



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JULY 29, 2015

**PLANNING  
COMMISSIONERS  
2015**

**1<sup>st</sup> District**

Charissa Leach  
Vice Chairman

**2<sup>nd</sup> District**

Aaron Hake

**3<sup>rd</sup> District**

Ruthanne Taylor  
Berger

**4<sup>th</sup> District**

Bill Sanchez

**5<sup>th</sup> District**

Mickey Valdivia  
Chairman

**Planning Director**  
Steven Weiss, AICP

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

### • REGULAR MEETING • RIVERSIDE COUNTY • RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

#### CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

**1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 **NONE**

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:**

- 3.1 GENERAL PLAN AMENDMENT NO. 975** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mary Etta Bollman – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Buena Ventura Road, southerly of Auld Road, easterly of Pourroy Road, and westerly of Borel Road – 73.65 acres – Zoning: Light Agriculture 5 Acre Minimum (A-1-5) – **REQUEST:** The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. Continued from April 15, 2015, June 17, 2015, and July 15, 2015. Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org).

**4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:**

- 4.1 GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE TRACT MAP NO. 36668** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue – 65.2 Acres – Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to alter the project site zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 65.2 acres into 200 residential lots with a minimum lot size of 7,200 sq. ft., three water quality basins, two park sites and eleven open space lots. Project Planner: Peter Lange at (951) 955-1417 or email [plange@rctlma.org](mailto:plange@rctlma.org).
- 4.2 CONDITIONAL USE PERMIT NO. 3723** – Exempt from CEQA – Applicant: Roy Askar – Representative: Keefer Consulting – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: Northerly of Varner Road, southerly of Market Place, and westerly of Washington Street at 39615 Washington Street, Suite A, Palm Desert – .50 Acres – **REQUEST:** The conditional use permit proposes 1,641 sq. ft. convenience/liquor store that would include alcohol sales for off-premises consumption (Type 21 Off-Sale General ABC License) with operating hours from 8:00 a.m. to 11:00 p.m., and proposes a determination for Public Necessity & Convenience (PNC). The project site is located within an existing retail commercial center building and includes eight (8) allocated parking spaces. Project Planner: Jay Olivas at (760) 863-7050 or email [jolivas@rctlma.org](mailto:jolivas@rctlma.org).


**5.0 WORKSHOPS:**

- 5.1 NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****7.0 DIRECTOR'S REPORT****8.0 COMMISSIONERS' COMMENTS**

Agenda Item No.: 3/47  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Larry Ross  
Planning Commission: July 29, 2015  
Continued from: July 15, 2015, June 17, 2015,  
April 15, 2015

GENERAL PLAN AMENDMENT NO. 975  
Environmental Assessment No. 41804  
Applicant: Mary Etta Bollman  
Engineer/Representative: Dave Jeffers  
Consulting, Inc.

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

The project is located northerly Buena Ventura Road, southerly of Auld Road, and easterly of Pourroy Road, and westerly of Borel Road.

### FURTHER PLANNING CONSIDERATIONS:

On April 15, 2015, the project was continued by the Planning Commission to June 17<sup>th</sup> to allow the applicant to contact the surrounding community to see if the issues raised during the meeting could be resolved.

On June 11, 2015, an opposition letter was received from Dan Silver of Endangered Habitats League.

On June 17, 2015, the Planning Commission continued the project to July 15<sup>th</sup> to allow the applicant additional time to contact the surrounding community.

On June 23, 2015, the applicant hosted a community meeting at the Glen Oak Hills Club House, 40101 De Portola Road, Temecula 92592. The meeting was held from 7:00pm to 10:00pm. Details and a sign in sheet are attached to the staff report.

On July 6, 2015, staff reached out to the applicant's representative to get an update on the effort to contact the surrounding community. The applicant responded that they would not be able to provide such an update until after the deadline for the distribution of the staff report. Therefore, staff recommended continuance to July 29<sup>th</sup>, 2015 to allow for an update to the staff report.

On July 15, 2015, the Planning Commission continued the project to July 29, 2015 so that staff could update the staff report to reflect what occurred at the community meeting. At this hearing staff presented a request from an attorney that represents some of the community members opposing the

project that the project be continued beyond the proposed July 29, 2015 hearing date due to scheduling conflicts with some of the opposing residents. The attorney's request is attached to the staff report.

**FURTHER PLANNING CONSIDERATIONS LETTERS RECEIVED SINCE APRIL 15, 2015:**

Two letters were received from Davis Wojcik Duarte (DWD), a Professional Law Corporation, who represents a number of opposing neighbors.

One email was received from Endangered Habitats League in opposition to the project related to disorderly growth.

One letter was received in favor of the project from one of the applicants.

Nine letters in opposition were received from neighbors concerning the permanent loss of rural land. Please refer to analysis regarding the loss of rural land contained in the body of the staff report below.

One letter was received from Metropolitan Water District and one letter was received from Valley-Wide Recreation and Park District stating requirements when and if a development project is submitted.

**BACKGROUND:**

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on April 18, 2010 as part of the General Plan Initiation Process (GPIP). The project was initiated by the Board.

The subject site is located in the "French Valley" community within the Southwest Area Plan and is also located within the City of Temecula's Sphere of Influence. The original application proposal included 19 parcels totaling approximately 93 acres. Through the processing of the application three of the property owners that were party to the application elected to be removed from the application and are no longer proposed as part of the project.

- 964-050-007, the owner elected to become part of GPA00945 instead.
- 964-050-008, the owner elected to become part of GPA00945 instead.
- 964-050-009, the owner elected to become part of GPA00945 instead.

However, in the preparation of the exhibits for the initiation process for the Planning Commission and the Board of Supervisors apn 964-050-007 was inadvertently left on the exhibit and was initiated by the Board of Supervisors. Therefore, the Board of Supervisors initiated 17 parcels totaling 83.51 acres instead of 16 parcels totaling 73.65 acres.

During the initiation process at the Board of Supervisors, Supervisor Stone discussed that Commercial really did not fit in the application and specifically pointed out apn 964-050-007 should be changed to Medium Density Residential. He did not specifically point out the two remaining parcels that were proposed to be Commercial, apn 964-050-043 and apn 964-050-044. Based upon the Supervisor's remarks about the Commercial designations, the applicant has requested to change these proposed designations from Commercial to Medium Density Residential. Staff agrees the Commercial designations should be removed and changed to Medium Density Residential.

Board of Supervisors policy B-31 requires that all projects seeking approval under Ordinance No. 348 and Ordinance No. 460 are required to have all their property taxes paid prior to being scheduled for hearing. When attempting to schedule this project for Planning Commission the routine check of property taxes found that Apn 964-050-020 had unpaid property taxes. This unpaid status was communicated the applicant's representative, and several months were given to allow for payment prior to being scheduled. The applicant's representative informed staff that the owners were having difficulty paying and requested that the application proceed to Planning Commission without apn 964-050-020. The new case number, GPA00975D1, has been assigned to apn 964-050-020 to allow this owner to progress with their proposal once they have resolved their unpaid property taxes.

The revised General Plan Exhibit reflects the removal of apn 964-050-007 which had been previously requested to be removed from the application, removal of apn 964-050-020 for unpaid property taxes and the change from Commercial to Medium Density Residential for apn 964-050-043 and apn 964-050-044. The revised exhibit is 15 parcels totaling 73.65 acres.

The current proposal, with all the subtractions noted about, of the following apns: 964-050-005, 964-050-010, 964-050-011, 964-050-012, 964-050-013, 964-050-015, 964-050-016, 964-050-017, 964-050-018, 964-050-019, 964-050-021, 964-050-037, 964-050-038, 964-050-043, and 964-050-044.

#### **ISSUES OF POTENTIAL CONCERN:**

##### **SB-18 Tribal Consultation**

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

##### **Highway 79 Policy Area Consistency**

The General Plan's Highway 79 Policy Area requires that residential development be proposed at 9% below the mid-point of the existing Land Use designation due to transportation infrastructure and capacity deficiencies. Mitigation was added to the project's CEQA document that makes the project consistent with the goals of the policy.

##### **Staff's concerns during the initiation process**

In the initiation staff report a number of concerns were brought up by staff, the applicant has addressed these concerns in an attached response/rebuttal letter dated August 29, 2014.

##### **General Plan Findings**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 975 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan and Article 2 of Ordinance No. 348 provides that two findings must be made to justify a Foundation Component - Regular amendment. Further, the

Administrative Element of the General Plan and Article 2 of Ordinance No. 348 provides that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another both sets of findings must be made. The five required findings are:

- a. The proposed change does not involve a change in or conflict with:
  - (1) The Riverside County Vision.
  - (2) Any General Plan Principal set forth in General Plan Appendix B.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

**The first required finding per the General Plan Administrative Element** explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal as set forth in General Plan Appendix B.

The General Plan envisioned the project area to be Rural Residential 5-acre minimum. The County General Plan Vision discusses many concepts; they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these visions and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the Housing portion of the Riverside County Vision states that regional forecasts of housing needs are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its Housing Element for the General Plan to meet its RHNA (Regional Housing Needs Assessment). The proposed project would increase the potential number of units on the project site and thus bring the County closer to the State required number of housing units and therefore bringing the County more into line with the regional forecasts. The Population Growth portion of the General Plan Vision discusses the downsides of random sprawl and focusing on where the growth can be accommodated. The proposed project is directly adjacent to the north and west of Medium Density Residential developments, and because of the adjacency would not be random sprawl. Because of the existing infrastructure, this area could accommodate the additional housing and growth. Therefore, there is no conflict with the Riverside County Vision .

Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are two principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Development category, the principal is Maturing Communities:

The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The community in which the project site is located has been maturing over the years and changing from rural to suburban. Where large lots, rural roads, and septic tanks predominated the physical landscape of this community in the past, of recent years it has changed to 7,200 square foot lots, suburban roads, arterial roads and collector roads, and piped sewer systems.

The second principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

- a. Each of the following should be considered, in no order of priority, as appropriate types of urban form and development:
  - (1) Municipal boundary build-out;
  - (2) New towns, villages, neighborhoods and aggregated specific plan areas;
  - (3) Infill development and redevelopment;
  - (4) Compact and transit oriented developments; and
  - (5) Suburban development exclusive of the Very Low Density designation.

This project proposes a suburban density of 2 to 5 dwelling units per acre that would preclude one acre minimums as required in the Very Low Density designation. The proposal is to conform to the existing level of intensity as can be found directly north and west of the project site.

Therefore, there is no conflict with any General Plan principal.

**The second required finding per the General Plan Administrative Element** states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Medium Density Residential is consistent with Community Development Foundation. Once the foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

**The third required finding per the General Plan Administrative Element** states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. In LU 22.1 the General Plan states that one of its goals is to “accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.” The General Plan designated the property to the west and north as Medium Density Residential through Specific Plan No. 238 Crown Valley Village and Specific Plan No. 286 Winchester 1800, respectively. The proposed project logically continues the Medium Density Residential that exists to the north and west, and allows the project site to utilize the infrastructure that is in place as a result of the existing Medium Density Residential. Therefore, the project will contribute to the purposes of the General Plan by continuing an existing progression of Medium Density Residential in this area.

**The fourth required finding per the General Plan Administrative Element** is that the change would not create an internal inconsistency among the elements of the General Plan.

The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and that the project causes no internal inconsistency among the elements. Therefore, the project will not create an internal inconsistency among the elements of the General Plan. As mentioned above, the proposed project is a natural continuation of the Medium Density Residential that exists in Specific Plan No. 238 Crown Valley Village and Specific Plan No. 286 Winchester 1800, and the circulation and other elements of the General Plan that were planned for both of those specific plans, hold true for this proposal and therefore because of the work done on both of those specific plans, no internal consistency among elements of the General Plan will be created because of this proposal. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.

