road to the east, Craig Avenue to the south, Leon Road to the west, and Holland Road to the north.

The DEIR, describes the project as a Change of Zone from R-1, One Family Dwellings to R4, Planned Residential, a Tentative Tract Map and Plot Plan to subdivide 158.18 acres into 574 single-family residential lots (lot sizes between 6,500 and 4,700 square feet), 25 open space lots including a 8.96-acre community park, 9 drainage basin lots, and 45.6 acres of project roadways. The project also includes:

- A tentative parcel map/Schedule J subdivision of the project site into 9 lots for financing/conveyance purposes; 4.1
- An offsite trapezoidal earthen drainage channel (Holland Channel) extending 1.5 miles from Eucalyptus Avenue to the east to Southshore Drive to the west in the City of Menifee; and
- Water - The project will tie into an existing 48-inch Eastern Municipal Water District (EMWD) water line in Leon Road, and an existing 30-inch EMWD water line in Craig Avenue.
- Sewer - Off-site sewer to be installed in the Holland Road, Briggs Road, and Tres Lagos Road rights of way (ROW). 10,850 linear feet of sewer line will extend from Leon Road on the western boundary of the residential project site, proceed 5,780 feet westerly within an EMWD easement to the intersection of Holland and Briggs Roads, then proceed 2,690 feet northerly within the Briggs Road ROW, finally proceeding 2,380 feet westerly within the Tres Lagos Drive ROW where it will terminate into a proposed sewer lift station

Bill Zimmerman, Mayor | Matt Liesemeyer, Mayor Pro Tem, District 2 | Greg August, Councilmember, District 1 | Lesa A. Sobek, Councilmember, District 3 | Dean Deines, Councilmember, District 4 | Armando G. Villa, City Manager

located on the south side of Tres Lagos Drive at the northwesterly corner of the Wilderness Lakes RV Resort in the City of Menifee. The EMWD sewer easement will be within the proposed Holland Channel and will require shared access within the future Riverside County Flood Control & Water Conservation District right-of-way. 4.1 cont.

The City has reviewed the project environmental documents and has the following comments:

Project Description: The Notice of Availability (NOA) describes the project as proposing "a maximum of 574 units on a 158.18-acre area", yet further describes it as "a subdivision of 158.18 gross acres into 446 units (a reduced amount from what the Project and analysis of the EIR covers)". The DEIR further clarifies that, the proposed tentative map was amended to 446 residential lots and one remainder 25.3-acre parcel. As such, the project appears to contemplate 128 additional units with a future subdivision of the remainder 25.3-acre parcel. As stated in the DEIR, "the purpose of the amended map is to be consistent with County Policy SCMVAP 6.1 which is currently under consideration for change as part of the Harvest Valley/Winchester Community Plan update." As stated in the DEIR, the Policy "monitors overall trip generation from residential development to ensure that, overall, within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9 percent less than the trips projected by the General Plan traffic model trip generation level..." However, the policy is still currently in effect, and the 574-unit project described in the DEIR is not consistent with the 9 percent reduction requirement of the Policy. Given these facts, City staff has the following concerns: 4.2

- While the amended the map serves as a means to state the project is consistent with Policy SCMVAP 6.1, it appears that the appropriate application of the Policy should be for the whole project considered under the DEIR.
- The DEIR needs to appropriately analyze and mitigate the full impacts of the whole of the project (i.e., 574 units) in compliance with CEQA.
- It appears that Certification of the EIR and approval of the project prior to the approval of and certification of the EIR for the Community Plan Amendment update would be in conflict with Policy SCMVAP 6.1. If so, this would be a premature approval that inappropriately assumes the Policy will change to a "no project conflict" with the Community Plan update.

Transportation/Traffic: The City's primary concern is related to the inadequacy of the analysis of traffic impacts and mitigation of potentially significant traffic impacts to the City of Menifee. The Transportation/Traffic Analysis section of the DEIR concludes that project traffic impacts will be significant and unavoidable, and includes standard conditions and mitigation measures generally consisting of payment of TUMF and DIF fees. The City's Public Works Department, Traffic Engineering reviewed the Project Traffic Impact Analysis, prepared June 5, 2018, and has identified deficiencies with the traffic impact analysis as follows: 4.3

1. Table 1-4 Summary of Intersection Improvements: 4.4

- Since Scott Road interchange improvement is approved and under construction, only additional improvements at Haun Rd, Antelope Rd and I-215 Ramp intersections at Scott Rd should be listed.
- Haun Rd-Zeiders Rd/Scott Rd – This improvement should also include northbound/southbound phasing change from split phase to a protected left turn phase. The impact is a project specific impact and the project is 100% responsible for this improvement to mitigate impacts. 4.4 cont.
- The project shall construct the signal at Leon/Scott at 100% the cost of the improvement. The project tis causing a direct impact at this intersection and is 100% responsible for improvements at this location to mitigate project impacts even though it is a DIF Facility.

2. Table 1-5 Project Fair Share Calculations:

   - Haun Rd/Scott Rd – The impact at this location is project specific (direct impact) and hence the project is 100% responsible for the improvements to mitigate project impacts instead of fair share contribution. 4.5

3. Traffic Signal Warrant Analysis Table (all scenarios): If the warrant was met for consecutive scenarios, indicate warrant type that was met rather than showing a hatch. Instead of leaving the cells as blank where the warrant does not meet, indicate with "WNM-Warrant Not Met" or something along the same line. 4.6

4. Summary of LOS Exhibit (all scenarios): On some of the exhibits for some intersections, the condition shown on the exhibit is not consistent with what is reported in the intersection conditions table. For example, on Exhibit 6-6 for Scott Rd/Leon Rd, the PM condition is shown as green, but should be red. Please check all the exhibits to match the intersection conditions table. 4.7

5. Briggs Rd / Scott Road analysis (all scenarios): The existing AM intersection conditions analysis at the intersection shows failure which is not how the intersection operates in the field. A re-creation of the intersection in synchro determined that synchro reports LOS F if a Through/LT lane and a right turn lane was used. When a shared all way lane was used, synchro reported LOS B. Although a de facto right turn lane can be used in the northbound approach, to reflect the actual field conditions (better LOS), change the lane configuration in the northbound approach to an all way lane. 4.8

6. Section 6.9 EAP Deficiencies and Recommended Improvements: Intersection improvements for the Haun Road-Zeiders Road/Scott Rd intersection should also include changing the north/south phasing to a protected left turn phasing. 4.9

The City appreciates the County's consideration of these comments, and in particular, traffic analysis and mitigation concerns indicated above. The City also requests that development 4.10

plans and any future notices regarding this project be sent to Doug Darnell, Senior Planner at 29844 Haun Road, Menifee, CA 92586.

The City is available, at your convenience, to meet to discuss these comments. If you have questions or to schedule a meeting, please contact me at 951-723-3744 or by e-mail at ddarnell@cityofmenifee.us

4.10 cont.

Thank you again for the opportunity to provide comments.

Sincerely,

Doug Darnell, AICP
Senior Planner

Cc: Charissa Leach, Assistant Director of TLMA
Keith Gardner, TLMA Adminstrative Services Manager
Cheryl Kitzerow, Community Development Director
Jonathan Smith, Public Works Director

Responses to Comment Letter No. 4

4.1 These are introductory statements thanking the County of Riverside for the opportunity to comment on the Project and a reiteration of the Project Description; no response is required.

4.2 The Tentative Tract Map (TTM) 37439 showed 574 residential lots or units at the time the Notice of Preparation was issued, so the EIR and its technical studies appropriately evaluated the potential environmental impacts of that level of development. However, TTM 37439 was modified (amended) after issuance of the NOP but before preparation of the DEIR, so the EIR looked at both the "potential worst case" condition if all 574 dwelling units were developed and the amended map at 446 dwelling units. The DEIR does appropriately analyze and mitigate the full impacts of the whole project at 574 units since all technical reports that the EIR is based on utilized the assumption of 574 units. The analysis of the Project in the EIR is not required to show consistency with the General Plan, specifically Harvest Valley/Winchester Area Plan (HVWAP) Policy 7.2; however, the TTM that is to be considered by the Planning Commission will have to show compliance with HVWAP Policy 7.2 prior to any potential approval. If the County were to Certify the EIR that would determine the potential impacts of the Project at 574 units, the County would not be approving any development up to the 574 units since that level of development would not be consistent with HVWAP Policy 7.2. If HVWAP Policy 7.2 was eventually modified as indicated in this EIR, any potential future development that maximizes up to the 574 units as analyzed in the EIR would be reviewed at that time based on the applicable policies and regulations at that time with appropriate CEQA analysis and documentation and the County, at this time, is not granting any approvals for such a project via potential certification of this EIR.

4.3 This comment is a summary of the City of Menifee's concerns regarding the potentially significant traffic impact to the City of Menifee. Please refer to Response to Comment 4.4, below, which addresses these concerns.

4.4 The following response is addressed in three parts (a-c) per the comment:

a. Although the I-215 Freeway/Scott Road interchange is currently under construction, at the time this traffic study was prepared, the interchange was not yet under construction. Additionally, Table 1-4 of the Traffic Study denotes which improvements are interchange improvements and which improvements are additional improvements beyond the I-215 Freeway/Scott Road interchange project. Since the recommended intersection improvements at these locations are included in the Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fee (TUMF) program, the Project will contribute towards these improvements through participation/payment of fees. In this case the payment of a fee is appropriate mitigation for cumulative impacts as the TUMF program was specifically established to collect monies from developers on an ongoing basis to fund specific roadway and intersection improvements in the various area plans of the County. The TUMF program has a specific list of identified improvement projects that is regularly updated and tied to the County's quarterly budgeting process to assure improvements are funded as needed. Freeway-related improvements would be considered indirect or cumulative impacts compared to local road or intersection improvements which provide access to the site and are considered direct impacts. In contrast, if the impact is a direct impact, then it would be appropriate for the Project to construct or pay directly for the construction of the needed improvement. The TUMF fees are not generally applicable to improvements needed for direct project impacts. For more information, the reader is referred to Traffic Study Table 1-4. Although the Traffic Signal at Leon and Scott is identified as a TUMF improvement, the Project may get a credit but should

construct the traffic signal as it is a required improvement under the Existing Plus Project (E+P only) scenario in the Traffic Study. Other improvements are either needed for Existing or cumulative conditions with other traffic, so the Project's contributions would be only cumulative not direct.

b. Consistent with the recommendations in the Traffic Study, the Project will construct a second southbound left turn lane and modify the traffic signal to implement overlap phasing on the westbound right turn lane at the intersection of Haun Road/Zeiders Road & Scott Road. It should be noted that the aforementioned improvements have been conditioned on other nearby developments and are anticipated to be constructed by others prior to this project triggering the requirement.

c. Since the addition of Project traffic to existing traffic volumes causes the intersection to operate at an unacceptable LOS, the Project will construct the traffic signal at the intersection of Leon Road & Scott Road as noted in the Draft EIR.

4.5 See Response to Comment 4.4b above.

4.6 This comment discusses formatting changes only to a table in the Traffic Study; however, no findings or recommendations will change in the Traffic Study or EIR based on the comment. Urban Crossroads provided a Response to Comments Letter containing the revised pages of the Traffic Impact Analysis. Their Response to Comments Letter is provided with this Final EIR as Appendix B. These changes are also reflected in the Final EIR Errata, Section 3.0.

4.7 All summary of LOS exhibits have been reviewed and updated to be consistent with the intersection LOS tables - the typo occurred only on the LOS summary of exhibits. However, the intersection improvement recommendations are based on the intersection analysis tables not the exhibits, therefore no findings would change in the Traffic Study or EIR. Urban Crossroads provided a Response to Comments Letter containing the revised exhibits for the Traffic Impact Analysis. Their Response to Comments Letter is provided with this Final EIR as Appendix B. These changes are also reflected in the Final EIR Errata, Section 3.0.

4.8 Pursuant to the request of City of Menifee staff, the intersection traffic signal timing and lane geometric assumptions have been revised for the intersection of Briggs Road & Scott Road as part of a Supplemental Traffic Assessment Memo, prepared April 24, 2020 (included as Final EIR Appendix C). Updated operations analysis and new findings/recommendations are summarized in the April 2020 Supplemental Traffic Assessment Memo.

4.9 See Response to Comment 4.4b above. The intersection improvements at this location do assume modification to the traffic signal to implement protected left-turn phasing on the northbound and southbound approaches.

4.10 These are closing statements acknowledging that the City appreciates the County's consideration of the comments, particularly traffic analysis and mitigation concerns. See Response to Comment 4.3.

The City also requests that development plans and any future notices regarding this Project be sent to Doug Darnell, Senior Planner; the County will provide Mr. Darnell with any plans or future notices, which will be complied with by the County.

Comment noted that the City is available to meet and discuss their comments. It should be

noted that on April 15, 2020, the County of Riverside, along with key members of the Project Team and City of Menifee Staff, had a conference call to discuss the County's response to the City's comments provided here and the responses are in conformance with the discussions and resolutions that were agreed to on that call.

Comment Letter No. 5

Scott Morgan, AICP, Director, State Clearinghouse
Governor's Office of Planning and Research (3-24-2020)

Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Kate Gordon
Director

March 24, 2020

Russell Brady
Riverside County
4080 Lemon St., 12th Floor
Riverside, CA 92501

Subject: TIM 37439 • CANTERWOOO
SCH#: 2018101010

Dear Russell Brady

The State Clearinghouse submitted the above named EIR to selected state agencies for review. The review period closed on 3/23/2020, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, https://ceqanet.opr.ca.gov/2018101010/2.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov

Response to Comment Letter No. 5

This Letter acknowledges that the State Clearinghouse submitted the DEIR to selected state agencies for review, that the review period closed on 3/23/2020, and that no state agencies submitted comments by that date. This letter also acknowledges that the Project has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act; no response is required under CEQA.

3.0 ERRATA

Changes to the DEIR are noted below. Underlining indicates additions to the text; striking indicates deletions to the text. The changes to the DEIR do not affect the overall conclusions of the environmental document. These errata represent changes to the DEIR to provide clarification, corrections, revisions as needed as a result of public comments on the DEIR, or due to additional information received during the public review period, and minor typographical revisions. These clarifications and corrections are not considered to result in any new or more severe impacts than identified in the DEIR and are not otherwise deemed to warrant DEIR recirculation pursuant to CEQA Guidelines §15088.5. Added or modified text is shown by underlining (<u>example</u>) while deleted text is shown by striking (~~example~~).

