TUSCAN STYLE

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

DESIGN FEATURES

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

ROOFS

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

WINDOWS

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

COLOR

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

ACCENT MATERIAL

- Stucco
- Stone

B. ARTICULATION OF BUILDING FACADES

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

Countywide Design Standards and Guidelines:

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

Project Design Standards and Guidelines:

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

C. MASSING AND SCALE

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

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

Project Design Standards and Guidelines:

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

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

D. VARIED ROOF PLANES

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

Countywide Design Standards and Guidelines:

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

Project Design Standards and Guidelines:

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

E. ENHANCED ELEVATIONS

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

Countywide Design Standards and Guidelines:

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

Project Design Standards and Guidelines:

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

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

F. STREETSCAPE DESIGN

1. VARIED BUILDING HEIGHTS/ROOFLINES

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

2. MULTIPLE FLOOR PLANS AND ELEVATIONS

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

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

3. VARIABLE FRONT YARD SETBACKS

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

4. COLOR AND MATERIALS

Building materials and colors are not only important elements in maintaining a specific architectural style, they are also important in providing a varied street design. Colors should be as authentic as possible when compared to the traditional color palette of the selected style. Consideration should also be given to colors available in the contemporary market. Material breaks, transitions and termination should produce 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.

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

Countywide Design Standards and Guidelines:

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

G. GARAGE LOCATION AND DESIGN

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

Countywide Design Standards and Guidelines:

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

Project Design Standards and Guidelines:

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

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

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

- Wooden garage doors should be allowed when designed to

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

H. RESIDENTIAL DESIGN FEATURES

Countywide Design Standards and Guidelines:

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

I. RESIDENTIAL LOT DESIGN

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

1. SCHEDULE OF DESIGN STANDARDS

TABLE 2
SCHEDULE OF DESIGN STANDARDS

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

2. **MINIMUM LOT SIZE**

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

3. **MAXIMUM LOT COVERAGE**

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

4. **MINIMUM SPACING BETWEEN STRUCTURES**

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

5. **MINIMUM NET USABLE AREA**

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

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

LEGEND:

COMMON AREA LANDSCAPE MAINTAINED BY HOMEOWNERS ASSOCIATION.

MITIGATION AREA MAINTAINED BY HOMEOWNERS ASSOCIATION.

PARKWAY MAINTAINED BY LANDSCAPE MAINTENANCE DISTRICT.

PREPARED FOR:

CHRISTOPHER DEVELOPMENT GROUP, INC.

23 CORPORATE PLAZA DRIVE, SUITE 246
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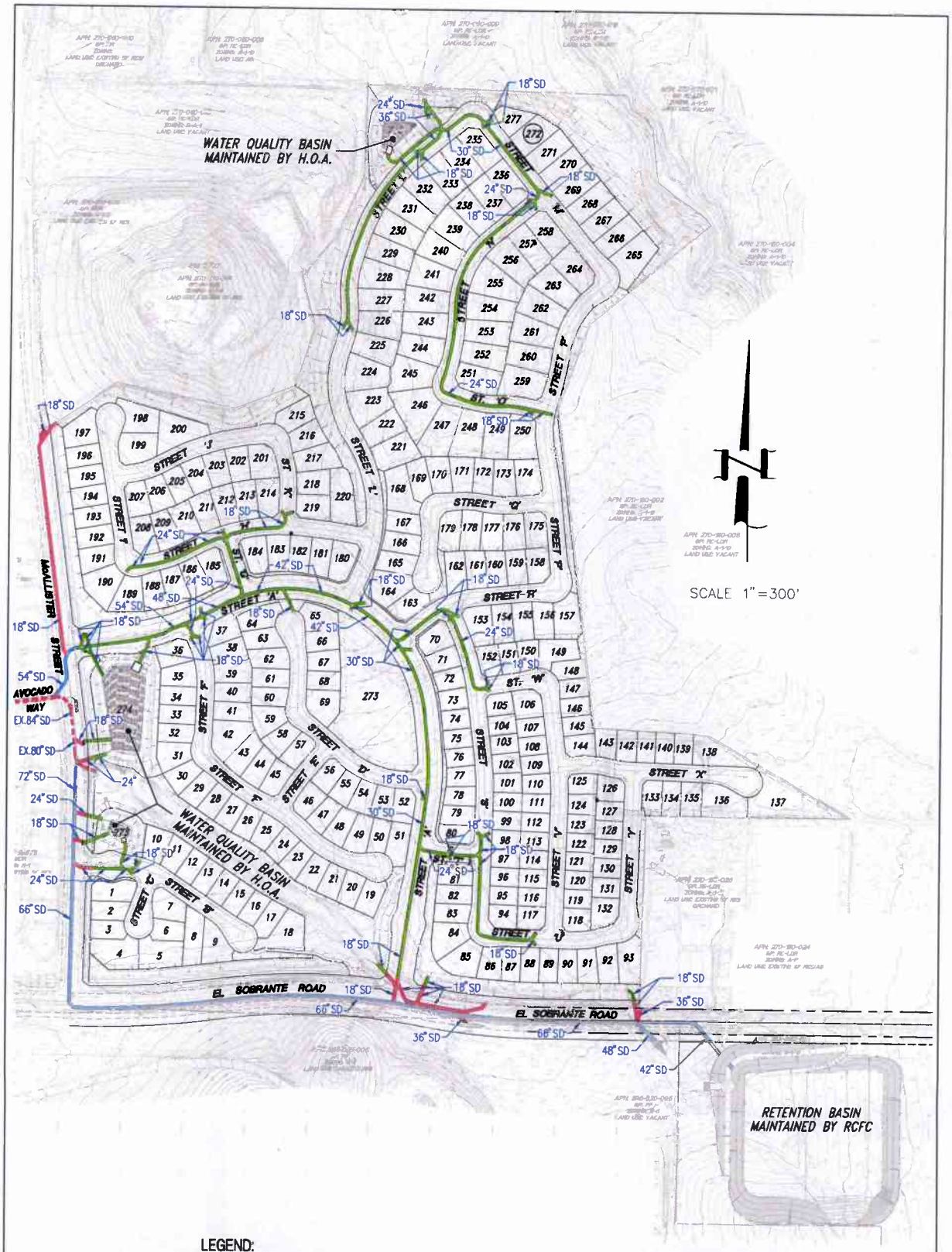
MAINTENANCE RESPONSIBILITY
TENTATIVE TRACT NO 36730 LAKE RANCH



LEGEND:

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

PREPARED FOR:

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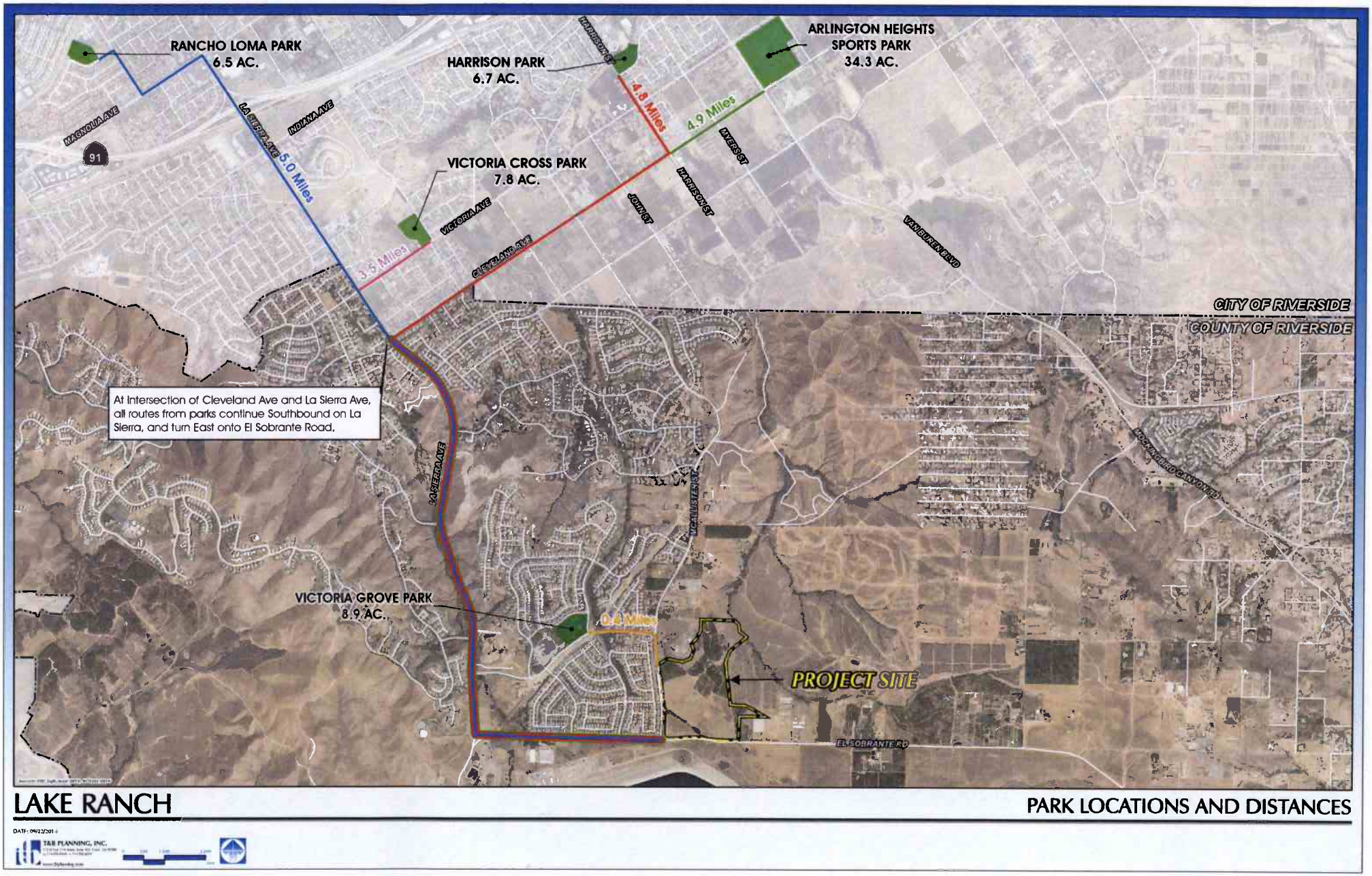
STORM DRAIN MAINTENANCE RESPONSIBILITY

TENTATIVE TRACT NO 36730 LAKE RANCH



LAKE RANCH

PARK LOCATIONS AND DISTANCES

DATE: 09/22/201

T&B PLANNING, INC.

Tustin, CA | San Diego, CA | Murrysville, PA
JN 913-008 and 965-001
PLANNING 17542 East 17th Street, Suite 100 Tustin, CA 92780 p714.505.6360 f714.505.6361

MEMORANDUM

To: Matt Straite
Riverside County Planning Department

From: Tracy Zinn, Principal

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

Date: May 1, 2015

CONCLUSION

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

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

Introduction

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

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

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

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

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

El Sobrante Policy Area Maximum Number of Dwelling Units

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

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

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

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

Potential Development within the El Sobrante Policy Area

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

Approved and Proposed Dwelling Unit Allocation Since 2003

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

TABLE 2: APPROVED AND PROPOSED UNIT ALLOCATIONS SINCE 2003

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

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

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

Remaining Development Potential within the Policy Area

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

TABLE 3: DEVELOPMENT POTENTIAL OF REMAINING AREAS[1]

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

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

Conclusion of Compliance with LMWAP Policy 1.1

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

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

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

Justification for Unit Allocations Associated with GPAs

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

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

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

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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

ENVIRONMENTAL ASSESSMENT NO. 42710

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

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

CEQA CONSULTANT:
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17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780

PUBLIC HEARING DRAFT
MARCH 2ND, 2016

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LIST OF ACRONYMS

Acronym	Definition
ADT	Average Daily Traffic
ALUC	Airport Land Use Commission
amsl	above mean sea level
AQMP	Air Quality Management Plan
AB 939	California Integrated Waste Management Act (Assembly Bill 939)
BAAQMD	Bay Area Air Quality Management District
BAU	Business As Usual
bgs	below ground surface
BMPs	Best Management Practices
c.y.	cubic yards
CAAQS	California Ambient Air Quality Standards
CalEEMod™	California Emission Estimator Model™
CALVENO	California Vehicle Noise
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Codes
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
cfs	cubic feet per second
CH_4	Methane
CHHSLs	California Human Health Screening Levels
CIWMP	Countywide Integrated Waste Management Plan
CMP	Riverside County Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CRMMRP	Cultural Resources Mitigation Monitoring and Reporting Program
CO	Carbon Monoxide
CO_2e	Carbon Dioxide Equivalent
CR	Commercial Retail
CWA	Clean Water Act
dBA	A-weighted Decibel
DBESP	Determination of Biologically Equivalent or Superior Preservation
DIF	Development Impact Fee
du/ac	dwelling unit(s) per acre
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
EPD	County of Riverside Environmental Programs Department

LIST OF ACRONYMS

Acronym	Definition
FAR	Floor Area Ratio
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transportation Administration
GCC	Global Climate Change
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCM	Highway Capacity Manual
HMMP	Habitat Mitigation and Monitoring Plan
HOA	Homeowners' Association
I-15	Interstate 15
IS	Initial Study
IS/MND	Initial Study/Mitigated Negative Declaration
LMWAP	Lake Mathews/Woodcrest Area Plan
LOS	Level of Service
LST	Localized Significance Thresholds
MDR	Medium Density Residential
MGD	Million Gallons per Day
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MPH	Miles per Hour
MRZ-3	Mineral Resources Zone 3
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NLR	Noise Level Reduction
NO_2	Nitrogen Dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NOx	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System.
PDF	Project Design Feature(s)
PF	Public Facilities
PM_{10}	Particulate Matter ≤ 10 Microns
$PM_{2.5}$	Particulate Matter ≤ 2.5 Microns
PPV	Peak Particle Velocity
RCIP	Riverside County Integrated Project