**The fifth required finding per the General Plan Administrative Element** is that there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the urbanization of the area as a result of Specific Plan No. 238 Crown Valley Village and Specific Plan No. 286 Winchester 1800. The infrastructure did not exist when the General Plan was being developed and adopted in 2003. Since then, a number of tract maps have been built within the adjoining specific plans and these tract maps brought infrastructure with them. As a result, back in 2003 the project site was not ready for further development, but now with the construction of the adjoining tracts the needed infrastructure is now in place and the project site can be considered for alternative land uses, including Medium Density Residential. This change justifies modifying the General Plan.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Proposed General Plan Land Use (Ex. #5):    | Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Medium Density Residential and Commercial Retail to the north and west, Rural Residential to the south, and Open Space: Conservation Habitat and Rural Residential to the east. |
| 3. Existing Zoning (Ex. #2):                   | Light Agriculture 5 acre minimum (A-1-5).   |
| 4. Surrounding Zoning (Ex. #2):                | General Commercial (C-1/C-P), SP zone, Light  |



- |                                   |   |
|-----------------------------------|---|
|                                   | Agriculture 10 acre minimum (A-1-10), and Residential Agriculture 2 ½ acre minimum (R-A- 2 ½) to the north, SP zoning to the west, Light Agriculture 10 acre minimum (A-1-5) to the South, and Light Agriculture 10 acre minimum (A-1-5) to the east. |
| 5. Existing Land Use (Ex. #1):    | Rural single family homes and vacant.   |
| 6. Surrounding Land Use (Ex. #1): | Rural single family homes and vacant to the south and east, and 7,200 foot lot homes to the north and west.   |
| 7. Project Data:                  | Total Acreage: 73.65 acres  |
| 8. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**APPROVAL** of the **PLANNING COMMISSION RESOLUTION NO. 2014-010** recommending adoption of General Plan Amendment No. 975 to the Riverside County Board of Supervisors;

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41804**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE GENERAL PLAN AMENDMENT NO. 975**, amending the Land Use Designation for the subject property from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) in accordance with the General Plan Land Use Exhibit #7; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Medium Density Residential and Commercial Retail to the north and west, Rural Residential to the south, and Open Space: Conservation Habitat and Rural Residential to the east.
3. As that the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 that the project is consistent with both the General Plan and Ordinance No. 348.

4. Based upon staff analysis the proposed change does not involve a change in or conflict with the Riverside County Vision. The project furthers the Riverside County Vision for Housing by increasing the potential number of units on the project site and thus bring the County closer to the State required number of housing units and therefore bringing the County more into line with the regional forecasts. The project also furthers the Riverside County Vision for Population Growth by providing an area where growth could be accommodated without causing random sprawl.
5. Based upon staff analysis the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. The project furthers the Riverside County General Plan principals for Maturing Communities by acknowledging the change to suburban in the community and applying it to the project site. The project also furthers the Riverside County General Plan principals for Community Variety, Choice and Balance by proposing suburban densities of 2 to 5 dwelling units per acre that would preclude one acre minimums as required in the Very Low Density designation. The proposal also achieves balance by conforming to the existing level of intensity as can be found directly north and west of the project site. Therefore, based upon the above there is no conflict with General Plan Principals in General Plan Appendix B.
6. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Medium Density Residential is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.
7. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. The project will contribute to the purposes of the General Plan by implementing LU 22.1 of the General Plan, which states that one of its goals is to "accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps."
8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and that the project causes no internal inconsistency among the elements. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The new condition that occurred was the construction of the adjoining tracts, as a result the needed infrastructure is now in place and the project site can be considered for alternative land uses, including Medium Density Residential. This change justifies modifying the General Plan.
10. The zoning for the subject site is Light Agriculture 5 acre minimum (A-1-5).
11. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P), SP zone, Light Agriculture 10 acre minimum (A-1-10), and Residential Agriculture 2 ½ acre minimum (R-A- 2 ½) to the north, SP zoning to the west, Light Agriculture 10 acre minimum (A-1-5) to the South, and Light Agriculture 10 acre minimum (A-1-5) to the east.

12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. This project is within the City Sphere of Influence of the City of Temecula.
14. Environmental Assessment No. 41804 identified the following potentially significant impacts:
  - a. Agriculture
  - b. Land Use
  - c. Circulation

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Medium Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. With mitigation, the proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing numerous letters in support and opposition have been received since the April 15, 2015 Planning Commission Hearing. One letter in opposition was received during the General Plan Initiation process from Endangered Habitats League, dated April 16, 2010.
2. The project site is not located within:
  - a. Area drainage plan;
  - b. The Stephens Kangaroo Rat Core Reserve Area; or,
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. The city of Temecula sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. The Valley Wide Recreation and Parks District; and,
  - d. A 100-year flood plain and dam inundation area

**GENERAL PLAN AMENDMENT NO. 975**

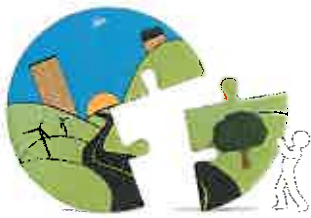
**PC Staff Report: July 29, 2015**

**Page 10 of 10**

---

4. The subject site is currently designated as Assessor's Parcel Numbers: 964-050-005, 964-050-010, 964-050-011, 964-050-012, 964-050-013, 964-050-015, 964-050-016, 964-050-017, 964-050-018, 964-050-019, 964-050-021, 964-050-037, 964-050-038, 964-050-043, and 964-050-044.

Y:\Planning Case Files-Riverside office\GPA00975\DH-PC-BOS Hearings\DH-PC\SR GPA00975 PC 2014.docx



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

## Memorandum

**DATE:** July 15, 2015

**TO:** Planning Commission

**FROM:** Larry Ross

**RE:** 3.3 GPA00975 – email request from opposing attorney to continue beyond July 29, 2015.

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

Desert Office · 77588 El Duna Ct., Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

## Ross, Larry

---

**From:** Matt Duarte <matt@lawdwd.com>  
**Sent:** Monday, July 13, 2015 5:09 PM  
**To:** Ross, Larry  
**Subject:** General Plan Amendment No. 975

3.3

Mr. Ross,

Thank you for your correspondence last week. I do understand that the Staff recommendation is to continue the hearing on GPA 975 to July 29, 2015. However, I have been informed that several of the residents that had planned on appearing to testify at the hearing will not be able to attend on that particular date and wanted to pass that information along to you for consideration by the Commission. Given that Mr. Jeffers has already agreed to a continuance, it does not appear that there would be any prejudice in further continuing the hearing so that all the residents have an opportunity to have their voices heard.

Sincerely,

**Matthew Duarte, Esq.**  
**DAVIS | WOJCIK | DUARTE**

**DWD** Phone: (951) 652-9000  
Fax: (951) 658-8308  
DAVIS • WOJCIK • DUARTE  
A PROFESSIONAL LAW CORPORATION Website: [www.lawdwd.com](http://www.lawdwd.com)

Hemet Office: 1001 E. Morton Place, Suite A, Hemet, CA 92543  
Temecula Office: 28544 Old Town Front Street, Suite 201, Temecula, CA 92590

CONFIDENTIALITY NOTICE: The information contained herein may be privileged and protected by the attorney/client and/or other privilege. It is confidential in nature and intended for use by the intended addressee only. If you are not the intended recipient, you are hereby expressly prohibited from dissemination, distribution, copy or any use whatsoever of this transmission and its contents. If you receive this transmission in error, please destroy this message and notify the sender by reply or e-mail.

Information provided  
by the Applicant from  
the Glen Oak Hills Club  
House meeting on June  
23, 2015 from 7:00pm  
to 10:00pm

# COMMUNITY MEETING

## GPA 975

Tuesday, June 23<sup>rd</sup>, 2015

A community meeting was requested by the Riverside County Planning Department to offer information regarding the request for approval of GPA 975. The meeting was held on Tuesday, June 23 2015 at the Glenoaks Hills Clubhouse in Temecula at 7:00 p.m.

Written invitations and driving directions were sent to community members who expressed opposition to the GPA 975 by way of a petition and to those who had written letters of opposition to the GPA 975 Planning Commission Hearing which was held on April 15, 2015.

Professional Consultant for GPA 975, Dave Jeffers conducted the meeting and provided excellent large and visible graphics showing the whole community area and the GPA relationship to the whole community. The visual graphics demonstrated how the GPA would be physically separated from the community to the south of it by the natural buffering zone of Tualota Creek, which runs east to west along the entire project. He showed the GPA request to be consistent with massive MDR development adjacent to it on both the West and North sides of GPA 975 and contiguous thereto, and showed how this on-going development has provided the required infrastructure to supply GPA 975 with all utilities, including water and natural gas.

Mr. Jeffers also provided and handed out graphics depicting future roads and traffic control to be built in the immediate area. Pourroy Road and Auld Road will be replaced by Butterfield Stage Road which will continue from the newly built Bridge at Buena Ventura Road and enclose GPA 975, south to north, then intersecting with Auld Road going east to west. This leg of Butterfield Stage Road will impact two five acre parcels in GPA 975 on Pourroy Road by requiring right-of-way to be purchased through Eminent Domain. It will also require the acquisition of right-of-way purchased through Eminent Domain over 5-acre parcels in GPA 945 on Auld Road. Most of the attendees at the meeting were not aware of this approved route of Butterfield Stage Road until they learned of it at this meeting.

A question and answer period was held by Mr. Jeffers and some insight was gained by attendees. Some however were not willing to accept that we and indeed they are in the path of development which was graphically and verbally expressed cogently by Mr. Jeffers in his presentation.



The meeting was held in a comfortable and hospitable environment at the clubhouse and refreshments were served.

The meeting adjourned at around 10:00 p.m.

Respectfully submitted:

Nancy Bennett

**From:** Dave Jeffers [mailto:dave4djc@yahoo.com]  
**Sent:** Tuesday, July 14, 2015 8:45 AM  
**To:** Ross, Larry  
**Cc:** Mary Etta; Karen Smith  
**Subject:** RE: GPA-975

Hi Larry,

Please see the attached sign-in sheet. It includes the date, place and time of the Community Outreach Meeting. The other sheet is my brief presentation notes. Of the people who signed in, the folks on lines 2 through 7 were the applicants. The rest, 11 people, were from the surrounding area to the south (except Mr. Rau who lives on the south side of Auld Road.) I think 1 person refused to sign in. During the Q and A period at the end, I made it clear that we would like to hear any ideas for compromise or buffering other than what I presented in the colored exhibit I had prepared. The only suggestion for compromise, other than no development, was for 2.5 acre lot sizes which my clients were not willing to pursue. One lady asked if we were going to pay her for the lost value of her property due to the new homes that would be built (assuming the project gets approved) in the future. She had heard from the Bill O'Reilly TV show that new homes always reduce surrounding property values. Some of the opposition did not believe that the Butterfield Stage Road re-alignment was on the County's list to be built and that it would never be built.

Hope this helps, let me know if you need any additional info.