DEIR pages 1-5 and 1-11 in Chapter 1, Executive Summary, text is corrected to include Mitigation Measures based on comments received from the Pechanga Band of Luiseño Indians in their Comment Letter dated 3-6-2020. The modifications are as follows:

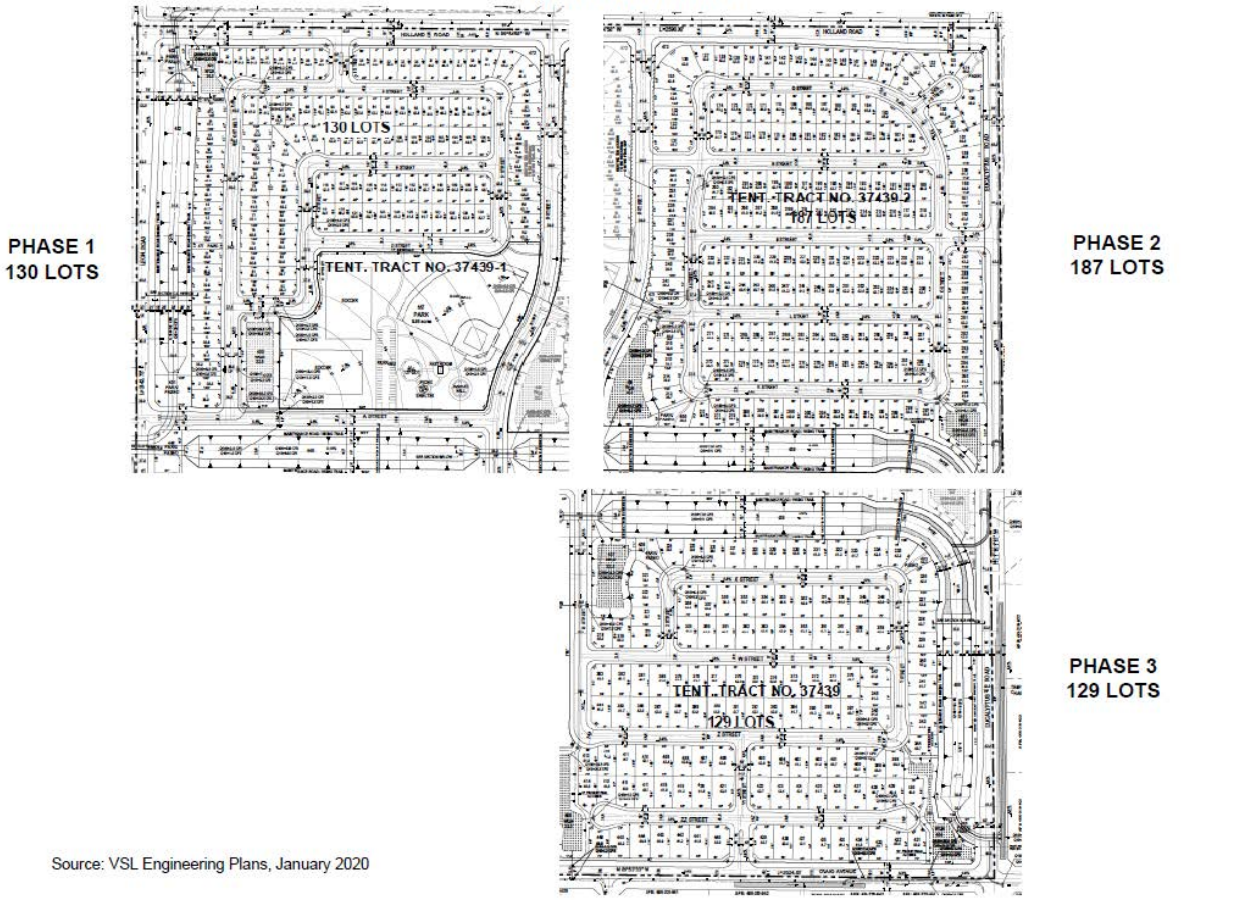
> <u>Cultural Resources</u>
>
> With implementation of **Standard Condition SC-CUL-1**, and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, the Project's contribution to the cumulative loss of known and unknown cultural and/or archaeological resources in the County will be reduced to a level of less than significant.
>
> <u>Tribal Cultural Resources</u>
>
> All potential tribal cultural resources impacts would be limited and can be reduced to a less than significant impact level with adherence to **Standard Condition SC-CUL-1**, and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**. As a result, there will not be any unavoidable Project specific or cumulative adverse impacts to tribal cultural resources from implementing the Project as proposed. The Project tribal cultural resource impacts are less than significant.

DEIR pages 1-33 through 1-38 and 1-73 through 1-74 in Chapter 1, Executive Summary, Cultural Resources and Tribal Cultural Resources portions of Table 1-2 are corrected to include Mitigation Measures based on comments received from the Pechanga Band of Luiseño Indians in their Comment Letter dated 3-6-2020. The modifications shall be the same as those outlined in Final EIR pages 3-9 through 3-15 as these same revisions shall apply to the mitigation measures presented in Table 1-2.

DEIR pages 3-7 and 3-10 in Chapter 3, Project Description, text and Figure 3-3 are corrected to provide the correct phasing. The modifications are as follows:

> The subdivision would be divided into three (3) phases. Reference **Figure 3-3, *TTM 37439 Phasing***. Phase 1 will build ~~129~~ <u>130</u> lots, Phase 2 will build ~~130~~ <u>187</u> lots, and Phase 3 will build ~~187~~ <u>129</u> lots. The phasing map represents the logical development of the Project in terms of on- and off-site infrastructure improvements needed to support each phase of development.

Figure 3-3
TTM 37439 PHASING



Source: VSL Engineering Plans, January 2020

MATTHEW FAGAN CONSULTING SERVICES, INC.

Canterwood DEIR - TTM 37439

Project Description 3-10

DEIR page 3-13 in Chapter 3, Project Description, text is corrected to provide consistency with the amended Tract Map and Design Manual. The referenced Design Manual (DEIR Appendix M) has been revised to reflect the Amended Tract Map and is provided in the Final EIR as Appendix D. The modifications are as follows:

3.4.1.4 PPT 180024

A Design Manual was prepared for the Project (*Design Manual - Canterwood [Change of Zone No. 1800007, Plot Plan No. 180024, and Tentative Tract Map No. 37439])*, to provide details on site planning and design, as well as to provide architectural and landscaping design guidelines. The R-4 zone requires a development plan to be approved by the Planning Commission and the Design Manual functions as the Plot Plan exhibit; there is no Plot Plan Exhibit Figure provided in the EIR, instead, please reference the Design Manual (**Final EIR Appendix D**).

A total of 574 single-family residential lots are being analyzed within this EIR and the technical reports ~~proposed~~. The Design Manual has been revised to match the Amended Tract Map that will include 447 single-family residential lots. The proposed Project includes four (4) individual neighborhoods, with minimum lots

sizes of 4,700 sq. ft., 5,000 sq. ft., 5,500 sq. ft. (future), and 6,500 sq. ft. Five (5) architectural styles have been provided. A minimum of four (4) architectural elevations and three (3) floor plans are required for each neighborhood comprised of 50 or more homes.

The Project includes a comprehensive, interconnected public trail and walkway system that provides residents and visitors with convenient access to the on-site community park and open space. Drainage channels on lots ~~577~~ 449, ~~581~~ 452, and ~~588~~ 459 will be flanked on either side by a 16' wide maintenance road/hiking trail (Regional Trail), as well as 3-rail vinyl fencing on the channel side and tubular steel fencing on the outside edge of the trail. Sidewalks will be provided along all Project streets, as well as within the paseos.

Reference *Design Manual - Canterwood (Change of Zone No. 1800007, Plot Plan No. 180024, and Tentative Tract Map No. 37439),* prepared by Matthew Fagan Consulting Services, Inc., April 2020 (**Final EIR Appendix D**) ~~August 2018 (**Appendix M**)~~, which provides overall guidelines and additional Plot Plan information.

DEIR multiple pages in Subchapter 4.6, Cultural Resources, text is corrected to include Mitigation Measures and revised text provided by the Pechanga Band of Luiseño Indians (Tribe) in their Comment Letter dated 3-6-2020. This information is considered a global change or clarification to the information in the DEIR in Subchapter 4.6. As such, this information supersedes and refines the existing information already provided in the DEIR relative to Native American tribal activities and territory affecting the Project area. It provides more local detail on the history and territory of the Pechanga Tribe but does not represent "significant new information" within the definition of CEQA and, therefore, does not trigger a need to recirculate the DEIR for additional public comment. Comments from the Tribe were also used to modify the Standard Conditions and Mitigation Measures in the DEIR within this section as well. The modifications are as follows:

4.6 CULTURAL RESOURCES

The Pechanga tribe asserts that the Project area is part of ' Ataaxum (Luiseno), and therefore the Tribe's, aboriginal territory, as evidenced by the existence of ' Ataaxum place names, toota yixelval (rock art, pictographs, petroglyphs), and an extensive Luiseno artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseno Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history, and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseno traditional territory, few have excluded the Menifee area from tehri descriptions (Drucker 1955; Sparkman 1908; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseno territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions. The

Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliations to lands within your jurisdiction.

This information supersedes and updates information as appropriate in the following sections:

4.6.2 Environmental Setting
4.6.2.1 Existing Conditions
4.6.2.1a Topography and Geology
4.6.2.1b Biology
4.6.2.1c Climate
4.6.2.1d Discussion of Environmental Setting
4.6.2.2a Cultural Setting
4.6.2.2a ~~Prehistory~~ Prehistoric Era
4.6.2.2b Ethnography
4.6.2.2c History

NOTE: Based on comments by the Pechanga Tribe, the following information is added at the end of this section to expand and clarify the information in the DEIR regarding the Tribe's historic territory:

4.6.2.2b Ethnography

The Pechanga Tribe has provided the following clarification regarding its historical tribal territory.

The figure and description in the DEIR leave out approximately 60% of the true Luiseno ancestral territory. The territory reached as far northeast as the Santa Ana River and Box Springs Mountain Range, as far east as Mount San Jacinto, as far southeast as Lake Henshaw, and to the west including the Southern Channel Islands.

In addition, a prehistoric era Archaeological District was recorded in this area in the 1970s. The Tribe indicates the Project site is within the district, however, the Project archaeologist concluded the Project site was just south of and outside of the district boundaries which spans an area of approximately four and a half square miles just north of the Project site (DEIR p. 4.6-39).

4.6.4 Potential Impacts

THRESHOLD 9.a: Would the Project alter or destroy an archaeological site?

Less Than Significant with Mitigation Incorporated

Cultural resources of prehistoric (i.e. Native American) or historic origin were not observed within the boundaries of the Project site or Off-site Project components. Cartographic evidence indicates that by 1897, a structure was located immediately south of Holland Road near the center of the northern boundary. The structure was probably Thomas W. Holland's residence. Holland purchased 80 acres of the

Project site in 1891. By the next survey in 1939, the structure no longer existed and no evidence of it was observed during the current field survey. Thirty-four cultural resources properties have been recorded within a one-mile radius of the Residential Project site and eight are within one mile of the Off-site Project components located to the west. The majority of these cultural resources are located within 33-14370, an unnamed and informally defined archaeological district comprised of several spatially separated prehistoric and historic-era sites and isolates. The southern boundary of 33-14370 is located immediately north of Holland Road, which forms the northern boundary of the Residential Project site.

Although archaeological district 33-14370, containing spatially separated prehistoric and historic-era sites and isolates is located adjacent to the north boundary of the Project site, no cultural resources of prehistoric (i.e. Native American) or historic origin were observed within the boundaries of the Project site or the Off-site Project components.

Because the Project site has experienced ~~severe~~ ground disturbances in the past, any buried archaeological and/or cultural resources that were relatively shallow would have already been uncovered or destroyed. However, it is possible that buried resources at greater depths may still be present. In the ~~unlikely~~ event that archeological and/or cultural materials are uncovered during ground-disturbing activities, **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8** are provided to reduce the Project's potential to alter or destroy an archaeological site to a less than significant level.

THRESHOLD 9.b: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

Less Than Significant with Mitigation Incorporated

No significant archaeological resources were observed within the boundaries of the Residential Project or site the Off-site Project components. As stated in Threshold 9.a, above, because the Project site has experienced ~~severe~~ ground disturbances in the past, any buried archaeological and/or cultural resources that were relatively shallow would have already been uncovered or destroyed. However, it is possible that buried resources at greater depths may still be present. In the unlikely event that archeological and/or cultural materials are uncovered during ground-disturbing activities, **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8** are provided to reduce the Project's potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 to a less than significant level.

4.6.5 Avoidance Minimization, Standard Conditions, and Mitigation Measures

Standard Condition(s)

Standard Condition SC-CUL-1, below, was identified in the IS to ensure that the Project's potential to affect human remains (which may be encountered during ground-disturbing activities) would remain less than significant:

SC-CUL-1 If Human Remains Found. 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 (See also MM-CUL-8).

Mitigation Measure(s)

Because the Project site has experienced ~~severe~~ ground disturbances in the past, any buried archaeological and/or cultural resources that were relatively shallow would have already been uncovered or destroyed. However, in the ~~unlikely~~ event that archeological and/or cultural materials are uncovered during ground-disturbing activities, **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, below, are provided to reduce potential adverse archaeological and/or cultural resource impacts to a less than significant level:

MM-CUL-1 Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant must retain a qualified professional archaeologist, approved by the Community Development Director, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural-resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow ~~in conducting a salvage investigation if one is necessary~~.

MM-CUL-2 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, a Native American tribal representative from the consulting Tribe(s) ~~(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. Grading or further**

ground disturbance shall not resume within the area of the discovery until a decision is made after consultation with all relevant parties as to the appropriate treatment. Work shall be allowed to continue outside of the buffer area and monitoring will continue, if needed. Treatment and avoidance of the newly discovered resource(s) shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the County and Tribe(s). This may include avoidance of the cultural resource through project design, in-place preservation of cultural resources located in native soils, and/or reburial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure and Reburial mitigation. ~~Resource evaluations shall be limited to nondestructive analysis.~~ If the find is determined to be significant and avoidance of the site has not been achieved, a Phase II data recovery plan shall be prepared by the project archaeologist, in consultation with the Tribe(s), and shall be submitted to the County for their review and approval prior to implementation of the said plan. ~~Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.~~ Pursuant to Calif. Pub. Res. Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Community Development Director for decision. The Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archaeologist, and shall take into account the cultural and religious principles and practices of the tribe.

*** 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.**

MM-CUL-3 Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

1. One or more of the following treatments, in order of preference, shall be employed with the consulting Tribe(s). Evidence of such shall be provided to the Riverside County Planning Department:

i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they are found with no development affecting the integrity of the resources.

ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location for 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 Public Records Requests.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation guidelines of the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

MM-CUL-~~3~~4 Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. ~~In conjunction with the Archaeological Monitor(s), t~~ The Project Archaeologist, the County Archaeologist, and the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The

developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure or any correlating condition of approval. ~~Upon verification, the Archaeologist shall clear this condition.~~ This agreement shall not modify any condition of approval or mitigation measure.

MM-CUL-45 **Project Archaeologist. 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. 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 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 wet-signed copy of the Cultural Resources Monitoring Plan (CRMP), (discussed further below), 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 frequency and location of inspections will be determined by the Project Archaeologist.**

The Project Archaeologist, in consulting with the Consulting Tribe(s), the contractor, and the County, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the County as provided for in Cal Pub Res Section 21080.3.2(b)(1) of AB 52. Details of the Plan shall include:

a. Project grading and development scheduling.

b. The Project Archaeologist and the Consulting Tribe(s) shall attend the pre-grading meeting with the County, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural

sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resource are identified, including who to contact and appropriate avoidance measures until the find(s) can be property evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the Project Archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.

c. The protocols and stipulations that the contractor, County, Consulting Tribe(s), and the Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

~~**MM-CUL-5 Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. 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), shall be 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 ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. 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. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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 ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.**~~

MM-CUL-6 Non-Disclosure of Location Burials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254(c), parties and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set for in California Government Code 6254(c).

MM-CUL-~~6~~7 Phase III and IV Cultural Report. Prior to Grading Permit Final Inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two copies of the Phase III Data Recovery report (if required for the Project), and 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.

MM-CUL-8 Human Remains. If human remains are encountered, State Health Department and Safety Code Section 7050.5 states that 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 the treatment and disposition has been made, if any. If the Riverside County Coroner determines the remains

to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendent shall then make recommendations and engage in consultation concerning the treatment of the remains as provided for in Public Resources Code Section 5097.98.

4.6.6 Cumulative Impacts

The cumulative study area for cultural and/or archaeological resources is the geographical area of the County of Riverside, which is the geographical area covered by the General Plan. Future development in the County could include excavation and grading, which could potentially impact cultural and/or archaeological resources and human remains. The cumulative effect of future development in the County is the continued loss of cultural and/or archaeological resources. Therefore, the proposed Project, in conjunction with other future development in the County, has the potential to cumulatively impact cultural and/or archaeological resources.

However, CEQA requires the County to conduct an environmental review of each project submitted. If the project has the potential to result in a significant impact to cultural, archaeological, and/or paleontological resources, CEQA requires the County to require the project proponent to investigate the site to determine the nature and extent of the existing resources and identify appropriate mitigation measures. If subsurface cultural and/or archaeological resources are assessed and/or protected as they are discovered, impacts to these resources will be less than significant. In addition, applicable General Plan policies will be implemented to reduce the effects of future development in the County.