LIST OF ACRONYMS

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

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

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

1.2 PROJECT LOCATION

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

1.3 HISTORY OF THE PROPOSED PROJECT SITE

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

1.4 PROJECT SUMMARY

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

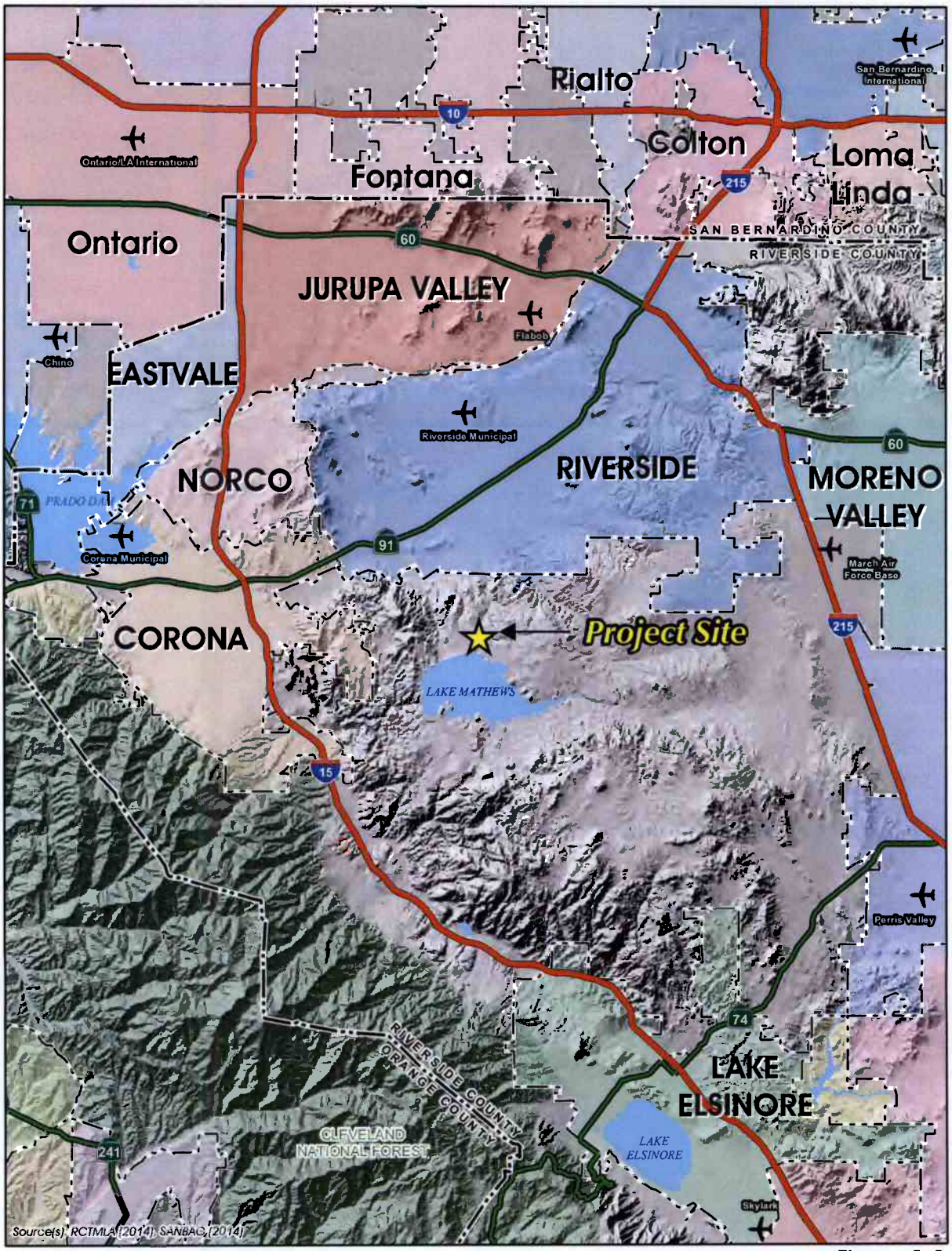


Figure 1-1

REGIONAL MAP

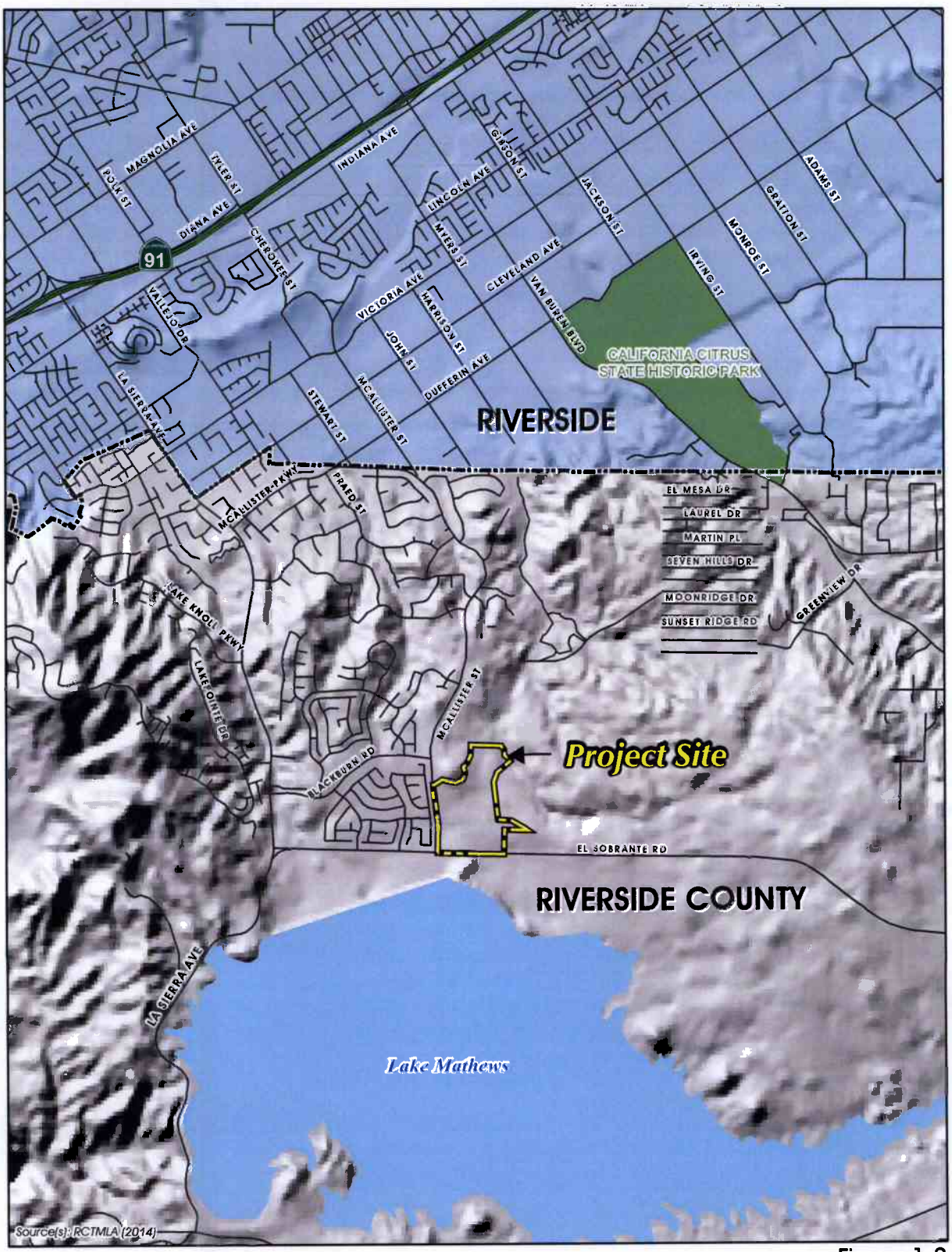


Figure 1-2

VICINITY MAP

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

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.5.1 CEQA Objectives

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

1.5.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

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

1.5.3 Initial Study Findings

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

1.5.4 CEQA Requirements for Environmental Setting and Baseline Conditions

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

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

1.5.5 Format and Content of this Mitigated Negative Declaration

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

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

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

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

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

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

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

1.5.6 Mitigated Negative Declaration Processing

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

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

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

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

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

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

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 Site Access

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

2.2.2 Existing Site Conditions

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

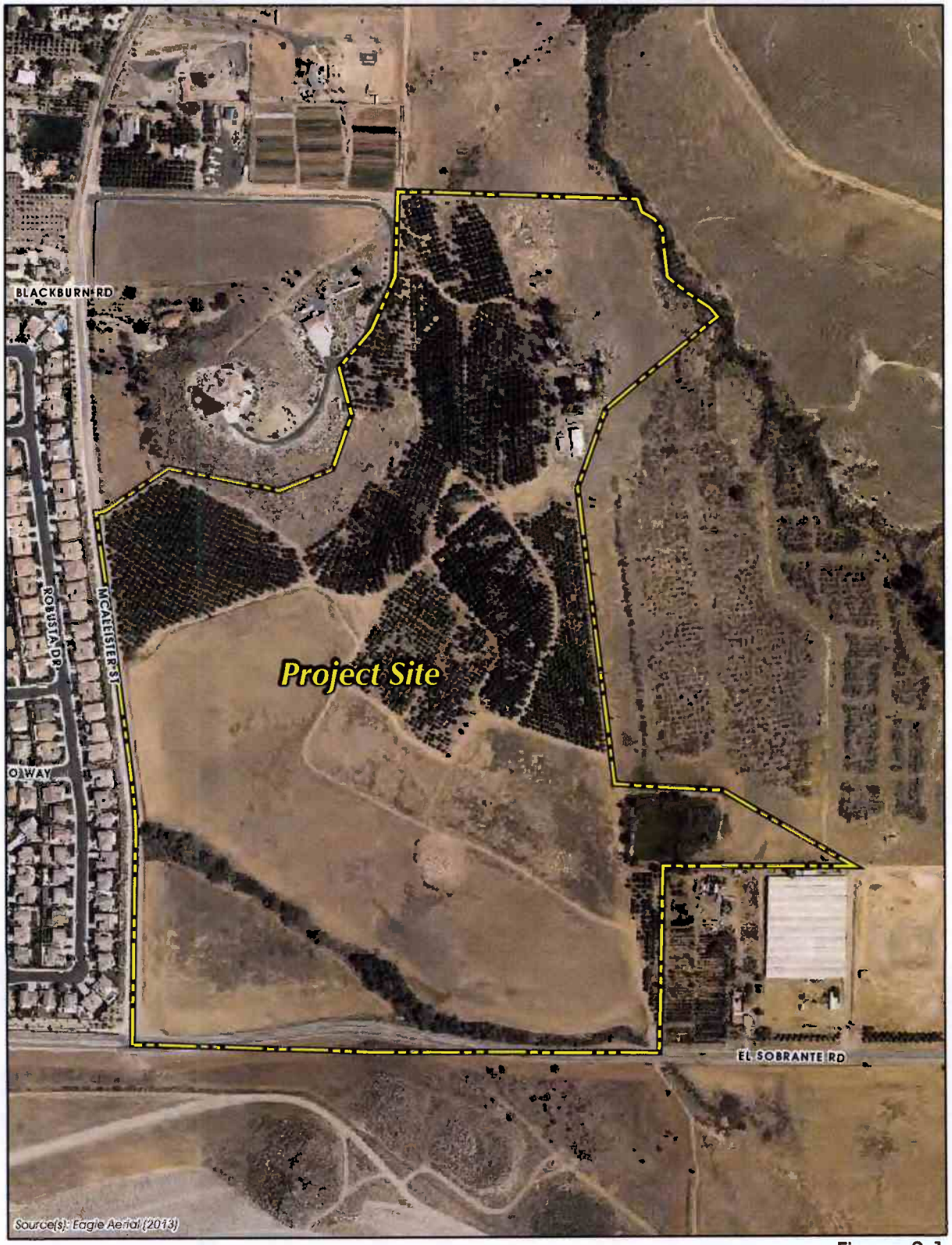


Figure 2-1

AERIAL PHOTOGRAPH

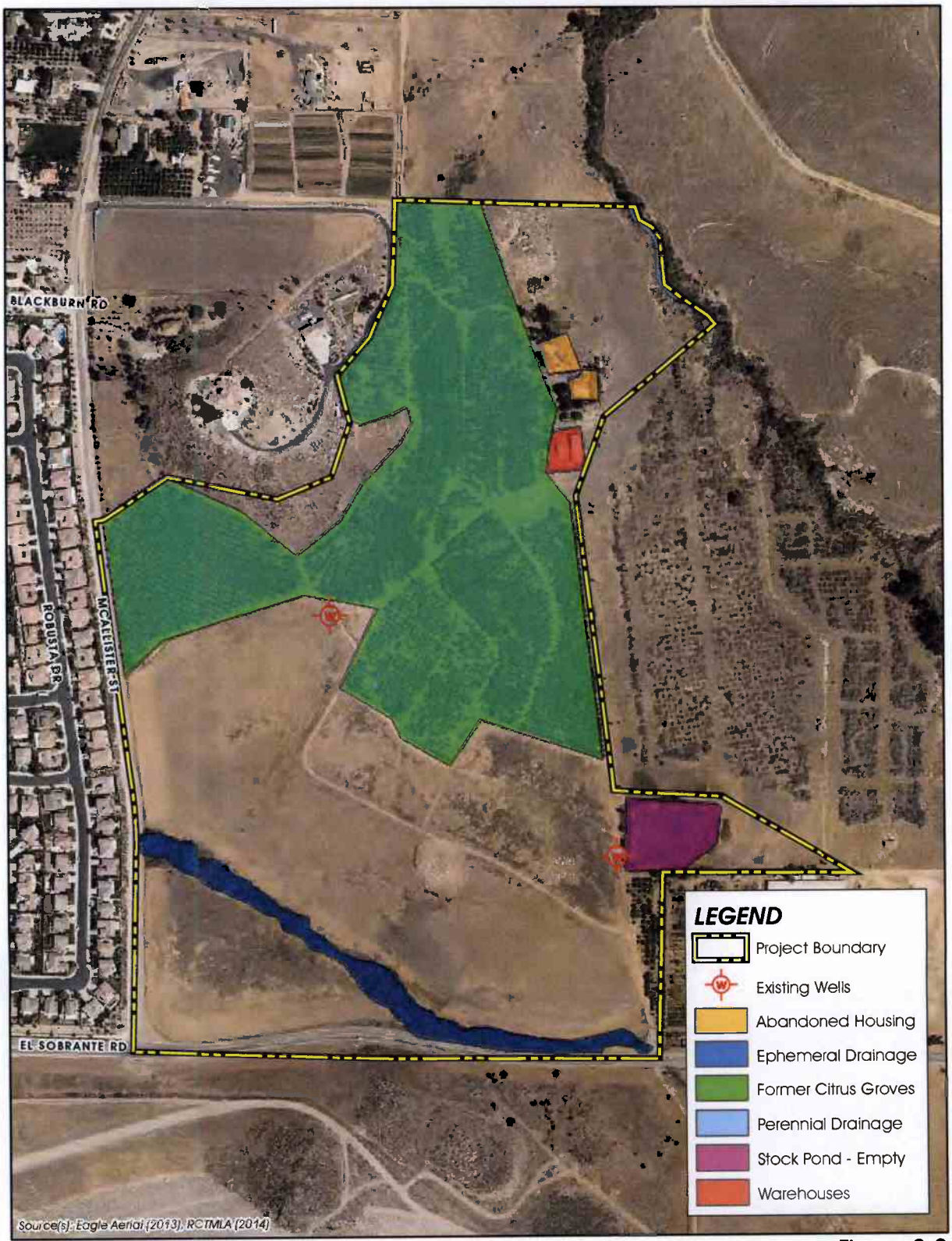


Figure 2-2

EXISTING SITE CONDITIONS

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

2.2.3 Surrounding Land Uses and Development

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

2.3 PLANNING CONTEXT

2.3.1 Existing General Plan Land Use Designations

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

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

2.3.2 El Sobrante Policy Area

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

> LMWAP 1.1 Require the provision of adequate and available infrastructure to support development. To sustain the rural lifestyle found within the area, while still providing an acceptable level of service on local roadways, the total number of dwelling units within the Policy Area shall not exceed an additional 1,500 dwelling units. The circulation system, which would support the development of these additional dwelling units and which would, in part, be funded by their development, includes the following roadway improvements: the McAllister

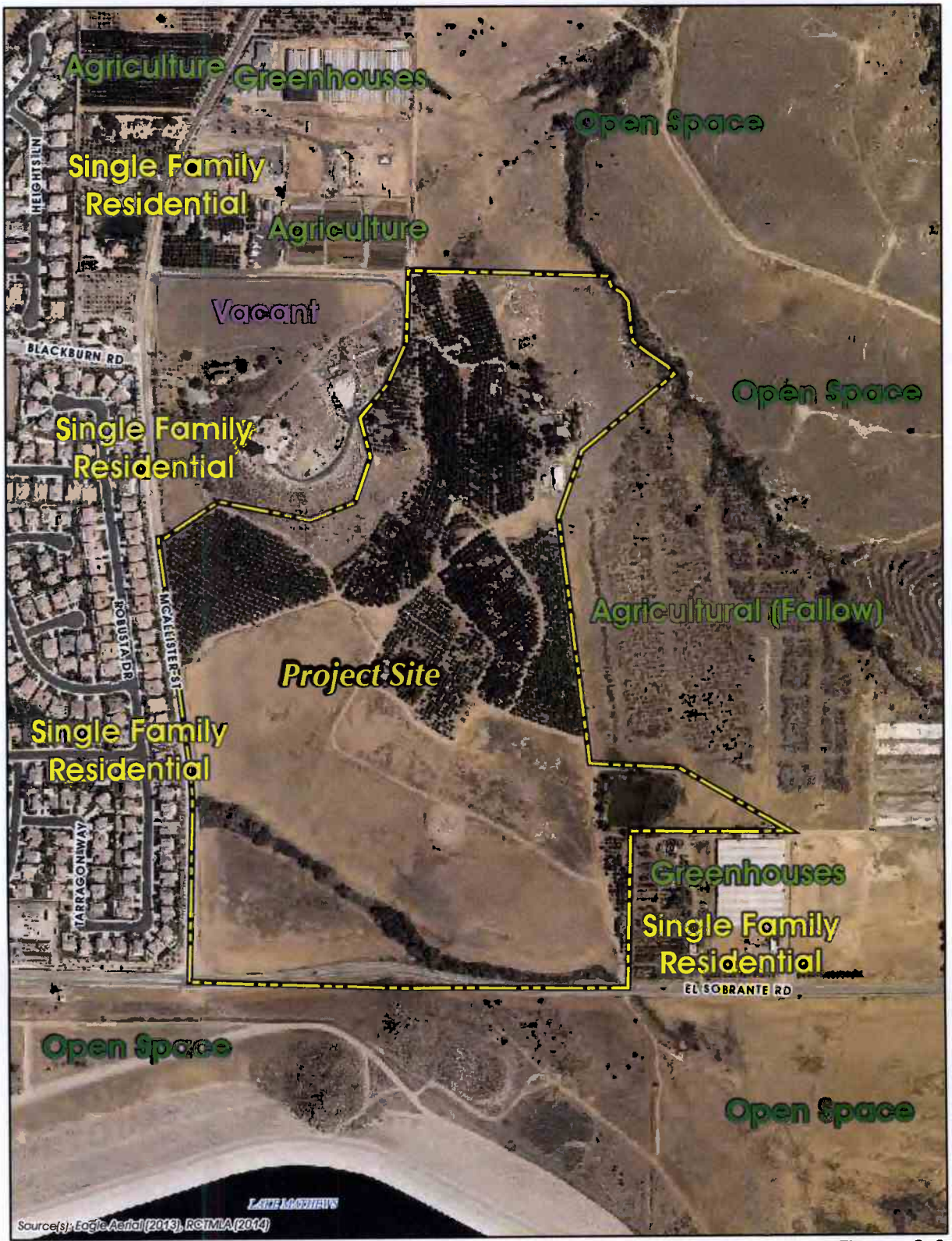


Figure 2-3
SURROUNDING LAND USES AND DEVELOPMENT

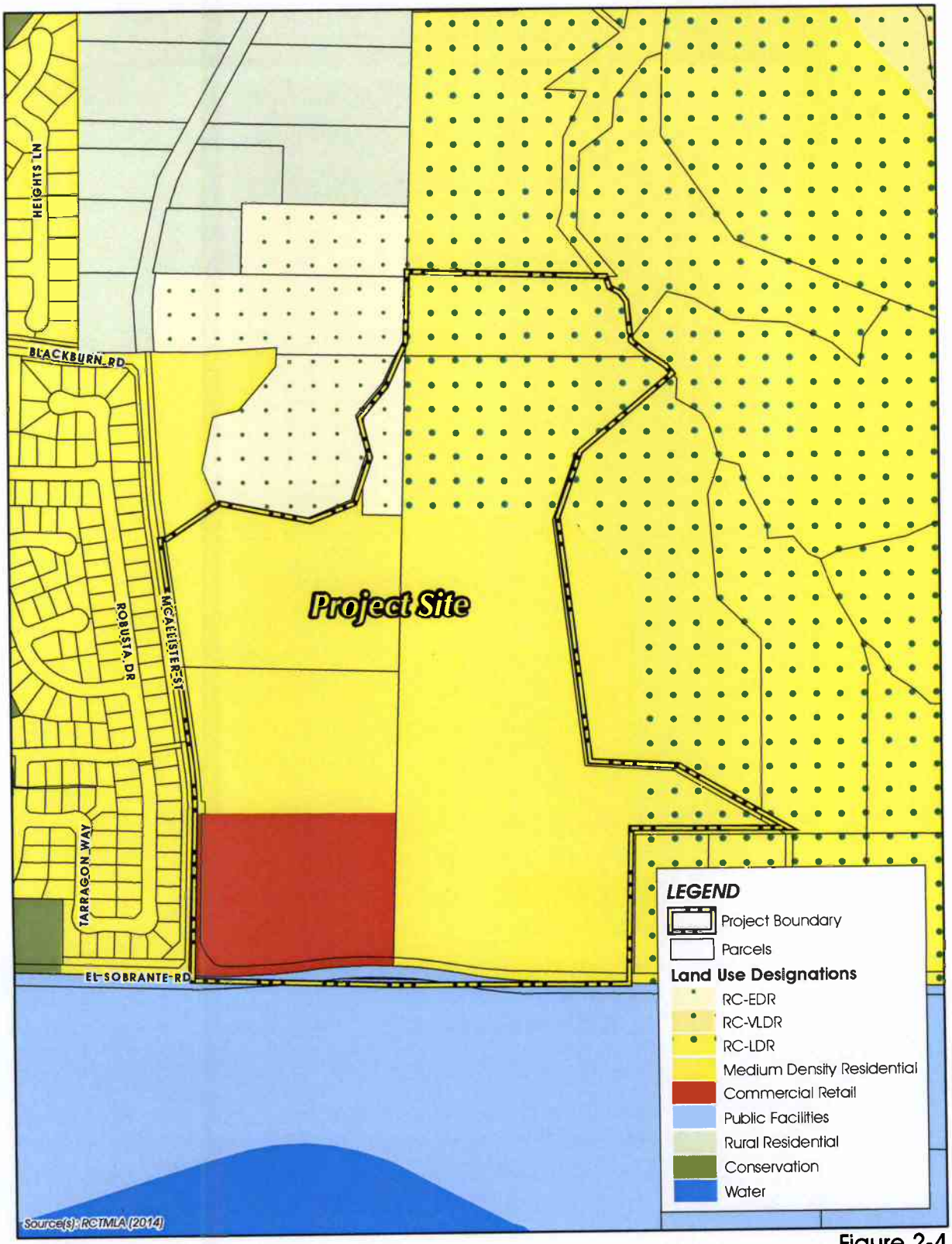


Figure 2-4
EXISTING ON-SITE AND SURROUNDING GENERAL PLAN DESIGNATIONS

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

LMWAP 1.2 Within the area depicted as Medium Density Residential, overall density shall not exceed three (3) dwelling units per acre.

LMWAP 1.3 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.

LMWAP 1.4 Coordinate development strategies with the City of Riverside.

LMWAP 1.5 Encourage the use of Specific Plans to implement the land use designations identified within the Policy Area.

LMWAP 1.6 Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits.

Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum pad size of 7,200 square feet will be allowed on a minimum lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses.

LMWAP 1.7 Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.

LMWAP 1.8 Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.

LMWAP 1.9 Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

LMWAP 1.10 Encourage open space and recreational amenities.

2.3.3 Existing Zoning Designations

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

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Topography

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

2.4.2 Geology

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

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

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

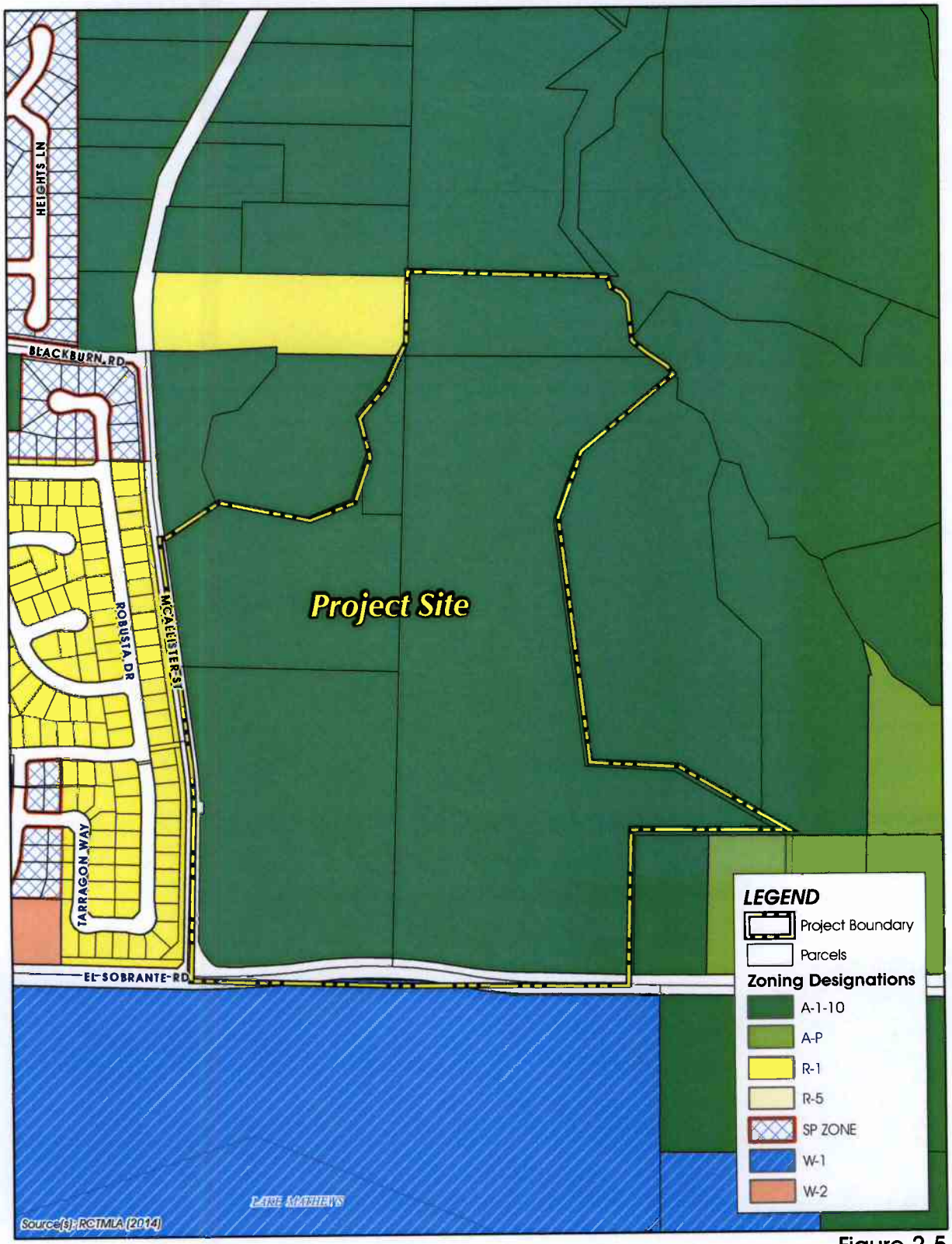


Figure 2-5
EXISTING ON-SITE AND SURROUNDING ZONING DESIGNATIONS

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

2.4.3 Agricultural Resources

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

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

2.4.4 Mineral Resources

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

2.4.5 Hydrology

Under existing conditions, and as shown on Plate 1 of the Project's hydrology study (IS/MND Appendix 11), the Project site conveys runoff from an approximately 315-acre area located to the southeast of the Project site, primarily from lands located south of El Sobrante Road. Flows from these off-site areas are combined with flows from the southern portions of the Project site and are conveyed via a natural drainage to an existing drop inlet structure that connects to a 90-inch reinforced concrete pipe (RCP) storm drain. Flows from the northwest portion of the site are conveyed to a man-made drainage ditch that outlets directly onto McAllister Street. Flows from the northeastern portion of the Project site are conveyed off-site to the north, and eventually drain into the existing stream that traverses the extreme northeastern corner of the Project site. (MDS, 2015a)