Regards, Dave

## Auld Road Group GPA Community Meeting

June 23, 2015

7:00 PM

GlenOak Hills Club House

40101 De Portola Rd., Temecula, 92592

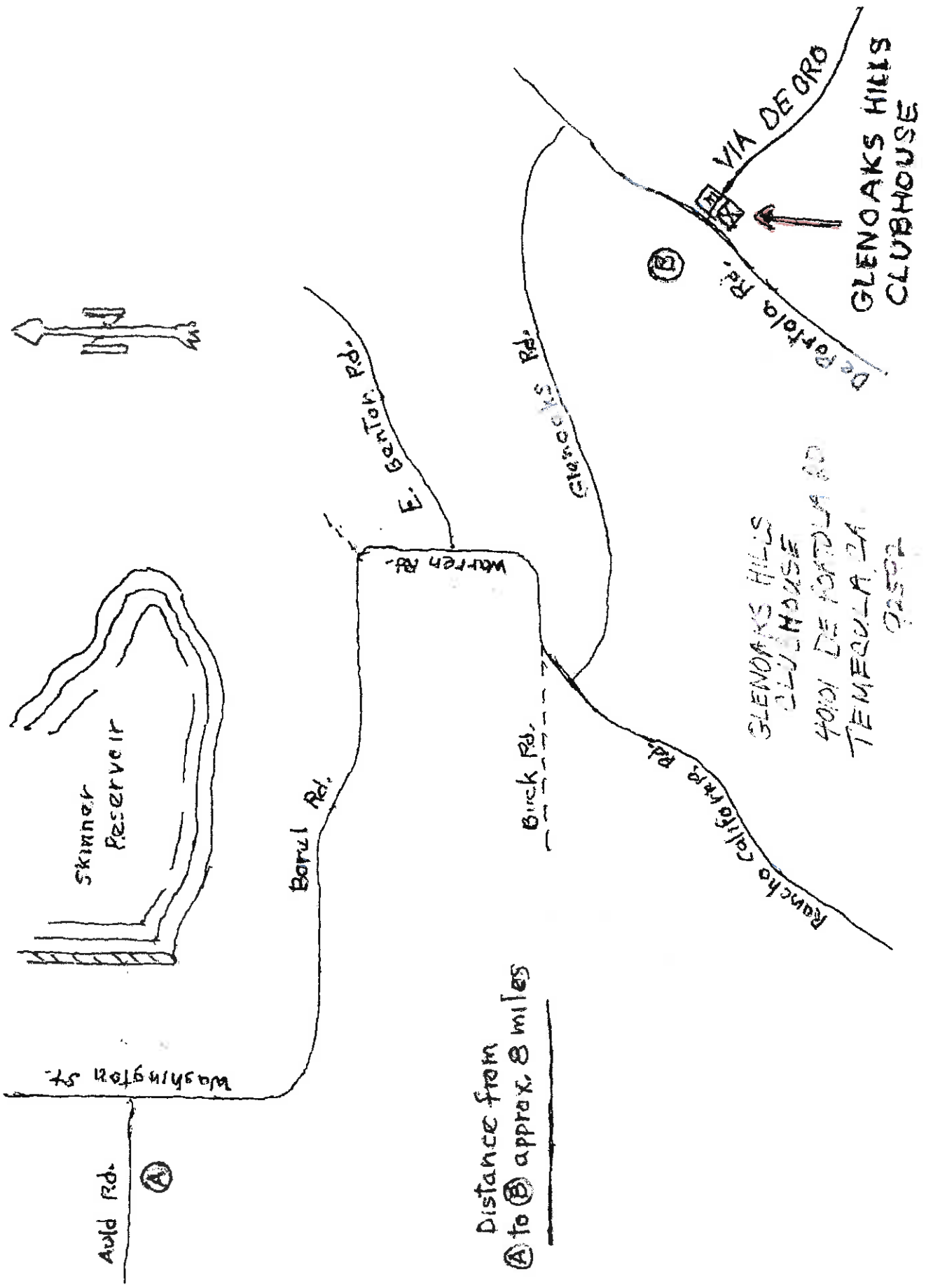
### Attendance Sign in Sheet

| Name (Please Print)    | Address  |
|------------------------|--|
| 1. Robin Lowe          | 8172 O'MEARA AVE Hemet 92545                         |
| 2. Michael Smith       | 30625 Auld Rd Winchester 92596                       |
| 3. Richard Wilmer      | 32573 Auld Rd Winchester 92596                       |
| 5. Nancy Bennett       | 37350 Pourvoy Rd Winchester 92596                    |
| 6. Randall Bennett     | 37350 Pourvoy Rd Winchester 92596                    |
| 7. Dave Jeffers        | 19 Spectrum Pointe Dr. #609<br>Lake Forest, CA 92630 |
| 8. MARIE BENDER        | 37595 GREEN KNOLL ROAD<br>WINCHESTER, CA 92596       |
| 9. Rudy Dorn           | 32815 BURN2 VENTURE                                  |
| 10. JAMES PETERSON     | 37515 GREENKNOLLS RA 92596                           |
| 11. Torie + Mark Mando | 32273 Wilks Way 92596                                |
| 12. Ed + Lois Mayhew   | 32655 PRISCILLA ST 92596                             |
| 13. Noah Rau           | 32343 Auld Rd 92596                                  |
| 14. Ron Green          | 32295 Buena Ventura Rd                               |
| 15. SANDRA GREEN       | 32295 Buena Ventura Rd                               |
| 16.                    |  |
| 17.                    |  |

JUNE 23, 2015

EPA 975 - COMMUNITY OUTREACH

- Introductions: DJ - Land use planner / designer
  - Specialize in Entitlements - like this EPA
- EPA History - 2008 owners filed EPA appli. for MDR
  - Requirements: Land use compatibility - MDR around us.
  - Admin. Code: change in the area: roads, utilities, sewer  
homes, schools, parks.
  - we requested MDR - no Comm.
- 7 years in the County process
  - finally got to PC last April
  - County's staff report stated this application was a  
logical continuation of change in the area over last 12  
years.
  - Buffers: Tugalota Creek  
internal buffers in MDR (2-5)
- I've been doing this a long time - my opinion this application  
has considerable merit for approval.
- Q and A



Distance from  
A to B approx. 8 miles

GLENOAKS HILLS  
 CLUBHOUSE  
 4001 DE PORTOLA RD.  
 TEMECULA, CA  
 92592

GLENOAKS HILLS  
 CLUBHOUSE

**Ross, Larry**

---

**From:** Mary Etta Bollman <maryetta@obsessionmatrix.com>  
**Sent:** Friday, July 17, 2015 6:59 AM  
**To:** Ross, Larry  
**Cc:** Dave Jeffers  
**Subject:** #975 Invitation to Community Meeting  
**Attachments:** Auld Community Example.docx

Hi Larry,

Dave Jeffers asked that I send you a copy of the invitation to #975's community information meeting. I've attached an example. I mail-merged them so they were all individually addressed. An invitation was sent to all property owners who were on the opposition petition. Some people put a local address on the petition even though there is no house on the property, so I also used addresses from the letters sent to the planning commissioners. I only received one letter back from a woman who had used a local address, but an invitation had been sent to her relations who had a Murrieta address. There was a map enclosed with the invitation, but it was sent to me in a jpg in an e-mail and I could print it, I can't copy it out of the e-mail, but if you need that, let me know and I'll make further efforts.

Mary Etta Bollman

Auld Road Property Group  
Mary Etta Bollman  
32573 Auld Road  
Winchester, CA 92596

June 8, 2015

James R. Petersen, Jr.  
37515 Green Knolls Road  
Winchester, CA 92596

Dear James,

On behalf of your neighbors on the Riverside County GPA Application #975, I'd like to invite you an informational meeting regarding the growth and planned infrastructure changes in our area. Our consultant, David Jeffers, will be in attendance to assist us in answering any questions you may have.

For the occasion our group has reserved the GlenOak Hills Clubhouse at 40101 De Portola Road, Temecula, CA 92592, on Tuesday June, 23<sup>rd</sup> for 7 pm.

I've included a map to the clubhouse for your convenience. Please don't follow Mapquest because it has some inaccurate information about the dirt roads.

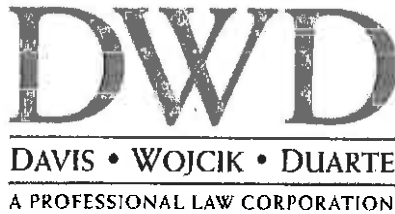
The next Planning Commission Hearing for #975 is scheduled for July 15, 2015.

Sincerely,

Mary Etta Bollman

Correspondence  
received after the  
April 15, 2015  
Planning Commission  
meeting





July 16, 2015

Ms. Ruthanne Taylor-Berger  
County Administrative Center  
4080 Lemon Street  
Riverside, California 92501

Re: Proposed General Plan Amendment No. 975

Dear Commissioner Taylor-Berger:

By way of introduction, I am an attorney at Davis Wojcik Duarte, APLC with offices in Hemet and Temecula and this office represents the interests of concerned residents with respect to the above-referenced General Plan Amendment application. I understand that you have recused yourself from this matter due to a conflict of some kind with Applicant's consultant, Dave Jeffers. It is unclear to me whether this recusal is temporary or if it means that you are forever barred from addressing any planning issues in the area. As such, I am deeply concerned that the interests of District 3 are no longer being protected and was hoping you could address the matter or give some guidance as to whom we should speak with regarding this important issue.

As you may know, GPA No. 975 came on for public hearing before the Planning Commission on April 15, 2015, but has now been continued a total of 3 times. The application is a unique one in that it was not proposed by a single developer or landowner, but rather by a group of landowners each owning various parcels. These landowners are seeking to have the General Plan component and their respective land use designations completely changed from Rural Residential to Medium Density Residential on approximately 73.65 acres; a proposal which would fundamentally alter the character and nature of this community.

Notably, the parcels at issue—while contiguous—are not linear; which is to say that the properties combine to form an almost backwards Z shape that is more commonly seen in a game of Tetris than a well-planned development. Furthermore, the application does not include a concurrent request for a change in zoning or a plot plan proposal which not only leaves several pertinent issues unresolved and unanswerable at this stage, but also necessarily renders the proposal incomplete because it would eventually require further hearings and consideration from the Planning Commission and Board of Supervisors.

---

1001 E. Morton Place, Ste. A  
Hemet, CA 92543  
Phone: (951) 652-9000  
Fax: (951) 658-8308

Please respond to:

lawdwd.com

28544 Old Town Front St., Ste. 201  
Temecula, CA 92590  
Phone: (951) 587-2222  
Fax: (951) 658-8308

What is probably most concerning, however, is that the applicants themselves have admitted that they are seeking GPA No. 975 in order to make their properties more marketable to prospective developers. In that respect, the applicants cannot be more transparent in their attempt to utilize this process for their own financial gain and to the detriment of their neighbors. Stated another way, the homes and lifestyles of those residents who intend to continue to live on the properties that they have invested millions of dollars in are being put at risk for the benefit of a select few who intend to vacate the region as soon as the market allows it. This is outrageous.

It is for all these reasons that a large group of residents—constituents of the District, mind you, that actually intend to stay in the District—joined together to create a petition against the proposed amendment. I shared that Petition with the County staff prior to the April hearing, but can provide another copy upon request. Several of these residents appeared at the hearing and voiced their concerns. In addition to their valid substantive arguments against the application, there were also residents who noted that they did not receive notice of the hearing because the County had used assessment rolls that were nearly one year old when sending out notice of the hearing. This, of course, meant that several landowners who had recently acquired property in the area were not made aware of the possibility of significant changes to their community. The Board of Supervisors recently recognized the flaws in the County's noticing system when it voted to approve on-site postings of notices of public hearings in April—*after* the first public hearing for GPA No. 975. But for the collective efforts of their neighbors, individuals with vested interests in the outcome of this application may not have even known about the hearing and it is certainly possible that many still have not received notice.

A further source of frustration was the recent "community meeting" conducted by Mr. Jeffers on behalf of the applicants. While I was not able to attend, our consultant in this matter, Robin Lowe, was there and I have been informed by multiple residents that the meeting was an abject failure. Mr. Jeffers openly stated that the purpose of the meeting was to inform the community about his clients' plans and that they had no intention of modifying or altering the proposal to address the concerns of the residents. As such, the parties have come no closer to reaching an understanding as to the General Plan Amendment.

Because of the delay in setting up this informational meeting, Mr. Jeffers requested a second continuance of the hearing from June to July. However, when County staff requested an update on the "community meeting" Mr. Jeffers stated that he was unable to get an update in time because he was out of the office. As such, Staff recommended a continuance from July 15 to July 29<sup>th</sup>.

Commissioner Ruthanne Taylor-Berger

July 16, 2015

Page 3

However, Staff had not yet consulted with me, my clients, or any other residents prior to recommending the continuance to that date. As such, I emailed Mr. Larry Ross and advised him that several residents who had planned to attend the hearing had prior conflicts with the proposed third continued date of July 29. I further noted that there would be no prejudice to the applicants since they had already caused two continuances. Despite this, it is my understanding that the Commission yesterday refused to accommodate the residents. Of course, the County's failure to properly notice the hearing coupled with their refusal to extend the same courtesy of a continuance that was afforded to the applicant's consultant has further exacerbated this situation.

An amendment to the General Plan has significant ramifications to those working and living within the District and a decision as important as this one should not be taken lightly. I hope you can appreciate the position the residents have been placed in by this application and the County's handling to date. As such, I would request a response in writing as to how the County intends to address their concerns. To the extent you are unable to address these issues specifically, please have the appropriate individual contact my office to discuss this matter further. I look forward to hearing from you.