With implementation of **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, the Project's contribution to the cumulative loss of known and unknown cultural and/or archaeological resources in the County will be reduced to a level of less than significant.

4.6.7 Unavoidable Significant Adverse Impacts

Based on the information above and in the IS, with adherence to **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8,** all potential impacts to cultural, and/or archaeological resources will be limited and reduced to a level of less than significant. As a result, implementation of the proposed Project will not result in any unavoidable Project-specific or cumulative adverse impacts to cultural and/or archaeological, resources.

DEIR multiple pages in Subchapter 4.16, Tribal Cultural Resources, text is corrected to include Mitigation Measures and revised text provided by the Pechanga Band of Luiseño Indians (Tribe) in their Comment Letter dated 3-6-2020. This information is considered a global change or clarification to the information in the DEIR in Subchapter 4.16. As such, this information supersedes and refines the existing information already provided in the DEIR relative to Native American tribal activities and territory affecting the Project area. It provides more local detail on

the history and territory of the Pechanga Tribe but does not represent "significant new information" within the definition of CEQA and, therefore, does not trigger a need to recirculate the DEIR for additional public comment. Comments from the Tribe were also used to modify the Standard Conditions and Mitigation Measures in the DEIR within this section as well. The modifications are as follows:

4.16 TRIBAL CULTURAL RESOURCES

4.16.2.1 Existing Conditions

In order to reduce redundancies of analysis, please refer to the discussion of the environmental setting contained in Subchapter 4.6, Cultural Resources Section 4.6.2 (Environmental Setting) of this DEIR, as it also applies to tribal cultural resources. Pertinent information is contained in the following Sections in Subchapter 4.6:

- 4.6.2.1.a Topography and Geology;
- 4.6.2.2.b Biology;
- 4.6.2.3.c Climate;
- 4.6.2.1d Discussion of Environmental Setting;
- 4.6.2.2 Cultural Setting
  - 4.6.2.2.a ~~Prehistory~~ Prehistoric Era;
  - 4.6.2.2.b Ethnography; and
  - 4.6.2.2.c History.

The Pechanga tribe asserts that the Project area is part of ' Ataaxum (Luiseno), and therefore the Tribe's, aboriginal territory, as evidenced by the existence of ' Ataaxum place names, toota yixelval (rock art, pictographs, petroglyphs), and an extensive Luiseno artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseno Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history, and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseno traditional territory, few have excluded the Menifee area from tehri descriptions (Drucker 1955; Sparkman 1908; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseno territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions. The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliations to lands within your jurisdiction.

4.16.4 Potential Impacts
(DEIR p. 4.6-7, paragraph 3)

The CRA was provided to the Pechanga Band of Mission Indians on May 22, 2018 along with an invitation for a face-to-face meeting. The Tribe commented on the CRA on July 20, 2018 and discussed the Project in a number of face-to-face meetings during 2018. ~~No response was received from the group and the project conditions of approval were sent to them on May 30, 2018. Finally, an email asking if the band had any further comments or concerns was sent on July 11, 2018 with no response from the Pechanga Band of Mission Indians.~~

(DEIR p. 4.6-7, paragraph 7)

~~However,~~ In the ~~unlikely~~ event that archeological and/or cultural materials are uncovered during ground-disturbing activities, **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, (see Section 4.16.5), will be implemented. With **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8,** impacts to tribal cultural resources will remain less than significant.

4.16.5 Avoidance Minimization, Standard Conditions, and Mitigation Measures

Standard Condition(s)

Standard Condition SC-CUL-1, below, was identified in the IS to ensure that the Project's potential to affect human remains (which may be encountered during ground-disturbing activities) would remain less than significant:

SC-CUL-1 If Human Remains Found. 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 (See also MM-CUL-8).

Mitigation Measure(s)

Because the Project site has experienced ~~severe~~ ground disturbances in the past, any buried archaeological and/or cultural resources that are relatively shallow would have already been uncovered or destroyed. However, it is possible that buried resources at greater depths may still be present. In ~~in~~ the ~~unlikely~~ event that archeological and/or cultural materials are uncovered during ground-disturbing activities, **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, below, are provided to reduce potential adverse archaeological and/or cultural resource impacts to a less than significant level:

Please see the revised Mitigation Measures as outlined in Final EIR pages 3-9 through 3-15 as these same revisions shall apply to the mitigation measures presented in Subchapter 4.16.

DEIR pages 4.15-45, -93, -97, -119, -123, -139, and -143 in Subchapter 4.15, Transportation, figures were corrected to be consistent with the intersection LOS tables – there was a typo that occurred only on the LOS summary of figures. However, the intersection improvement recommendations are based on the intersection analysis tables not the figures, therefore, no findings would change in the Traffic Impact Analysis or the DEIR. Urban Crossroads provided a Response to Comments Letter containing the revised figures for the Traffic Impact Analysis. Their

Response to Comments Letter is provided with this Final EIR as Appendix B and the modifications to figures are available for review therein.

DEIR pages 4.15-100, -126, and -146, in Subchapter 4.15, Transportation, tables were corrected in response to a Comment Letter received from the City of Menifee. This was a formatting change only and no findings or recommendations will change in the Traffic Impact Analysis or the DEIR. Urban Crossroads provided a Response to Comments Letter containing the revised tables for the Traffic Impact Analysis. Their Response to Comments Letter is provided with this Final EIR as Appendix B and the modifications to figures are available for review therein.

DEIR pages 5-6 and 5-13 in Chapter 5, Alternatives, text is corrected to include Mitigation Measures provided by the Pechanga Band of Luiseño Indians in their Comment Letter dated 3-6-2020. The modifications are as follows:

> Cultural Resources
>
> With adherence to **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, all potential impacts to cultural, and/or archaeological resources will be limited and reduced to a level of less than significant. As a result, implementation of the proposed Project will not result in any unavoidable Project-specific or cumulative adverse impacts to cultural and/or archaeological resources.
>
> Tribal Cultural Resources
>
> All potential tribal cultural resources impacts would be limited and can be reduced to a less than significant impact level with adherence to **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**. As a result, there will not be any unavoidable Project specific or cumulative adverse impacts to tribal cultural resources from implementing the Project as proposed. The Project tribal cultural resource impacts are less than significant.

DEIR pages 6-7 and 6-15, in Chapter 6, Topical Issues, text is corrected to include Mitigation Measures provided by the Pechanga Band of Luiseño Indians in their Comment Letter dated 3-6-2020. The modifications are as follows:

> Cultural Resources
>
> With implementation of **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, the Project's contribution to the cumulative loss of known and unknown cultural and/or archaeological resources in the County will be reduced to a level of less than significant.
>
> Tribal Cultural Resources
>
> With implementation of **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-~~6~~8**, the contribution of the proposed Project to the cumulative loss of known and unknown tribal cultural resources throughout the County would be reduced to a less than significant level.

09/03/25, 10:00 am **TTM38823**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38823. 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 Tentative Tract Map No. 38823 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. 38823 (TTM 38823) is a Schedule "A" subdivision proposed to subdivide a 16.38 acr site into ninety five (95) lots for single family residential use , three (3) drainage basins, and two (2) open space (paseo) lots.

The 16.38 acre site is a portion of lot 447 of a previously approved Tentative Tract Map No. 37439.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
2. Design Manual PPT230051

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 8.30.2024.
Exhibit B (Design Manual), dated 3.11.2025.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
   - 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) {for GPAs, SPs, & SPAs
   - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for al projects with EIR, ND or MND determinations}

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. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 679 (Directional Signs for Subdivisions)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 859 (Water Efficient Landscape Requirements)
   - Ord. No. 915 (Regulating Outdoor Lighting)

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. 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 TTM38823 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 TTM38823 , 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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 Addendum to the Original Environmental Impact Report 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, conclusions, and mitigation measures of the project Addendum to the Original Environmental Impact Report.

E Health

E Health. 1 DEH-ECP Comment

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 EMWD - Water and Sewer Service

TTM38823 shall be developed with water and sewer service from Eastern Municipal Water District.

Fire

Fire. 1 General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. 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 from a fire apparatus access road. 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 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 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. 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 38 feet outside radius and 14 feet inside radius. 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 Technical Policy #TP22-002.

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 38 feet outside radius and 14 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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

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 Technical Policy #TP22-002.

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 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 Technical Policy #TP22-002.

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 be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC 503.1, 507.1, 3310 and 3312.

10. Fire Planning Review: This planning case will also be reviewed by Riverside County Fire Department Planning Section for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

Flood

Flood. 1 Flood Hazard Report

FLOOD HAZARD REPORT – 4th Submittal
BB ID: 492-381-520
DAC Date: 03/20/2025
03.19.2025
Tentative Tract Map (TTM) 38823 is a proposal for a Schedule "A" subdivision to re-subdivide a portion of lo 456 per Tentative Tract Map No. 37439 consisting of 16.38 gross acre site into ninety four (94) single family residences, three (3) drainage basins, and two (2) open space (paseo) lots. TTM 38823 is the remainder parcel of the southern half of TTM 38332. TTM 38332 is the remainder parcel in the southwest quadrant of Tract Map 37439, currently in plan check for a Schedule "A" subdivision. Lot phases for TR 37439 were

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

created under PM 37864. The site is located in the Winchester area, north of Craig Avenue, east of Leon Road, south of Holland Road, and west of Eucalyptus Road.

TTM 38823 – Canterwood Phase 3 is bounded by TTM 38332 (Canterwood Phase 2) future residential development to the north, and the residential development as part of Tract 37439 (Canterwood Phase 1) to the east. This project relies on the major facilities proposed by TR 37439 to protect the site from offsite runoff and to provide an adequate outlet. Line 1 is an open unlined trapezoidal channel that traverses through the northern border of TTM 38332 and was designed in anticipation of TTM 38332 and TTM38823. Line 1, Lateral 1A and Lateral 1C located along Canterwood Drive, Leon Road/Craig Avenue and Autumn Leaf Drive respectively are constructed pending District Acceptance. These facilities discharge west into Holland Channel and ultimately into Menifee Lakes. TTM 38823 also relies on facilities proposed by TTM 38332 for connection and discharge of on-site run-off. This includes Lateral K (30"RCP) for the project's K3 bioretention basin, and connector pipes (24"and 30"RCP) for the two desilting basins/future bioretention basins (I1 and I2) adjacent to Leon Road.

The District has reviewed the site plan for TTM 38332 and Preliminary Hydrology Report submitted March, 2025.

The project proposes to collect run-off from the proposed residential lots via catch basins into three (3) bioretention basins. There are two proposed retention basins adjacent to Leon Road and Street E that will discharge into existing Lateral 1A (60" RCP) on Leon Road. These bioretention basins are replacing the existing on-site desilting basins from TTM 38332 and their existing (24" and 30" RCP) Transportation connector pipes. In addition, the project will be removing TTM 38332 Lateral 1K (30"RCP) bulkhead near Street B and extending the lateral south to bioretention basin K3 located at the center of the project site. Lateral 1K discharges into Line 1 trapezoidal channel between Leon Road and Eucalyptus Road. Proposed lots east of Street F and Street H are collected via catch basins and conveyed east into existing Basin G constructed by TR 37439, which ultimately discharges into Lateral 1C, a 48" RCP on Autumn Leaf Drive.

If TTM 38823 develops prior to completion of Holland Channel and other onsite facilities by TR 37439 and/or TTM 38332, they shall construct these facilities (or equivalent) to protect the site from the tributary offsite flood hazards and provide an adequate outlet. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", and "ONSITE EASEMENT ON FINAL MAP".

If TR 37439 develops prior to TTM 38823 and prior to TTM 38332, then TTM 38823 will be required to obtain an encroachment permit for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. See condition 50/60/80 ENCROACHMENT PERMIT REQUIRED.

The project site and properties downstream of TTM 38823 are owned by the same entity, so the applicant will not be required to obtain permissions for any offsite improvements. In the event that the owners change, written permission for grading will be required of TTM 38823 if it proceeds ahead of TR 37439 and/or TTM 38332 (see Condition "WRITTEN PERMISSION FOR GRADING"). The District has also received written assurances from the owners of the property for TR 37439 that sufficient right-of-way to construct the offsite improvements will be provided.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

For reference, the approved TR 37439 site (which TTM 38823 is located within) is located upstream of Menifee Lakes and receives sheet flow type runoff from large watersheds along its north, east, and south boundaries. Laterals and channels (maintained by Transportation) are proposed within road right-of-way to collect offsite stormwater prior to entering the site. The project is conditioned to construct the proposed Holland Channel from Eucalyptus Avenue to an existing culvert at Southshore Drive. Holland Channel will be a combination of box culverts and open channels. This facility will serve as the project's adequate outlet and therefore, the project will not be required to mitigate for increased runoff. The same applies for TTM 38823. The District finds the proposed drainage system acceptable in concept.

Within TR 37439 Holland Channel designated as Line 1 and Line 2 will consist of earthen and soft bottomed trapezoidal channels, with box culverts under road crossings. Line 1 begins at Leon Road (roughly between Craig Avenue and Holland Road) and runs east, then turns south just before Eucalyptus Road. Line 2 begins near Line 1, and runs north along Leon Road, ending just north of Holland Road. The District is willing to accept Line 1 and Line 2 for operation and maintenance once the channel portion downstream of Leon Roac is constructed, and all other requirements have been met. TR 37439 also proposes to use the access roads a trails, which will require a license agreement with the District. Please note, TTM 38823 will have the same requirements to construct these facilities and the noted conditions will apply, if TTM 38823 proceeds prior to TR 37439.

If TTM 38332 develops prior to TTM38332, this project will not be associated with any existing any existing c proposed District maintained facilities, therefore future submittals will be reviewed by the Transportation Department. 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).

Every effort has been made to identify all potential areas of concern. However, the District may provide further corrections if additional public safety and health issues are discovered during review of subsequent submittals.

Any questions pertaining to this project may be directed to Laura Lopez at 951-955-8851 or laulopez@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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - Landscape Requirement (cont.)

the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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 inch x 36 inch), 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.

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 90 Days to Protest (cont.)

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, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 4 CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 5 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 6 Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 7 LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 LOT ACCESS/UNIT PLANS (cont.)

division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 8 Model Home Complex

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (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.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only. 5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan. NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 9 Offsite Signs ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 10 Trail Maintenance

The land divider, or the land divider's successor-in- interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning-CUL

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

Planning-CUL. 2 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. 220034, submitted for the project TTM38332, was prepared by GeoTek, In and is titled; “Updated Geotechnical Evaluation, Proposed Single-Family Residential Development, Canterwood Phase 2 Project – Tentative Tract No. 38332, Winchester, Riverside County, California,” dated October 7, 2022. In addition, GeoTek submitted Addendum Letter, Proposed Tentative Tract Nos. 38332 an 38823, Northeast of Craig Avenue and Leon Road Intersection, Winchester, Riverside County, California", dated January 4, 2024. This document is herein incorporated as a part of GEO220034 which provides the same conclusions and recommendations made for TTM38332 as being appropriate for TTM 38823.

GEO No. 220034 concluded:
1. No active or potentially active fault is known to exist at this site nor is the site situated within a State of California designated “Alquist-Priolo” Earthquake Fault Zone.
2. The closest known active faults to the site are the Elsinore Fault Zone- Temecula Section and the San Jacinto Fault Zone- San Jacinto Valley section located approximately 9.4 and 10.3 miles southwest and northeast of the site, respectively.
3. Free groundwater was not encountered in the nearby excavations performed by GeoTek and past consultants. In addition, the on-site older alluvial soils were noted to be very dense/stiff and clayey in nature. Based on the above, liquefaction is not considered to be a hazard at the subject.
4. Seismic-induced settlement due to densification of the existing “dry” soils at the property is expected to be minimal.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

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

5. Evidence of ancient landslides or slope instabilities at this site was not observed during our investigation. Thus, the potential for landslides is considered negligible.
6. The potential for secondary seismic hazard such as seiche and tsunami is considered negligible due to site elevation and distance to an open body of water.
7. Results of previous laboratory testing indicates that the on-site earth materials have “very low” expansion potential.