2.4.6 Groundwater

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

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

2.4.7 Soils

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

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

2.4.8 Vegetation

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

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

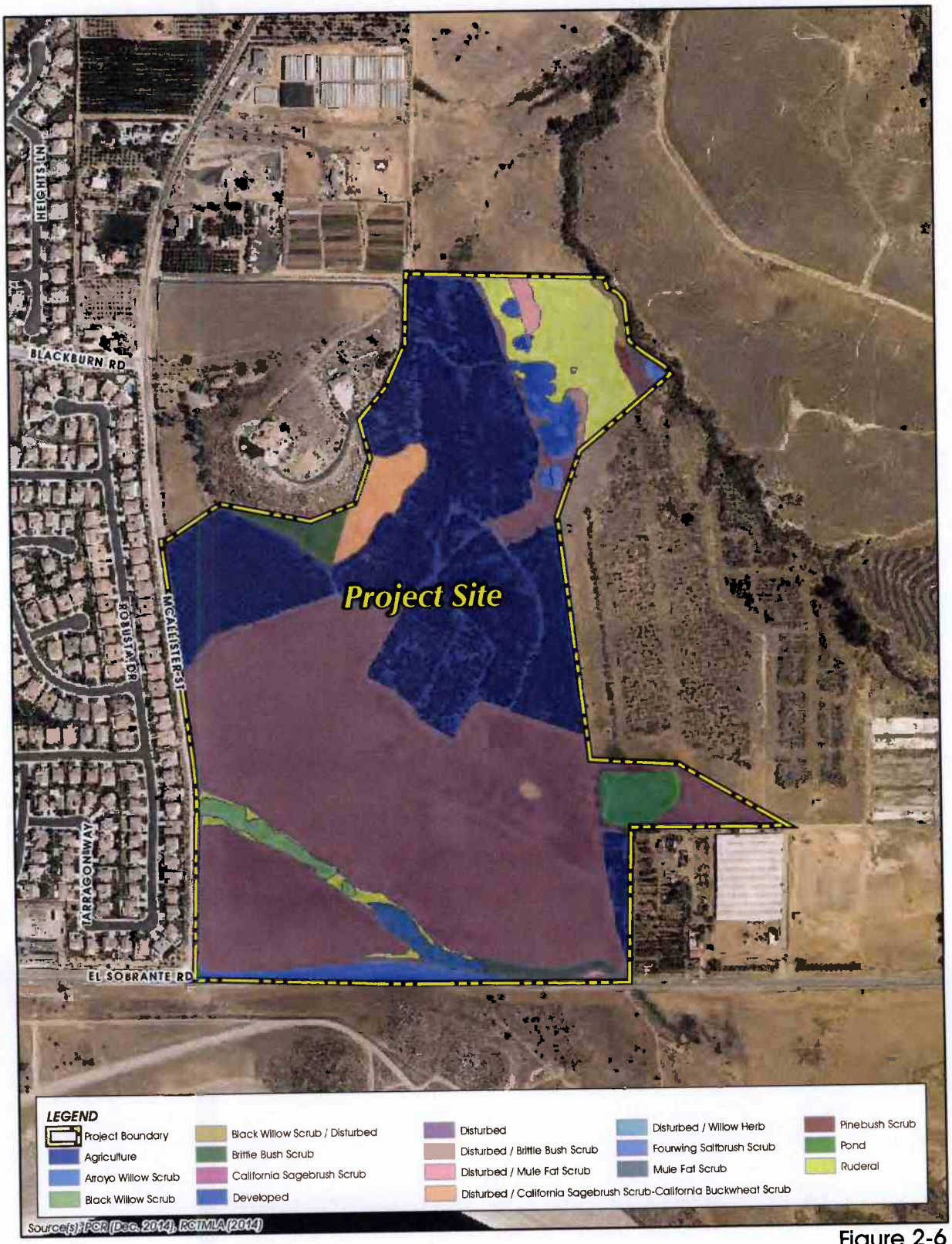


Figure 2-6

EXISTING VEGETATION COMMUNITIES

- Brittle Bush Scrub. Brittle bush scrub occupies 1.06 acres within the northern portion of the Project site. Brittle bush scrub is a drought tolerant subtype of Riversidean sage scrub in which the dominant plant is brittle bush (*Encelia farinosa*). It is found more frequently in the drier interior of California on alluvial fans, hillsides, or on the slopes of small washes. This community is associated with soils that are coarse, well-drained, and can be rocky. Within the project site, other species found in this community include California sagebrush, doveweed (*Croton setigerus*), California figwort (*Scrophularia californica*), and wishbone bush (*Mirabilis laevis*). Intermixed with the native plants were several non-native plants commonly found in the area including red-stemmed filaree (*Erodium cicutarium*), ripgut brome (*Bromus diandrus*), and shortpod mustard (*Hirschfeldia incana*). (PCR, 2015a, pp. 18-19) (PCR, 2015a, p. 18 and p.25)

- Arroyo Willow Scrub. Arroyo willow scrub occupies 0.97 acre within the southern portion of the Project site. Arroyo willow scrub is dominated by arroyo willow (*Salix lasiolepis*). This community is found in moist to saturated sandy to gravelly soils along streams, slope seeps, and along drainages. Within the Project site, other species found in this community include black willow (*Salix gooddingii*) and blue elderberry (*Sambucus nigra* ssp. *caerulea*). Non-native species observed in this community also include shortpod mustard and tree tobacco (*Nicotiana glauca*). (PCR, 2015a, p. 25)

- Black Willow Scrub. Black willow scrub occupies 1.00 acre within the southern portion of the Project site. Black willow scrub is dominated by black willow. This community is found in terraces along large rivers, canyons, intermittent streams, seeps, and springs. Within the Project site, other species found in this community include mule fat (*Baccharis salicifolia*), arroyo willow, horehound (*Marrubium vulgare*), and telegraph weed (*Heterotheca grandiflora*). Non-native species include shortpod mustard, tree tobacco, London rocket (*Sisymbrium irio*), castor bean (*Ricinus communis*), and Mexican fan palm (*Washingtonia robusta*). (PCR, 2015a, p. 25)

- Mule Fat Scrub. Mule fat scrub occupies 0.76 acre within the southern and northern portions of the Project site. This community is strongly dominated by mule fat, a tall shrub requiring ample soil moisture, with typically only a limited number of other plant types. Associated plants are usually low, herbaceous plants or shrubs which tolerate wet conditions. This community is considered riparian or associated with surface water or a persistent, moderately shallow water table and is often maintained by frequent flooding. Other species observed within this community included blue elderberry and brittle bush. Non-native species observed include tree tobacco, Mexican fan palm, shortpod mustard, and Russian thistle (*Salsola tragus*). (PCR, 2015a, p. 25)

- Pinebush Scrub. Pinebush scrub occupies 0.13 acre within the northern portion of the Project site. This community is dominated by pinebush (*Ericameria pinifolia*). Pinebush prefers sandy to stony, often disturbed soils in scrub habitats. Other species observed in this community include California sagebrush and tree tobacco. (PCR, 2015a, p. 25)

- Fourwing Saltbush Scrub. Fourwing saltbush scrub occupies 0.14 acre within the northern portions of the Project site. This community is dominated by fourwing saltbush (*Atriplex canescens*), a shrub that is long-lived, and resilient to cold, salt, and drought. The species is able to withstand saline, alkaline, boron, and gypsum soils. Other species observed within this community included brittle bush. (PCR, 2015a, p. 26)

- Black Willow Scrub/Disturbed. Black willow scrub/disturbed occupies 0.32 acre within the northern portion of the site. Black willow scrub/disturbed is dominated by black willow trees,

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

- Disturbed/Brittle Bush Scrub. Disturbed/brittle bush scrub occupies 0.34 acre within the northern portion of the Project site. Disturbed/Brittle bush scrub is dominated by bare ground with weedy species, such as redstemmed filaree, shortpod mustard, and Russian thistle, with a subdominance of brittle bush. Associated native species observed include California sagebrush, California buckwheat, pinebush, slender pectocarya (*Pectocarya linearis*), common fiddleneck (*Amsinckia menziesii*), cudweed aster (*Corethrogyne filaginifolia*), and California encelia (*Encelia californica*). (PCR, 2015a, p. 26)

- Disturbed/Mule Fat Scrub. Disturbed/mule fat scrub occupies 0.51 acre within the northern portion of the Project site. Disturbed/mule fat scrub is dominated by bare ground and mule fat. Additional species observed include brittle bush, telegraph weed, common fiddleneck, and tree tobacco. (PCR, 2015a, p. 26)

- Disturbed/California Sagebrush-California Buckwheat Scrub: Disturbed/California sagebrush-California buckwheat scrub occupies 1.86 acres within the northern portion of the Project site. California sagebrush-California buckwheat scrub consists of an even mix of both California sagebrush scrub and California buckwheat scrub communities. However, this natural plant community is heavily disturbed with a dominance of bare ground and non-native grass litter. California sagebrush-California buckwheat scrub are both subtypes of Riversidean sage scrub. Native species observed within this community include California sagebrush, California buckwheat, pinebush, wishbone bush. Non-native species observed include oat (*Avena* sp.), shortpod mustard, ripgut brome, and red-stemmed filaree. (PCR, 2015a, p. 26)

- Disturbed/Coyote Brush. Disturbed/coyote brush scrub is dominated by bare ground and coyote brush (*Baccharis pilularis*). Additional species observed by PCR include Russian thistle (*Salsola tragus*), shortpod mustard (*Hirschfeldia incana*), and blue elderberry (*Sambucus nigra ssp. Caerulea*). Disturbed/coyote brush scrub occupies 0.03 acres within the southern portion of the Off-Site Basin area. (PCR, 2015d, p. 3)

- Disturbed/Willow Herb. Disturbed/willow herb occupies 0.01 acre within the northern portion of the Project site. Disturbed/willow herb is dominated by weedy species and willow herb (*Epilobium ciliatum*). Native species observed include common cattail (*Typha latifolia*). Non-native species observed within this community include common sow-thistle (*Sonchus oleraceus*), cheeseweed (*Malva parvifolia*), and telegraph weed. The plant community is being fed by a pipe in the middle of a ruderal field. (PCR, 2015a, pp. 26-27)

- Agriculture. Agriculture occupies 34.49 acres within the central and northern portions of the Project site. The agriculture areas are dominated by citrus trees. In addition to the citrus groves are Peruvian pepper trees (*Schinus molle*) and red brome (*Bromus madritensis*). (PCR, 2015a, p. 27)

- Pond. The man-made pond occupies 1.58 acres within the southwestern portion of the Project site. Within the man-made pond a variety of species (mainly non-native) occur around the perimeter. Species observed include Peruvian pepper tree, Mexican fan palm, Canary Island date palm, ornamental cactus, and western sycamore (*Platanus racemosa*). (PCR, 2015a, p. 27)

- Ruderal. Ruderal areas comprise 5.78 acres of the Project site and 26.62 acres within the Off-Site Basin. Ruderal vegetation is found in areas heavily disturbed by human activities, such as roadsides, graded fields, and manufactured slopes, and frequently weedy, non-native plants are introduced as a consequence. Within the project site and Off-Site Basin, non-native species observed within this community include Australian saltbush (*Atriplex semibaccata*), tamarisk (*Tamarix ramosissima*), red-stemmed filaree, shortpod mustard, cheeseweed, London rocket, tree tobacco, curly dock (*Rumex crispus*), nettleleaved goosefoot (*Chenopodium murale*), castor bean, and native species such as California buckwheat, orchard nettle (*Urtica urens*), willow baccharis, mule fat, cudweed aster, doveweed, common fiddleneck, pinebush, wishbone bush, and fourwing saltbush. (PCR, 2015a, p. 27)

- Disturbed. Disturbed areas occupy the majority of the Project site with 50.31 acres, with an additional 0.03 acre within the Off-Site Basin. Disturbed areas are dominated by bare ground and coyote brush (*Baccharis pilularis*). Additional species observed by PCR include Russian thistle (*Salsola tragus*), shortpod mustard (*Hirschfeldia incana*), and blue elderberry (*Sambucus nigra ssp. Caerulea*). Disturbed/coyote brush scrub occupies 0.03 acres within the southern portion of the Off-Site Basin area. (PCR, 2015a, p. 27; PCR, 2015d)

- Developed. Developed areas consist of man-made structures, such as homes and buildings, and comprises 4.34 acres within the northern portion of the project site. (PCR, 2015a, p. 28)

2.4.9 Sensitive Plant Communities

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

2.4.10 Sensitive Plant Species

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

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

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

2.4.11 Sensitive Wildlife Species

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

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

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

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

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

2.4.12 MSHCP Riparian/Riverine Areas and Vernal Pools

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

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

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

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

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

Source(s): PCR (02-15)

Figure 2-7

NOT TO SCALE

MSHCP RIPARIAN/RIVERINE AREAS

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

2.4.13 Jurisdictional Waters

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

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

Table 2-1, *Jurisdictional Features*, provides a summary of all the jurisdictional features located on the Project site. Please refer to Section 4.6 of the Project's biology report (IS/MND Appendix D1) for a detailed description of the on-site jurisdictional waters and wetlands.

Table 2-1 Jurisdictional Features

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

[a] Jurisdictional acreages overlap and are not additive (e.g., USACE/RWQCB acreages are included in the total CDFW jurisdictional acreages). MSHCP Riparian/Riverine Areas are equivalent to CDFW jurisdictional acreages.
[b] The acreage is negligible at 0.000422 acre.
[c] This acreage has been rounded up. The actual acreage is less at 0.005896.
(PCR, 2015a, Table 3)

Source(s): PCR (02-15)

Figure 2-8

NOT TO SCALE

JURISDICTIONAL FEATURES

3.0 PROJECT DESCRIPTION

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

3.1 PROPOSED DISCRETIONARY APPROVALS

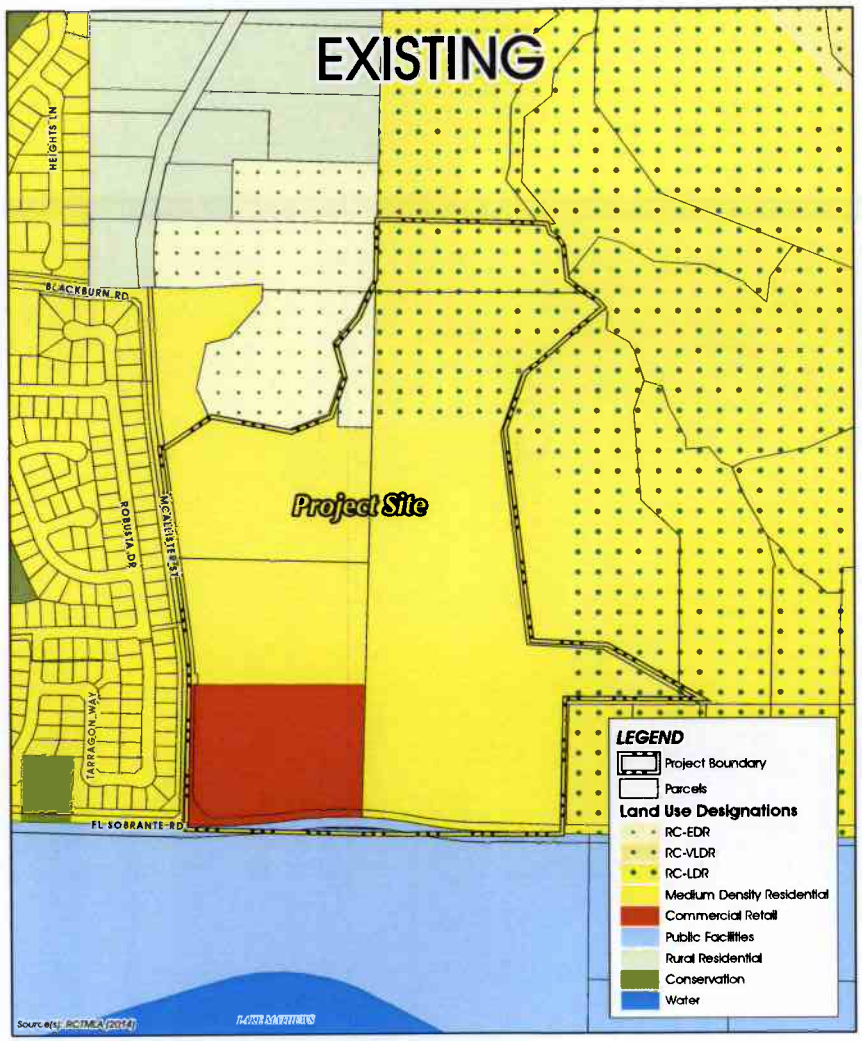
3.1.1 General Plan Amendment No. 01127

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

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

3.1.2 Change of Zone No. 07844

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



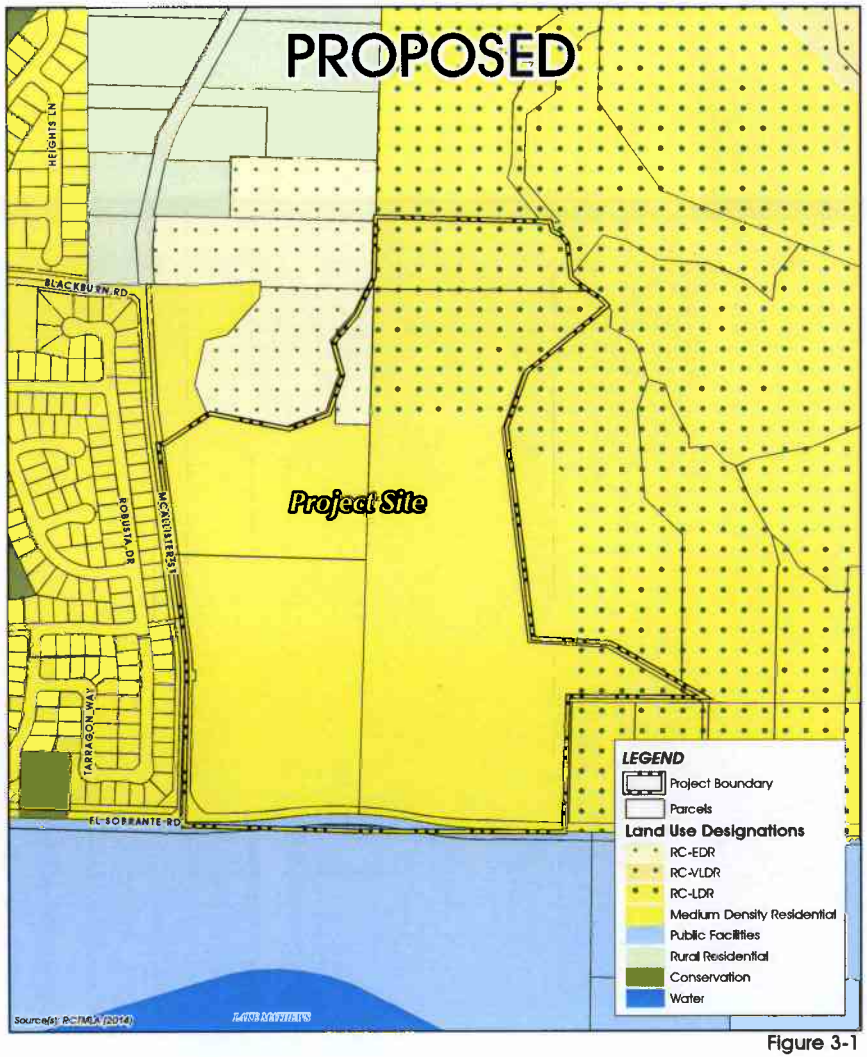


Figure 3-1

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

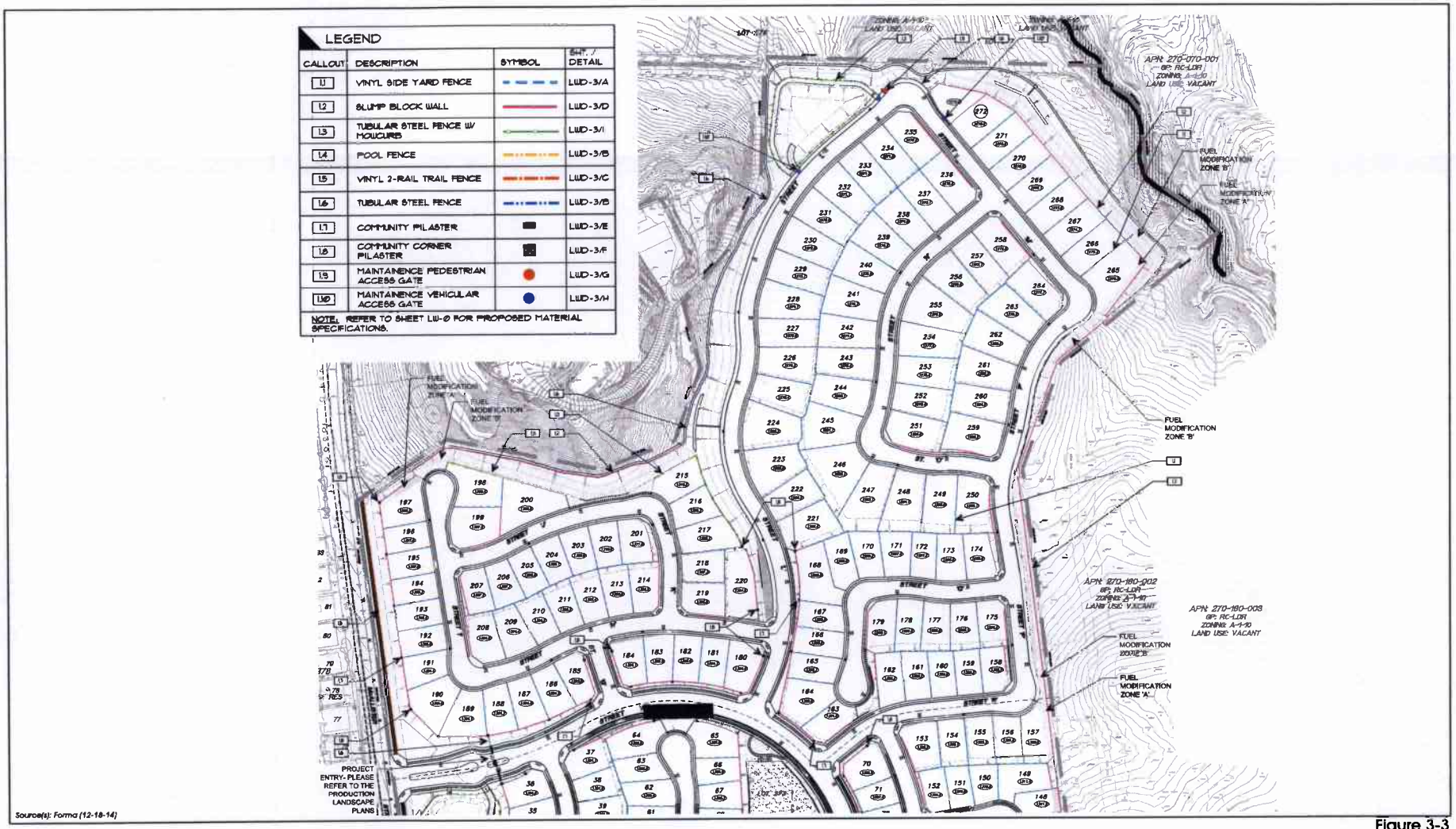
recreation and other open space areas; location and height of walls; and plans and elevations of typical structures. The R-1 zoning designation would be consistent with the RC-EDR and RC-VLDR General Plan and Lake Mathews/Woodcrest Area Plan (LMWAP) land use designations, which allow for single-family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