Very truly yours,  
DAVIS | WOJCIK | DUARTE



Matthew Duarte, Esq.

cc: Olivia Balderrama, Supervisor's Office (via email)  
Larry Ross, Planning Dept. (via email)  
Client

April 8, 2015

Mr. Chuck Washington  
County Administrative Center  
4080 Lemon Street -- 5<sup>th</sup> Floor  
Riverside, California 92501

Re: Proposed General Plan Amendment No. 975

Dear Supervisor Washington:

The purpose of this correspondence is to request your attention to the proposed amendment to the General Plan Component and Land Use designations that are currently scheduled to be discussed at public hearing at the next Planning Commission meeting on April 15, 2015.

As you may know, the proposed amendment contemplates a significant change in the nature of the residential use from **Rural Residential** (5 acre minimum lot size) to **Community Development: Medium Density Residential**. Please be advised that several neighboring landowners, including our long-time client, Mr. Rudy Adame, have expressed their vehement opposition to this proposed amendment. Indeed, the residents—on their own accord—have circulated a Petition and obtained a number of signatures challenging any change to the land use designation. As you can imagine, the residents have serious concerns about such a fundamental change to this region of the County, the potential for overburdening the underdeveloped infrastructure, the lack of water resources available to accommodate this change, and that this amendment is inconsistent with the County's General plan, among several other valid concerns.

We have been retained to address this issue and would appreciate an opportunity to fully discuss this matter with you prior to the upcoming hearing. Please let us know when and if you could be available. We would be happy to meet at your local office or make one of our conference rooms available in either our Hemet or Temecula offices. Thank you in advance for your anticipated courtesy and attention to this important matter. I look forward to hearing from you.

Very truly yours,  
DAVIS | WOJCIK | DUARTE



Matthew Duarte, Esq.

cc: Larry Ross, Planning Dept.

**From:** [Dan Silver](#)  
**To:** [Stark, Mary](#); [Ross, Larry](#)  
**Cc:** [Johnson, George](#); [Perez, Juan](#); [Clack, Shellie](#); [North, Tiffany](#); [Balderrama, Olivia](#); [Field, John](#); [Magee, Robert](#); [Mike Gialdini](#); [Hernandez, Steven](#)  
**Subject:** Planning Commission Item 3.2 (June 17, 2015) - GPA 975  
**Date:** Thursday, June 11, 2015 11:20:31 AM

---

*DISTRIBUTION REQUESTED*

June 11, 2015

Planning Commission  
Riverside County  
4080 Lemon St  
Riverside CA 92501  
ATTN: Mary Stark

**RE: Item 3.2 (June 17, 2015) - GPA 975 – OPPOSITION**

Honorable Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to offer written testimony for this item.

EHL recommends denial of this wholly discretionary General Plan Amendment. The proposal represents disorderly growth. *As detailed in the original staff recommendation for denial on April 20, 2010*, the conversion of this 151-acre Rural area to Community Development would be incompatible with surrounding uses, create flood hazards, and “leapfrog” over vacant parcels already so designated.

Sincerely,  
Dan Silver

Dan Silver  
Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

Randall and Nancy Bennett

37350 Pourroy Road

Winchester, CA, 92596

June 1, 2015



Members of the Riverside County Planning Commission

Mr. Larry Ross; Project Planner

P. O. Box 1409

Riverside, CA. 92502-1409

Ladies and Gentlemen:

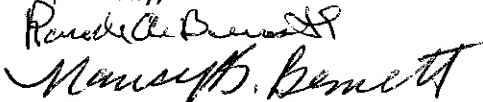
We are applicants in GPA 975, and we send this letter in support of GPA 975. Having waited seven years, we have now received our report from staff resolving in a recommendation for adoption of our General Plan Amendment. We are very happy about this.

During the past seven years at our routine hearings, there has been no opposition to continuing with our General Plan Amendment. Now, at this late date, we have suddenly been noticed and opposed by some members of a neighboring community to the south.

I have, therefore, listed below several reasons why they should not be so upset and opposed to our GPA regarding our community's development. We and they will enjoy positive growth and community improvement through the adoption of GPA 975.

Thank you for your attention to the following points we wish to make. They are attached to this letter. Also attached is the 21-acre Parcel Map 32379, showing how its off-site improvements impact our properties in GPA975.

Respectfully,

  
Randall and Nancy Bennett

## Points to consider in support of GENERAL PLAN AMENDMENT 975

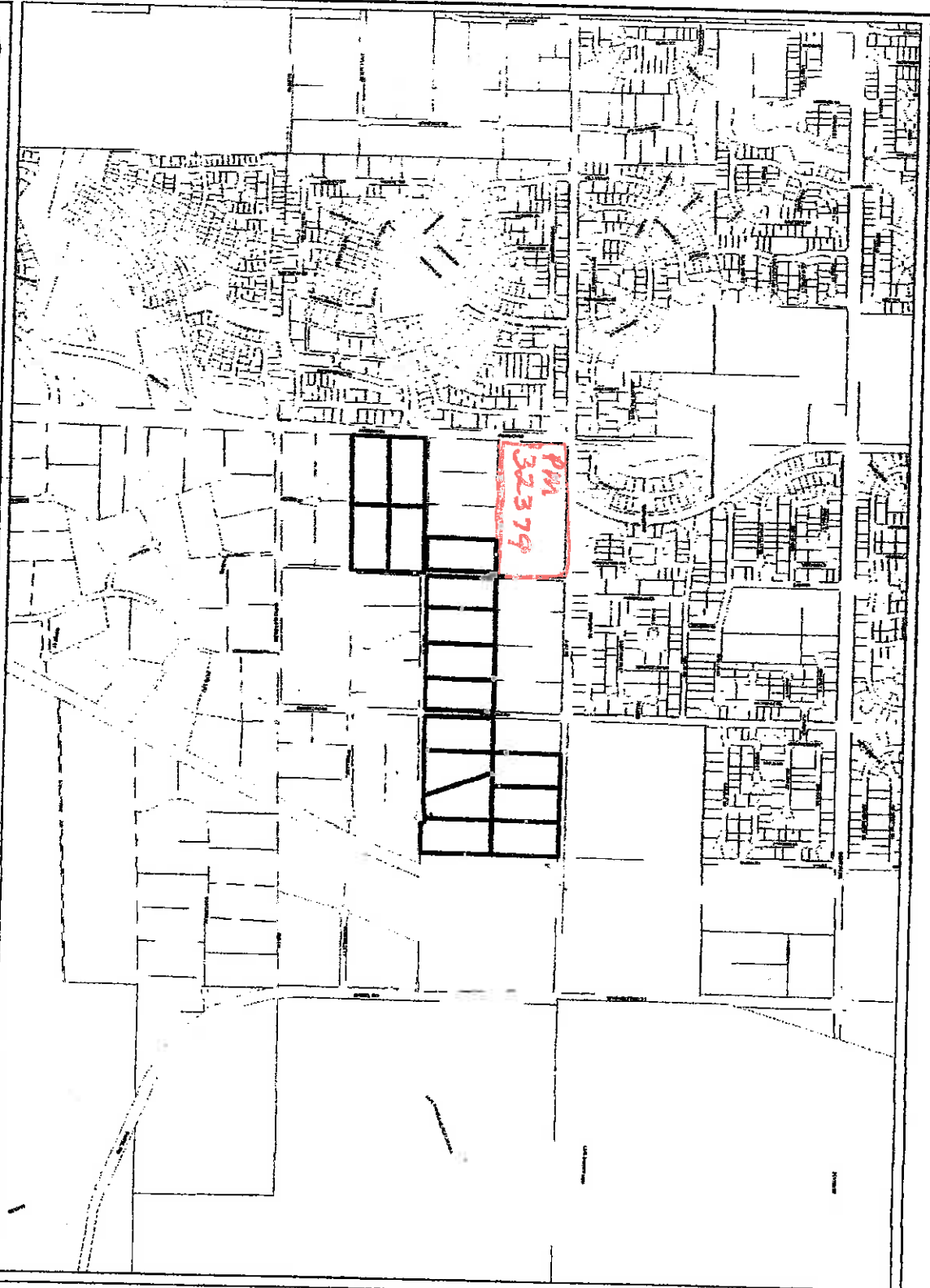
- GPA 975 is not an application for a zone change. The parcels in GPA 975 will remain rural residential zoning. GPA 975 is an application for a component change from Rural Residential to Community Development – not a zone change.
- The 21 acres of commercial property on the corner of Auld and Pourroy Roads is approved parcel map No. 32379, approved in 2007. It is contiguous with and impacts properties in GPA 975, rendering them no longer suitable for horse ranching or rural pursuits. The off-site improvements of this 21 acre parcel map call for the acquisition of some GPA 975 properties through eminent domain to continue the building of Butterfield Stage Road, replacing Pourroy Road and Auld Road. The building of Butterfield Stage Road will be implemented with the development of the commercial 21 acre parcel map 32379 with these required off-site improvements.
- The wells in the area of GPA 975 are not producing adequate water for domestic use or agricultural use and are not potable. The well water contains more nitrates than is considered safe by the FDA. The water on some parcels contains other contaminants and residents don't drink it. Only about half of the parcels in GPA975 have homes on them, the remaining parcels are open land. Property with such water sources are not saleable unless to a developer who will develop a residential community and bring in EMWD water, which is available, but is not cost effective for individual property owners.
- GPA 975 is to be considered as an effort toward good property management among its property owners. It will facilitate the continued path of Butterfield Stage Road which will relieve traffic congestion in the entire neighborhood. Pourroy Road now empties all of French Valley into and out of Temecula during peak business and school hours. An official of the Riverside county transportation department, in May, counted 500 cars turning south onto Pourroy Road from Auld Road, between 6 and 8 a.m. That was even before the school traffic began.
- The opponents of our GPA voiced concern about increased traffic and abuse of their dirt roads. It is sad that drivers are abusing the dirt roads to the south of GPA 975. Those are dedicated roads and can be used by any one at anytime. As mentioned above, completion of currently planned roads and traffic control will alleviate the use of those dirt roads by non-residents who are using them to circumvent the traffic now caused by ongoing development in the area. We, residents of GPA 975, also undergo serious traffic conditions on our property frontage. It is dangerous to enter the roadway from our driveways, and next to impossible to get a horse trailer onto Pourroy road safely. Our rural way of life and country serenity no longer exists. It was that life that we came here to enjoy 35 years ago. Nearly every resident in GPA975 has

been here for between 25 and 30 years. It has all changed for us and we are all in agreement to get with the program of community development which we have been unable to avoid.

- The highest and best use of the properties in GPA 975 will be the development of a community with adequate water sources and utilities and completed traffic control. The infrastructure for water, power, sewer and gas is now available in Pourroy Road, and put in place by the current and ongoing housing development on the westerly (Pourroy) and northerly(Auld) boundaries of GPA 975.
- Native American issues are addressed in our Staff Report and will be mitigated during the formation of any further maps to be considered in the area of GPA 975. This issue and wildlife issues are also a concern of our opposition. These are sensitive issues and are already addressed in our staff report.
- GPA975 is consistent with GPA 945, which is contiguous. Parcels surrounding GPA 975 could be incorporated with GPA 975 if future developers wish to buy them, possibly for mitigation purposes. GPA 975 does not change the RR zoning of our neighbors to the south. Indeed, it does not change the RR zoning within its own boundaries. Again, GPA 975 is not an application for a zone change. Adoption of GPA 975 will not effect a zone change. The properties within it will remain of Rural Residential zoning, as will the opponents' Rural Residential properties to the south. GPA 975 does not materially or adversely affect the properties of its opponents to the south. They will still have their RR zoning, dirt roads and their beautiful view of our surrounding mountains. They also have better access to Pourroy Road than we do with a new traffic light on their Buena Ventura Road at Pourroy Road.
- The approximately 35-acre horse ranch on the NE corner of Auld and Maddelena is designated MDR and is shown as such in a map of Riverside County General Plan. It is directly across Auld Road from GPA 975 and contiguous thereto. We too, are hoping for the MDR designation.