GEO No. 220034 recommended:

1. The site should be cleared of vegetation, roots, irrigation lines, and debris. These materials should be properly disposed of off-site. Any voids resulting from site clearing should be replaced with engineered fill materials with expansion characteristics similar to the on-site soils.
2. All topsoil, loose older alluvium, and weathered bedrock should be removed from proposed structural areas and areas to receive structural fills. We recommend that native materials be over-excavated to at least four feet from existing grade or proposed finished grade or two feet below the bottom of the planned footings and floor slabs, whichever is deeper. The recommended over-excavation should extend laterally at least five feet beyond the building footprint including any adjacent patio slabs.

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P.O. Box 1409, Riverside, California 92502-1409 Palm Desert, California 92211 (951) 955-6892 ▯ Fax (951) 955-1811 (760) 863-8277 ▯ Fax (760) 863-7555

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3. Beneath street pavements, sidewalks, and driveway slabs, the native soil subgrade overexcavation can be limited to two feet below existing or finished grade, whichever is deeper. The over-excavation should extend laterally at least two feet beyond the edge of the improvement.
4. The exploratory trenches conducted during previous evaluations were likely backfilled with relatively uncompacted soils. The trench backfill should be entirely removed and replaced as engineered compacted fill. The locations of the exploratory trenches are shown on Figures 2a-b.
5. The soils exposed at the bottom of the over-excavation should be examined by a GeoTek representative to document that the exposed materials are suitable for support of the planned structures/improvements. Over-excavation bottoms should expose either relatively uniform and non-porous alluvial materials with a minimum in-place density of 85 percent of the soil’s maximum dry density per ASTM D 1557 or firm bedrock.
6. Import soils should have a “very low” expansion potential (EI≤20), be cleared of organics, and have a maximum size up to six inches. GeoTek recommends that the proposed import soils be tested for expansion and corrosivity potential. GeoTek, Inc. should be notified a minimum of 72 hours prior to importing so that appropriate sampling and laboratory testing can be performed.
7. For footings designed in accordance with the recommendations presented in this report, we would anticipate a maximum static settlement of less than one inch and a maximum differential static settlement of less than ½-inch in a horizontal distance of 30 feet. Seismic settlement is anticipated to be minimal.

GEO No. 220034 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220034 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

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

not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 General Transportation Conditions

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 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 Nos. 1220/1221 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. 461.11

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)

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.

The Project shall provide primary and secondary off-site access roads to County maintained roads as approved by the Transportation Department.

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.

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.

Waste Resources

Waste Resources. 1 Waste - General

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.

Plan: TTM38823 Parcel: 466310001

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - Solid Waste Service Not Satisfied

Prior to map recordation, provide documentation that establishes solid waste service to the project.

050 - E Health. 2 DEH-Sewer Not Satisfied

Proof of established sewer connect is required from the agency providing sewer service. Sewer verification application is required by DEH Landuse for each dwelling unit.

050 - E Health. 3 DEH-Water Not Satisfied

Proof of established water is required from the agency providing water service.

Fire

050 - Fire. 1 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. 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

050 - Flood. 1 6 Items to Accept Facility Not Satisfied

Applies if TTM 38823 proceeds prior to TR 37439 and TTM 38332.

"Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE PRIOR TO SUBMITTAL FOR REVIEW. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners.

Plan: TTM38823 Parcel: 466310001

50. Prior To Map Recordation

Flood

050 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section."

050 - Flood. 2 Encroachment Permit Required Not Satisfied

Applies if TTM 38823 proceeds prior to TTM 38332.

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 3 On-site Drainage Easement Not Satisfied

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the Final Map stating: "Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 4 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

050 - Flood. 5 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.

050 - Flood. 6 Submit Plans - Map Not Satisfied

Plan: TTM38823 Parcel: 466310001

50. Prior To Map Recordation

Flood

050 - Flood. 6 Submit Plans - Map (cont.) Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check), and a plan check fee deposit.

050 - Flood. 7 Written Permission for Grading Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

050 - Planning. 1 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. 2 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:

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

Plan: TTM38823 Parcel: 466310001

50. Prior To Map Recordation

Planning

050 - Planning. 2 CC&R RESIDENTIAL COMMON AREA/USE (cont.) Not Satisfied
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. 3 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, 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 review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (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;
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;
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;
4. A deposit equaling three (3) hours of the of the current hourly fee for 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 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 owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

Plan: TTM38823 Parcel: 466310001

50. Prior To Map Recordation

Planning

050 - Planning. 3 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA (A Not Satisfied

apply:
The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.
In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.
In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 4 CC&R RESIDENTIAL HOA COMMONA AREA 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:

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

Plan: TTM38823 Parcel: 466310001

50. Prior To Map Recordation

Planning

050 - Planning. 4 CC&R RESIDENTIAL HOA COMMONA AREA (cont.) Not Satisfied

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 property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.
The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.
In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 5 ECS BLASTING IMPACTS Not Satisfied

An environmental constraints sheet (ECS) shall be prepared relative to the potential for

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50. Prior To Map Recordation

Planning

050 - Planning. 5 ECS BLASTING IMPACTS (cont.) Not Satisfied

blasting at this site for site grading purposes. The ECS shall indicate the areas that may require blasting and shall reference the Blasting Impacts Analysis report prepared for this project.

050 - Planning. 6 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. 7 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. 8 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. 9 Map - Quimby Fees (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 10 Right to Farm Not Satisfied

The Project shall comply with the Right-to-Farm Ordinance No. 625. Every home in the Project area shall include the following disclosures in the title report, which shall be delivered to the Buyer(s) before the close of escrow:

1. The property is located within 1 mile of farmland as designated on the most recent Important Farmland Map; and
2. Residents could be subject to inconvenience or discomfort resulting from accepted farming activities.

Survey

050 - Survey. 1 Access Restriction Not Satisfied

Lot access shall be restricted on Leon Road and so noted on the final map.

Lot access shall be restricted on Craig Avenue and so noted on the final map, with the exception of a 44 FT WIDE OPENING located approximately 550 FT east of Leon Road.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

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50. Prior To Map Recordation

Survey

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINT (cont.) Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

050 - Survey. 3 Survey Monumentation Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

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

Landscape Common Area CCRs

The developer/ permit holder shall:
Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 050 - Transportation - Landscape Common Area CCRs (Not Satisfied
the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 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) Traffic signal(s).
(6) 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.

050 - Transportation. 3 Approved Maintenance Exhibit (ME) Not Satisfied

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.).

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

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. 4 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 recommendations from the following:

Coordinate with TTM38332.

050 - Transportation. 5 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.

050 - Transportation. 6 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. 7 RCTD-MAP-Transportation Benefit Not Satisfied

Prior to map recordation, the applicant shall provide its contribution to the Transportation Department in the amount of $2,500 per unit for 43 units or a total of $107,500. The contribution is to be used to fund and accelerate the construction of the transportation infrastructure in the vicinity of the project within the Southwest Area plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation. NOTE: This condition describes half of the total contribution to be paid prior to map recordation. The other half is to be paid prior to grading permit issuance.The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study. In the event the County adopts a subsequent fee ordinance or funding program related to infrastructure improvements in the Southwest Area Plan described above, payment of the scheduled fees

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD-MAP-Transportation Benefit (cont.) Not Satisfied

set forth in that ordinance/funding program shall be required and supersede the contribution indicated above.

050 - Transportation. 8 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, and 10-year return periods from the project are mitigated. 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.

The final basin configurations shall meet the requirements of the maintenance entity. The basins show in the Approved PWQMP are subject to change based on the approval of the Final WQMP and the maintenance exhibit.

The project will also amend the WQMP for TR37439 during Final Engineering to reflect the revised DMA area G.

050 - Transportation. 9 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Leon Road on the project side shall be conveyed for public use to provide for a 59 ft half-width right-of-way per Standard No. 93, Pages 1 and 2, Ordinance No. 461.11.

Sufficient public street right-of-way along Craig Avenue on the project side shall be conveyed for public use to provide for a 50-62 ft half-width right-of-way per Standard No. 94, Pages 1 and 2, Ordinance No. 461.11.

Sufficient public street right-of-way along Street D, Street E, Street F and Street G shall be conveyed for public use to provide for a 60 ft full-width right-of-way per Standard No. 105A, Ordinance No. 461.11.

Sufficient public street right-of-way along Street H shall be conveyed for public use to provide for a 74 ft full-width right-of-way per Standard No. 103, Ordinance No. 461.11.

or as approved by the Director of Transportation.

050 - Transportation. 10 Road Improvements (Plan) Not Satisfied

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

[OFF- SITE ACCESS]
The landowner/developer shall provide/acquire sufficient public off site rights of way to provide for off site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32 ft of AC pavement within a 60 ft dedicated right of way in accordance with County Standard No. 106, Section A (32 ft/60 ft) at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off site right of

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 Road Improvements (Plan) (cont.) Not Satisfied

way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

1. Said off site access road shall route to County maintained roads

[LOCAL STREETS]

Street B shall be improved with 40 ft full-width AC pavement, 6 in concrete curb and gutter, sidewalks, within 56 ft full-width dedicated right-of-way in accordance with County Standard No. 105, Section At, Ordinance 461. (Modified for 40 feet full-width AC pavement and 8 feet parkway).

Street D, Street E, Street F, Street G shall be improved with 40 ft full-width AC pavement, 6 in concrete curb and gutter, sidewalks, within 60 ft full-width dedicated right-of-way in accordance with County Standard No. 105A, Ordinance 461.11.

Street H shall be improved with 44 ft full-width AC pavement, 6 in concrete curb and gutter, sidewalks, within 74 ft full-width dedicated right-of-way in accordance with County Standard No. 103, Ordinance 461.11.

NOTE:

1. Street knuckle design per standard no. 801.
2. All street grades shall be to the satisfaction of the plan check engineer.

[PART-WIDTH]
Leon Road along project boundary is a paved County maintained road designated as a Major Highway, and shall be widened with AC pavement to install 8 in curb and gutter to be located 38 ft from centerline, with a part-width pavement section extending an additional 18 ft beyond centerline in accordance with County Standard No. 93, Pages 1 and 2, within a 88-105 ft part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT meandering sidewalk per Standard No. 404 shall be provided.

Craig Avenue along project boundary is a paved County maintained road designated as a Secondary Highway, and shall be widened with AC pavement to install 6 in curb and gutter to be located 32-44 ft from centerline, with a part-width pavement section extending an additional 12 ft beyond centerline in accordance with County Standard No. 94, Pages 1 and 2, within a 73-85 ft part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT meandering sidewalk per Standard No. 404 shall be provided.

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 Road Improvements (Plan) (cont.) Not Satisfied

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. 11 Scott Road CFD 05-8 Annexation Not Satisfied

Prior to the recordation of the final map, the TTM38823 shall be annexed to a Community Facilities District, CFD 05-8 to fund for the construction of the ultimate improvements relative to the I-215/Scott Road interchange and for the widening of Scott Road to six lanes between I-215 and SR-79 as determined by the Transportation Department.

050 - Transportation. 12 Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. 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. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

_ The Street Improvement Plans are approved .
_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied

additional information and requirements.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please submit a Soil Management Plan (SMP) for review, that addresses the potential to encounter unanticipated subsurface features or soil conditions during grading at the Site. Please contact ECP for additional details at (951)955-8980. **Please note that additional items may be required pending review of the above requested items.**

This condition implements MM-HAZ-1, MM-HAZ-2 & MM-HAZ-4

Fire

060 - Fire. 1 Water 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 6 Items to Accept Facility Not Satisfied

Applies if TTM 38823 proceeds prior to TR 37439 and TTM 38332.

"Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE PRIOR TO SUBMITTAL FOR REVIEW. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section."

060 - Flood. 2 Encroachment Permit Required Not Satisfied

Applies if TTM 38823 proceeds prior to TTM 38332.

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 3 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to the issuance of permits.

060 - Flood. 4 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check), and a plan check fee deposit.

060 - Flood. 5 Written Permission for Grading Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 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. 2 Construction Noise - Grading Not Satisfied

Prior to approval of grading plans, grading plans shall include the following notes:

1. Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects. (MM-NOI-4)

2. indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion. (MM-NOI-5)

3. During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers? standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. (MM-NOI-6)

4. During all Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center). (MM-NOI-7)

5. During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. (MM-NOI-8)

060 - Planning. 3 Electrical Service Not Satisfied

Prior to the issuance of a grading permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

060 - Planning. 4 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. 5 Map - Trails Plan Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 Map - Trails Plan (cont.) Not Satisfied

Riverside County Planning Department or other County Department identified by the Planning Department or review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping.

060 - Planning. 6 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 16.38 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be 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. 7 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 Archaeological Sensitivity Training Not Satisfied

The Applicant must retain a qualified professional archaeologist, approved by the Community Development Director, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural-resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow.

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied

agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of 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) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement 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.

060 - Planning-CUL. 3 Project Archaeologist 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 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 wet-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 frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey - EPD Not Satisfied

MM-BIO-1

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.
If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nest Bird Pre Construction Surveys - EPD Not Satisfied

MM - BIO -2

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 rough grading permit.

060 - Planning-EPD. 3 MM - BIO -3 Regulatory Permitting Not Satisfied

Prior to issuance of a grading permit for impacts to the agricultural ditch, the Project proponent shall obtain a Section 1602 Stream Alteration Agreement from the CDFW. Compensatory mitigation for permanent impacts to CDFW jurisdiction shall be required as part of subsequent Section 1602 permitting requirements. Permanent impacts to CDFW jurisdiction shall be mitigated through on-site or off-site enhancement, restoration, and/or creation of CDFW jurisdictional streambed at ratio of no less than 2:1. The following minimization measures will be implemented during construction:

1. Use of standard Best Management Practices (BMPs) to minimize the impacts during construction.

2. Construction-related equipment will be stored in upland areas, outside of drainages except as required by Project design (restoration, trash removal, etc.).

3. Source control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 MM - BIO -3 Regulatory Permitting (cont.) Not Satisfied

landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the Project to capture and treat contaminants.

4. To avoid attracting predators during construction, the Project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.

5. Employees shall strictly limit their activities, vehicles, equipment and construction material to the proposed Project footprint, staging areas, and designated routes of travel. Construction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

060 - Planning-EPD. 4 Streambed Permits Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and the final agreement documentation shall be provided to EPD. When the requested documents are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:
PRIOR TO ISSUANCE OF GRADING PERMITS:
1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject project.
c. Description of the proposed site and planned grading operations.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

d. Description of the level of monitoring required for all earth-moving activities in the project area.
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
j. Procedures and protocol for collecting and processing of samples and specimens.
k. Fossil identification and curation procedures to be employed.
l. Identification of the permanent repository to receive any recovered fossil material.
*Pursuant the County “SABER Policy”, paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
m. All pertinent exhibits, maps, and references.
n. Procedures for reporting of findings.
o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
p. All reports shall be signed by the qualified paleontologist responsible for the report’s content. All reports shall also be signed by all other parties responsible for the report’s content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County’s PLUS Online System:
(https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 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

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60. Prior To Grading Permit Issuance

Transportation

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

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.

060 - Transportation. 2 Fee Credit or Reimbursement Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBD, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 RCTD-MAP-Transportation Benefit Not Satisfied

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of $2,500 per unit for 43 units or a total of $107,500. The contribution is to be used to fund and accelerate the construction of the transportation infrastructure in the vicinity of the project within the Southwest Area plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation. NOTE: This condition describes half of the total contribution to be paid prior to grading permit issuance. The other half is to be paid prior to map recordation. The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study. In the event the County adopts a subsequent fee ordinance or funding program related to infrastructure improvements in the Southwest Area Plan described above, payment of the scheduled fees set forth in that ordinance/funding program shall be required and supersede the contribution indicated above.