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

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

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

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



Source(s): Forma (12-18-14)

Figure 3-3

PRELIMINARY WALL AND FENCE PLAN (1 OF 2)

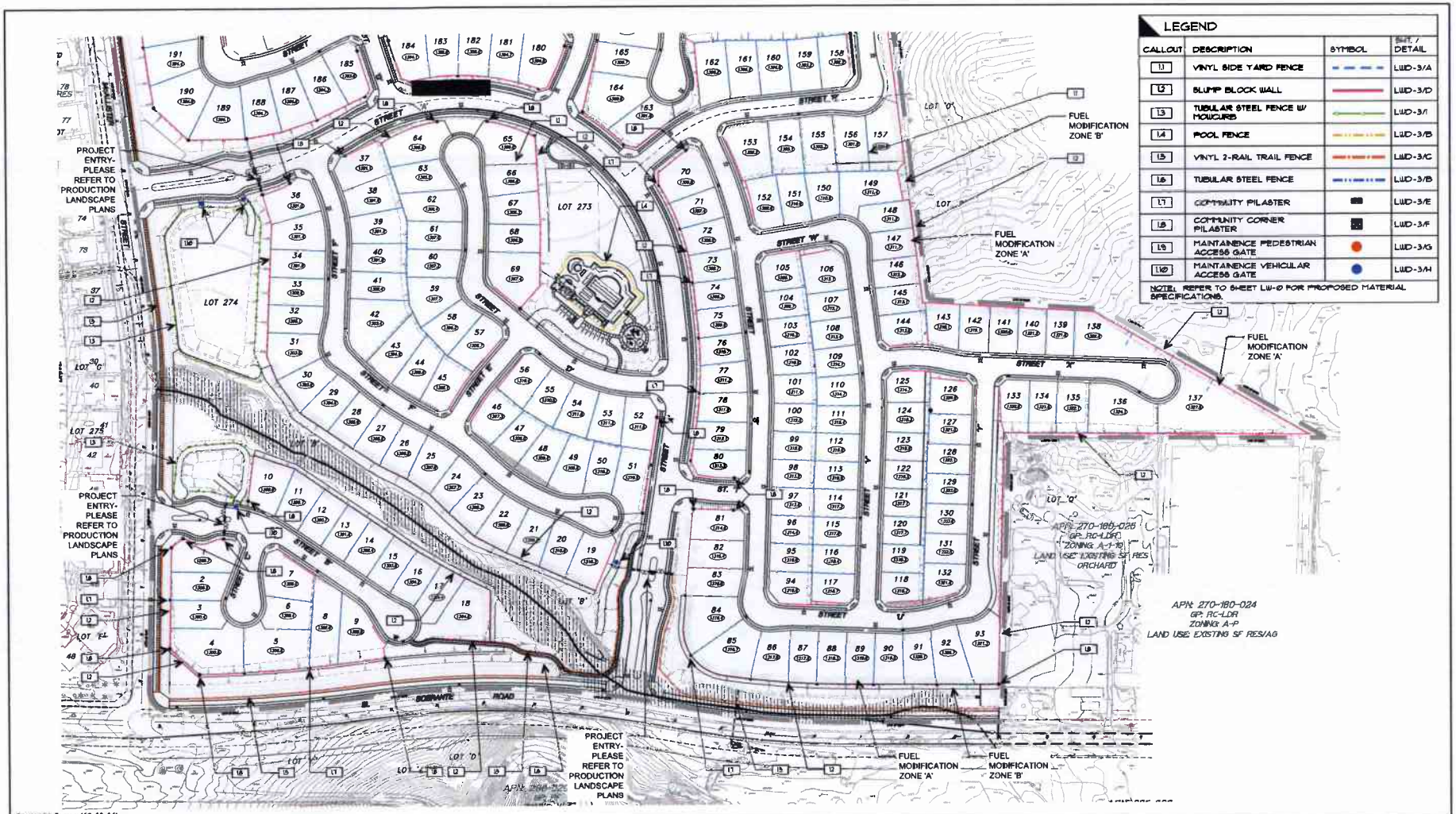
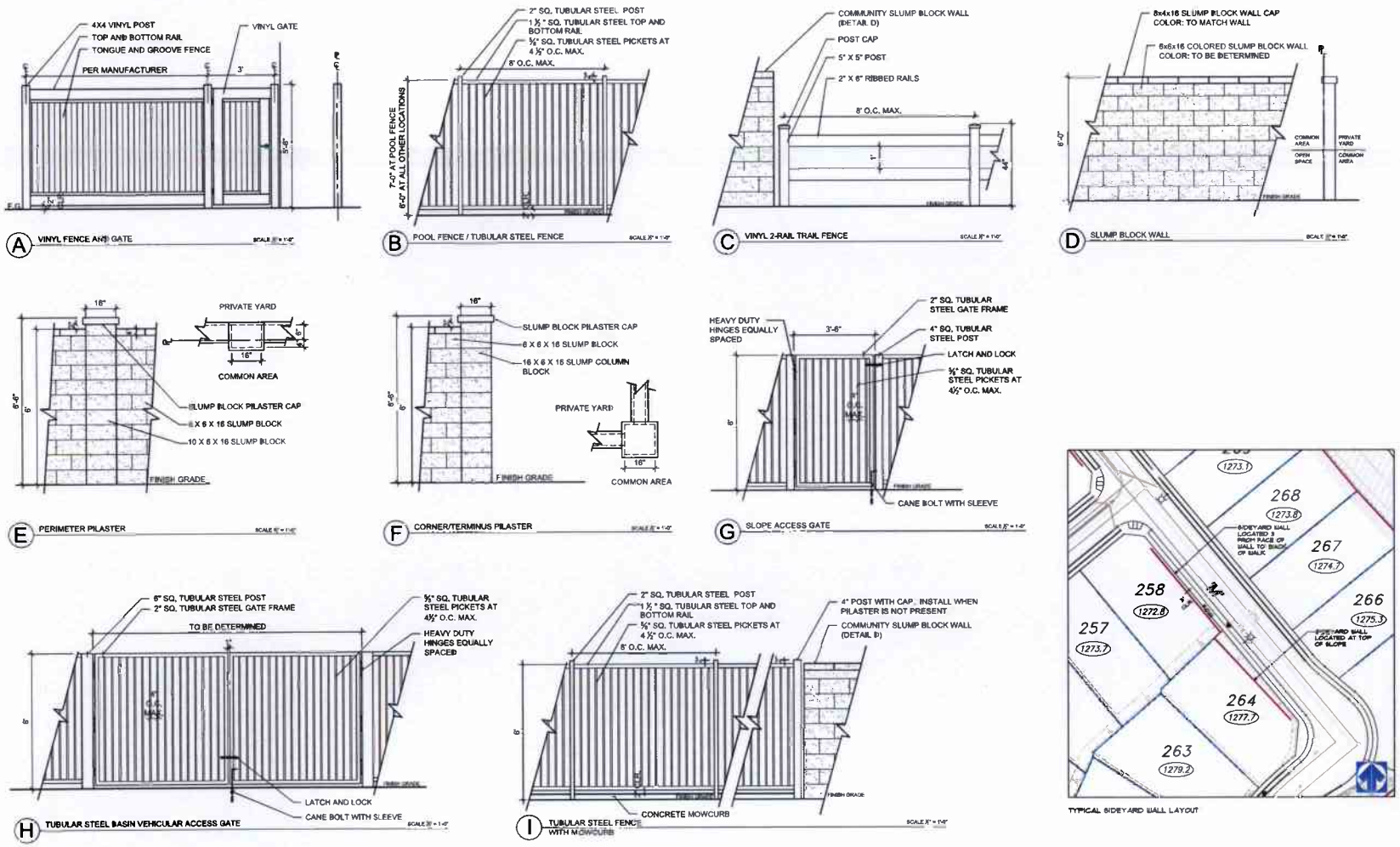


Figure 3-4

PRELIMINARY WALL AND FENCE PLAN (2 OF 2)



Source(s): Forma (12-18-14)

Figure 3-5

PRELIMINARY WALL AND FENCE DETAILS

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

3.1.3 Tentative Tract Map No. 36730

A. Land Use Summary

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

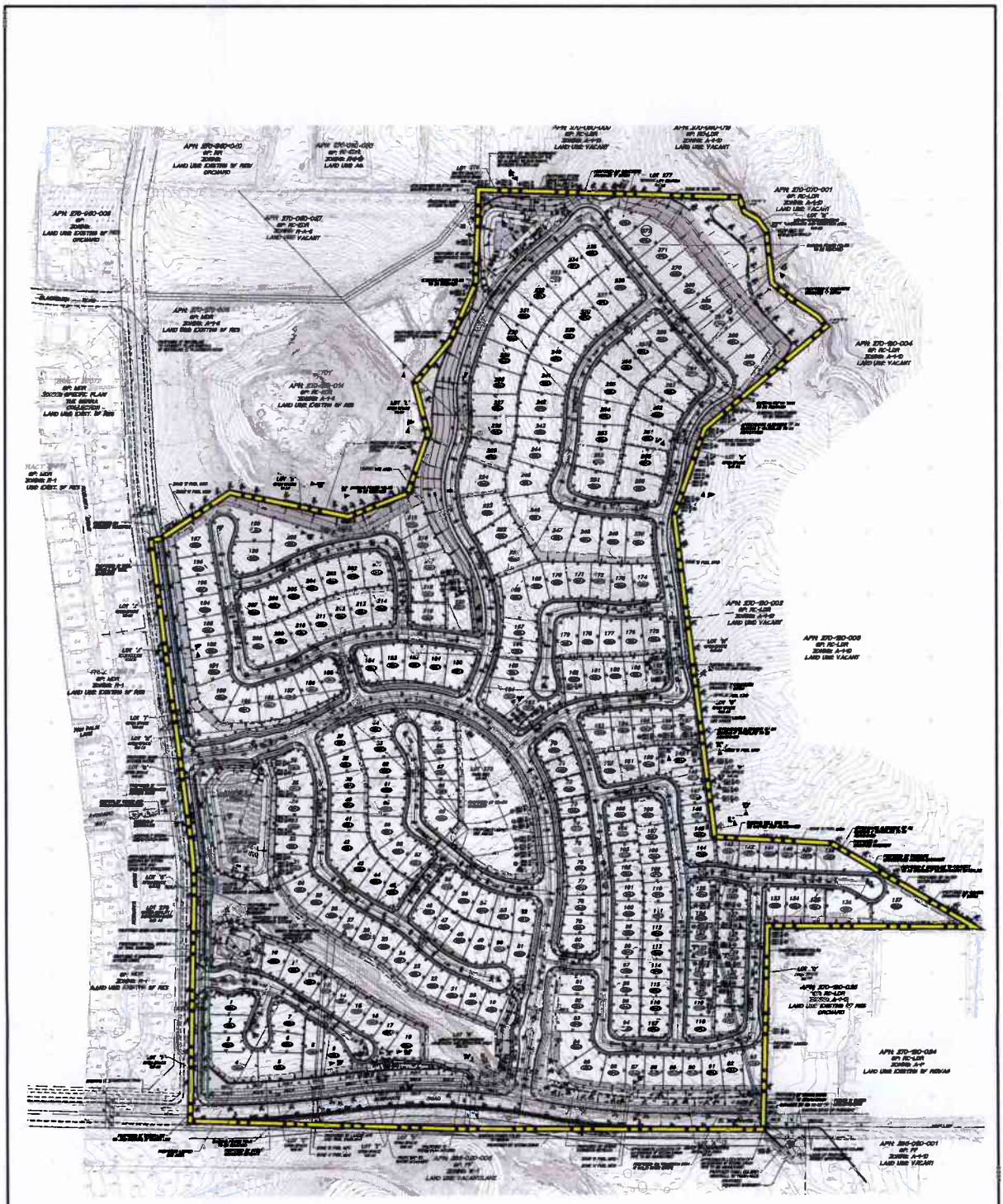
- **Single Family Residential**. TTM 36730 proposes to subdivide the property to provide a total of 272 single-family residential lots that would range in size from 5,400 s.f. to 27,015 s.f. Table 3-2, *TTM 36730 Residential Lot* Summary, provides a summary of the residential lots proposed as part of TTM 36730.

- **Park Site**. Approximately 2.18 acre of the TTM 36730 property in the central portion of the site is reserved for a future park site, which would consist of a pool; spa; pool deck; pool building; overhead structure in the pool area; a barbeque counter; picnic table; bench; overhead structure in the park area; tot lot with play equipment and a tot lot play surface (refer to Figure 3-7, *Park Site Preliminary Concept Plan*). The proposed park has been designed to meet Quimby Act requirements (3 acres per 1,000 persons) for the Project. Figure 3-8, *Park Locations and Distances* shows the location of parks in the Project vicinity and their respective distances from the Project site. Additionally, the Project proposes a regional recreational trail along McAllister and El Sobrante, which is in addition to the 2.18 acre park site.

- **Water Quality/Detention Basins**. A total of three (3) water quality/detention basins are proposed on-site. Lot 274 would encompass approximately 1.73 acres located north of the existing drainage in the southwestern corner of the site, and would treat runoff from the southern portions of the site located north of the existing drainage that traverses the southwest corner of the site. Lot 275 would encompass approximately 0.51 acre located in the southwestern portion of the site (south of the existing drainage), and would treat runoff from the southwestern portions of the site (i.e., runoff from the portion southwest of the existing drainage in the southwest corner of the site). Lot 276 would encompass 0.87 acres and would treat runoff from the eastern and northeastern portions of the site.

- **Sewage Lift Station**. A sewer lift station is proposed on a 0.17-acre lot located in the extreme northeast corner of the site. The sewage lift station is designed to collect sewage flows from the northern portions of the site and convey the flows via a force main to the proposed 36-inch proposed within Street 'A.'

- **Open Space.** A total of 14 open space lots (Lots 'C'-'L', 'N'-'Q') are proposed on 6.91 acres. . Lots 'C' through 'L' and 'N' through 'Q' accommodate common landscape areas, manufactured slopes, and natural slopes.



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

Figure 3-6

NOT TO SCALE

TENTATIVE TRACT MAP NO. 36730

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

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

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

Table 3-2 TTM 36730 Residential Lot Summary

60'x90' (5,400 SF)

LOTS 70-152

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

60'x105' (6,300 SF)

LOTS 1-69

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

65'x110' (7,150 SF)

LOTS 153-220

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

70'x140' (10,000 SF)

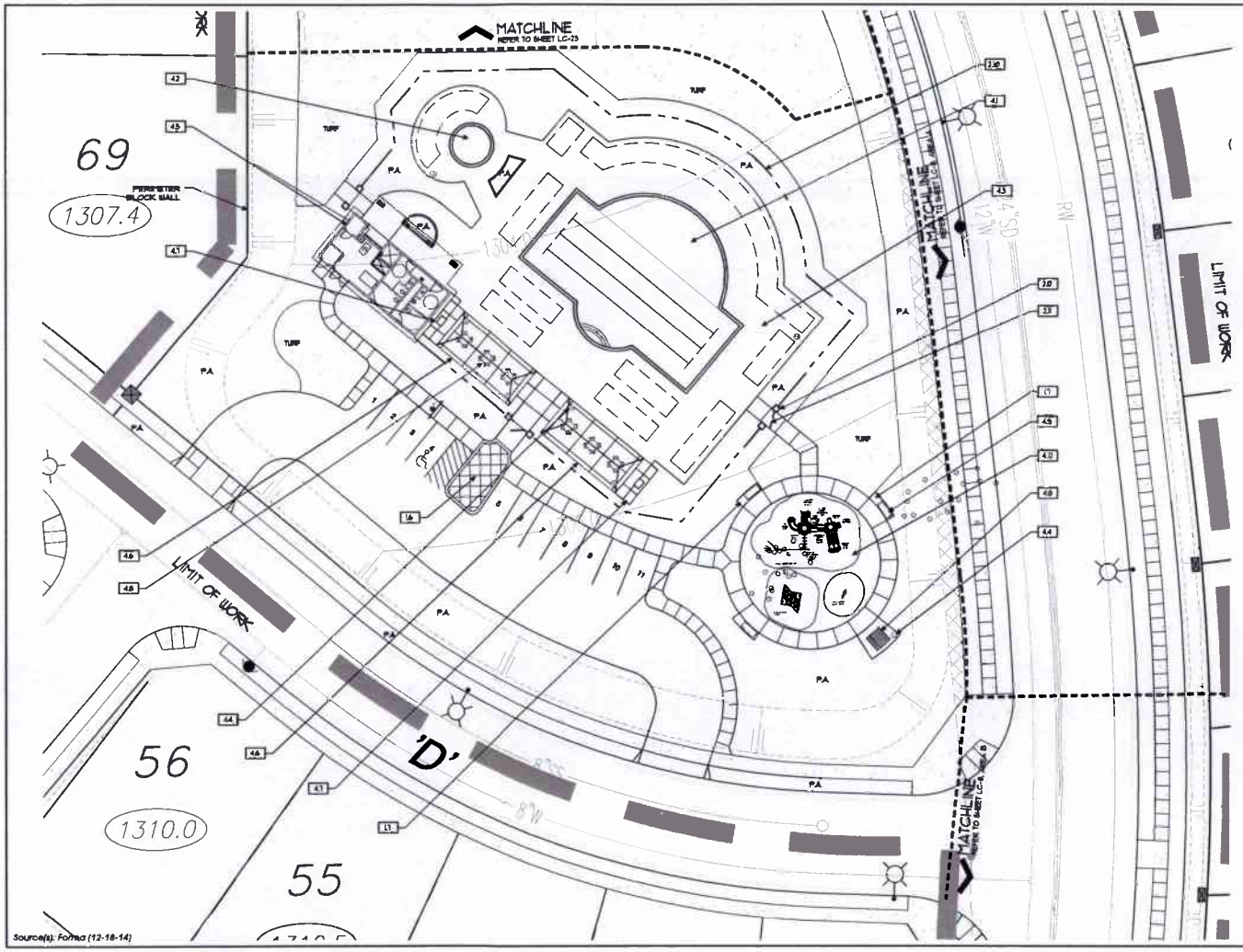
LOTS 221-272

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

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

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

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



CONSTRUCTION LEGEND

ITEM NO.	DESCRIPTION	SHT./DET.
1.0 HARDSCAPE		
1.1	CONCRETE SIDEWALK	LCD-1/3
1.2	DECOMPOSED GRANITE PATH	LCD-2/3
1.3	CONCRETE MAINTENANCE CURB	LCD-1/4
1.4	ACCESSIBLE RAMP	PER CIVIL
1.5	ACCESS TRAIL	LCD-1/3
1.6	ENHANCED PAVING (POOL ENTRY)	LCD-2/4
1.7	ADA ACCESSIBLE BENCH PAD	LCD-1/5
2.0 WALLS, FENCES AND PILASTERS		
2.1	SPLIT RAIL FENCE	LCD-3/3
2.2	WOODEN VEHICULAR ENTRY GATE (PRIMARY ENTRY)	LCD-5/1
2.3	TUBULAR STEEL VEHICULAR ENTRY GATE (SECONDARY ENTRY)	LCD-4/1
2.4	WOODEN PEDESTRIAN ENTRY GATE (PRIMARY ENTRY)	LCD-5/1
2.5	TUBULAR STEEL PEDESTRIAN ENTRY GATE (SECONDARY ENTRY)	LCD-4/1
2.6	ENTRY GATE PILASTER (PRIMARY ENTRY)	LCD-5/1
2.7	ENTRY GATE PILASTER (SECONDARY ENTRY)	LCD-4/1
2.8	STONE ENTRY PLANTER AND SIGN WALL PILASTER (PRIMARY ENTRY)	LCD-5/1
2.9	STUCCO ENTRY GATE SIGN PILASTER (SECONDARY ENTRY)	LCD-4/1
2.10	TUBULAR STEEL POOL FENCE	LCD-3/1
2.11	POOL GATE	LCD-1/2
2.12	POOL PILASTER	LCD-1/2
3.0 SITE AMENITIES		
3.1	DECORATIVE BOULDER	REFER TO SHEET LC-1.0
3.2	CALL BOX	REFER TO SHEET LC-1.0
3.3	MAILBOX	REFER TO SHEET LC-1.0
3.4	BOULDER BLANKET	REFER TO XXXX
4.0 PARK AMENITIES		
4.1	POOL W/ BAJA SHELF	REFER TO SHEET LC-1.0
4.2	SPA	REFER TO SHEET LC-1.0
4.3	POOL DECK	REFER TO SHEET LC-1.0
4.4	TRASH RECEPTACLE	REFER TO SHEET LC-1.0
4.5	POOL BUILDING AND MAINTENANCE	PER ARCHITECT
4.6	OVERHEAD STRUCTURE - POOL AREA	LCD-2/1
4.7	BBQ COUNTER	LCD-3/2
4.8	PICNIC TABLE (ADA ACCESSIBLE)	REFER TO SHEET LC-1.0
4.9	BENCH	REFER TO SHEET LC-1.0
4.10	OVERHEAD STRUCTURE - PARK AREA	LCD-2/2
4.11	TOT LOT PLAY EQUIPMENT	REFER TO SHEET LC-1.0
4.12	TOT LOT PLAY SURFACE	LCD-3/5