# General Plan Amendment No. 975



### Legend

- RCLIS Parcels
- City Boundaries
- Cities
- roadcarriro
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

**IMPORTANT:** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

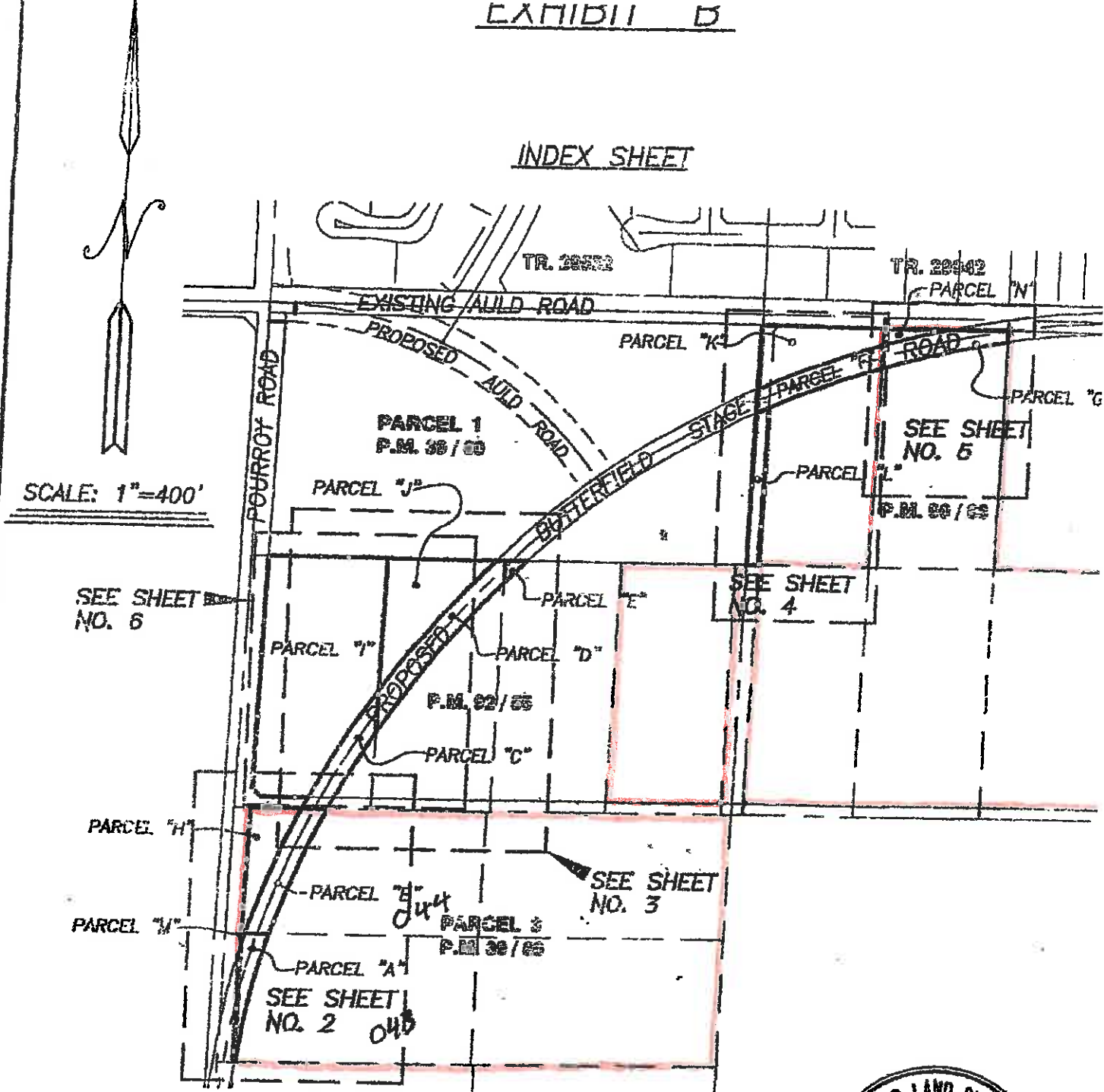


0 1,726 3,452 Feet

REPORT PRINTED ON... 3/6/2016 3:39:27 PM

© Riverside County TMA GIS

INDEX SHEET



SCALE: 1"=400'

SEE SHEET NO. 6

PARCEL "H"

PARCEL "M"

SEE SHEET NO. 2

P.M. 92/55

P.M. 38/60

SEE SHEET NO. 4

SEE SHEET NO. 5

SEE SHEET NO. 3

PREPARED FOR AND ON BEHALF OF:

**TEC** TEMECULA  
**ENGINEERING**  
**CONSULTANTS, INC.**

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS  
 29377 RANCHO CALIFORNIA RD, STE. 202, TEMECULA, CA 92591  
 \* TELEPHONE 951-676-1018 \* FACSIMILE 951-676-2294 \*



04/13/07

|              |  |
|--------------|--|
| SHEET 1 OF 6 | JOB NO:<br>101-04-06<br>10104051.GLS.I |
|--------------|--|

|                   |                 |                   |   |
|-------------------|-----------------|-------------------|---|
| SCALE:<br>1"=400' | DRAWN BY:<br>JD | DATE:<br>04/12/07 | PROJECT:<br>ACQUISITION PARCELS BUTTERFIELD STAGE R |
|-------------------|-----------------|-------------------|---|

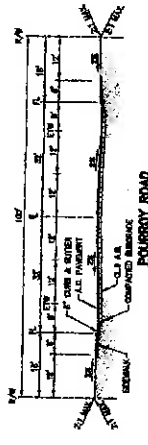
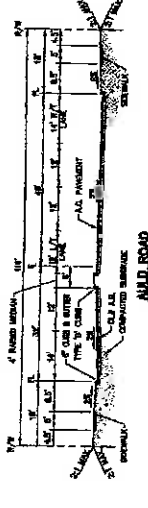
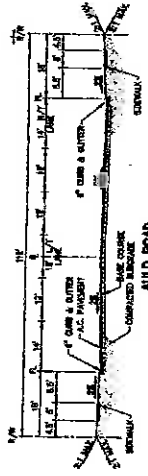
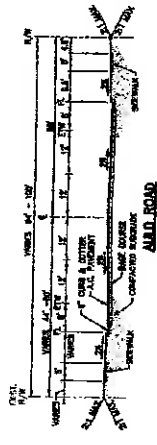
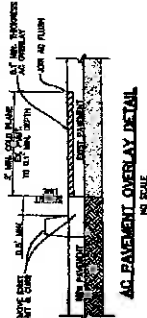
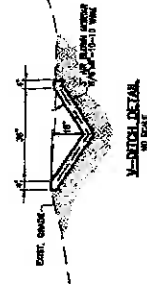
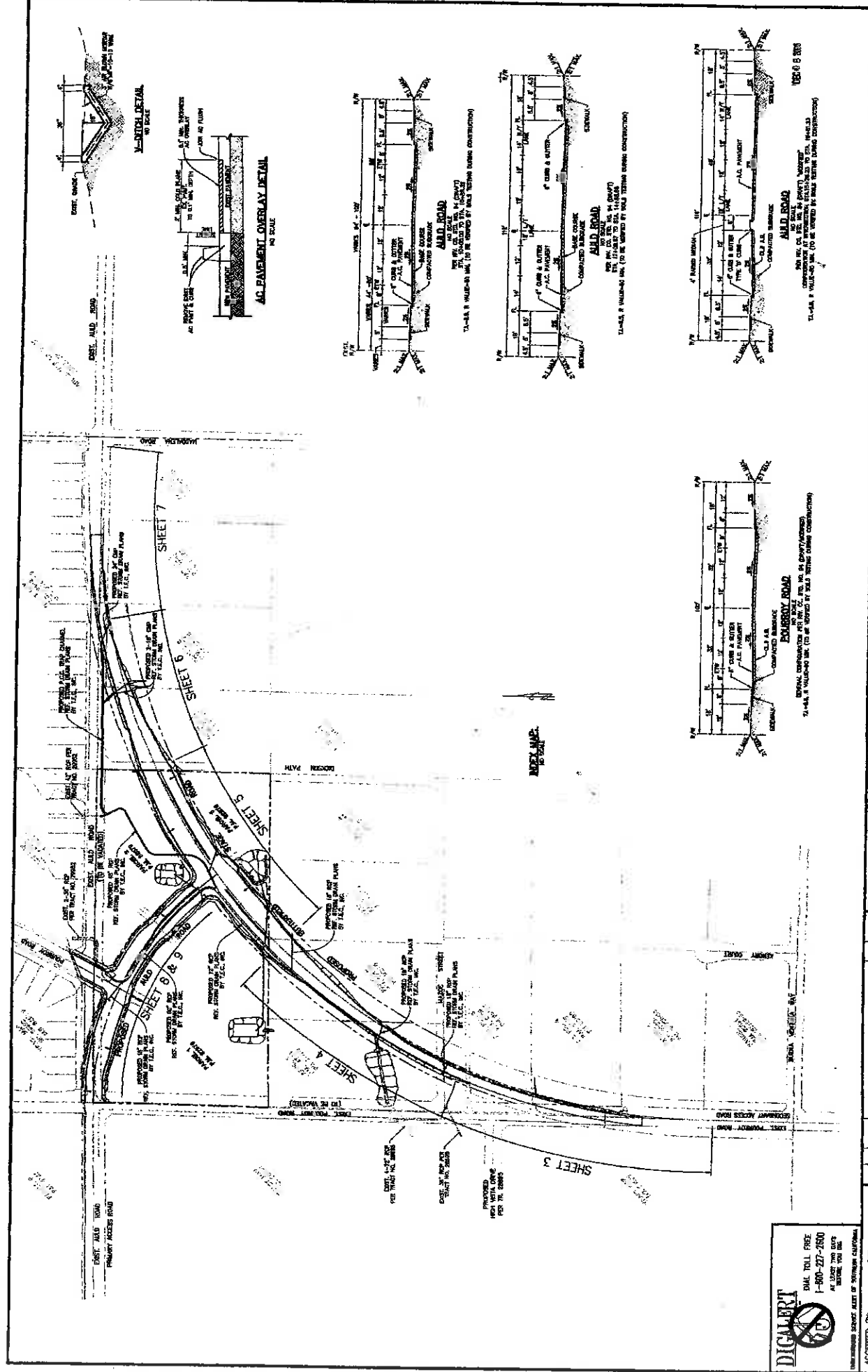


TABLE 1 VERTICAL ALIGNMENT (TO BE USED BY ROAD DESIGNER)

TABLE 2 VERTICAL ALIGNMENT (TO BE USED BY ROAD DESIGNER)

TABLE 3 VERTICAL ALIGNMENT (TO BE USED BY ROAD DESIGNER)

**DIGALERT**  
 DIAL TOLL FREE  
 1-800-277-2800  
 A SERVICE FOR THE  
 CONSTRUCTION INDUSTRY

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FOR BILLING AND SHEET CONTROLS  
 INDIANAPOLIS COUNTY, INDIANA  
 THE BOARD OF SUPERVISORS OF INDIANAPOLIS COUNTY, INDIANA  
 HAS REVIEWED AND APPROVED THIS PROJECT AND THE CONTRACT  
 DOCUMENTS AND SPECIFICATIONS AND THE CONTRACT DOCUMENTS  
 SHALL BE VALID AND BINDING ON ALL PARTIES TO THE CONTRACT

TEC ENGINEERING CONSULTANTS INC.  
 1000 N. ALABAMA ST., SUITE 200  
 INDIANAPOLIS, IN 46202  
 PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - COUNTY TRANSPORTATION DEPARTMENT  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SEAL - ENGINEER

SEAL - COUNTY TRANSPORTATION DEPARTMENT  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SEAL - ENGINEER

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT: COUNTY OF INDIANAPOLIS  
 INDEX MAP & DETAILS  
 BUTTERFIELD STAGE RD. ALD RD. & FOURWAY RD.  
 P.M. 33278  
 SHEET NO. 2 OF 13

APPROVED [Signature]

## Rudy Adame Sr

---

Rodolfo Adame  
32515 Buena Ventura Rd.  
Winchester, CA

March 4th, 2015

Riverside County Planning Commission Attn: Larry Ross  
P.O. Box 1409  
Riverside, CA 925021409

RE: OPPOSITION TO GENERAL PLAN AMENDMENT NO. 975

Dear Members of the Riverside County Planning Commission,

I have recently received notice regarding proposed General Plan Amendment No. 975. Having reviewed the pertinent information, I would like to formally object to the approval of said proposal. As I am sure you are aware the County spent a great deal of time in creating a General Plan which takes into consideration the various types of housing, roadway infrastructure, and vision for our community. The plan was cultivated in such a manner to provide for future housing needs while protecting rural development and agricultural uses. These uses have been designated and well thought out to provide a cohesive vision for the future.