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

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, and 10-year return periods from the project are mitigated. 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.

The final basin configurations shall meet the requirements of the maintenance entity. The basins show in the Approved PWQMP are subject to change based on the approval of the Final WQMP and the maintenance exhibit.

The project will also amend the WQMP for TR37439 during Final Engineering to reflect the revised DMA area G.

060 - Transportation. 5 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. 6 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.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 ECP Clearance Not Satisfied

The Soil Management Plan (SMP), approved by RCDEH-ECP, should be implemented during grading operations with a summary report of the SMP findings, at Prior to Grading Final, being submitted to the RCDEH-ECP for review and approval. Please contact ECP for additional details at (951)955-8980. **Please note that additional items may be required pending review of the above requested items.**

This condition implements MM-HAZ-1, MM-HAZ-2 & MM-HAZ-4

Planning-CUL

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.
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), shall be 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 ensuring access and use pursuant to the Guidelines
Prehistoric Resources- One of the following treatments shall be applied.
a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. 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.
b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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 ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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.

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom Not Satisfied

PRIOR TO GRADING FINAL:
The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading

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70. Prior To Grading Final Inspection

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.
A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

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.

Fire

080 - Fire. 1 Tract Water Verification Not Satisfied

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

Applies if TTM 38823 proceeds prior to TR 37439 and TTM 38332.

"Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE PRIOR TO SUBMITTAL FOR REVIEW. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section."

080 - Flood. 2 ENCROACHMENT PERMIT REQUIRED Not Satisfied

Applies if TTM 38823 proceeds prior to TTM 38332.

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

080 - Flood. 3 Submit Plans Not Satisfied

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 3 Submit Plans (cont.) Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check), and a plan check fee deposit.

Planning

080 - Planning. 1 ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish confirm reduction measures were followed.

The Planning Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. Home design must be shown to reduce interior noise to at or below 45 Ldn for all homes, in particular those homes along the perimeter of the project.

The study shall be submitted, along with the appropriate fee, to the Planning Department for review and approval. The approved mitigation measures, if any, shall be forwarded to the County Department of Building and Safety for implementation into the final building plans.

080 - Planning. 2 COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on the design manual.

080 - Planning. 3 Construction Noise - Building Permits Not Satisfied

Prior to issuance of building permits, building plans shall include the following notes:

1. Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects. (MM-NOI-4)

2. indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion. (MM-NOI-5)

3. During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers? standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Construction Noise - Building Permits (cont.) Not Satisfied

the Project site. (MM-NOI-6)

4. During all Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center). (MM-NOI-7)

5. During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. (MM-NOI-8)

080 - Planning. 4 Electrical Service Not Satisfied

Prior to the issuance of a building permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

080 - Planning. 5 Entry Monument Plot Plan Not Satisfied

The land divider/permit holder shall apply for an Entry Monument and Gate plot 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. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. The plot plan shall contain the following elements:

1. A color phot simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s). NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 6 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. 7 Final Site of Development Plans Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (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. Subdivision development shall conform

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Final Site of Development Plans (cont.) Not Satisfied

to the approved plot plan and shall conform to the Design Manual PPT230051. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each floor plan and elevations (all sides). Including enhanced elevations.

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted. NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPENT plot plan condition of approval shall be cleared individually.

080 - Planning. 8 GHG -1 CAP Measures Not Satisfied

MM-GHG-1

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. Alternatively, the specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to County of Riverside Building Department review:

1. Measure EE5.A.1 Insulation - Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) (9 points)
2. Measure EE5.A.2 Windows - Enhanced Window (0.32 U-factor, 0.25 SHGC) (4 points)
3. Measure EE5.A.
3 Cool Roofs - Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance) (7 points)
4. Measure EE5.A.4 Air Infiltration - Blower Door HERS Verified Envelope Leakage or equivalent (5 points)
5. Measure EE5.B.1 Heating/Cooling Distribution System - Modest Duct Insulation (R-6) (4 points)
6. Measure EE5.B.2 Space Heating/Cooling Equipment - Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF) (5 points)
7. Measure EE5.B.3 Water Heaters - Very High Efficiency Water Heater (0.92 Energy Factor) (11 points)
8. Measure EE5.B.5 Artificial Lighting - High Efficiency Lights (50% of in-unit fixtures are high efficiency) (6 points)
9. Measure EE5.B.6 Appliances - Energy Star Refrigerator (new) Energy Star Dishwasher (new) Energy Star Washing Machine (new) (3 points)
10. Measure CE1.A.1 Photovoltaic - 50 percent of the power needs of the Project (17 points)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 GHG -1 CAP Measures (cont.) Not Satisfied

11. Measure W2.A.2 Water Efficient Landscaping - Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use) (2 points)
12. Measure W2.B.1 Showers - Water Efficient Showerheads (2.0 gpm) (2 points)
13. Measure W2.B.2 Toilets - Water Efficient Toilets (1.5 gpm) (2 points)
14. Measure W2.B.3 Faucets - Water Efficient faucets (1.28 gpm) (2 points)
15. Measure W2.B.4 Dishwasher - Water Efficient Dishwasher (6 gallons per cycle or less) (1 points)
16. Measure W2.B.5 Washing Machine - Water Efficient Washing Machine (Water factor
17. Measure W2.B.6 WaterSense - EPA WaterSense Certification (7 points)
18. Measure T4.A.1 Electric Vehicle Recharging - Install electric vehicle charging stations for each residential unit included in the Project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis. (8 points)
19. Measure S1.A.1 Recycling - Provide green waste composting bins at each residential unit (4 points).

080 - Planning. 9 MAP - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 10 MM-AQ Architectural Coatings Not Satisfied

Architectural Coatings. During construction, the Project shall utilize “Super-Compliant” low VOC paints for the building envelope application which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD’s Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize building materials that do not require the use of architectural coatings.

080 - Planning. 11 MM-NOI-2 Wall Plans Not Satisfied

Wall Plans. Prior to building permit issuance, wall plans shall be submitted to the Building and Department for review and approval. Said wall plans shall incorporate the following noise barriers, consistent with Figure 4.12-5, Summary of Recommendations of Subchapter 4.12 of the Draft EIR:

• 8-foot high noise barriers for outdoor living areas (backyards) of lots 31 to 50, 136 to 149,151 to 153, and 334 to 340 adjacent to Leon Road and Holland Road; and

• 6-foot high noise barriers for outdoor living areas (backyards) of lots 7 to 30, 154, 157 to 162, 287 to 296, 347 to 360, 464 to 472, and 558 to 574 adjacent to Eucalyptus Road and Craig Avenue.

080 - Planning. 12 Model Home Complex Plot Plan Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (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. The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 Model Home Complex Plot Plan (cont.) Not Satisfied

2. Show front, side and rear yard setbacks.

3. Provide two dimensioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Provide a floor plan for the proposed sales office.

7. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

8. Provide a Model Home Complex landscape and irrigation plan. NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements. The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 13 NOI - 3 Interior Noise Not Satisfied

Prior to building permit issuance, building construction documents shall be submitted to the Building and Safety Department for review and approval. Said wall plans shall incorporate the following design components, consistent with Figure 4.12-5, Summary of Recommendations of Subchapter 4.12 of the Draft EIR:

Windows/Sliding Glass Doors: All residential units require windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, and comply with the following sound transmission class (STC) ratings: -Upgraded windows and sliding glass doors with minimum STC ratings of 32 are required for all windows/glass doors facing Leon Road and Holland Road in lots 31 to 50, 136 to 149,151 to 153, and 334 to 340; -All other residential lots require windows/glass doors with minimum sound transmission class (STC) ratings of 27.

Exterior Doors (Non-Glass): All exterior doors shall be well weather-stripped and have well-sealed perimeter gaps to achieve minimum sound transmission class (STC) ratings of 27. Exterior Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 NOI - 3 Interior Noise (cont.) Not Satisfied

window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

080 - Planning. 14 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. 15 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. 16 SCHOOL MITIGATION Not Satisfied

Impacts to the Menifee Union and Perris Union High School Districts shall be mitigated in accordance with California State law.

080 - Planning. 17 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 18 WALLS/FENCING PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of 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 Exhibit D.

The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 18 WALLS/FENCING PLAN (cont.) Not Satisfied

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 five feet in height.

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 that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be 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 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.

K. Per the noise analysis for the project, a minimum eight (8) foot tall wall is required on residential lots adjacent to Leon Road and Holland Road and a minimum six (6) foot tall wall is required on residential lots adjacent to Eucalyptus Road and Craig Avenue. (This implements Mitigation Measure NOI-2 of the EIR)

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit Red Not 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit Rec Not Satisfied

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.

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. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not 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).

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

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 Requir Not 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 regardless of maintenance responsibility except the project/area to be maintained by Valley-Wide Recreation & Park District.
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.

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Transportation

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

p. Project shall use (25) 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.
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 MM-TR-1 Not Satisfied

Phase 1 Roadway Improvements. Phase 1 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:
• Traffic Signal
• Northbound left turn lane
• Southbound left turn lane
• Eastbound left turn lane
• Westbound left turn lane

080 - Transportation. 5 MM-TR-2 Not Satisfied

Phase 2A Roadway Improvements. Phase 2 - Haun Road/Zeiders Road & Scott Road (#1) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:
• Construct a 2nd southbound left turn lane.
• Modify the traffic signal to implement overlap phasing on the westbound right turn lane.
It should be noted that these improvements have been conditioned on other near-by development and are to be constructed by others.

080 - Transportation. 6 MM-TR-3 Not Satisfied

Phase 2B Roadway Improvements. Phase 2 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of occupancy, the applicant shall install the following improvements:
• Traffic Signal
• Northbound left turn lane
• Southbound left turn lane
• Eastbound left turn lane
• Westbound left turn lane
• Overlap phasing on Southbound right turn lane
• 2nd Eastbound through lane
• 2nd Westbound through lane

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 MM-TR-5 Not Satisfied

Table 1-6 of the TIA includes intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements which are not covered by DIF. Because the County of Riverside does not have plenary control over intersections that share a border with the City of Menifee, the County cannot guarantee that such improvements will be constructed. Therefore, the Developer's fair-share amount for the intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements for Phase Project Buildout 2025 which are not covered by TUMF/DIF equals $87,537. Developer shall be required to pay this $87,537 amount to either the County of Riverside or City of Menifee prior to the issuance of the Project's final certificate of occupancy.

080 - Transportation. 8 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.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

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

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1 AG -1 HOA Interface Committee Not Satisfied

Prior to first building permit final inspection, the Homeowners Association (HOA) shall establish an agricultural interface committee and invite the adjacent farm owners/operators to be members of this committee. The purpose of this committee shall be to address/resolve the actual manifestation of conflicts between adjacent agricultural operations and urban uses, to foster trust between the farmers and the residents, and facilitate the education of urban residents and farmers. Project residents shall comply with the provisions in Riverside County Ordinance No. 625 in the event a potential conflict cannot be resolved.

090 - Planning. 2 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. 3 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. 4 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. 5 MM-HAZ-3 Buyer Notifications Not Satisfied

MM-HAZ-3 Buyer Notifications. Prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Waste Resources Department and Emergency Management Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 MM-HAZ-3 Buyer Notifications (cont.) Not Satisfied

such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR.

090 - Planning. 6 QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from Valley-Wide Recreation and Parks District.

090 - Planning. 7 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. 8 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.

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 090 - Transportation - Landscape Signage Required on M Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

Plan: TTM38823 Parcel: 466310001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 090 - Transportation - Landscape Signage Required on M Not Satisfied

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 - Transportation. 3 80% Completion Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and required alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks, and driveway approaches shall be installed. The final lift of asphalt concrete pavement on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary are completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

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 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

Plan: TTM38823 Parcel: 466310001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Annexation into a Maintenance District (cont.) Not Satisfied

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) Traffic signal(s).
(6) 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 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.

or as approved by the Director of Transportation.

090 - Transportation. 6 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.

090 - Transportation. 7 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 No. 824.
_All Fees for Zone A of the Scott Road and Bridge Benefit District for a project gross/net acreage of 16.38 acres.

090 - Transportation. 8 Road Improvements (Installation) Not Satisfied

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

Plan: TTM38823 Parcel: 466310001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 Road Improvements (Installation) (cont.) Not Satisfied

[OFF- SITE ACCESS]
The landowner/developer shall provide/acquire sufficient public off site rights of way to provide for off site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32 ft of AC pavement within a 60 ft dedicated right of way in accordance with County Standard No. 106, Section A (32 ft/60 ft) at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off site right of way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

1. Said off site access road shall route to County maintained roads

[LOCAL STREETS]

Street B shall be improved with 40 ft full-width AC pavement, 6 in concrete curb and gutter, sidewalks, within 56 ft full-width dedicated right-of-way in accordance with County Standard No. 105, Section A, Ordinance 461. (Modified for 40 feet full-width AC pavement and 8 feet parkway).

Street D, Street E, Street F, Street G shall be improved with 40 ft full-width AC pavement, 6 in concrete curb and gutter, sidewalks, within 60 ft full-width dedicated right-of-way in accordance with County Standard No. 105A, Ordinance 461.11.

Street H shall be improved with 44 ft full-width AC pavement, 6 in concrete curb and gutter, sidewalks, within 74 ft full-width dedicated right-of-way in accordance with County Standard No. 103, Ordinance 461.11.

NOTE:

1. Street knuckle design per standard no. 801.
2. All street grades shall be to the satisfaction of the plan check engineer.

[PART-WIDTH]
Leon Road along project boundary is a paved County maintained road designated as a Major Highway, and shall be widened with AC pavement to install 8 in curb and gutter to be located 38 ft from centerline, with a part-width pavement section extending an additional 18 ft beyond centerline in accordance with County Standard No. 93, Pages 1 and 2, within a 88-105 ft part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT meandering sidewalk per Standard No. 404 shall be provided.

Craig Avenue along project boundary is a paved County maintained road designated as a Secondary Highway, and shall be widened with AC pavement to install 6 in curb and gutter to be located 32-44 ft from centerline, with a part-width pavement section extending an additional 12 ft beyond centerline in accordance with County Standard No. 94, Pages 1 and 2, within a 73-85 ft part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT meandering

Plan: TTM38823 Parcel: 466310001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 Road Improvements (Installation) (cont.) Not Satisfied

sidewalk per Standard No. 404 shall be provided.

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.

090 - Transportation. 9 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. 10 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).

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).

Plan: PPT230051 Parcel: 466310026

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 38823

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 38823

09/23/25, 4:08 pm **PPT230051**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT230051. 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 (PPT230051) 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

Plot Plan No. 230051 proposes a development plan for 95 single-family residential lots.

Advisory Notification. 3 AND - Exhibits

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

Tentative Tract Map No. 38823, Exhibit A, dated 8.30.2024.
Plot Plan No. 230051 Exhibit B (Design Manual), dated 3.11.2025.

Advisory Notification. 4 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:
- 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) {for GPAs, SPs, & SPAs

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

• Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for al projects with EIR, ND or MND determinations}

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. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 679 (Directional Signs for Subdivisions)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 859 (Water Efficient Landscape Requirements)
   - Ord. No. 915 (Regulating Outdoor Lighting)

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. 5 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 PPT230051 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 PPT230051, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

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.