Figure 3-7

PARK SITE PRELIMINARY CONCEPT PLAN

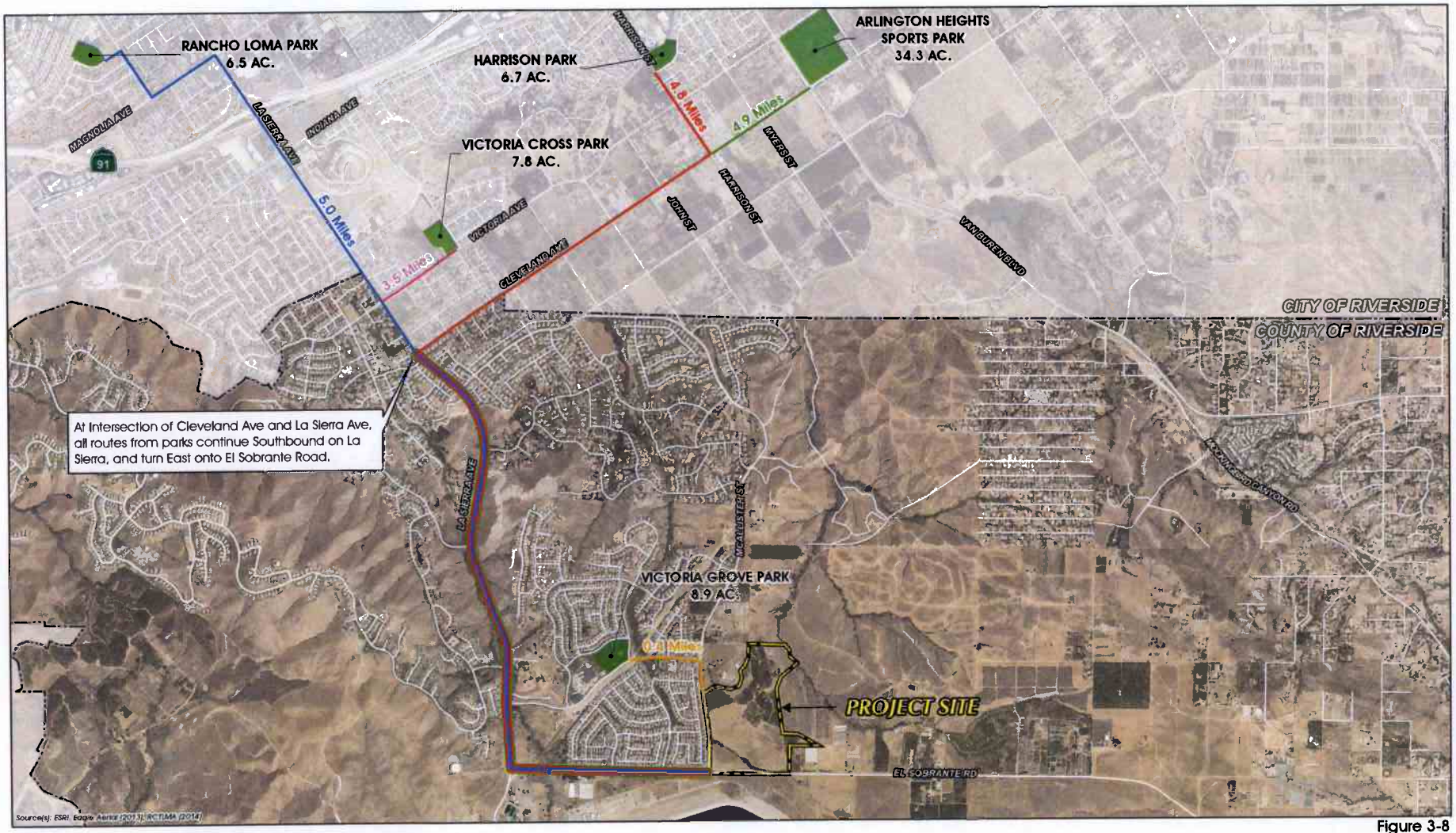


Figure 3-8

PARK LOCATION AND DISTANCES MAP

- **MSHCP Riparian/Riverine Mitigation Area:** One 1.19-acre lot (Lot 'A') is proposed as a Riparian/Riverine Mitigation Area. Lot 'A' is proposed to accommodate the existing habitat in the southwestern portion of the site.

- **MSHCP Riparian/Riverine Avoidance and Mitigation Area:** Two (2) lots (Lot 'B' and 'M') are proposed on 7.14 acres to accommodate and avoid impacts to the existing habitat along the southwestern and northeastern portions of the site.

- **On-Site Public Roadways.** TTM 36730 proposes several public roadways on-site (Streets 'A' through 'Y'), and also would accommodate improvements to McAllister Street and El Sobrante Road. Streets 'A' through 'Y' would encompass approximately 24.21 acres of the site, proposed improvements to and dedications for McAllister Street would encompass 1.56 acres; and proposed improvements to and dedications for El Sobrante Road would encompass 3.83 acres. Section3.1.3.B, *Proposed Circulation Improvements*, provides a more detailed description of roadway improvements planned as part of the Project.

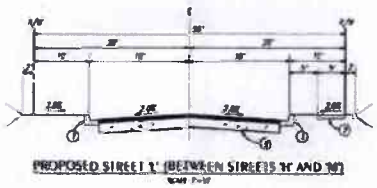
B. Proposed Circulation Improvements

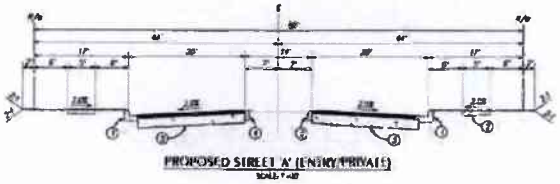
As shown on Figure 3-6, the Project proposes to construct several public roadways on- and off-site. Figure 3-9, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Access to the Project site would be provided via two access points from El Sobrante Road and McAllister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

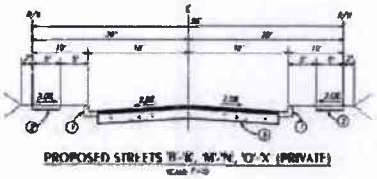
- **El Sobrante Road**. Under existing conditions, the portion of El Sobrante Road that abuts the site is improved as a two-lane roadway with approximately 32 feet of travel lanes within an existing right-of-way of 80 feet, with no curb, gutter, or parkway. As part of the proposed Project, this segment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

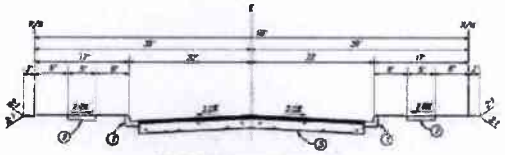
  McAllister Street. Under existing conditions, the portion of McAllister Street that abuts the Project site is improved with 34 feet of travel lanes and an 11-foot parkway on the western edge of the roadway that includes a 5-foot curb-adjacent sidewalk and six feet of landscaping. As part of the Project,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

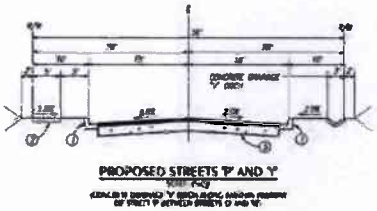
- **Street 'A'**. Street 'A' is planned as a private roadway and would serve as the primary access into the Project site. At its intersection with McAllister Street and El Sobrante Road, this roadway would be improved as a private collector roadway, with 40-feet of travel lanes, a 14-foot landscaped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

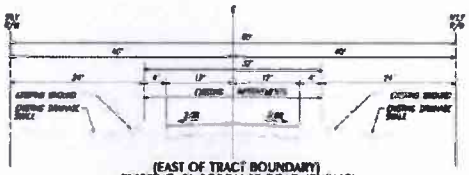


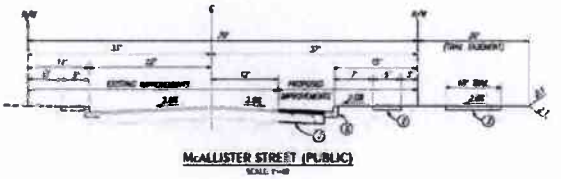


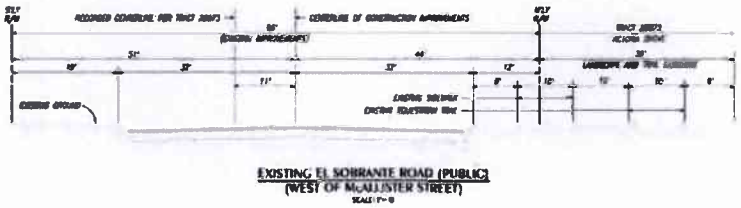


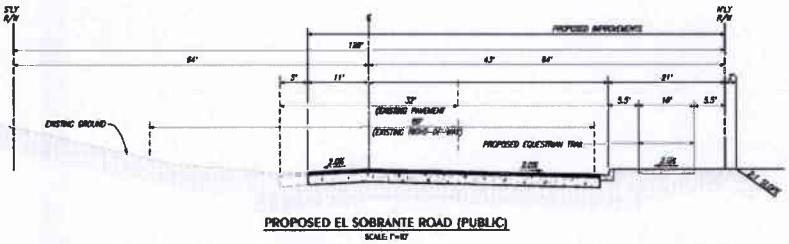












Source(s): MDS (11-14-14)

Figure 3-9

ROADWAY CROSS-SECTIONS

NOT TO SCALE

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

- **Street 'L'**. Street 'L' is planned as a north-south interior roadway providing primary access to the northeastern portion of the site. This roadway would be improved as a private local roadway with 36 feet of travel lanes and 10-foot landscaped parkways on each side. Between Street 'A' and Street 'H', 5-foot curb-separated sidewalks within a 10-foot landscaped parkway would be provided on both sides of the roadway. Northerly of Street 'H' a sidewalk only would be provided along the eastern edge of the roadway, while the western edge of the roadway would consist entirely of a 10-foot landscaped parkway with no sidewalk.

- **Streets 'B'-'K' and 'M'-'Y';** Streets 'B' through 'K' and 'M' through 'Y' are proposed on-site facilities that would be constructed as private local roadways These roadways would be improved to provide 36 feet of travel lanes and ten foot parkways on each side. Streets 'P' and 'Y' would have a five-foot curb-separated sidewalk within a 10-foot landscaped parkway along the western edge of the roadway, while the eastern edge would consist entirely of a 10-foot landscaped parkway with no sidewalk that accommodates a 3-foot wide v-ditch. The remaining local streets would feature 5-foot curb-separated sidewalks along both sides of the roadway within 10-foot landscaped parkways.

C. *Proposed Drainage and Water Quality Improvements*

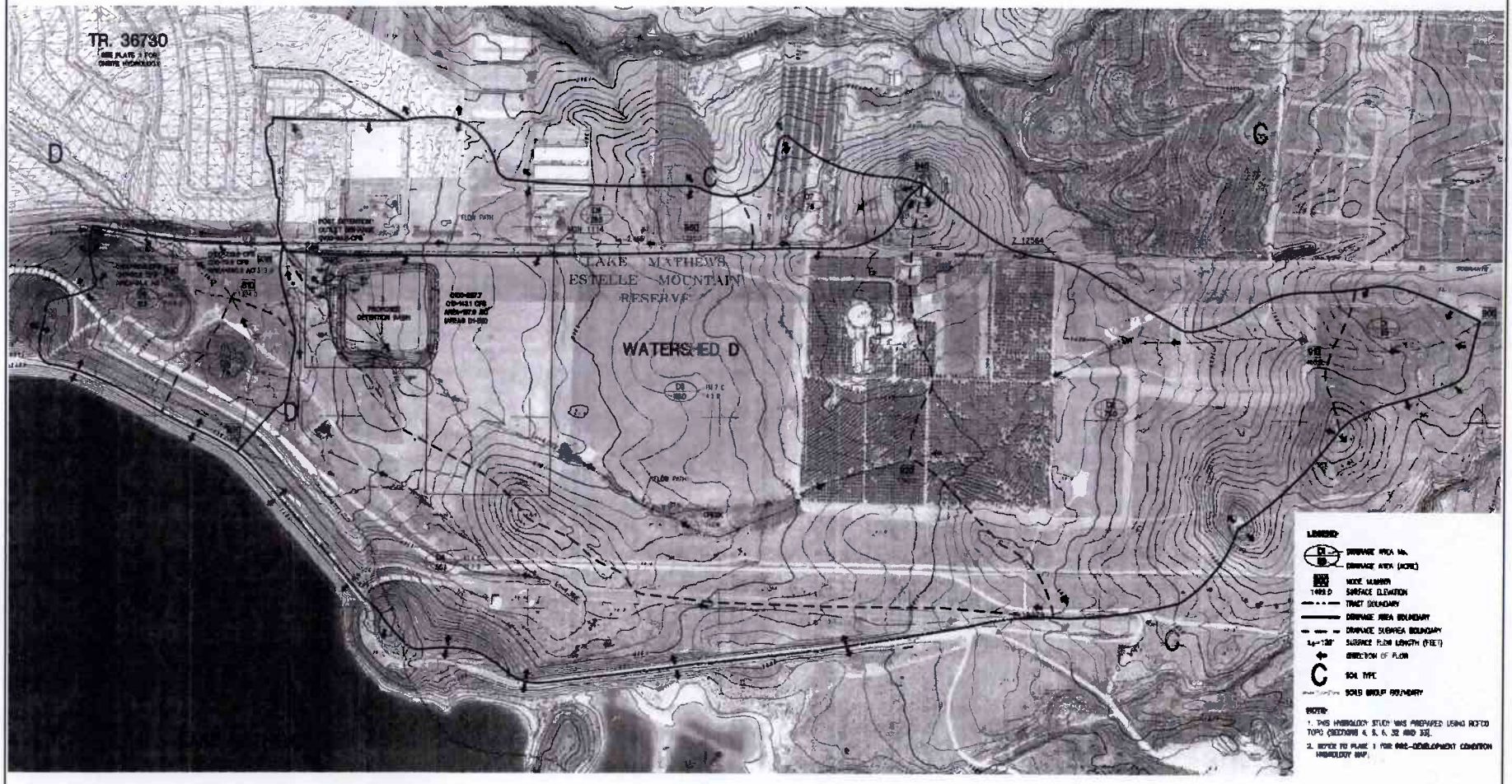
The Project's drainage concept has been designed to convey existing flows tributary to the site from the southeast, while runoff from the on-site areas proposed for development by the Project are conveyed to one of three extended detention/water quality basins. Figure 3-10, *Proposed Off-Site Hydrology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

Off-Site Drainage and Water Quality Improvements

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

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

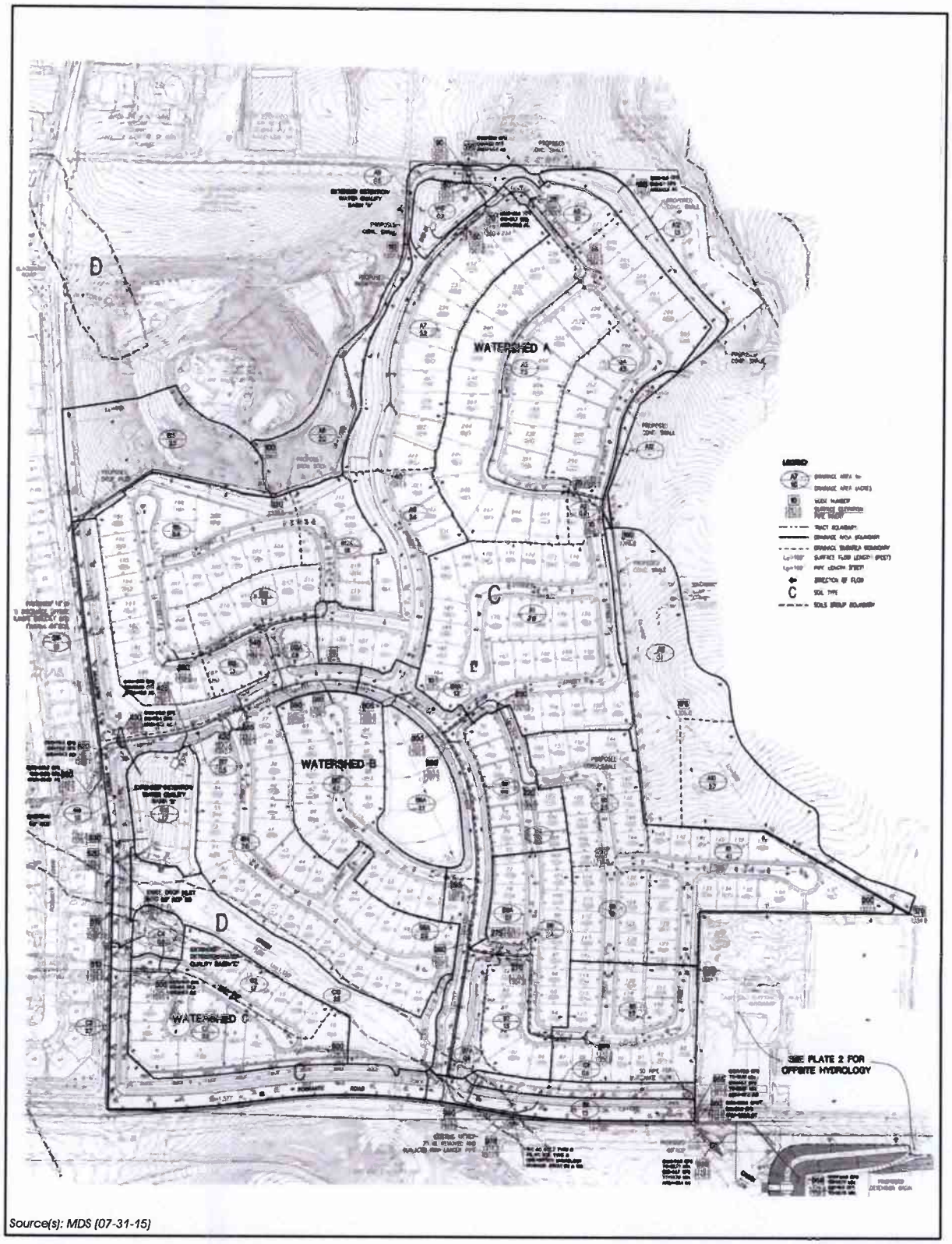
Past the junction structure, the flows would be conveyed by a 66 inch storm drain that travels east-west



Source(s): MDS (12-15-14)

Figure 3-10

PROPOSED OFF-SITE HYDROLOGY MAP



Source(s): MDS (07-31-15)