The proposed amendment would undo this process by increasing density in an area which has already had Parcel Maps recorded to provide a rural housing option. As currently proposed GPA #975 would selectively take 16 existing 5acre parcels and open the door for housing developments with densities 25times greater than the adjacent parcels. In fact the scattered fashion of the parcels included would create islands of RR designated areas surrounded by the proposed MDR. This is directly in conflict with the purpose of the General Plan with regards to a consistent view of the future. Development of these lands would nearly force the surrounding property owners to drive through the much more densely populated areas in order to get to their property, and would place such a subdivision within the same culdesac as the existing 5acre parcels.

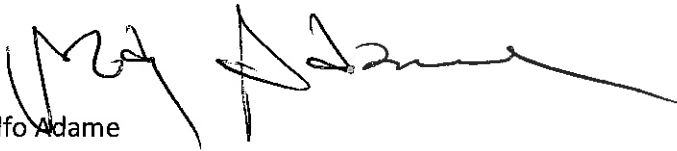
I respectfully ask that the Planning commission deny the application for a General Plan Amendment and uphold the work and vision of the current General Plan based on the following:

- Higher density development would negatively impact the surrounding rural development by:
  - Increasing traffic noise
  - Increasing the daily congestion on existing roadways.
  - Eliminating the open views of many of the surrounding properties. This not only impacts the enjoyment of these properties, but would decrease the values of the surrounding properties.
    - Sensitive habitat areas would be turned into housing projects with minimal mitigation.
    - Proposed lot density is up to 25times greater than existing land use designation and surrounding properties.

- The Riverside County GIS System indicates that the proposal is for a mix of MDR and Commercial designation, but the notice given to surrounding residents only call for MDR.

I thank you for your time and consideration regarding this matter. I hope that you, our representatives will uphold the existing General Plan by denying this proposal. If one can change selected parcels to a noncompatible use designation for personal profit, then the purpose of the General Plan is eliminated.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rodolfo Adame', written in a cursive style.

Rodolfo Adame

32515 BUENA VENTURA RD  
WOODCHESTER CA 92596

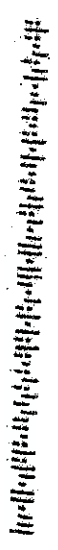
511 SERVICIO CA 924

09 APR 2015 PM 4 L



THERRY ROSS  
c/o RIVERSIDE COUNTY PROBATION COMMISSION  
PO BOX 1409  
RIVERSIDE CA 92502-1409

92502140909



April 7, 2015

Members of the Riverside County Planning Commission  
Attn: Larry Ross, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Opposing General Plan Amendment No. 975**

Dear Mr. Ross and Members of the Riverside County Planning Commission:

As home owners and residents of a property within the region described within the Notice of Public Hearing for General Plan Amendment No. 975, we appreciate this opportunity to provide comments.

The description for the region that would be re-zoned under General Plan Amendment No. 975 includes our property, however; our property is not included. In fact, the region that would be re-zoned cuts right through the middle of many properties that would remain zoned for Light Agriculture 5 acre minimum (A-1-5). This irregular and discontinuous proposed re-zoning appears to be a perfect definition of spot zoning.

In the event that this discontinuous group of properties that border our property is re-zoned to allow Medium Density Residential (MDR) tract home development, the required heavy earthwork and construction activities have the potential to greatly impact the surrounding environment that includes my home. These impacts caused from re-zoning and subsequent development would include noise, dust, fire danger, heavy equipment air pollution, topography change with drainage concerns, groundwater pollution, wildlife refuge, increased traffic congestion, increased crime, and light pollution.

Any or all of these environmental impacts would affect the health and well-being of our two young children and animals.

We strongly urge you to keep the region described as, southerly Auld Road, easterly Pourroy Road, northerly Buena Ventura Road, and westerly of Borel Road, zoned as Light Agriculture with 5 acre minimum by denying the application to re-zone a portion of the region that would create discontinuity and environmental turmoil to the region.

If you would like to discuss this matter further, do not hesitate to call Noah or Brianne at (951) 852-0992 or (951)-852-0993 respectively.

Sincerely,

Noah Rau & Brianne

Yhlen

cc: Members of the Riverside County Planning Commission  
Mary Stark, Planning Commission Secretary  
County of Riverside Administrative Center  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502



Matthew and Cheryl Harrell  
27874 Tamrack Way, Murrieta CA 92653  
Tel (951) 719-0820  
Harrellhub@verizon.net

APRIL 6, 2015

Riverside County Planning Department  
Attn: Larry Ross  
P.O. Box 1409  
Riverside, CA 92502-1409

Subject: General Plan Amendment NO. 975

Dear Mr. Ross,

We are writing you this letter in challenge to the above mentioned project. We are the property owners of Parcel APN: 964050035-2 which directly borders a section of the general plan amendment No 975.

Our extensive research of the property we purchased determined that the zoning would not be reduced to lower than (A-1-5) and that the area would remain as rural zoning for any development. It was based on this that we made the decision to invest much of our life savings, to establish a retirement home for our family. A location that would not be encroached upon, per zoning, by residential dwellings. Based on the current zoning of the area East of Pourroy road and south of Auld Road, we have started to invest in the establishment of our land per the current zoning requirements. Changing the zoning of this rural community to parcels that are adjacent to our property will severely alter the investments that we have already made. The effect of this potential re-zoning to the area are extremely negative for the following reasons.

The proposed rezoning is adjacent to a designated Blue Stream (our property) that is preserved. The run-off of the residential area will adversely affect this protected area. The pollution from street lights, noise, excessive traffic, and street drainage will bleed into the rural area that has already been developed. The inclusion of residential zoning in a rural area will undoubtedly lead to an increase of safety issues for the people that reside there. These safety issues include property damage, fire hazards, crime and danger to the livestock that reside in this rural area.

This area that we have become part of a community includes a rural life style, one that allows for light agricultural development and living. Infilling of medium density residential dwellings will destroy this area and the community that currently resides there. A rural living is one that has lower level of light and noise pollution, less traffic on the public streets. It has a character that citizens (like us) find necessary to live in a peaceful relaxing and close community. Mixing residential and rural living will destroy the lifestyle that each of us have sought, and the community that each of us desire to reside. This development only serves to the hand of the developer and does not take into consideration the current residents that have already chosen and established a rural lifestyle here.

Concerned Citizens and Property owners,

  
Matthew Harrell

  
Cheryl Art-Harrell

April 5, 2015

RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409  
Riverside, California 92502-1409

Attention: Larry Ross, Project Planner

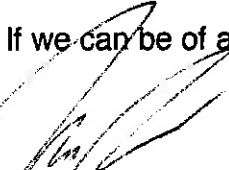
Regarding: General Plan Amendment No.975

I am writing you to protest most strongly and urgently the above proposed amendment. We chose to live in the area to enjoy peaceful country living. The Building of KB, Dr. Horton, and Lennar adjacent to us has already had a negative impact. People race along Buena Ventura crashing into fences and telephone poles at least 6 times(that we know of) in the past two years. I am surprised no one has been killed. No one has ever left us a note to repair the damages done. This would only get worse with the above proposed amendment. In addition to unsafe conditions, our water levels has decreased from 8 gallons a minute to 2 gallons a minute. With the above proposed amendment, I would not be surprised to lose the balance of our water. Home invasions would become a common event. As a disabled person, this is quite frightening. The insurance premiums on both car insurance and homeowner's insurance would increase and property values would decrease. People have dumped their trash on our property and I am sure this would also become a common occurrence. I urge you to please preserve the integrity of the area and disallow the above proposed amendment.

However, in the event the above amendment is approved, I hope the following concessions are required of the contractor, as compensation for losses sustained by homeowners, as follows:

- 1) security gates are built and maintained by contractor to keep the traffic out of private areas.
- 2) water and natural gas would be put in street and hooked up to each house at no expense to homeowner.
- 3) street lights as well as balance of other utilities are installed.
- 4) presently, there is a dangerous curve in road which should be rerouted back to a straight road so dangerous curve is gone and our property is reconnected.
- 5) streets are paved with speed bumps.

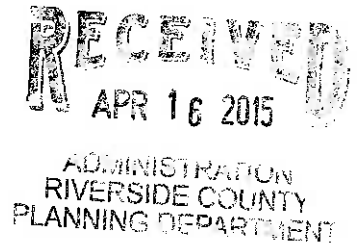
If we can be of any further assistance, please feel free to contact the undersigned.

  
Ron Green  
(714) 390-2247

  
Sandra Green  
(714) 595-9559

32295 Buena Ventura Road, Winchester, CA. 92596

Noah Rau, Brianne Yhlen  
32343 Auld Rd.  
Winchester, CA 92596  
APN: 964-050-007-7



April 10, 2015

Members of the Riverside County Planning Commission  
Attn: Larry Ross, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Opposing General Plan Amendment No. 975**

Dear Mr. Ross and Members of the Riverside County Planning Commission:

As home owners and residents of a property within the region described in the Notice of Public Hearing for General Plan Amendment No. 975, we appreciate this opportunity to provide comments.

The description for the region that would be re-zoned under General Plan Amendment No. 975 includes our property, however; our property is not included. In fact, the region that would be re-zoned cuts right through the middle of many properties that would remain zoned for Light Agriculture with 5 acre minimum (A-1-5). This irregular and discontinuous proposed re-zoning appears to be a perfect definition of spot zoning.

In the event that this irregular group of properties shown in the proposed General Plan Amendment No. 975 that border our property are re-zoned to allow Medium Density Residential (MDR) tract home development, the required heavy earthwork and construction activities have the potential to greatly impact the surrounding environment that includes my home. These impacts caused from re-zoning and subsequent development would include noise, dust, fire danger, heavy equipment air pollution, topography change with drainage concerns, groundwater pollution, wildlife refuge, increased traffic congestion, increased crime, and light pollution.

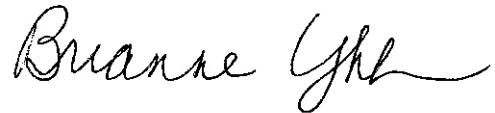
Any or all of these environmental impacts would affect the health and well-being of our two young children and our beloved animals.

We strongly urge you to keep the region described as, southerly Auld Road, easterly Pourroy Road, northerly Buena Ventura Road, and westerly of Borel Road, zoned as it currently is, Light Agriculture with 5 acre minimum, by denying the application to re-zone a *portion* of this region resulting in discontinuity and environmental turmoil within the region.

Noah Rau, Brianne Yhlen  
32343 Auld Rd.  
Winchester, CA 92596  
APN: 964-050-007-7

If you would like to discuss this matter further, do not hesitate to call Noah or Brianne at (951) 852-0992 or (951)-852-0993 respectively.

Sincerely,



Noah Rau & Brianne Yhlen

Mark & Tonia Mandio  
32273 Wilks Way  
Winchester, CA 92596

To the Board of Supervisors

Gentlemen:

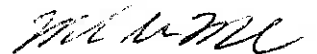
My wife and I moved to the above address in March 2012. We did so in order to live the rural life style we presently enjoy. Furthermore, we did so in reliance on the Western Riverside County General Plan which reserved this area for rural residential zoning. Now the rural lifestyle we had always hoped to live is threatened by the proposed housing development which is the subject of this hearing. Had we known there would be a variance from the general plan, we would not have committed to live in this location.

While the personal impact on my family will be great, I am also concerned about the environmental impact of such a development. Since we moved here, we have enjoyed the great variety and abundance of wildlife that thrives in this rural area. There are numerous Birds of Prey – several different types of Hawks and Owls. Although I have not seen it myself, my daughter tells me she saw a Golden Eagle as well. We have seen bobcats, coyote and numerous small mammals which thrive here. There is also a diversity of native plants. I believe many of these animals and native plants are doomed if this large scale development is allowed.

Furthermore, our rural residential zone is adjacent to and just north of an area zoned for conservation habitat. I believe it is necessary to keep our area zoned rural residential in order to provide an effective buffer zone for the conservation habitat. I implore you not to allow this development to proceed.