Planning

Planning. 1 90 Days To Protest

The project developer 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, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning. 2 Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 3 Land Division Required

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT D, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

466030002
EPC HOLDINGS 938
3161 MICHELSON STE 425
IRVINE CA 92612

466120011
BERNACCHI FAMILY TRUST 4/18/03
1136 CORONA LN
COSTA MESA CA 92626

466120014
MARTA LUCRETIA VERNOLA PURMER
5221 DEL NORTE CIR
LA PALMA CA 90623

466120018
RAMON RUAN
828 E BONDS ST
CARSON CA 90745

466120020
GALLARDO
806 E HOLT AVE
POMONA CA 91767

466120021
NIGHSWONGER JEFFREY B & KATHY E
REVOCABLE TRUST DTD 06/13/10
28484 NAUTICAL POINT CIR
MENIFEE CA 92586

466120023
LEON PARK
12526 HIGHBLUFF DR 355
SAN DIEGO CA 92130

466130017
JMB LEGACY PROP
PO BOX 298
WENDELL ID 83355

466130035
SULLIVAN JAMES JEFFERY & GIGI
ADRIANNE LIVING TRUST DTD 7/5/2018
31615 LEON RD
WINCHESTER CA 92596

466130053
DEANNE J. TRIGG
3040 MARCI LN
PLACERVILLE CA 95667

466130054
TRIGG JANET ELLEN ESTATE OF
3040 MARCI LN
PLACERVILLE CA 95667

466310028
BRPLD
3200 PARK CENTER DR STE 1000
COSTA MESA CA 92626

466310029
VALLEY WIDE RECREATION & PARK DIST
PO BOX 907
SAN JACINTO CA 92581

466310031
KB HOME CAL MANAGEMENT SERVICES
36310 INLAND VALLEY DR STE 300
WILDOMAR CA 92595

466320009
HALLBERG RANCH
2142 WENTE CT
SAN JACINTO CA 92583

466350019
SAN PEDRO FARM RANCON
41391 KALMIA ST STE 200
MURRIETA CA 92562

466480001
CHATLINE GAIL LICUDINI BARLES
31277 WATER BEECH DR
WINCHESTER CA 92596

466480002
CHELSEA LEE GLIDEWELL-RIOS
31265 WATER BEECH DR
WINCHESTER CA 92596

466480003
JACOB DE LA TORRE
31253 WATER BEECH DR
WINCHESTER CA 92596

466480004
FERNANDO SANDOVAL
31241 WATER BEECH DR
WINCHESTER CA 92596

466480005
NIDIA PATRICIA MEDINA PORTUGAL
31229 WATER BEECH DR
WINCHESTER CA 92596

466480006
THEODORE CAMPBELL HANSON
31217 WATER BEECH DR
WINCHESTER CA 92596

466480007
HUMBERTO PINEDA
31205 WATER BEECH DR
WINCHESTER CA 92596

466480008
NICHOLAS HUITRADO
31193 WATER BEECH DR
WINCHESTER CA 92596

466480009
ANA HESS
31181 WATER BEECH DR
WINCHESTER CA 92596

466480010
ADAM ORHAN
31169 WATER BEECH DR
WINCHESTER CA 92596

466480011
KYLE ANTHONY MARQUARDT
31145 WATER BEECH DR
WINCHESTER CA 92596

466480012
JOHN CHRISTIAN DEMOR
31133 WATER BEECH DR
WINCHESTER CA 92596

466480013
SAMUEL ADJEI
31121 WATER BEECH DR
WINCHESTER CA 92596

466480014
PHILLIP ANDREW TORRES
31109 WATER BEECH DR
WINCHESTER CA 92596

466480015
JOHN ROBERT ALVAREZ ASWUT
31097 WATER BEECH DR
WINCHESTER CA 92596

466480016
ZHANHUA HU
31085 WATER BEECH DR
WINCHESTER CA 92596

466480017
JOEANTHONY FONTANEZ
31073 WATER BEECH DR
WINCHESTER CA 92596

466480018
NATHANIEL BOB MC DONALD
31061 WATER BEECH DR
WINCHESTER CA 92596

466480019
JORGE ERNESTO GONZALEZ
31049 WATER BEECH DR
WINCHESTER CA 92596

466480020
MALIK ZAWDI EGERTON
31037 WATER BEECH DR
WINCHESTER CA 92596

466480021
ALYSIA GILBERT
31025 WATER BEECH DR
WINCHESTER CA 92596

466480022
GERMAN GARCIA DEL TORO
31018 SHINING WILLOW DR
WINCHESTER CA 92596

466480023
ALLESTER MANAHAN OPONG
31030 SHINING WILLOW DR
WINCHESTER CA 92596

466480024
DR HORTON LOS ANGELES HOLDING CO INC
980 MONTECITO DR
CORONA CA 92879

466481006
XIAOBING YU
17800 COLIMA RD APT 730
ROWLAND HEIGHTS CA 91748

466481007
BRIANA JASMIN RAMIREZ-PACHECO
31031 SHINING WILLOW DR
WINCHESTER CA 92596

466481008
CHEVONNE ANGUS
31046 WATER BEECH DR
WINCHESTER CA 92596

466481009
SHANIYA LATASSJA SILLERS
31058 WATER BEECH DR
WINCHESTER CA 92596

466481010
YEVGENIY STRELCHIK
31070 WATER BEECH DR
WINCHESTER CA 92596

466481011
GISELLA FRANCESCA GARAY
31082 WATER BEECH DR
WINCHESTER CA 92596

466481012
GRACE ANTWIWAA HOWARD
31094 WATER BEECH DR
WINCHESTER CA 92596

466481013
TESS CAPACASA
31106 WATER BEECH DR
WINCHESTER CA 92596

466481014
MATTHEW MCMAHAN
31118 WATER BEECH DR
WINCHESTER CA 92596

466481015
HALEY MARIE CLARK
31130 WATER BEECH DR
WINCHESTER CA 92596

466481016
TUONG CAT TON-THAT
31142 WATER BEECH DR
WINCHESTER CA 92596

466481017
OSRICK AVILA
31154 WATER BEECH DR
WINCHESTER CA 92596

466481018
DESIRAE LAUREN MARTINEZ
31170 WATER BEECH DR
WINCHESTER CA 92596

466481019
MIA LEE SAN PAOLO
31182 WATER BEECH DR
WINCHESTER CA 92596

466490003
JOSEPH ROBERT LINDEROTH
31150 SHINING WILLOW DR
WINCHESTER CA 92596

466491007
MELIDA JURADO SOLIS
31163 SHINING WILLOW DR
WINCHESTER CA 92596

466491009
MICHAEL R. CORNILLEZ
31139 SHINING WILLOW DR
WINCHESTER CA 92596

466510027
JEANETTE EDQUIBAL
31068 PEACH LEAF DR
WINCHESTER CA 92596

466510028
STEPHEN MCCORMICK
31084 PEACH LEAF DR
WINCHESTER CA 92596

466510029
JOAQUIN EMANUEL MUNOZ
31096 PEACH LEAF DR
WINCHESTER CA 92596

466510030
JOHANNA PAPA
31108 PEACH LEAF DR
WINCHESTER CA 92596

466510031
KENNETH LEE KELTNER
31120 PEACH LEAF DR
WINCHESTER CA 92596

466510032
DEVIN ORMONDE
31132 PEACH LEAF DR
WINCHESTER CA 92596

466511016
HECTOR JAVIER RENDON
31320 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511017
LARRY DAVID PAYNE
31332 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511018
REBECCA LYNN HERNANDEZ
31344 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511019
PRASHANTH AKULA
15869 CONCORD RIDGE TER
SAN DIEGO CA 92127

466511020
ZACHARY BRANNEN
31368 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511021
GUADALUPE BANZON
30378 POWDERHORN LN
MURRIETA CA 92563

466511022
DAVID LEMUS
31392 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511023
DEEPIKA KUMAR
31404 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511024
JOSHUA LAMB
31416 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511025
MARYA RUVEL THOMAS
31428 SYCAMORE LEAF DR
WINCHESTER CA 92596

466511027
JULIO MARTINEZ
PO BOX 1871
COVINA CA 91722

466511028
DUNN FAMILY REV TRUST DTD 6/11/22
31464 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512002
NIKOLE D. REESE
31453 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512003
WESLEY LYON
31441 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512004
DYLON GABRIEL OCHOA
31429 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512005
DAVID CLARK PRICE
6016 SENECA CIR
DISCOVERY BAY CA 94505

466512006
LISA MICHELLE MOXLEY
31405 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512007
SHEKHER METHUKU
31393 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512008
SUNIL THOTAKURA
8486 WARDEN LN
SAN DIEGO CA 92127

466512009
SATYANARAYANA & MANJEERA REVOCABLE TRUST 10/12/2023
31369 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512010
RANDAL GERARD LUNGER
31357 SYCAMORE LEAF DR
WINCHESTER CA 92596

466512011
YA XIAO
28563 MALABAR RD
TRABUCO CANYON CA 92679

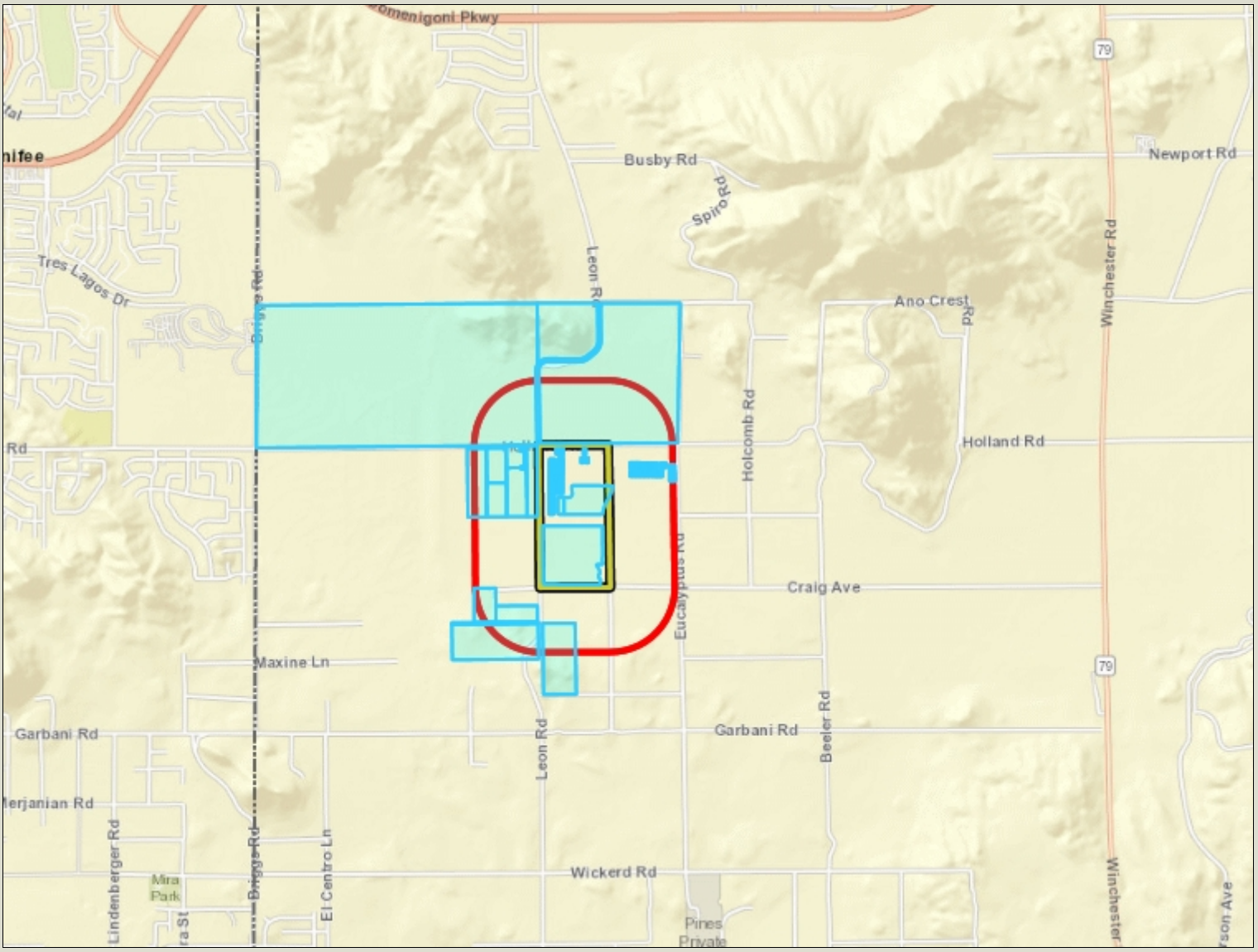
466512012
RAVIKANTH JAMMALAMADAKA
10267 SIENNA HILLS DR
SAN DIEGO CA 92127

466512013
FEFY CANTALLOPS
31321 SYCAMORE LEAF DR
WINCHESTER CA 92596

City of Menifee
Planning Department
29714 Haun Road
Menifee, CA 92586

Riverside County GIS Mailing Labels

TTM38823 and PPT230051



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

1200 foot radius

0 3,549 7,097 Feet

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.

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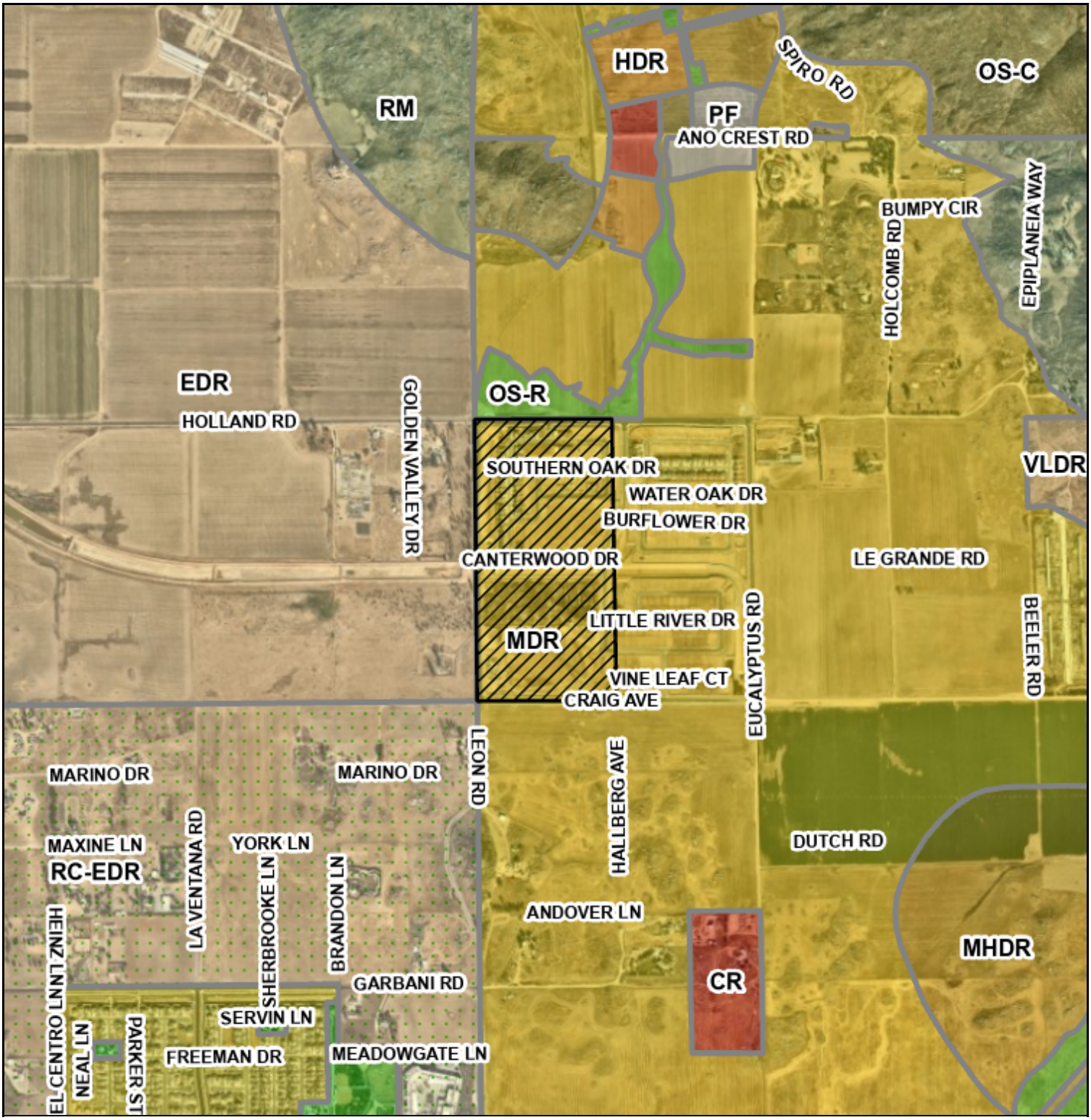
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38823