Figure 3-11

NOT TO SCALE

PROPOSED ON-SITE HYDROLOGY MAP

Figure 3-12

OFF-SITE DETENTION BASIN

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

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

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

On-Site Drainage and Water Quality Improvements

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

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

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

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

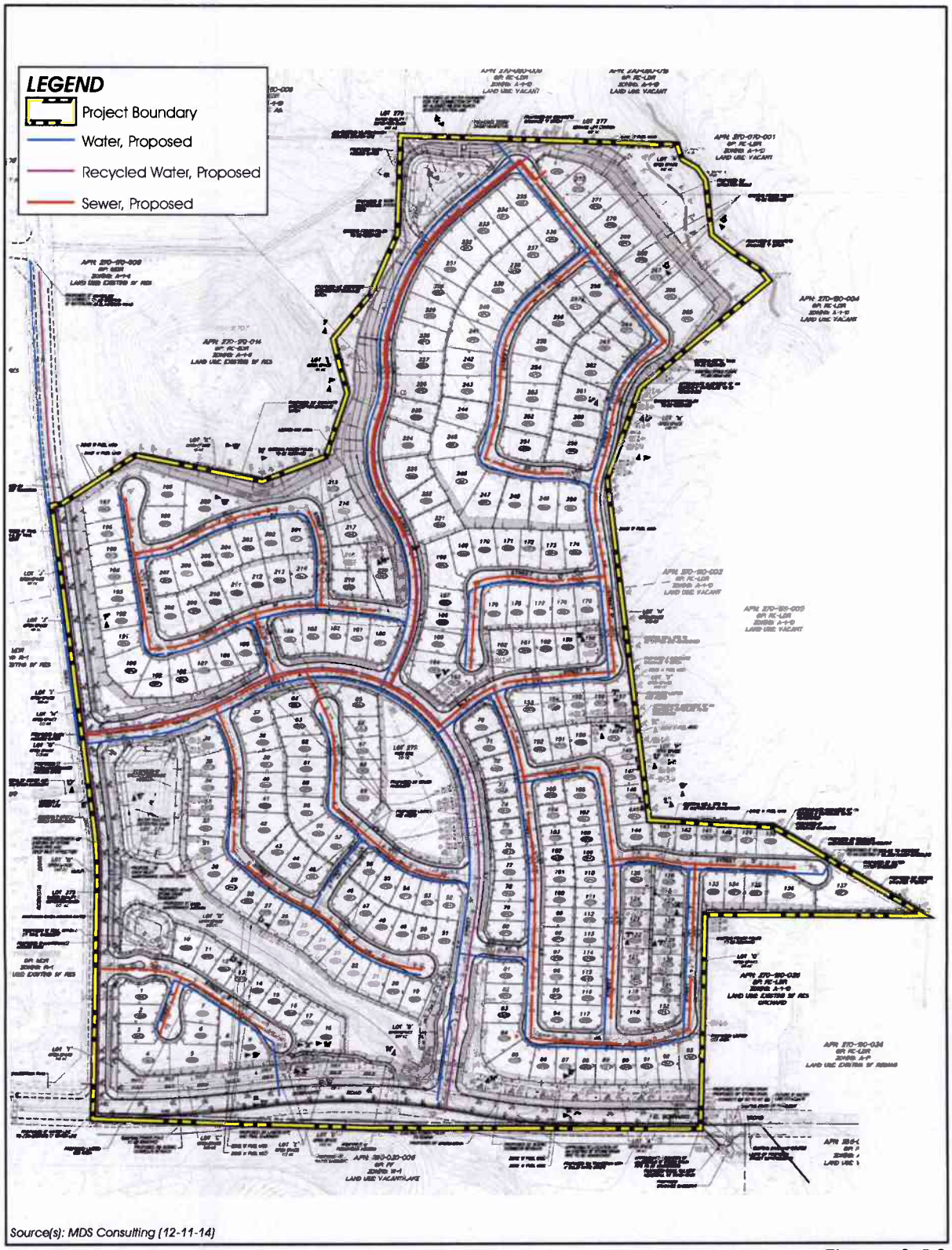
D. Proposed Water Service Improvements

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

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

E. Proposed Recycled Water Improvements

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



Source(s): MDS Consulting (12-11-14)

NOT TO SCALE

Figure 3-13
PROPOSED DOMESTIC WATER, RECYCLED WATER, AND SEWER IMPROVEMENTS

F. Proposed Sewer Service Improvements

Sanitary sewer service for the proposed Project would be provided by WMWD. As shown on Figure 3-13, wastewater generated on-site would be conveyed via a series of 8-inch gravity sanitary sewer lines to be constructed within the on-site roadways (i.e., Streets 'A' through 'Y'). Within the northern portions of the site (i.e., northerly of proposed Street 'R'), sewer flows would be conveyed to the lift station proposed in the northern most corner of the property. The lift station would be required to provide sewer service to 79 lots at the northern end of the project site. The lift station would convey flows via a proposed 4-inch force main line within Street 'L' to the proposed 8-inch gravity sewer line within Street 'A'. To provide sewer service to the proposed project, a connection is proposed to an existing 8-in gravity main in Avocado Way at McAllister Street. Within the remainder of the site, eight-inch sewer lines would convey flows directly to the gravity sewer proposed within Street 'A', which in turn would convey flows to an existing 8-inch sewer main that extends from Avocado Way and terminates at McAllister Street. 1,134 linear feet of existing 8-inch sewer mains in Willow and Avocado will be replaced by 10-inch sewer mains. (Webb, 2015, pp. 3-6)

Sanitary sewer flows from the site would be conveyed to the Western Riverside County Regional Wastewater Authority (WRCRWA) Treatment Plant, located near the intersection of River Road and Baron Drive approximately 10.5 miles northwest of the Project site. The WRCRWA Treatment Plant is currently undergoing an expansion to increase the capacity from 8 million gallons a day (MGD) to 14 MGD. Proposed expansions to this facility commenced in fall 2014 and are anticipated to take 30 months to complete. (WMWD, 2014a)

G. Earthwork and Grading

The Project proposes to grade a majority of the 103.62-acre site to facilitate development of the property with residential, recreational, and water quality/detention basin uses. A total of 1,027,830 cubic yards (c.y.) of cut and 1,210,707 c.y. of fill, resulting in a need to import approximately 182,877 c.y. of fill materials (MDS, 2014c). However, construction of the proposed 7.7-acre Off-Site Basin south of El Sobrante Road would result in the excavation of 80,000 c.y. of earth material, which would be used on the Project site as part of the proposed grading plan (MDS, 2014d). Thus, the Project would require the import of an additional 102,877 c.y. of earth material from an unknown off-site location that would be located within 10 roadway miles of the Project site (Urban Crossroads, 2015a, p. 50; MDS, 2014d). All proposed slopes would be constructed at a maximum gradient of 2:1 (horizontal:vertical). Within the northwestern portions of the site, cut slopes would be created at a maximum height of approximately 45 feet. In general, the northern portions of the site would be excavated to provide fill material for the southern portions of the site. The deepest area of fill occurs in the southwestern portion of the site adjacent to the drainage within Lot 'B', where pads would be raised by as much as eight feet in height. Several smaller manufactured slopes (i.e., up to approximately 15 feet in height) also are planned between several of the proposed residential lots. All slopes on-site would be constructed at a maximum slope angle of 2:1.

Based on the site's geologic conditions, blasting of bedrock material would be necessary as part of Project grading activities. As shown on Figure 3-14, *Hard Rock Blasting Area Locations*, areas subject to blasting are located along the northern/northwestern boundary of the site; in the area planned for the detention basin in Lot 274; and in the southeastern corner of the site, near the eastern boundary of the Project site. It is estimated that approximately 49,553 c.y. of material on-site would be subject to blasting activities, and that an average of 5,000 square feet (s.f.) of surface area would be subject to blasting on any given day (Urban Crossroads, 2015a, p. 24).

Figure 3-14

HARD ROCK BLASTING AREA LOCATIONS

3.1.4 Agricultural Preserve Cancellation and Disestablishment No. 01046

Agricultural preserves under the California Land Conservation Act of 1965 (Williamson Act) provide an incentive for land owners to conserve agricultural lands in exchange for reduced tax assessments. The Project site occurs within the El Sobrante No. 3 Agricultural Preserve (Map No. 528 A) and is subject to a Williamson Act Contract. Prior to the development of urban level uses on-site that are not compatible with agricultural uses, the site's existing Williamson Act Contract must be terminated through a petition of non-renewal, which would nullify the contract after a period of 10 years following the filing of a notice of non-renewal. However, the California Land Conservation Act of 1965 also includes a provision allowing for the cancellation of a Williamson Act Contract without completing the ten year process of term nonrenewal. Pursuant to California Government Code § 51282, land owners may petition the Riverside County Board of Supervisors for cancellation, subject to one of the following findings:

- That the cancellation is consistent with the purposes of [Government Code § 51280 et seq.]; or
- That the cancellation is in the public interest.

As part of the Project, an application has been filed by the Project Applicant to cancel the Williamson Act contract on the entirety of the El Sobrante No. 3 Agricultural Preserve and disestablish the El Sobrante No. 3 Agricultural Preserve which is coterminous with the Project site. Upon cancellation and disestablishment of the El Sobrante No. 3 Agricultural Preserve, urban-level development would be permitted, and the County would assess the land owner for the amount of fees that otherwise would have been imposed pursuant to Government Code § 51283.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Construction Characteristics

A. Proposed Physical Disturbance

Figure 3-15, *Proposed Physical Limits of Disturbance*, depicts the areas on- and off-site that are planned for physical improvement as part of the Project. As shown, approximately 98.99 acres of the 103.62-acre site would be subject to disturbance as part of the Project, along with an additional 7.9 acres that would be graded off-site in association with the proposed Off-Site Basin located south of El Sobrante Road (7.7 acres), the construction of an inlet structure to convey flows beneath El Sobrante Road (0.1 acre), and off-site improvements to El Sobrante Road (0.1 acre). (PCR, 2015a) As discussed in Sections 3.1.3.D through 3.1.3.F, off-site improvements within existing roadway alignments also would be necessary to provide domestic water, recycled water, and sewer service to the Project site.

B. Anticipated Construction Schedule

Implementation of the proposed Project would include the following phases of construction:

- Demolition;
- Grading and Import;
- Sewer, Water, Storm Drain;
- Building Construction;
- Street Improvements;
- Architectural Coatings;
- Common Area Landscaping; and
- Hard Rock Blasting and Crushing

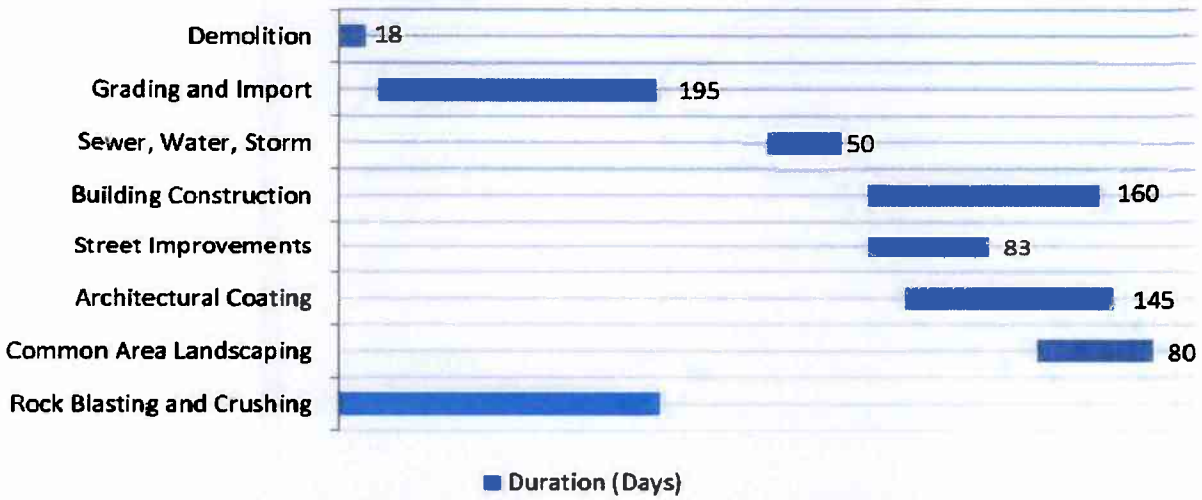
Figure 3-15

PROPOSED PHYSICAL LIMITS OF DISTURBANCE

Demolition is expected to occur over an approximate duration of 18 working days; grading and import activities would occur for a period of approximately 195 working days; sewer, water and storm drain construction is anticipated to last approximately 50 working days; building construction is anticipated to take approximately 160 working days; street improvements would require approximately 83 working days; architectural coatings would occur over a period of approximately 145 working days; and common area landscaping would take approximately 80 working days. Construction activities would occur over a total duration of approximately 20 months. (Urban Crossroads, 2015a, p. 24 and Table 3-2)

Additionally, the proposed Project is anticipated to be developed with overlapping phases of construction activity. As depicted in Table 3-3, *Schedule of Construction Activities*, soil import may overlap with grading activity. Additionally, construction activities associated with building construction, street improvements, and architectural coatings may overlap. Furthermore, it is expected that onsite hard rock blasting and crushing activities could occur at any point within demolition and grading activities. (Urban Crossroads, 2015a, p. 27)

Table 3-3 Schedule of Construction Activities



Note: Hard Rock Blasting and Crushing Activities have the potential to overlap with demolition and grading activity. It should be noted that blasting and crushing activities would occur for a duration of 10 working days.
(Urban Crossroads, 2015a, Table 3-4)

C. Major Construction Equipment

Table 3-4, Anticipated Construction Equipment, indicates the major construction equipment that the Project Applicant anticipates construction contractor(s) would use during each phase of construction.

D. Construction Employees

Based on the California Emission Estimator Model (CalEEMod), up to 97 workers would be employed on site during the building construction phase, with substantially fewer employees on-site during other phases of construction, such as the demolition phase. (Urban Crossroads, 2015a)

3.2.2 Proposed Operational Characteristics

The proposed Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots and in the on-site park, and general maintenance of

common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

A. Future Population

Implementation of the proposed Project would result in the construction of 272 single-family homes. According to the Appendix E1 to the draft Riverside County General Plan Update, the average number of people per household within the LMWAP area is 3.34. Thus, the 272 dwelling units proposed by the Project would result in a future population of approximately 909 persons. (Riverside County, 2013, Appendix E-1, Table E-2)

B. Future Traffic

Traffic would be generated by the 272 homes planned for the site. As shown in Table 3-5, *Project Trip Generation Summary*, implementation of the proposed Project would result in the generation of approximately 2,589 daily vehicular trips, with 204 trips during the AM peak hour and 272 trips during the PM peak hour.

C. Maintenance Responsibilities

Under long-term operational conditions, all proposed slopes; common open space areas; open space within Lots 'C' through 'L' and 'N' through 'Q; the water quality/detention basins within Lots 274, 275, and 276; the on-site MSHCP mitigation and avoidance areas planned within Lots 'A' and 'B'; and on-site private roadways (Streets 'A' through 'Y') would be maintained by a HOA. On- and off-site domestic water lines, recycled water lines, and sewer lines would be maintained by WMWD. Homeowners would be responsible for maintaining their own lots.

D. Fuel Modification

A Fire Behavior Report and Fuel Modification Design Guidelines has been prepared by Firesafe Planning Solutions for the proposed Project, and is included as IS/MND Appendix H1. Pursuant to Conditions of Approval 50.FIRE.005 and 60.FIRE.001, the Project would be required to comply with the fuel modification standards set forth in the report. Fuel modification features are depicted on Figure 3-16, *Proposed Fuel Modification Zones*. As shown, portions of the site would include a "Zone A" fuel modification zone, with other areas identified as "Zone B." Zone A fuel modification zones would comprise a 10- to 17-foot setback zone in which only non-combustible materials would be provided, with plant materials limited to those approved by the Riverside County Fire Department and excluding any prohibited plants. Zone B would consist of a 15- to 50-foot area that would be permanently irrigated and fully landscaped with approved drought tolerant, deep-rooted moisture material, and hydroseeded per the Riverside County Fire Department's approved plant list. Additionally, in locations where fuel modification zones are not possible without off-site improvements, a block wall/radiant heat wall would be constructed at the property line. These walls would be either block or tempered glass over block materials and constructed at a minimum height of six feet.

As conceptually depicted on Figure 3-16, along the northern edge of the Project site (at Lots 265 through 272 of TTM No. 36730) a minimum 60-foot total fuel modification zone would be provided, which would consist of a 10-foot Zone A fuel modification area within the rear yard of the private homeowner's yard and a 50-foot Zone B fuel modification area along HOA maintained slope, as well as a radiant heat wall at the rear property line. Along the eastern side yard of Lot 265, there would be a 15-foot Zone A fuel modification area on the private homeowner's lots, with the Zone B fuel modification extending to the v-ditch at the toe of slope or Project boundary, as well as a radiant heat wall at the property line. The landscaped areas between Street 'P' and the eastern project boundary

Table 3-4 Anticipated Construction Equipment

Activity	Equipment	Number	Hours Per Day
Demolition	End Dumps	3	8
	Excavators	2	8
	Loaders	1	8
Grading and Import	Bottom Dumps	8	8
	Dozers	3	8
	Scrapers	5	8
	Stomper	1	8
	Water Truck	1	8
Sewer Water Storm	Excavators	3	8
	Loaders	3	8
	Other Construction Equipment	3	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Street Improvements	Blades	1	8
	Scrapers	2	8
	Skips	2	8
Architectural Coatings	Air Compressors	1	8
Common Area Landscaping	Tractors/Loaders/Backhoes	3	8
Hard Rock Blasting Activities	N/A	N/A	N/A

(Urban Crossroads, 2015a, Table 3-3)

Table 3-5 Project Trip Generation Summary

Land Use	Quantity	Units[1]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	272	DU	51	152	204	171	100	272	2,589

(Urban Crossroads, 2014b, Table 4-2)

Source(s): Fire Safe Planning Solutions (12-15-14)

Figure 3-16

NOT TO SCALE

PROPOSED FUEL MODIFICATION ZONES

would consist of a Zone B fuel modification area with a radiant heat wall running the length of the project. From lots 137 to 148 and lot 157 there would be a 15-foot Zone A fuel modification area, as well as a Radiant Heat wall. Lot 149 would have a minimum 20-foot Zone B fuel modification area along the manufactured slope behind the rear yard, with a radiant heat wall constructed at the property line. Along the northwestern edge of the Project site there would be a minimum 40-foot total fuel modification area. At lot 197 the 40-feet would be off-set from the project boundary, with a 12 to 17 foot Zone A on the private homeowner lot and a 23 to 28 foot Zone B along the HOA maintained area, as well as a radiant heat wall between the Zone A and B. Along lots 198, 200 and 215 there would be a 40-foot Zone B with a radiant heat wall at the top of slope at the limits of the fuel modification.

Finally, along the southern portions of the project along lots 10 through 31and 84 through 93, where there will be an adjoining open space within the Project site, there would be a minimum 35-foot total fuel modification consisting of a 15-foot Zone A fuel modification area within the private homeowner lots, and a 10-foot Zone B fuel modification area within the HOA maintained areas, with a radiant heat wall at the rear par property line.

3.2.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of GPA 01127, CZ 07844, TTM 36730, and AG 01046, additional discretionary and/or ministerial actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, storm water permit(s) pursuant to the National Pollutant Discharge Elimination System (NPDES), and state and federal resource agency permits. Table 3-6, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This IS/MND covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3-6 or not.

Table 3-6 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	• Provide recommendations to the Riverside County Board of Supervisors whether to approve General Plan Amendment No. 01127, Change of Zone No. 07844, Tentative Tract Map No. 36730, and Agricultural Preserve Disestablishment No. 01046. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this IS/MND.
Riverside County Board of Supervisors	• Approve, conditionally approve, or deny General Plan Amendment No. 01127, Change of Zone No. 07844, Tentative Tract Map No. 36730, and Agricultural Preserve Disestablishment No. 01046. • Reject or adopt this IS/MND along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	• Approve implementing Final Maps, Plot Plans, and/or Site Plans as may be appropriate. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	• Issuance of a stormwater permit and a Section 401 Permit pursuant to the Clean Water Act.
California Department of Fish and Wildlife	• Issuance of a Section 1602 Streambed Alteration Agreement.
U.S. Army Corps of Engineers	• Issuance of a Section 404 Permit pursuant to the Clean Water Act.
Riverside County Flood Control and Water Conservation District	• Approval of planned drainage improvements.
Western Municipal Water District	• Issuance of permits/approvals for required water and sewer improvements.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42710

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42710
Project Case Type (s) and Number(s): General Plan Amendment (GPA01127), Change of Zone (CZ07844), Tentative Tract Map (TTM36730), and Agricultural Preserve Disestablishment (AG01046).

Lead Agency Contact Person:	Damaris Abraham
Telephone Number:	(951) 955-5719
Lead Agency Name:	County of Riverside Planning Department
Lead Agency Address:	P.O. Box 1409, Riverside, CA 92505-1409
Applicant Contact Person:	Bill Holman
Telephone Number:	(949) 729-1221
Applicant's Name:	CF/CDG Lake Ranch Venture, LLC
Applicant's Address:	23 Corporate Plaza Drive, Suite 246; Newport Beach, CA 92660
Engineer's Name:	MDS Consulting
Engineer's Address:	17320 Redhill Avenue, Suite 350, Irvine, CA 92614

I. PROJECT INFORMATION

A. Project Description: The proposed Project consists of applications for a General Plan Amendment (GPA01127), Change of Zone (CZ07844), Tentative Tract Map (TTM 36730), and an Agricultural Preserve Disestablishment (AG01046). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the introduction to this Initial Study/Mitigated Negative Declaration (IS/MND) for a detailed description of the proposed Project and its associated construction and operational characteristics.