Please feel free to contact me if you have any questions and thank you for your consideration.

Sincerely



Mark A. Mandio

James R. Petersen Jr.  
37515 Green Knolls Rd  
Winchester, CA. 92596

Riverside County Planning Department  
Attn: Larry Ross  
PO Box 1409, Riverside, CA 92502-1409

RE: Proposed General Plan Amendment NO 975

Dear Mr. Ross,

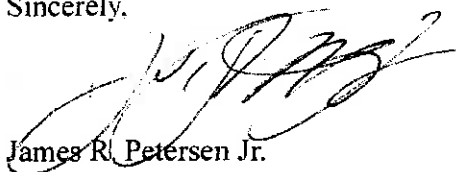
I am writing you today in order to voice my opposition to the above listed amendment and intent to adopt a mitigated negative declaration.

In 2009, I purchased my property in the French Valley based on Riverside Counties General Plan which specifically set aside this area to be protected from tract home development. As a small contractor and businessman in the area, I wanted to invest in a 5 acre parcel that was fairly close to Temecula and would allow me the opportunity to build a agriculture type storage building for my business. It was perfect for my children as well, giving them a chance to grow up on a private dirt road and surrounded by nature. I could see why the General Plan would include my area since it directly connects to a large nature preserve just to the south. Because of this, the Tualota Creek Flood Plane area is home to an abundance of wildlife that has already been displaced due to over development of our once rural community. This includes Hawks, Falcons, Quail, Doves, Bobcats, Ducks, Coyotes, a whole host of reptiles and insects, including some endangered species. The area was also home to tribes of Native Americans long ago. There is evidence of this in the surrounding granite boulders that display once used food prep areas and grain grinding tools. Allowing for more tract homes to be built would decimate all of this.

Another reason I am opposed to this proposed re-zoning is the traffic safety issue. With the ever increasing development of the surrounding area, our little dirt roads known as Buena Ventura Rd. and Madelena Rd. have become a virtual freeway with scores of parents using it as a shortcut to Bella Vista Middle School and Alamos Elementary School daily. Transient drivers routinely race at break-neck speed down our twisty little road dumping trash, scaring pedestrians, causing dust clouds, killing wildlife, running into and sometimes through fences and damaging private property. In many places, the road has blind corners and is not wide enough to allow two cars to pass at once. Honestly, I am amazed that nobody has been killed along this road. Rezoning the adjacent parcels to allow Medium Density Residential would only increase these problems.

In summary, rezoning this area is a very bad idea for many reasons. I hope that you will reject the applicants request to rezone and help us to protect what little is left of the French Valley's Native American Heritage, once abundant wildlife and rural lifestyle.

Sincerely,



James R. Petersen Jr.

3/28/15

### Petition to Dismiss Adoption and Mitigation

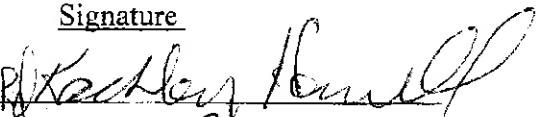
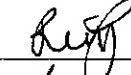


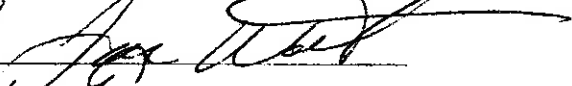
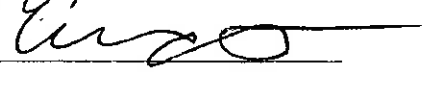
We, the residents located in a Rural Residential neighborhood and encompassing the area Southerly of Auld Road and easterly of Pourroy Rd, as evidence by our signatures below, do hereby REJECT General Plan Amendment NO. 975 Intent to Adopt a Mitigated Negative Declaration made by the Applicant Mary Etta Bollman.

| <u>Name</u>              | <u>Address</u>                             | <u>Signature</u> |
|--------------------------|--|------------------|
| 1 James R Peteresen Jr   | 37515 Green Knolls Rd 92596                | [Signature]      |
| 2 David B Carver Jr      | 32660 Priscilla St. 92596                  | [Signature]      |
| 3 Heather Carver         | 32660 Priscilla St. Winchester CA 92596    | [Signature]      |
| 4 Brienne Vlien          | 32343 Auld Rd Winchester CA 92596          | [Signature]      |
| 5 Bob Rau                | 32343 Auld Rd Winchester CA 92596          | [Signature]      |
| 6 R D [Signature]        | 37837 Green Knolls Rd CA 92596             | [Signature]      |
| 7 Adriane Carpenter      | 37837 Green Knolls Rd CA 92596             | [Signature]      |
| 8 Bruce & Bonnie Eddy    | 37680 Green Knolls Rd. Winchester Ca 92596 | [Signature]      |
| 9 JEANNE MARIE BENDER    | 37595 GREEN KNOLES RD, WINCHESTER CA 92596 | [Signature]      |
| 10 Ed + Lois Mayhew      | 32655 PRISCILLA ST WINCHESTER 92596        | [Signature]      |
| 11 Bryan & Jen Taylor    | 37590 Green Knolls Rd Winchester 92596     | [Signature]      |
| 12 Ron & Sondal Green    | 32295 Buena Ventura Rd Winchester CA       | [Signature]      |
| 13 Ron & Lani Steeneken  | 37575 Mary Francis Rd Winchester CA        | [Signature]      |
| 14 Victoria Adame        | 32515 Buena Ventura Rd Winchester CA       | [Signature]      |
| 15 Kevay Adame           | 32515 Buena Ventura Rd Winchester CA       | [Signature]      |
| 16 Matt & Cheryl Harrell | 32494 Buena Ventura Rd, Winchester, CA     | [Signature]      |

3/28/15

### Petition to Dismiss Adoption and Mitigation

We, the residents located in a Rural Residential neighborhood and encompassing the area Southerly of Auld Road and easterly of Pourroy Rd, as evidence by our signatures below, do hereby REJECT General Plan Amendment NO. 975 Intent to Adopt a Mitigated Negative Declaration made by the Applicant Mary Etta Bollman.

| <u>Name</u>            | <u>Address</u>                                | <u>Signature</u>  |
|------------------------|---|---|
| 1 Kathleen Hannell     | 22494 <sup>Branca</sup> <del>Ventura</del> Rd |     |
| 2 Renee Petersen       | 37515 Green Knolls RD.                        |    |
| 3 Christopher Petersen | 37515 Green Knolls RD.                        |    |
| 4 Mark + Tonia Mandio  | 32273 Wilks Way                               |    |
| 5 JAMES WATSON         | 32520 KAARLA RD                               |    |
| 6 EVELYN WATSON        | 32520 KAARLA RD                               |  |
| 7                      |   |   |
| 8                      |   |   |
| 9                      |   |   |
| 10                     |   |   |
| 11                     |   |   |
| 12                     |   |   |
| 13                     |   |   |
| 14                     |   |   |
| 15                     |   |   |
| 16                     |   |   |



Less than two years ago, in June of 2013, our family purchased our home at 32660 Priscilla Street. We bought our home specifically for the acreage and rural living that comes with our area. We have 3 young sons (ages 5,7,9) and our property offers them plenty of room to run, play, ride, explore, and simply be boys! Our family is strongly opposed to the rezoning of our neighborhood and the development that will follow. Please allow our family and neighbors to continue to enjoy the rural living our area was designed for not only when we bought but many years before that.

David and Heather Carver  
32660 Priscilla St.  
Winchester, CA 92596

To Riverside County Planning Commission -

This has been my home for many years after a long time of searching for rural acreage property where my husband and I could build our forever home. In 1984, this 5-acre parcel of land was the answer. It was well away from traffic, far from restrictive, high-density tract homes, yet close enough to town (Temecula) to be practical. We relished the Rural Residential zoning which enabled us to have our horses, livestock and various poultry. This was the lifestyle we came down here for and still want to maintain, as much as possible. The current rezoning proposal before you is a serious threat to this.

We realized progress would follow us down here eventually, but feel it is now becoming overwhelmingly invasive and suffocating, with the recent influx of heavy-density housing that has sprung up all around us and is creeping ever closer - currently only 1/2 mile away. The current application before you, for conversion of 16 currently Light Agriculture or/Rural Residential 5-acre minimum parcels to Community Development Medium Density housing (up to 5 homes per acre), is just to the North of us, with only Buena Ventura Road and Tocalota Creek separating us from it.

From already finished tract homes all along nearby Pourroy Road, along with their schools, the traffic has already increased beyond what this undeveloped area is equipped to bear and will become immensely worse with the increased population density that this rezoning would allow and encourage. People already cut through our area, along Buena Ventura Road, in an effort to escape the bumper-to-bumper school traffic on Pourroy Road, twice a day. They race through here with no regard for the safety of the homeowners who live here. Their speed is erratic, as the damaged residential fences they have repeatedly caused along Buena Ventura Road are evidence of. Just walking this road is a danger when these people come dashing through - it is quite narrow and curved in places and they have no regard for the person on foot who must share the dirt road with them. I myself have narrowly escaped being hit by one of them. Paving it would not help as that only enables greater speeds, further increasing the dangers. It is not even safe to walk our roads anymore - what will it become if you allow even more of this traffic to invade our rural living space? Does someone have to be seriously hurt, or worse, before anyone takes heed?

Then, there is our basic rural lifestyle itself, which we in this small area have chosen by coming and settling here in years past and which we wish to maintain. We support each other's interests and choice of activity. An influx of dense housing on our immediate borders would potentially result in stifling, and possibly preventing, our active pursuit of these interests, which we feel we are reasonably entitled to and don't want to lose any time soon.

Yes, I strongly object to the Rezoning Application you are currently considering in our immediate area and ask you to carefully review all aspects involved and not approve it, for the reasons I have described above.

Respectfully,

Jeanne Marie Bender, rural homeowner

37595 Green Knolls Road

Winchester, CA 92596

April 03, 2015

- [© 2015 Microsoft](#)
- [Terms](#)
- [Privacy & cookies](#)
- [Developers](#)
- [English \(United States\)](#)



**VALLEY-WIDE RECREATION & PARK DISTRICT**

P.O. Box 907 W. Esplanade Avenue  
San Jacinto, CA 92581  
(951) 654-1505 - District Office

**BOARD OF  
DIRECTORS**

Larry Minor  
President  
Frank Gorman  
Vice President  
John Bragg  
Secretary  
Steve Simpson  
Director  
Matthew Duarte  
Director  
Dean Wetter  
General Manager

April 7, 2015

Larry Ross  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 925020-1409

**RE: GENERAL PLAN AMENDMENT NO. 975**

Dear Mr. Ross:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced project and has the following comments:

1. Prior to development occurring on this site, the project is required to annex into the French Valley Park and Landscape Maintenance District.
2. Park requirements are five (5) acres of active parkland for every 1,000 population.
3. The developer will either have to pay park fees, or install a park to Valley-Wide District standards. This determination will be made once a tentative map has been submitted to the County for review.
4. It is recommended that a meeting with Valley-Wide staff occur prior to submitting a tentative map for development on this property.

Should you have any questions, please feel free to contact me at (951) 654-1505.

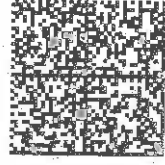
Sincerely,

Dean Wetter, General Manager  
Valley-Wide Recreation and Park District

Valley-Wide Recreation and Park District  
P. O. Box 907  
San Jacinto, CA 92581



SAN BERNARDINO  
CA 924  
14 APR '15  
PM 31

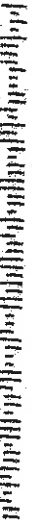


02 1P  
0000826233 APR 14 2015  
MAILED FROM ZIP CODE 92582

\$ 000.480

Larry Ross  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 925020-1409

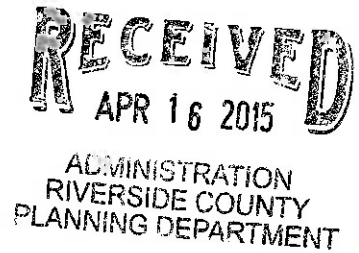
92502140909





**MWD**  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office



April 9, 2015

**Via Regular Mail**

Mr. Larry Ross, Project Planner  
County of Riverside  
PO Box 1409  
Riverside, CA 92502-1409

Dear Mr. Ross:

Notice of Public Hearing and Intent to Adopt a  
Mitigated Negative Declaration for the General Plan Amendment No. 975

The Metropolitan Water District of Southern California (Metropolitan) reviewed the Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration for General Plan Amendment No. 975, located in the Riverside County, California. The proposed project site encompasses approximately 73.65 acres and is bounded by Auld Road to the north, Pourroy Road to the west, and Borel Road and Metropolitan's Lake Skinner to the east. The General Plan Amendment proposes to amend the General Plan Component and Land Use designations of the subject site from Rural Residential to Medium Density Residential.