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON
District: 3

Date: 8-21-2025
Exhibit: 5



Zoning Area/District: WINCHESTER

Author:

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

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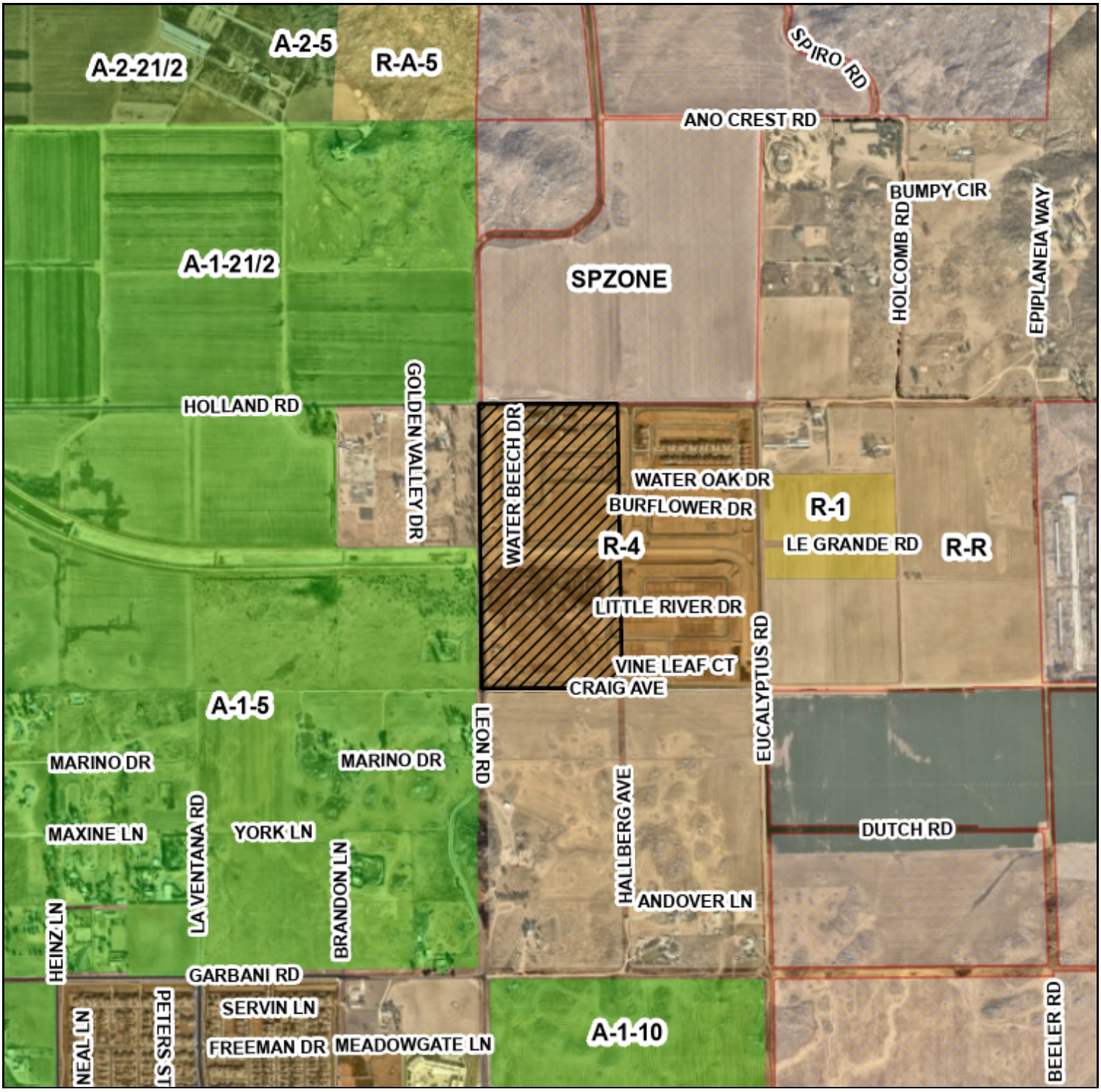
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38823

EXISTING ZONING

Supervisor: CHUCK WASHINGTON
District: 3

Date: 8-21-2025
Exhibit: 2



Zoning Area/District: WINCHESTER

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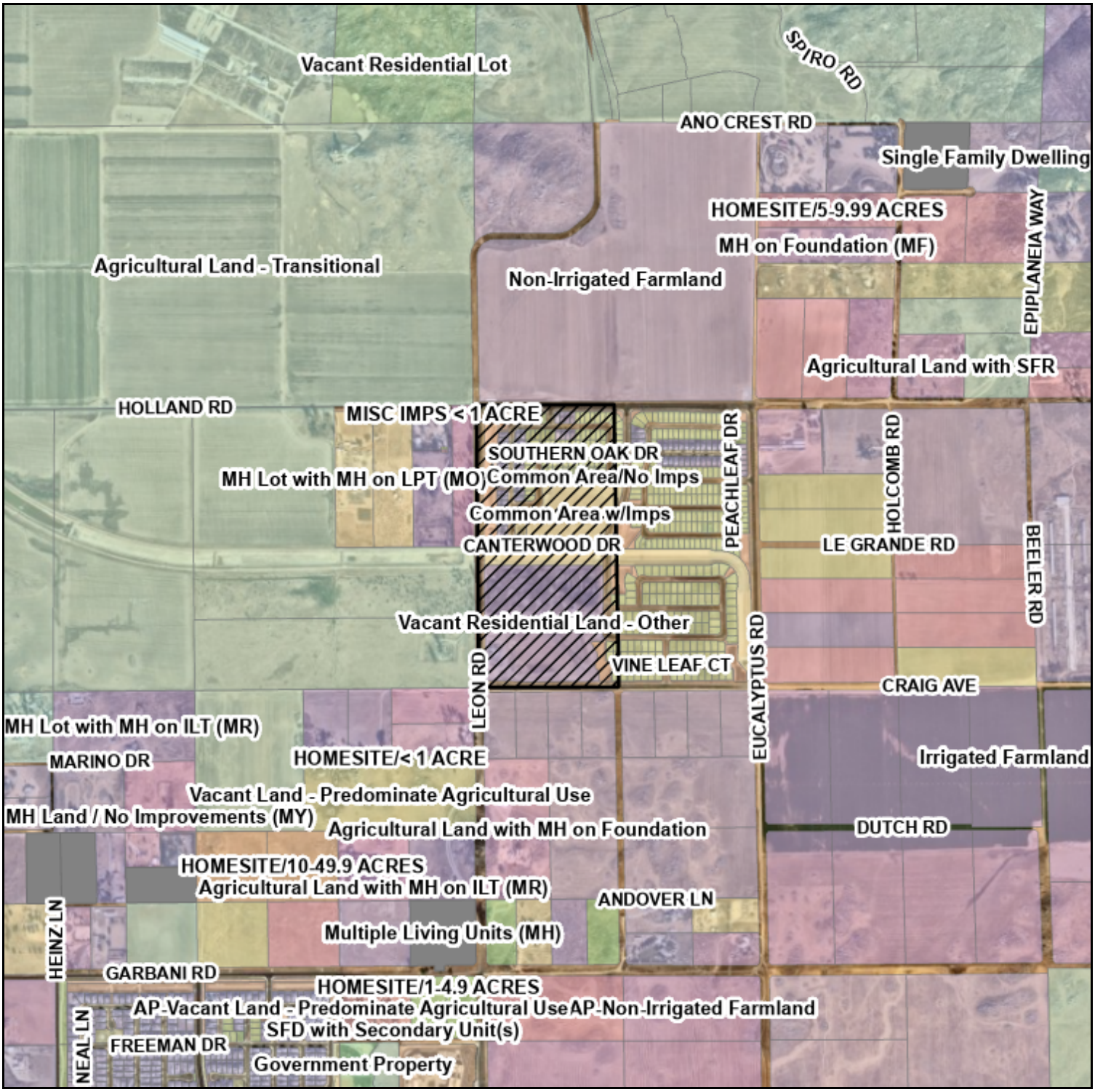
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38823

LAND USE

Supervisor:CHUCK WASHINGTON
District: 3

Date: 8-21-2025
Exhibit: 1



Zoning District: WINCHESTER

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RIVERSIDE COUNTY PLANNING DEPARTMENT

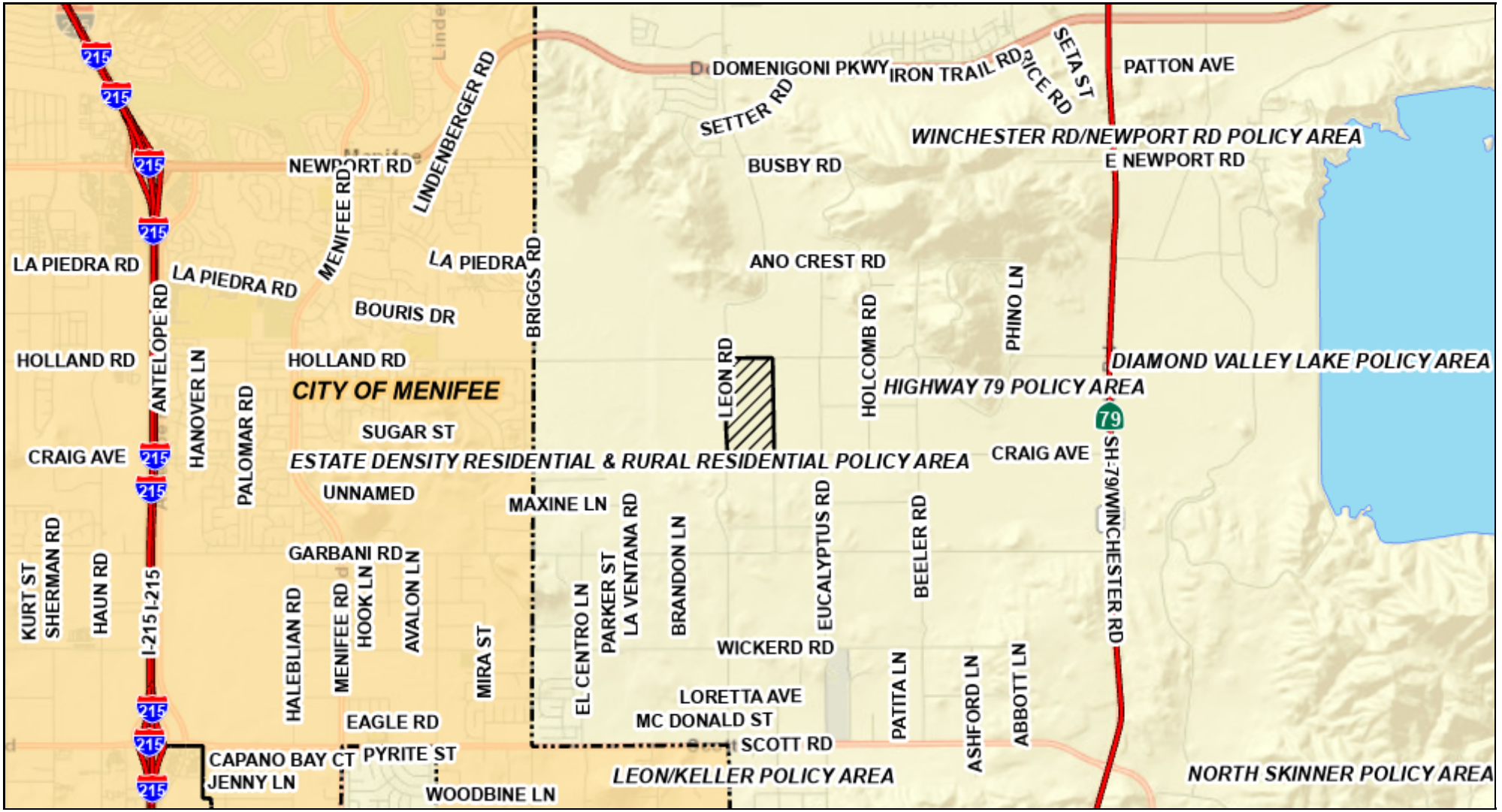
TTM38823

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 8-21-2025



Zoning Area/District: WINCHESTER

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

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COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.1
(ID # 28751)
MEETING DATE:
Wednesday, September 17, 2025

SUBJECT: TENTATIVE TRACT MAP NO. 38823 (TTM38823) and PLOT PLAN NO. 230051 (PPT230051) – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – (SCH No. 2018101010) – Applicant: William Lo – Engineer/Representative: Richard Valdez – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Winchester Zoning District – Zoning: Planned Residential (R-4) – Location: North of Craig Avenue, east of Leon Road, south of Holland Road, and west of Eucalyptus Road – 95.96 Acres – REQUEST: Tentative Tract Map No. 38823 is a Schedule "A" subdivision proposed to subdivide a 16.38 acre site into 95 lots for single family residential use, three (3) drainage basins, and two (2) open space (paseo) lots. The 16.38-acre site is a portion of lot 447 of a previously approved Tentative Tract Map No. 37439. Plot Plan No. 230051 is a request to approve the design manual for TTM38823. APNs: 466-310-026 – Project Planner: Joseluis Aparicio at (951) 955-6035, or email at jlaparicio@rivco.org.

PROPOSED PROJECT	
Case Number(s):	TTM38823, PPT230051
Environmental Type:	Environmental Impact Report Addendum
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	466-310-001
Continued From:	

John Hildebrand, Planning Director 9/14/2025

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 38823 is a Schedule "A" subdivision of 16.38 gross acre site into ninety five (95) single family residences, three (3) drainage basins, and two (2) open space (paseo) lots. This subdivision is a further subdivision of a portion of lot 447 from Tentative Tract Map No. 37439.

PLOT PLAN NO. 230051 is a proposed design manual for Tentative Tract Map No. 38823 as required by the Planned Residential Zone.

The above is hereinafter referred to as the "project".

The project is located north of Craig Avenue, east of Leon Road, south of Holland Road, and west of Eucalyptus Road

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM No. 1 to the Environmental Impact Report SCH#2018101010 (EIR), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the proposed project is in substantial conformance with the adopted EIR, and that no new significant impacts or substantially greater significant impacts would result from the proposed project beyond those impacts already evaluated in previous environmental documents; and,

APPROVE TENTATIVE TRACT MAP NO. 38823, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report and all exhibits.

APPROVE PLOT PLAN NO. 230051, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report and all exhibits.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) and Open Space

	Recreation (OS-R)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	Planned Residential (R-4)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 293 (Winchester Hills)
East:	Rural Residential (R-R) and One Family Dwellings (R-1)
South:	Rural Residential (R-R)
West:	Light Agriculture, 5-acre minimum (A-1-5), Rural Residential (R-R)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single Family Tract Development
East:	Single Family Tract Development
South:	Vacant Land
West:	Single Family Residence

Project Details:

Item	***Value***	***Min./Max. Development Standard***
Project Site (Acres):	16.38 acres	N/A
Proposed Minimum Lot Size:	5,000 sq. ft.	5,000 sq. ft.
Total Proposed Number of Residential Lots:	95	
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No

Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, Low
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
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

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

This project is Phase 3 of the prior-approved Canterwood Development Plan. TTM38823 and PPT230051 were submitted to the County of Riverside on November 2, 2023. Phase 3 consists of a Schedule "A" subdivision to re-subdivide a portion of lot 447 per Tentative Tract Map No. 37439 consisting of 16.38 gross acre site into ninety-five (95) single family residences, three (3) drainage basins, and two (2) open space (paseo) lots.