General Plan Amendment No. 01127: General Plan Amendment No. 01127 (GPA01127) proposes to redesignate a portion of the Project site from "Community Development - Commercial Retail (CR)," to "Community Development - Medium Density Residential (MDR)," which would allow for development of the site with residential densities ranging from 2.0 to 3.0 dwelling units per acre (du/ac) pursuant to LMWAP El Sobrante Policy Area Policy 1.2.

Change of Zone No. 07844: Change of Zone No. 07844 (CZ070844) proposes to redesignate the entire 103.62-acre Project site from "Light Agriculture (A-1-10)" to "Planned Residential (R-4)" on the southern 76.75 acres of the site and "One-Family Dwellings (R-1)" on the northern approximately 26.87 acres. The R-1 zoning designation would allow for single-family residential development on minimum 7,200 s.f. lot sizes, while the R-4 zoning designation would allow for planned community residential uses in the southern portions of the site. The proposed zoning designations would implement and be fully consistent with the site's proposed MDR land use designation, which allows for single-family residential development at densities ranging from 2.0 to 3.0 du/ac (pursuant to LMWAP El Sobrante Policy Area Policy 1.2) and lot sizes ranging from 5,500 to 20,000 s.f. in size. It should be noted that although the MDR land use designation indicates lot sizes should not be smaller than 5,500 s.f., the General Plan encourages clustering in all residential designations, indicating that lot sizes smaller than 5,500 s.f. are allowed (Riverside County, 2003a, p. 18).

Tentative Tract Map No. 36730: Tentative Tract Map No. 36730 (TTM 36730) proposes to subdivide the 103.62-acre site into 272 residential lots on approximately 53.32 acres; a park site on 2.18 acres; water quality/detention basins on 3.11 acres; sewage lift station on 0.17 acre; MSHCP Riparian/Riverine Avoidance and Mitigation areas on 7.14 acres; MSHCP

Riparian/Riverine Mitigation Area on 1.19 acres; open space on 6.91 acres; and circulation facilities (including on-site portions of McAllister Street and El Sobrante Road) on 29.60 acres.. Off-site improvements also are proposed as part of TTM 36730 include 7.9 acres that would be graded off-site in association with the proposed Off-Site Basin located south of El Sobrante Road (7.7 acres); improvements to El Sobrante Road along the Project's frontage (0.1 acre); the construction of an inlet structure to convey flows beneath El Sobrante Road (0.1 acre), and off-site improvements within existing roadway alignments to provide domestic water and sewer service to the Project site (<0.1 acre). A detailed description of the various land uses that would result from the approval of TTM 36730 is provided in Section 3.0, *Project Description*, of this IS/MND.

Agricultural Preserve Cancellation and Disestablishment No. 01046: As part of the Project, an application has been filed to cancel the Williamson Act contract on the entirety of the El Sobrante No. 3 Agricultural Preserve and disestablish the El Sobrante No. 3 Agricultural Preserve which is coterminous with the Project site.. Upon cancellation and disestablishment of the El Sobrante 3 Agricultural Preserve, urban-level development would be permitted on-site, and the County would assess the land owner for the amount of fees that otherwise would have been imposed pursuant to Government Code § 51283.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 103.62 acres

Residential Acres: 53.32	**Lots:** 272	**Units:** 272	**Projected No. of Residents:** 909
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: Water Quality/ Detention Basin (2.97 acres); Park Site (2.18 acres); Sewage Lift Station (0.17 acre); MSHCP Riparian/Riverine Avoidance and Mitigation areas (7.14 acres); MSHCP Riparian/Riverine Mitigation Area (1.19 acres); Open Space (6.91 acres); Local Private Streets (24.21 acres); Proposed McAllister Street (1.56 acres); and Proposed El Sobrante Road (3.83 acres).	**Lots:** 22	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** 0

D. Assessor's Parcel No(s): 270-060-010; 270-160-001; 270-170-(009, 010, 011); 270-180-010; and 285-020-006.

E. Street References: Northeast corner of El Sobrante Road and McAllister Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Southeast portion of Section 31 and Southwest portion of Section 32, Township 3 South, Range 5 West, San Bernardo Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The northern portions of the Project site are being used for agricultural production (citrus groves). In the northeastern portion of the site are two residences and three warehouses. The northernmost residence is currently occupied, and an outhouse, metal canopy, and garden are located adjacent to the residence. The southernmost residence is currently vacant, and a garage is located adjacent to the residence. Three warehouses (two metal and one wooden) are located in a locked, fenced area south of the residences. The site

also contains two (2) groundwater irrigation wells in the southeast and northwest portions of the Project site. All areas of the site are unpaved, with the exception of a concrete pad surrounding the three warehouses. A water-filled reservoir also is located in the east-central portion of the Project site. The remaining portions of the site generally consist of former agricultural lands that have become fallow. In the southernmost portions of the site is an existing ephemeral drainage that conveys water from an existing 18-inch storm drain under El Sobrante Road towards the western boundary of the site where the flows discharge to existing storm drainage facilities located in the existing residential development located west of the site. A drainage also occurs partially on-site in the extreme northeast corner of the site. (Environ, 2013, p. 8; Google Earth, 2015)

Existing surrounding land uses include three existing single-family homes located near the northwest corner of the Project site, to the north of which is a mixture of agricultural lands, greenhouses, and several single-family residences and ancillary structures. Remaining areas located north of the Project site consist of undeveloped lands that appear to be regularly disced and a north-south oriented natural drainage. To the west of the Project site is McAllister Street, beyond which is a medium density single-family residential community. To the south of the Project site is El Sobrante Road, beyond which is Lake Mathews. To the east of the Project site are fallow and active agricultural lands, with greenhouses, a single family residence, and multiple sheds occurring near the Project site's southeastern boundary.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project site and off-site impact areas are located within the Lake Mathews/Woodcrest (LMWAP) of the County of Riverside's General Plan. The Project site is currently designated for "Rural Community – Estate Density Residential (RC-EDR)" in the northwest portion of the site; "Rural Community – Low Density Residential (RC-LDR)" in the northeastern and easternmost portions of the site; "Community Development – Medium Density Residential (MDR)" in the south-central portions of the site; and "Community Development – Commercial Retail (CR)" in the southwest corner of the site. The Project site also is located within the El Sobrante Policy Area. Please refer to the discussion and analysis of Land Use and Planning under Issue 28 of this Initial Study for a discussion and analysis of the Project's consistency with the General Plan Land Use Element, the LMWAP, and associated policies.

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and or are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project, although both natural drainages would be partially or wholly preserved on-site. The proposed Project meets all applicable Multipurpose Open Space Element Policies.

4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. According to the General Plan Safety Element, the Project site is located within and adjacent to a high fire hazard area; the site is traverse by drainages that are subject to 100-year flood hazards; and the site is subject to inundation hazards associated with the Lake Mathews dam. The site is not located in areas containing slopes greater than 25%,

nor is the site subject to hazards associated with slope instability or subsidence. The proposed Project meets all other applicable Safety Element policies.

5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study, dated December 11, 2014 and prepared by Urban Crossroads, Inc., shows that the proposed Project would meet Riverside County noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.

6. **Housing:** The Project proposes to develop the site with 272 residential homes consistent with the site's proposed General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.

7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during grading and construction activities. An Air Quality Impact Analysis prepared by Urban Crossroads and dated April 13, 2015 determined that the proposed Project: would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Lake Mathews/Woodcrest Area Plan

C. **Foundation Component(s):** Community Development and Rural Community

D. **Land Use Designation(s):** Rural Community – Estate Density Residential (RC-EDR); Rural Community – Low Density Residential (RC-LDR); Community Development - Medium Density Residential (MDR); Community Development – Commercial Retail (CR).

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** El Sobrante Policy Area

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** General Plan land use designations surrounding the Project site include the following: RC-EDR, RC-LDR, and MDR to the north; MDR to the west; "Public Facilities (PF)" and "Open Space – Water" to the south; and RC-LDR and MDR to the east. Areas east and north of the site are located within the El Sobrante Policy Area. There are no land use overlays affecting surrounding areas.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan.

2. **Specific Plan Planning Area, and Policies, if any:** None.

I. **Existing Zoning:** Residential Agriculture, 10-acre minimum lot size (R-A-10)

J. **Proposed Zoning, if any:** "One Family Dwellings (R-1)" and "Planned Residential (R-4)"

K. Adjacent and Surrounding Zoning: ""Residential Agriculture, 5-acre minimum lot size (A-1-5)" and "Residential Agriculture, 5-acre minimum lot size (R-A-5)" to the north; "One-Family Dwellings (R-1)" and "Specific Plan Zone (SP Zone)" to the west; "Watercourse, Watershed and Conservation Areas (W-1)" to the south; and A-1-10 and "Light Agriculture with Poultry (A-P) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

IV. 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, described in this document, have been made 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** 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.

Signature	Date
Damaris Abraham	For Steve Weiss, Planning Director
Printed Name	

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐

Source: LMWAP Figure 9, "Lake Mathews/Woodcrest Area Plan Scenic Highways;" On-site Inspection.

Findings of Fact:

a) According to Figure 9 of the LMWAP, El Sobrante Road between Mockingbird Canyon and La Sierra Avenue, and La Sierra Avenue between Cajalco Road and approximately 1.25 miles north of El Sobrante Road, are identified as "County Eligible" scenic highways. Due to the Project site's distance from La Sierra Avenue (approximately 0.85 mile) and intervening topography, landscaping, and development, the Project has no potential to affect views from La Sierra Avenue. Although El Sobrante Road is not an officially designated scenic corridor, the Project nonetheless has the potential to result in adverse visual impacts to nearby segments of this roadway.

To help illustrate the existing aesthetic conditions of the Project site and its immediate surroundings, a photographic inventory was conducted on July 8, 2014 by T&B Planning. Figure EA-2, *Site Photos Key Map*, along with the four (4) site photographs shown on Figure EA-3 and Figure EA-4, depict the existing conditions of the Project site as viewed from the four distinct vantage points, and include views from the Project's southwestern, northwestern, northern, and southeastern boundaries. Provided below is a brief description of the various elements depicted in the photographs.

- *Site Photo 1, Figure EA-3*: Site photo 1 depicts the Project site from the southwest corner facing northeast. As seen in this view, the foreground consists of disturbed, non-vegetated ground beyond which is chain link and three wire fencing. Views within the Project site from this vantage are primarily that of disturbed fallow agricultural lands, with vegetation associated with the southern on-site ephemeral stream visible on the horizon. At the right-hand portion of this photo is El Sobrante Road, which is a partially improved roadway with several visible electrical poles along the edge of the roadway. South of El Sobrante Road are several small hillsides, with natural

Figure EA-1

SITE PHOTOS KEY MAP

Northwest

Southeast

Site Photo 1: From Southwest Corner of Project Site, at Intersection of McAllister St. and El Sobrante Rd., looking Northwest to Southeast

North

South

Site Photo 2: Northwest of Project Site along McAllister St., looking North to South

Figure EA-2

East

West

Site Photo 3: North of the Project Site looking East to West

West

East

Site Photo 4: From Southeast Corner of Project Site, along El Sobrante Rd., looking West to East

Figure EA-3

SITE PHOTOS 3 AND 4

vegetation visible near the tops of the hill forms. At the extreme right hand side of the photo and south of El Sobrante Road is a rocky embankment associated with Lake Mathews. In the left hand portion of the photo, McAllister Road is visible. Along the western edge of McAllister Street is a landscaped parkway with power poles, a solid block wall, and existing single family residences.

- *Site Photo 2, Figure EA-3*: Site photo 2 depicts the Project site from the northwestern boundary of the site along McAllister Street. As can be seen at the extreme left and right hand portions of the photo, McAlister Road is only partially improved on the western alignment of the roadway, beyond which is a planned residential community surrounded by solid block theme walls. Also shown at the right and left hand portions of this photo, the eastern edge of McAllister Street is bordered by existing trees, with the trees in the foreground of this view comprising dead or dying trees. Beyond the three-wire fencing and wooden poles visible in the foreground is fallow agricultural land, beyond which is a natural hillside. In the distance in the right-center portion of the photograph, the existing on-site orchards are visible. Also visible are a number of power poles along the western edge of the McAllister Street.

- *Site Photo 3, Figure EA-4*: Site photo 3 depicts views towards the Project site from approximately 500 feet north of the north-central Project boundary, looking south. Although this vantage point is located easterly of McAllister Street, this view nonetheless represents distant views of the Project site as would be visible to southbound traffic on McAllister Street. From this vantage, an unimproved roadway dominates the center portion of the photo. To the left (east) of this roadway are fallow agricultural lands that appear to have been recently tilled. At the right hand portion of this photo (and west of the dirt roadway) is a graded and fully disturbed site surrounded by chain link fencing. In the central portion of the photo along the horizon, the existing on-site groves are visible, as are several existing rural residential homes located at the upper elevations of a natural hill form. Vegetation associated with the natural drainage that occurs in the northeastern portion of the Project site also is visible in the left hand portion of the photo.

- *Site Photo 4, Figure EA-4*: Site photo 4 depicts the Project site from the southeastern corner of the Project site looking northwest. As shown in this photo, a dirt roadway is visible in the foreground, beyond which is chain link fencing with an access gate that is covered with hub caps. Power poles are visible along the right side of the dirt road. To the right of the dirt road in the distance are a number of trees, with palm trees associated with an existing nursery site visible at the extreme right portion of the photo. In the left portion of the photo is natural vegetation associated with the on-site ephemeral stream located in the southern portion of the Project site. In the distance in the central portion of the photo, and left of the dirt access road, is fallow agricultural land that characterizes views of the southern portions of the site. In the center of the photo in the horizon is a small hill form with several existing rural residences located at the upper elevations of the hill.

The Project proposes to develop the Project site as a planned community consisting of 272 homes with on-site roadways, residential street lighting, a park site, water quality/detention basins, 14 open space lots, and roadway dedications (including portions of El Sobrante Road and McAllister Street). The on-site portions of the hillside located in the northwestern portion of the site would be contour graded to create 2:1 cut slopes at a maximum height of approximately 45 feet to facilitate residential development. The proposed Project would plant vegetation and landscaping along El Sobrante Road and proposes a buffer of landscaping between El Sobrante Road and the proposed development. Additionally a perimeter block wall would be located between the proposed landscaping along El Sobrante Road and Lot B, which generally would be retained in its natural state. Additionally, the

proposed Project has been designed to control the mass of the proposed homes via articulation of the building facades, attention to rooflines, and variation in vertical and horizontal planes, all of which effectively reduce the visual mass of the proposed homes. Proposed development on-site would be similar in character to the existing medium density residential neighborhood located immediately west of the Project site. Compliance with the Project's Development Plan (as described in IS/MND Section 3.1.2) would ensure that the proposed Project does not result in offensive views that would adversely affect views along El Sobrante Road. Based on the foregoing analysis, the proposed Project would result in a less than significant impact with regards to scenic highways, and no mitigation would be required.

b) The proposed Project calls for a planned residential community that consists of 272 single family residential lots; a park site; three water quality/detention basins; a sewage lift station; three MSHCP Mitigation/Avoidance lots;14 open space lots; local streets; and improvements to McAllister Street and El Sobrante Road, none of which would be considered aesthetically offensive. As discussed in IS/MND Section 3.1.2, the proposed Project would be required to comply with the landscaping plan, wall and fence plan, and architectural design guidelines set forth in the Project's Development Plan. The standards set forth in the Development Plan would ensure that future development on-site does not create an aesthetically offensive site open to public view. Additionally, and as discussed in IS/MND Section 3.2.2.C, all common open space areas on-site would be maintained by the Project's HOA. With respect to the visual character of the surrounding area, the proposed Project would be compatible with the single family homes located to the west of the site. As such, impacts due to the creation of an aesthetically offensive site open to public view would be less than significant.

The topography of the Project site is generally flat with gently rolling hills along the northern boundary. Elevations on the Project site range from the lowest of approximately 1,225 feet above mean sea level (amsl) within an existing drainage (Drainage B) located in the northeastern corner of the Project site, to a high of approximately 1,343 feet amsl on the hillside in the northwestern portion of the project site. The majority of the Project site (i.e., within the central portions of the site) is relatively level and ranges in elevation from approximately 1,240 amsl to 1,300 feet amsl (PCR, 2015a, p. 1). The Project site consists primarily of agriculture fields dominated by agriculture (citrus groves), ruderal, and disturbed areas, with smaller patches of native vegetation including brittle bush scrub, black willow scrub, arroyo willow scrub and mulefat scrub. (PCR, 2015a, p. 17)

The Project site consists of mostly flat, dry dirt/rocky land, with some low lying vegetation scattered throughout. The site does not contain any substantial trees or rock outcroppings; therefore there is no potential for the Project to result in damage to such scenic resources. There are currently orchards on site; however, the removal of these trees would not result in a significant aesthetic impact because the orchards would be replaced by tree-lined streets within the Project site (as depicted in IS/MND Appendix M). The only potentially unique or landform feature in the on the Project site is the hill in the northwest portion of the site. Although the Project proposes to create manufactured slopes along this hillside at heights up to 45 feet, the proposed grading has been designed to contour to approximate the existing conditions of this hillform, while there would be no Project-related impacts to the upper elevations of this hillform. Furthermore, the upper elevations of this hillform already are developed with residential uses. Additionally, future residential development on-site would be limited to a maximum height of 40 feet, as required by Riverside County Zoning Ordinance Article IV 6.2.a. Moreover, due to the lack of improved roadways on-site, the Project site does not offer any public vantage points of this topographic landform under existing conditions. Views of this landform still would be afforded along McAllister Street and from other areas in the County located northerly of the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Project site. Accordingly, impacts to scenic vistas resulting from Project implementation would be less than significant. Thus, with implementation of the proposed Project, the visual integrity of this hillform would remain intact and off-site views of this hillform would not be significantly affected. Based on these considerations, impacts to the existing hillform that partially occurs on-site would be less than significant.

As indicated in the above analysis, the Project would not 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; therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Source: GIS database (Riverside County, 2013), Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Ord. No. 915); LMWAP, Figure 6 (Mt. Palomar Nighttime Lighting Policy).

Findings of Fact: Riverside County Ordinance No. 655, as well as the LMWAP, identify portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 48 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Ord. No. 915) which regulates outdoor lighting and would serve to minimize impacts associated with Project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the Project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials, Ord. No. 915 (Regulating Outdoor Lighting); Ord. No. 461; Riverside County, 2003a.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact:

a & b) All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Ord. No. 915) which regulates outdoor lighting. Compliance with Ord. No. 915 would be assured through future County review of building permit applications. As a proposed residential community, lighting elements that would be installed for the Project would be of low intensity and residential in character, and would not result in the exposure of on-or off-site residential property to unacceptable light levels. Street lights also would be required along the segment of El Sobrante Road and McAllister Street. All proposed street lighting on- and off-site would be required to comply with the provisions of the County's Public Road Standards, which implement the provisions of County Ordinance No. 461. The County's Public Road Standards require that all street lights installed within the public right-of-way must comply with the following requirement: "Luminaires shall be full cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed on- and off-site would not create a new source of substantial light or glare which would affect day or nighttime views, and further would ensure that street lights do not expose residential property to unacceptable light levels. Accordingly, and assuming mandatory compliance with Riverside County Ordinance No. 915 and the County's Public Road Standards, the proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, nor would the Project expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project				
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?	☐	☐	☒	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: General Plan, Figure OS-2 (Agricultural Resources); California Department of Conservation Farmland Mapping and Monitoring Program; GIS database; United States Department of Agriculture Soils for Western Riverside County; Project Application Materials.

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

a) According to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site includes approximately 0.41 acre classified by the FMMP as "Urban-Built Up Land," approximately 12.07 acres classified by the CDC as "Other Land," approximately 56.57 acres of Farmland of Local Importance, approximately 12.92 acres of Farmland of Statewide Importance, and approximately 12.63 acres of Unique Farmland. Additionally, the off-site area proposed for development with a detention basin contains Farmland of Local Importance and Other Land. Unique Farmland and Farmland of Statewide Importance are considered "Important Farmland" under CEQA. With implementation of the proposed Project, approximately 98.99 acres of the Project site, including areas containing Important Farmland types, would be permanently converted to non-agricultural use. Construction of the Off-Site Basin also would preclude agricultural activities on approximately 7.7 acres, although no Important Farmland types occur within areas subject to disturbance in association with the off-site detention basin.

Although the Project would result in the conversion of Important Farmland to a non-agricultural use, in 2003 Riverside County approved an update to its General Plan as part of the Riverside County Integrated Project (RCIP). The resulting conversion of farmland to non-agricultural use was addressed as part of the Program EIR for the RCIP General Plan (SCH No. 2002051143), which was approved by the Riverside County Board of Supervisors on October 7, 2003. The Program EIR identified several unmitigable significant impacts to the environment, including impacts to agricultural resources. Pursuant to CEQA, Riverside County was required to make certain findings and adopt a Statement of Overriding Considerations for these unmitigable impacts in order to certify the Program EIR. With respect to agriculture, Riverside County made the following finding:

> *While the implementation of proposed General Plan policies would help reduce the conversion of agricultural lands to urban uses, the potential loss of Prime, Unique, or Statewide Important farmland remains a significant unavoidable impact. The Board finds that there are no feasible mitigation measures or alternatives that the Board could adopt at this time which would reduce this impact to a less-than-significant level. This impact, therefore, remains significant and unmitigable. To the extent that this adverse impact will not be eliminated or lessened to an acceptable (less-than-significant) level, the Board finds that specific economic, legal, social, technological, or other considerations identified in the Statement of Overriding Considerations support approval of the Project, despite unavoidable residual impacts.*

The Project site is identified by the adopted General Plan for development with Residential and Commercial Retail land uses, and impacts associated with the site's conversion from agriculture to residential and urban land uses were evaluated and disclosed as significant and unavoidable as part of the analysis contained in the 2003 General Plan EIR. While the proposed Project seeks to change the site's land use designation to allow for development of the site with residential, water quality/detention basin, park, sewage lift station, and open space land uses, the Project's proposed land uses would not result in an increase in impacts to Important Farmland types beyond the significant and unavoidable impacts identified as part of the 2003 General Plan EIR, for which the Board of Supervisors adopted a Statement of Overriding Considerations in accordance with CEQA Guidelines §15093. The County's land use designation of the site for non-agricultural (residential and commercial retail) development as part of the 2003 General Plan represents an explicit policy decision by the Board of Supervisors.