As background, in September 2020, the Riverside County Board of Supervisors approved the Canterwood Project and certified its EIR (SCH# 2018101010) located east of the City of Menifee. At that time, the Canterwood Project included a residential subdivision of 158.18 gross acres into 574 single-family residential lots, 25 open space lots, 9 drainage basin lots, and 45.6 acres of Project roadways. The Canterwood Project included TTM37439 which was approved at 3.6 dwelling units/acre. The Canterwood Project includes 4 individual neighborhoods, with minimum lot sizes of 4,700 to 6,500 square feet and 5 architectural styles. The Canterwood Project also includes an 8.96-acre community park, landscape buffers, passive open space areas, 10 paseos, and approximately 13,264 linear feet of trails/paseos, and 56,417 linear feet of public street sidewalks. Neighborhood 4 was shown in the southwest quadrant and consisted of approximately 25.60 acres, described as lot 447 of TTM37439.

Phase 2 (TTM38332) of lot 447 was a proposal for a Schedule "A" subdivision of 27.3 acres into fifty-four (54) single-family residential lots and five (5) lots for open space/drainage. It was approved at Planning Commission in December of 2023, and it was Received and Filed on January 23, 2024, by the Board of Supervisors. No new environmental documents were required as Phase 2 of the Canterwood Project is consistent with the Canterwood EIR.

Highway 79 Policy Area

Pursuant to the County's Southwest Area Plan, the property is located within the Highway 79 Policy Area, which seeks to limit residential density, reduces overall vehicle trips, and ensure that new development provide adequate transportation infrastructure to facilitate local vehicular movement between jurisdictions. See findings herein for additional information regarding the property's location within the WRMSHCP and Highway 79 Policy Area.

Access

As noted in the project description, primary access would be provided to the south from Craig Avenue. 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 access is proposed at the eastern edge of the project to Street B which leads to Holland Road to the north.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

On September 1st 2020, in accordance with the requirements of the California Environmental Quality Act (CEQA) and concurrent with approval of Change of Zone No. 1800007, adoption of Ordinance No. 348.4940, approval of Tentative Tract Map No. 37439, approval of Plot Plan No. 180024, Approval of Tentative Parcel Map No. 37864, the Board of Supervisors adopted Resolution No. 2020-196 certifying Environmental Impact Report No. SCH#2018101010.

The current proposed project TTM38823 and PPT230051 would be subdividing lot no. 447 of Tentative Tract Map No. 37439 which is a 16.38 gross acre site into ninety-five (95) single family residences, three (3) drainage basins, and two (2) open space (paseo) lots. No Changes to the Zoning, General Plan or Specific Plan are proposed.

Pursuant to State CEQA Guidelines section 15162, where an EIR has been previously certified, no subsequent or supplemental EIR shall be required where it is determined, on the basis of substantial evidence in the record, that none of the four criteria for requiring a subsequent or supplemental EIR is applicable, rather, in accordance with Section 15164 (a), an Addendum may be prepared and where it is determined that some changes or additions to the original document are necessary, but that none of the four criteria described in Section 15162 have occurred.

State CEQA Guidelines section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.

   The proposed Project proposes 20 more single family residential units (+3.5%) than evaluated under the EIR No. SCH#2018101010. (594 v. 574 units). The new units are within the boundary of the previously analyzed TTM37439 so no additional land would be involved. This is not a substantial change that will result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously analyzed EIR No. SCH#2018101010. as is detailed in Section 4 Evaluation Of Environmental Impacts

within the Initial Study/Addendum and supporting technical reports; therefore, the amount of impacts primarily from traffic and related impacts to air quality, biological, cultural, archeological, energy, geology soils, hazards and hazardous materials, hydrology and water quality, public services, utilities, and noise would be substantially in conformance with what was analyzed in EIR No. SCH#2018101010 that was prepared for the previous project TTM37439. The project action is considered minor relative to the prior EIR and will not create or result in any new or different environmental impacts previously identified. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. Substantial changes would occur requiring major revision 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.

   EIR No. SCH#2018101010 was certified in 2020, and no physical environmental changes have occurred to the TTM38823 project site or immediate surrounding area since that time. The detailed analysis in the CEQA Addendum to EIR No. SCH#2018101010 for Sections 4.1 through 4.20 in this document supports that conclusion.

3. New information of substantial importance, which was not known and could not have been know at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:

   a. The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;
   b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
   c. Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,
   d. Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.

Subsequent to the certification of EIR No. SCH#2018101010., no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. SCH#2018101010. was prepared. Changes in law have

occurred since certification of EIR No. SCH#2018101010 that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. SCH#2018101010..

The proposed Project would not result in any new or substantially more severe, significant environmental impacts beyond those disclosed in EIR No. SCH#2018101010..

Subsequent to the certification of EIR No. SCH#2018101010. no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. SCH#2018101010. was certified and that would substantially reduce impacts to air quality, biological, and agricultural, which were identified as significant and unavoidable by EIR No. SCH#2018101010..

Subsequent to the certification of EIR No. SCH#2018101010., no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. SCH#2018101010. have been identified to reduce the significant unavoidable impacts to air quality, biological, and agricultural.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

The attached, Addendum No. 1 to EIR No. SCH#2018101010. represents the independent judgement of Riverside County acting as Lead Agency under the Statute. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

The proposed project is a “Project” within the context of the California Environmental Quality Act (CEQA). Pursuant to the requirements of CEQA an Initial Study/Environmental Assessment (IS/EA) and Addendum No. 1 to Environmental Impact Report (EIR) SCH# 2018101010 have been prepared for this project. The IS/EA represent the independent judgement of Riverside County. As demonstrated in the IS/EA and Addendum No. 1 to the EIR, no new significant impacts or substantially greater significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for the EIR as amended by its previously approved Addenda. Therefore, no new mitigation measures are

required.

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 Community Development Medium Density Residential (CD-MDR) which allows between 2 to 5 dwelling unit per acre 16.38 gross acres are CD-MDR, which results in a maximum of 80 dwelling units allowed for the specific site. TTM38823 which is phase 3 of the Canterwood Project provides 16.38 gross acres for 95 units which results in 5.7 dwelling units per acre. However, the Canterwood Project as a whole is 158.18 acres for 594 units which results in 3.8 dwelling units per acre which is consistent with the CD-MDR land use designation.

2. The project site is also located within the Highway 79 Policy Area. Residential Developments within this policy area are required to be consistent with the Southwest Area Plan (SWAP) Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated in this area.

   The project site has a Land Use Designation of Medium Density Residential which has a density range of 2 to 5 dwelling units per acre with a midpoint of 3.5 dwelling units per acre. A 9% reduction from 3.5 dwelling units per acre results in a maximum density of 3.19 dwelling units per acre. The total project area for the Canterwood project as a whole is 158.18 acres would allow up to 504 residential units. However, the County has tracked and identified development that has underbuilt per their allowed units by the policy area that it has created available units for this project to go above its typical maximum density per the policy area. The amount of capacity is not directly attributable to a particular development and the overall capacity and usage of it is being tracked by the County. Therefore, the project is consistent with the Highway 79 Policy Area.

3. The project site currently has a zoning classification of Planned Residential Zone (R-4). The proposed project is to allow for development of single family uses through TTM38823 which is consistent with permitted uses in the (R-4) Zone of Ordinance No. 348. Consistency with the development standards of the R-4 zone is detailed in the below Development Standards Findings.

Entitlement Findings:

Tentative Tract Map

Tentative Tract Map No. 38823 is a Schedule "A" subdivision that propose to subdivide 16.38 gross acres into ninety five (95) single-family residential lots and three (3) drainage basins, and two (2) open space (paseo) lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed 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. 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 boundary and edge conditions. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting community with the open space recreational areas and connecting to adjacent communities parks. The Tentative Tract Map site is consistent with the Medium Density Residential land use designation 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 the site is relatively flat which lends itself well to the type and density of development proposed. Infrastructure to serve the residential development including water, sewer, and roads are readily available to the site with the improvements proposed by the overall project. Additionally, this development is consistent with the Medium Density Residential (MDR) land use designation of the General Plan.

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 Addendum to the Environmental Impact Report prepared for the project.

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 Addendum to the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality or noise excluding the limited impacts from noise generated limited to certain residential uses along Leon Road that is disclosed in the Addendum to the Environmental Impact Report. 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. 38823 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 and three points of connection, one each to the two surrounding roads (Holland Road, and Craig Avenue), for primary and secondary access as well as applicable improvements to each of the four surrounding roads along the project's frontage.

   b. Domestic Water. Domestic water service will be supplied by Eastern 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 four points of access and each phase of the subdivision is 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 Eastern Municipal Water District and will meet the requirements identified within Ordinance No. 460 related to sewage disposal.

   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

proposes a tubular steel fence surrounding the three basins that are part of the project. Additionally the project proposes tubular steel fencing on the portion of the tract that borders Basin G of TR37439. The project does not have any other of the specifically noted features.

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 site has no easements on it, so no impacts to easements would occur.

7. Tentative Tract Map No. 38823 is consistent with the minimum size allowed by the project site's Zoning Classification of Planned Residential (R-4) as proposed by the Change of Zone. This is detailed further in the Development Standards findings.

Plot Plan

Plot Plan No. 230051 is a plot plan for the design manual for Tentative Tract Map No. 38823. The findings required to approve the plot plan pursuant to the previsions of Riverside County Zoning Ordinance No. 348, are followed below.

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State Law and the ordinances of Riverside County as detailed in the Land Use Findings.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The proposed use is a single-family development which has been reviewed and conditioned to protect public health, safety and general welfare as documented in the conditions of approval for the project.

3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the proposed use is for a single-family development which is consistent with the general plan and zoning for this site and surrounding area.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic

congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

The project has been conditioned for the necessary improvements for the project site by the Transportation Department and Flood Control District as part of the project review.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

   This finding does not apply to this project as the site is currently vacant of any existing structures.

Development Standards Findings:

1. The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically: Sections 8.93 through 8.95 as detailed below:

   a. *The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet.* The project area excluding the street rights of way is a total 551,469.6 square feet, which equates to an overall area for each dwelling unit of 5,805 square feet, which does not meet the 6,000 square feet standard.

      However when combined with the previous two phases of the Canterwood Project the required 6,000 square feet of land is exceeded since there is 6,890,320.8 square feet divided by 594 units in the overall project results in 11,600 square feet of land per residential unit which meets the standard of 6,000 square feet.

   b. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.* The project complies with this lot standard because the minimum lot size for the project site is 5,000 square feet and the minimum proposed widths and depths of the lots are 40 feet and 93 feet, respectively.

c. *One family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* Sample conceptual elevations are included in the Design Manual for the project, but does not include dimensions. However, 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. Therefore, all structures will be in compliance with the applicable height requirements.

d. *The minimum yard requirements are as follows:*

1. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project's Design Manual includes conceptual plotting for each of the lot types that shows a setback that is less than twenty (20) feet. The Design Manual for the project includes a minimum setback of 12 feet for 1 story units and 15 feet for two-story units (excluding front entry garages which require 18 foot setback). The Countywide Design Standards and Guidelines note that its provisions "supplement the minimum specifications for land development in Riverside County Ordinance No. 348". The Countywide Standards and Guidelines include a standard that "front yard setbacks shall average 20 feet, and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet." The reduced setback proposed by this project is allowed due to this overall provision and the specific provision approved by the Board of Supervisors in the Countywide Design Standards & Guidelines, which notes in its applicability that "where a residential lot is smaller than 7,200 square feet, the Standards & Guidelines related to unit location, setbacks, % of lot coverage and street frontage may be waived if the project applicants demonstrate that they have addressed the Planning Objectives in Paragraph B as well as providing a sense of privacy and personal space for each residential unit." This project does propose lots smaller than 7,200 square feet and the Planning Objectives in Paragraph B of the Countywide Design Standards & Guidelines and how the project provides a sense of privacy and personal space in each unit is addressed in the project's Design Manual to allow not only the reduced setback from the R-4 zone but also the 15 foot minimum as noted in the Countywide Design Standards & Guidelines for certain one-story buildings. Additionally, once building plans are submitted, they will be required to comply with the Countywide Design Standards & Guidelines based on the specifics of

the building design and location proposed at that time to continue to ensure consistency with these provisions.

2. *Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project's Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, 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 (10) feet.* The project's Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, 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.* The project's Design Manual includes conceptual plotting for each of the lot types that does not show any anticipated structural encroachments other than the reduced setback provisions as allowed by the Countywide Design Standards & Guidelines. Additionally, 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.

e. *Off-street parking shall be provided as set forth in Section 18.12 of Ordinance No. 348.* Single-family uses require a minimum of 2 spaces per dwelling unit. The Design Manual for the project includes conceptual plans that provide 2 car garages for each of the units as well as driveways that could accommodate a minimum of 2 additional cars for each lot that meets the minimum standard for 2 spaces per dwelling unit.

f. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable.* The project is proposed to be served by EMWD for wastewater service and would not be served by individual sewage disposal systems.

g. *The recreation areas shall be of a size, based on the particular use adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.* Based on the 95 units proposed and a rate of 3.06 persons per unit, there would be approximately 290.7 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, no acres of park would be required since there are under 1,000 residents proposed for this site. However the project is proposing paseos on the south east portion of the site for the residents and park area for the entire Canterwood development was provided in the original TTM37439.

h. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.* The project provides sidewalks throughout the development to access each proposed unit. The proposed project streets have been designed to public street standards and would provide adequate emergency vehicle access.

i. *Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map and a development plan approved as set forth in Section 8.95 or Ordinance No. 348.* Tentative Tract Map No. 38823 proposes the subdivision of the property and includes the Design Manual as the development plan that is part of the associated Plot Plan No. 230051.

j. *A subdivision conforming to the standards and conditions of County Ordinance No. 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.* Tentative Tract Map No. 38823 is the proposed subdivision and it will be required to be recorded prior to construction of any individual residential buildings. The Tentative Map shows the residential lots as numbered lots.

k. *A development plan conforming to the requirements of this article and containing the following minimum information shall be approved by the Planning Commission.* The proposed Design Manual as an exhibit for the Plot Plan is included as the development plan for consideration by the Planning Commission.

    1. *Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.* The Design Manual includes typical plotting for each lot type based on the conceptual building plans included.

2. *Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.* The location of sidewalks, recreation areas, and other open areas are shown on the Tentative Tract Map exhibit in general and in more detail in the Design Manual, specifically the conceptual landscape plan.

3. *Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.* The Design Manual includes a conceptual wall and fence plan that shows the planned location of all walls and fencing along with their heights and elevations of each wall and fence type. The conceptual landscape plan included in the Design Manual shows the general location of paving and different landscape treatments throughout the project site.

4. *Plans and elevations of typical structures to indicate architectural type and construction standards.* The Design Manual includes conceptual elevations and plotting of residential units on the lots.

l. *Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission.* The Design Manual includes a plan for maintenance of the open space or common areas within the project that are planned to be maintained by Valley-Wide Recreation and Parks District for the paseos, natural open space, parkway landscaping, and smaller basins. No Homeowners Association or other private maintenance entity is anticipated to be necessary for any open or recreation areas proposed by the project. Standard conditions of approval are included on the project to require annexation into the applicable maintenance districts.

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. The project site is not located within an Airport Influence Area (AIA).

3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since the environmental document was a CEQA Addendum to the Original EIR. Mitigation measures from the previous EIR will still apply to the Tentative Tract Map relative to cultural resources, tribal cultural resources, and related monitoring.

4. 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.

5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHC). 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 (LRA) 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.

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:

For the reasons discussed above, as well as the information provided in the EIR Addendum, 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 the City of Menifee and property owners within 1200 feet of the project site. As of the writing of this report, Planning Staff has not received letters of support or opposition for the project from the public.

ATTACHMENTS

A – Tentative Tract Map Exhibits
B – Design Manual
C – EIR Addendum
D – Conditions of Approval
E – GIS Exhibits
F – Radius Map and Mailing Labels