In addition, soils on the Project site are not considered to be highly productive for farming. The California Revised Storie Index is a soil rating based on soil properties that govern a soil's potential for

cultivated agriculture in California. The Storie Index assesses the productivity of a soil through the degree of soil profile development, texture of the surface layer, slope, and management features which include drainage, microrelief, fertility, acidity, erosion, and salt content. A score ranging from 0 to 100 is determined for each factor and the scores are multiplied together to derive an index rating. The Storie Index ratings were combined into six grade classes as follows: Grade 1 (excellent), Grade 2 (good), Grade 3 (fair), Grade 4 (poor), Grade 5 (very poor), and Grade 6 (non-agricultural). According to the Web Soil Survey data provided by the United States Department of Agriculture Natural Resources Conservation Service, approximately 4.6% of the Project site is not applicable for Storie Index rating. Approximately 20.7% of the Project site has a 'Grade 4-Poor' Storie Index. The remaining 74.7% of the Project site has a 'Grade 3-Fair' Storie Index. Although the proposed Project would convert important Farmland to non-agricultural uses, the Storie Index ratings demonstrate that the soil is not highly suitable for agricultural uses. (USDA, 1971) Moreover, lands to the west are currently developed with medium density residential homes and the Project site occurs at a fairly major intersection, further indicating that long-term agricultural use is not viable on the Project site.

Accordingly, although implementation of the proposed Project would permanently impact approximately 12.92 acres of Farmland of Statewide Importance and approximately 12.63 acres of Unique Farmland, the conversion of Important Farmland to non-agricultural land uses was fully accounted for in the County's 2003 General Plan EIR. Additionally, the Storie Index for the approximately 12.92 acres of Farmland of Statewide Importance and approximately 12.63 acres of Unique Farmland is "Grade 3-Fair," which implies the soils in these areas are not ideal for agricultural uses, and would therefore be less suitable to maintain agricultural uses in the long term as compared to other properties that are designated as Important Farmland. Because the Project would not result in any new or more severe impacts to Important Farmland beyond what was evaluated in the RCIP General Plan EIR, and because the USDA Storie soil ratings on-site demonstrate that the site is not highly productive with respect to agricultural resources, Project impacts to Important Farmland would be less than significant.

b) The Project site is currently zoned as "Light Agriculture (A-1-10)", which allows for residential development and limited agricultural uses (Riverside County, 2014, § 348.4773). The Project proposes to change the site's existing zoning designation to "Planned Residential (R-4)" on the southern 76.75 acres of the site and "One-Family Dwellings (R-1)" on the northern approximately 26.87 acres, which would preclude future use of the site for agricultural production. Although the conversion of the site from agricultural production to residential development represents a zoning change, environmental impacts associated with the conversion are evaluated throughout this Initial Study/Mitigated Negative Declaration (IS/MND) and impacts either would not occur, would be less than significant, or would be reduced to below a level of significance with mitigation. Accordingly, although the proposed Project would conflict with the site's existing agricultural use and zoning designation, there would be no additional impacts to the environment beyond what is already identified and mitigated for by this IS/MND.

According to the Department of Conservation Williamson Act mapping, lands on the project site are designated as Williamson Act Non-Prime Agricultural Land and Williamson Act Prime Agricultural Land, both of which are part of the El Sobrante Agricultural Preserve No. 3 (Map No. 528 A) (CDC, 2012). Riverside County recorded a Notice of Nonrenewal for the Project site on April 15, 2014 (County Case No. AGN00165). In addition, the Project Applicant has filed an application to cancel the Williamson Act contract on the entirety of the El Sobrante No. 3 Agricultural Preserve and disestablish the El Sobrante No. 3 Agricultural Preserve, which is coterminous with the Project site. Pursuant to

California Government Code § 51282, land owners may petition the Riverside County Board of Supervisors for cancellation, subject to one of the following findings:

- That the cancellation is consistent with the purposes of [Government Code § 51280 et seq.]; or
- That cancellation is in the public interest.

California Government Code § 51282(b) clarifies that a proposed cancellation would be consistent with the purposes of Government Code § 51280 et seq. if the certain findings can be made by the Riverside County Board of Supervisors. Provided below are the findings, along with the relevant discussion demonstrating Project consistency with each finding.

- Finding 1: That the cancellation is for land on which a notice of nonrenewal has been served pursuant to California Government Code § 51245.

As noted above, Riverside County approved a Notice of Nonrenewal for the Project site on April 15, 2014, consistent with Finding 1.

- Finding 2: That cancellation is not likely to result in the removal of adjacent lands from agricultural use.

There are no components of the proposed Project that would induce urban level development on any nearby properties currently being used for agricultural production. Additionally, many lands in the Project vicinity are subject to separate Williamson Act Contracts, which would discourage their conversion to non-agricultural use.

- Finding 3: That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.

The cancellation proposed by the Project would facilitate the development of urban-level residential development on the property. Although the Project proposes to change a portion of the site's existing General Plan land use designations from "Community Development - Commercial Retail (CR)" to "Community Development - Medium Density Residential (MDR)," such a land use change is substantially conforming to the site's existing General Plan land use designations of "Rural Community – Estate Density Residential (RC-EDR)," "Rural Community – Low Density Residential (RC-LDR)," and "Community Development – Medium Density Residential (MDR)."

- Finding 4: That cancellation will not result in discontiguous patterns of urban development.

As shown on MND Figure 2-1, the Project site abuts existing medium density residential development located to the west.~~; thus, the Project would not result in discontiguous patterns of development.~~ In addition, there are planned residential developments to the north and east of the Project site. Development of the Project site would create a more contiguous pattern of urban development based on the existing and planned uses surrounding the Project site to the north, east, and west of the site. Thus, the Project would not result in discontiguous patterns of development.

- Finding 5: That there is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

The Project vicinity does not contain any non-contracted land which is both available and suitable for development with medium density residential land uses. This is because surrounding lands are not available for development (including areas immediately surrounding Lake Mathews), many existing properties east of the Project site are subject to Williamson Act Contracts, and lands to the northeast of the Project site contain sensitive drainages and steep hillsides that are not conducive to medium density residential uses. In addition, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land. Land to the west of the Project site is an existing residential development, and lands to the north and east of the Project site are also planned for residential uses. Thus, development of the contracted land would create a contiguous pattern of urban development in the area.

Accordingly, and based on the foregoing analysis, the Project's proposed cancellation would be consistent with the purposes of Government Code § 51280 et seq., and a conflict with the Williamson Act provisions would not occur. Furthermore, impacts to the environment associated with the cancellation of the existing agriculture preserve and development with medium density residential uses have been evaluated throughout this IS/MND, which concludes that such impacts either would not occur, would be less than significant, or would be reduced to below a level of significance with mitigation. Therefore, Project impacts due to a conflict with Williamson Act contracted lands would be less than significant.

c) Zoning designations surrounding the site include "Residential Agriculture, 5-acre minimum lot size (A-1-5)" and "Residential Agriculture, 5-acre minimum lot size (R-A-5)" to the north; "One-Family Dwellings (R-1)" and "Specific Plan Zone (SP Zone)" to the west; "Watercourse, Watershed and Conservation Areas (W-1)" to the south; and A-1-10 and "Light Agriculture with Poultry (A-P)" to the east. The A-1-5, R-A-5, A-1-10, and A-P zoning designations all allow for varying types and intensities of agricultural use. Land uses surrounding the site include single family residential to the west; vacant land, agriculture, single family residential, greenhouses and open space to the north; open space, fallow agriculture, greenhouses and single family residential to the east; and open space and Lake Matthews to the south.

The existing agricultural uses and zoning to the north and east of the Project site all occur within 300 feet of the Project site. Due to the proximity of existing agriculturally zoned property and agricultural uses, the Project has the potential to directly or indirectly conflict with agricultural operations. However, the proposed Project would be required to comply with Riverside County Ordinance No. 625.1. Ordinance No. 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 also requires notification to future residents of the Project at the time homes are purchased that agricultural operations are on-going in the area and that such uses may not be the subject of nuisance complaints.

Mandatory compliance with Ordinance No. 625 would ensure that any potential conflicts between proposed residential uses on-site and existing agricultural operations within 300 feet of the site do not occur, thereby ensuring that impacts are less than significant. No mitigation beyond mandatory compliance with Ordinance No. 625 would be required.

d) Implementation of the proposed Project would replace the site's existing agricultural uses with residential development. According to Riverside County GIS, there are lands surrounding the Project site that are designated as Farmland of Local Importance, Unique Farmland, and Farmland of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Statewide Importance (Farmland). It could be argued that placing a residential development near existing agricultural uses could result in the conversion of Farmland due to the conflict between the residential and agricultural land uses. However, and as discussed under the analysis of Threshold 4.c), mandatory compliance with Ordinance No. 625 would ensure that implementation of residential uses on-site does not result in conflict with existing agricultural uses. Thus, Ordinance No. 625 would prevent changes that could result in the conversion of Important Farmland to non-agricultural use because the existing agricultural uses could not be considered a nuisance. Accordingly, no impact would occur, and no mitigation would be required beyond mandatory compliance with Ordinance No. 625.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 Govt. Code section 51104(g))?	☐	☐	☐	☒
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: General Plan, Figure OS-3 (Parks, Forests and Recreation Areas); Project Application Materials.

Findings of Fact:

a, b & c) No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production. The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: *Lake Ranch (TTM No. 36730) Air Quality Impact Analysis*, Urban Crossroads, Inc., April 13, 2015; *Final 2012 Air Quality Management Plan,* South Coast Air Quality Management District, December 2012; California Air Resources Board, 2009; *SCAQMD Air Quality Significance Thresholds.* South Coast Air Quality Management District, March 2011; LMWAP Figure 3, *Lake Mathews/Woodcrest Area Plan Land Use Plan.*

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2011 model and demographics information provided by the Southern California Association of Governments (SCAG). (Urban Crossroads, 2015a, pp. 41-42)

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2, and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). These indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

  Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) were exceeded. As evaluated as part of the Project LST analysis under Thresholds 6.b) and 6.c), the Project's localized construction-source emissions would not exceed applicable LSTs. The Project regional analysis demonstrates that Project operational-source emissions would not exceed applicable thresholds, and would therefore not result in or cause violations of the CAAQS and NAAQS. On the basis of the preceding discussion, the Project is determined to be consistent with the first criterion. (Urban Crossroads, 2015a, p. 42)

- *Consistency Criterion No. 2: The proposed Project will not exceed the assumptions in the AQMP or increments based on the years of Project build-out phase.*

  The 2012 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the County of Riverside General Plan is considered to be consistent with the AQMP. (Urban Crossroads, 2015a, p. 42)

  Peak daily emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of a majority of the site occurring during construction activities. Thus, construction activities would be consistent with the AQMP assumptions. (Urban Crossroads, 2015a, pp. 42-43)

  A project would conflict with the AQMP if it will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase. The AQMP indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The parcel-based land use and growth assumptions and inputs used in the Regional Transportation Model run by the SCAG that generated the mobile inventory used by the SCAQMD for the AQMP are not available. However, the Project proposes to develop the site with up to 272 single family homes, resulting in an overall Project density of 2.6 dwelling units/acre.

  Based on the assumptions utilized in the County's Draft 2013 General Plan Update (refer to Draft General Plan Appendix E-1), and utilizing the mid-point buildout projections, development of the Project site with its existing General Plan land use designations of Medium Density Residential (64.4 acres), Rural Community – Estate Density Residential (2.1 acres), and Rural Community – Low Density Residential (22.6), the Project site would be expected to support approximately 260 dwelling units. Additionally, buildout of 12.9 acres of Commercial Retail land uses at its probable floor area ratio (FAR) would yield approximately 194 employees. Based on the population and employment per housing unit specified in Table 6 of Appendix F-1 of the Draft General Plan Update for year 2010, the 194 jobs that would be generated on-site would result in a net increase in the County by 380 residents, which in the Lake Mathews/Woodcrest area would yield approximately 123 new housing units. Thus, development of the property in accordance with its existing General Plan land use designations would result in the equivalent of approximately 383 new homes in the County, which is far more than the 272 dwelling units proposed by the Project. (Riverside County, 2013, Tables E-1, E-3, E-4, E-5, and Appendix F-1, Table 6)

  Because the General Plan identifies the location of future land uses throughout Riverside County, the General Plan serves to identify the future population number and demographic distribution for the County, and is therefore relied upon by SCAQMD for making long-term buildout assumptions. Additionally, and as discussed under the analysis of Threshold 6.b), the Project would not exceed regional thresholds for operational air quality emissions. Accordingly, the proposed Project would be consistent with the growth assumptions used by

the AQMP, and is therefore consistent with the second criterion. (Urban Crossroads, 2015a, p. 43)

As indicated in the above analysis, the Project would not result in or cause NAAQS or CAAQS violations. The Project's proposed land use designation for the subject site also would not increase the development intensities as reflected in the adopted General Plan. As such, the Project would be consistent with the AQMP. Therefore, because the proposed Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant. (Urban Crossroads, 2015a, p. 43)

b & c) The SCAQMD has developed regional and localized significance thresholds for regulated pollutants. Table EA-1, *SCAQMD Regional Thresholds*, summarizes the SCAQMD's regional and localized thresholds. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2011) indicate that any project in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The proposed Project has the potential to exceed the SCAQMD regional and/or localized emissions thresholds during both Project construction and long-term operation. Each is discussed below. (Urban Crossroads, 2015a, p. 21)

Construction Emissions – Regional Thresholds

Construction activities associated with the proposed Project would result in emissions of Carbon Monoxide (CO), Volatile Organic Compounds (VOCs), Oxides of Nitrogen (NO_x), Oxides Sulfur (SO_X), Particulate Matter ≤ 10 microns (PM_{10}), and Particulate Matter ≤ 2.5 microns ($PM_{2.5}$). Construction related emissions are expected from the following construction activities:

- Demolition
- Grading and Import
- Sewer, Water, and Storm Drain Construction
- Building Construction
- Street Improvements
- Architectural Coatings (Painting)
- Common Area Landscaping
- Hard Rock Blasting Activities
- Hard Rock Crushing Activities
- Construction Workers Commuting (Urban Crossroads, 2015a, p. 24)

For purposes of analysis, it is assumed that construction would commence in May 2015 and will last through December 2016. If construction activities occur at a later date, impacts would be less than disclosed herein due to fleet turnover and greater efficiencies and lower pollutants associated with modern vehicles. Construction duration by phase is shown on Table 3-2 of the Project's Air Quality Impact Analysis (IS/MND Appendix C). The construction schedule utilized in the analysis represents a "worst-case" analysis scenario because if construction were to occur any time after the assumed dates emissions would be lower than estimated, because emission factors for construction activities decrease as the analysis year increases. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA guidelines. The site-specific construction fleet may vary due to specific needs at the time of construction. The duration of construction activity and associated construction equipment was based on consultation with the Project Applicant. A detailed summary of construction equipment

Table EA-1 SCAQMD Regional Thresholds

Pollutant	Construction	Operations
Regional Thresholds		
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
Sox	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Localized Thresholds		
CO	1,673.16 lbs/day	1,673.16 lbs/day
NO2	275.12 lbs/day	275.12 lbs/day
PM10	17.32 lbs/day	4.96 lbs/day
PM2.5	8.32 lbs/day	2.16 lbs/day

Note: lbs/day-pounds per day. Localized thresholds for construction and operational emissions are based on SCAQMD look-up tables for a 5-acre disturbance with the nearest sensitive receptors 29 meters away.
(Urban Crossroads, 2015a, Table 3-1)

assumptions by phase is provided in the MND's Project Description in 3.2.1C. (Urban Crossroads, 2015a, p. 23)

The proposed Project is anticipated to be developed with overlapping phases of construction activity. As shown in MND Table 3-3, soil import may overlap with grading activity. Additionally, construction activities associated with building construction, street improvements, and architectural coatings may overlap. Furthermore, it is expected that on-site hard rock blasting and crushing activities could occur at any point during demolition and grading activities. Therefore, the maximum peak daily construction emissions for VOC's, NO_x, SO_2, PM_{10}, and $PM_{2.5}$ in 2015 would be a result of the potential overlap of soil import and grading. In 2016, maximum peak daily construction emissions for VOCs would be due to the potential overlap of building construction, street improvements, and architectural coatings, while the maximum peak daily construction emissions in 2016 for NO_X, CO, SO_2, PM_{10} and $PM_{2.5}$ would be from the potential overlap of soil import and grading activities. As a conservative measure, because hard rock blasting and crushing could overlap with demolition and grading activities, emissions associated with hard rock blasting and crushing were added to the maximum daily emissions. On-site construction equipment from the overlapping construction phase area expected to haul crushed material within the Project site. The emissions associated with on-site hauling of material are thus adequately captured within the analysis due to the fact that scrapers, dozers, and loaders necessary to move blast/crushed material within the Project site are included in the CalEEMod and are reflective of the analysis. (Urban Crossroads, 2015a, p. 27)

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind

speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod model was utilized to calculate fugitive dust emissions resulting from this phase of activity. The Project site would require 102,877 cubic yards of soil import in order to balance[1]. (Urban Crossroads, 2015a, p. 23)

It is estimated that the unsuitable rock (hard rock) requiring blasting during construction would comprise approximately 49,553 cubic yards and would generally occur over four distinct areas on the project site. An average of 5,000 s.f. surface area for blasting per day is a reasonable working estimate for analytical purposes. The hard rock/blasting area locations are illustrated on MND Figure 3-14. (Urban Crossroads, 2015a, p. 24)

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on information from CalEEMod model defaults. (Urban Crossroads, 2015a, p. 25)

SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers). It should be noted that Best Available Control Measures (BACMs) are not mitigation as they are standard regulatory requirements. (Urban Crossroads, 2015a, p. 28)

The estimated maximum daily construction emissions without mitigation are summarized on Table EA-2, *Emissions Summary of Overall Construction (Without Mitigation)*. Construction emissions without mitigation were analyzed assuming model defaults for the hauling distance and the amount of assumed truck trips per day (20 mile two-way haul length / 142 two-way trips per day). Detailed construction model outputs are presented in Appendix 3.2 of the Project's Air Quality Impact Analysis (IS/MND Appendix C). Under the assumed scenario, emissions resulting from the Project construction would exceed criteria pollutant thresholds established by the SCAQMD for emissions of NO_X (before mitigation). This is evaluated as a significant impact of Project construction for which mitigation (in the form of special construction equipment, restricted horsepower-hours per day, and limited truck haul distances/total number of trips per day) would be required. As shown on Table EA-3 through Table EA-8, with implementation of Mitigation Measures M-AQ-2 and M-AQ-3, construction-related emissions would be below the SCAQMD Regional Threshold and would therefore be reduced to a level below significance. (Urban Crossroads, 2015a, p. 28)

[1] It should be noted that the analysis presented in the Project's Air Quality Impact Analysis (IS/MND Appendix C) assumes the net import of approximately 223,000 c.y of earthwork material. As such, impacts associated with the Project's construction phase represent a "worst-case" analysis of potential air quality impacts.

Table EA-2 Emissions Summary of Overall Construction (Without Mitigation)

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	16.27	202.92	137.26	0.23	20.16	11.96
2016	73.16	189.62	130.33	0.23	26.25	13.11
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**73.16**	**202.92**	**137.26**	**0.23**	**31.82**	**14.17**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**YES**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-5)

Table EA-3 Mitigated Construction Emissions at One-Mile Haul Distance and 923 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	12.55	97.34	211.45	0.18	13.49	7.28
2016	69.01	93.59	202.77	0.18	15.50	7.69
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**97.34**	**211.45**	**0.18**	**21.07**	**8.75**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-6)

Table EA-4 Mitigated Construction Emissions at Three-Mile Haul Distance and 513 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	9.47	97.93	151.45	0.19	14.25	7.57
2016	69.01	93.52	146.08	0.19	17.66	8.31
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**97.93**	**151.45**	**0.19**	**23.23**	**9.37**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-7)

Table EA-5 Mitigated Construction Emissions at Five-Mile Haul Distance and 350 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	8.23	97.53	127.49	0.20	14.51	7.67
2016	69.01	93.07	123.45	0.20	18.40	8.52
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**97.53**	**127.49**	**0.20**	**23.97**	**9.58**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-8)

Table EA-6 Mitigated Construction Emissions at Ten-Mile Haul Distance and 204 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	7.18	98.77	106.44	0.20	14.87	7.81
2016	69.01	93.98	103.56	0.20	19.43	8.82
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**98.77**	**106.44**	**0.20**	**25.00**	**9.88**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-9)