Metropolitan owns and operates the 96-inch-inside-diameter Auld Valley Pipeline adjacent to the project area. The Auld Valley Pipeline runs in an east-west direction and is located below Auld Road (see enclosed map). This letter contains Metropolitan's comments to the proposed project as a potentially affected public agency.

Based on a review of the proposed project boundaries, the project has potential to impact Metropolitan's Auld Valley Pipeline. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities in order to maintain and repair its system. In order to avoid potential conflicts with Metropolitan's facilities and rights-of-way, we require that any design plans for any activity associated with this general plan amendment and change of zone in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Approval of the project should be contingent on Metropolitan's approval of design plans for portions of the proposed project that could impact its facilities. Any future design plans associated with this project should be submitted to the attention of Metropolitan's Substructures Team.

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. To assist the applicant in preparing plans that are compatible with Metropolitan's facilities and easements, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties,

Mr. Ross  
Page 2  
April 9, 2015

and/or Easement of The Metropolitan Water District of Southern California.” Please note that all submitted designs or plans must clearly identify Metropolitan’s facilities and rights-of-way.

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation on this project. For further assistance, please contact Ms. Michelle Morrison at (213) 217-7906.

Very truly yours,



*for* Deirdre West  
Manager, Environmental Planning Team

MM/mm

J:\Environmental Planning&Compliance\Completed Jobs\April2015\Job No. 20150404EXT\RiversideCountyGeneralPlanAmendment975.docx

Enclosures: Planning Guidelines and Map of Metropolitan Facilities in Project Vicinity

Guidelines for Developments in the  
Area of Facilities, Fee Properties, and/or Easements  
of The Metropolitan Water District of Southern California

1. Introduction

a. The following general guidelines should be followed for the design of proposed facilities and developments in the area of Metropolitan's facilities, fee properties, and/or easements.

b. We require that 3 copies of your tentative and final record maps, grading, paving, street improvement, landscape, storm drain, and utility plans be submitted for our review and written approval as they pertain to Metropolitan's facilities, fee properties and/or easements, prior to the commencement of any construction work.

2. Plans, Parcel and Tract Maps

The following are Metropolitan's requirements for the identification of its facilities, fee properties, and/or easements on your plans, parcel maps and tract maps:

a. Metropolitan's fee properties and/or easements and its pipelines and other facilities must be fully shown and identified as Metropolitan's on all applicable plans.

b. Metropolitan's fee properties and/or easements must be shown and identified as Metropolitan's with the official recording data on all applicable parcel and tract maps.

c. Metropolitan's fee properties and/or easements and existing survey monuments must be dimensionally tied to the parcel or tract boundaries.

d. Metropolitan's records of surveys must be referenced on the parcel and tract maps.



3. Maintenance of Access Along Metropolitan's Rights-of-Way

- a. Proposed cut or fill slopes exceeding 10 percent are normally not allowed within Metropolitan's fee properties or easements. This is required to facilitate the use of construction and maintenance equipment, and provide access to its aboveground and belowground facilities.
- b. We require that 16-foot-wide commercial-type driveway approaches be constructed on both sides of all streets crossing Metropolitan's rights-of-way. Openings are required in any median island. Access ramps, if necessary, must be at least 16-foot-wide. Grades of ramps are normally not allowed to exceed 10 percent. If the slope of an access ramp must exceed 10 percent due to the topography, the ramp must be paved. We require a 40-foot-long level area on the driveway approach to access ramps where the ramp meets the street. At Metropolitan's fee properties, we may require fences and gates.
- c. The terms of Metropolitan's permanent easement deeds normally preclude the building or maintenance of structures of any nature or kind within its easements, to ensure safety and avoid interference with operation and maintenance of Metropolitan's pipelines or other facilities. Metropolitan must have vehicular access along the easements at all times for inspection, patrolling, and for maintenance of the pipelines and other facilities on a routine basis. We require a 20-foot-wide clear zone around all above-ground facilities for this routine access. This clear zone should slope away from our facility on a grade not to exceed 2 percent. We must also have access along the easements with construction equipment. An example of this is shown on Figure 1.
- d. The footings of any proposed buildings adjacent to Metropolitan's fee properties and/or easements must not encroach into the fee property or easement or impose additional loading on Metropolitan's pipelines or other facilities therein. A typical situation is shown on Figure 2. Prints of the detail plans of the footings for any building or structure adjacent to the fee property or easement must be submitted for our review and written approval as they pertain to the pipeline or other facilities therein. Also, roof eaves of buildings adjacent to the easement or fee property must not overhang into the fee property or easement area.

e. Metropolitan's pipelines and other facilities, e.g. structures, manholes, equipment, survey monuments, etc. within its fee properties and/or easements must be protected from damage by the easement holder on Metropolitan's property or the property owner where Metropolitan has an easement, at no expense to Metropolitan. If the facility is a cathodic protection station it shall be located prior to any grading or excavation. The exact location, description and way of protection shall be shown on the related plans for the easement area.

4. Easements on Metropolitan's Property

a. We encourage the use of Metropolitan's fee rights-of-way by governmental agencies for public street and utility purposes, provided that such use does not interfere with Metropolitan's use of the property, the entire width of the property is accepted into the agency's public street system and fair market value is paid for such use of the right-of-way.

b. Please contact the Director of Metropolitan's Right of Way and Land Division, telephone (213) 250-6302, concerning easements for landscaping, street, storm drain, sewer, water or other public facilities proposed within Metropolitan's fee properties. A map and legal description of the requested easements must be submitted. Also, written evidence must be submitted that shows the city or county will accept the easement for the specific purposes into its public system. The grant of the easement will be subject to Metropolitan's rights to use its land for water pipelines and related purposes to the same extent as if such grant had not been made. There will be a charge for the easement. Please note that, if entry is required on the property prior to issuance of the easement, an entry permit must be obtained. There will also be a charge for the entry permit.

5. Landscaping

Metropolitan's landscape guidelines for its fee properties and/or easements are as follows:

a. A green belt may be allowed within Metropolitan's fee property or easement.

b. All landscape plans shall show the location and size of Metropolitan's fee property and/or easement and the location and size of Metropolitan's pipeline or other facilities therein.

c. Absolutely no trees will be allowed within 15 feet of the centerline of Metropolitan's existing or future pipelines and facilities.

d. Deep-rooted trees are prohibited within Metropolitan's fee properties and/or easements. Shallow-rooted trees are the only trees allowed. The shallow-rooted trees will not be permitted any closer than 15 feet from the centerline of the pipeline, and such trees shall not be taller than 25 feet with a root spread no greater than 20 feet in diameter at maturity. Shrubs, bushes, vines, and ground cover are permitted, but larger shrubs and bushes should not be planted directly over our pipeline. Turf is acceptable. We require submittal of landscape plans for Metropolitan's prior review and written approval. (See Figure 3).

e. The landscape plans must contain provisions for Metropolitan's vehicular access at all times along its rights-of-way to its pipelines or facilities therein. Gates capable of accepting Metropolitan's locks are required in any fences across its rights-of-way. Also, any walks or drainage facilities across its access route must be constructed to AASHTO H-20 loading standards.

f. Rights to landscape any of Metropolitan's fee properties must be acquired from its Right of Way and Land Division. Appropriate entry permits must be obtained prior to any entry on its property. There will be a charge for any entry permit or easements required.

## 6. Fencing

Metropolitan requires that perimeter fencing of its fee properties and facilities be constructed of universal chain link, 6 feet in height and topped with 3 strands of barbed wire angled upward and outward at a 45 degree angle or an approved equal for a total fence height of 7 feet. Suitable substitute fencing may be considered by Metropolitan. (Please see Figure 5 for details).

## 7. Utilities in Metropolitan's Fee Properties and/or Easements or Adjacent to Its Pipeline in Public Streets

Metropolitan's policy for the alinement of utilities permitted within its fee properties and/or easements and street rights-of-way is as follows:

a. Permanent structures, including catch basins, manholes, power poles, telephone riser boxes, etc., shall not be located within its fee properties and/or easements.

b. We request that permanent utility structures within public streets, in which Metropolitan's facilities are constructed under the Metropolitan Water District Act, be placed as far from our pipeline as possible, but not closer than 5 feet from the outside of our pipeline.

c. The installation of utilities over or under Metropolitan's pipeline(s) must be in accordance with the requirements shown on the enclosed prints of Drawings Nos. C-11632 and C-9547. Whenever possible we request a minimum of one foot clearance between Metropolitan's pipe and your facility. Temporary support of Metropolitan's pipe may also be required at undercrossings of its pipe in an open trench. The temporary support plans must be reviewed and approved by Metropolitan.

d. Lateral utility crossings of Metropolitan's pipelines must be as perpendicular to its pipeline alinement as practical. Prior to any excavation our pipeline shall be located manually and any excavation within two feet of our pipeline must be done by hand. This shall be noted on the appropriate drawings.

e. Utilities constructed longitudinally within Metropolitan's rights-of-way must be located outside the theoretical trench prism for uncovering its pipeline and must be located parallel to and as close to its rights-of-way lines as practical.

f. When piping is jacked or installed in jacked casing or tunnel under Metropolitan's pipe, there must be at least two feet of vertical clearance between the bottom of Metropolitan's pipe and the top of the jacked pipe, jacked casing or tunnel. We also require that detail drawings of the shoring for the jacking or tunneling pits be submitted for our review and approval. Provisions must be made to grout any voids around the exterior of the jacked pipe, jacked casing or tunnel. If the piping is installed in a jacked casing or tunnel the annular space between the piping and the jacked casing or tunnel must be filled with grout.

g. Overhead electrical and telephone line requirements:

1) Conductor clearances are to conform to the California State Public Utilities Commission, General Order 95, for Overhead Electrical Line Construction or at a greater clearance if required by Metropolitan. Under no circumstances shall clearance be less than 35 feet.

2) A marker must be attached to the power pole showing the ground clearance and line voltage, to help prevent damage to your facilities during maintenance or other work being done in the area.

3) Line clearance over Metropolitan's fee properties and/or easements shall be shown on the drawing to indicate the lowest point of the line under the most adverse conditions including consideration of sag, wind load, temperature change, and support type. We require that overhead lines be located at least 30 feet laterally away from all above-ground structures on the pipelines.

4) When underground electrical conduits, 120 volts or greater, are installed within Metropolitan's fee property and/or easement, the conduits must be incased in a minimum of three inches of red concrete. Where possible, above ground warning signs must also be placed at the right-of-way lines where the conduits enter and exit the right-of-way.

h. The construction of sewerlines in Metropolitan's fee properties and/or easements must conform to the California Department of Health Services Criteria for the Separation of Water Mains and Sanitary Services and the local City or County Health Code Ordinance as it relates to installation of sewers in the vicinity of pressure waterlines. The construction of sewerlines should also conform to these standards in street rights-of-way.

i. Cross sections shall be provided for all pipeline crossings showing Metropolitan's fee property and/or easement limits and the location of our pipeline(s). The exact locations of the crossing pipelines and their elevations shall be marked on as-built drawings for our information.

j. Potholing of Metropolitan's pipeline is required if the vertical clearance between a utility and Metropolitan's pipeline is indicated on the plan to be one foot or less. If the indicated clearance is between one and two feet, potholing is suggested. Metropolitan will provide a representative to assist others in locating and identifying its pipeline. Two-working days notice is requested.

k. Adequate shoring and bracing is required for the full depth of the trench when the excavation encroaches within the zone shown on Figure 4.

l. The location of utilities within Metropolitan's fee property and/or easement shall be plainly marked to help prevent damage during maintenance or other work done in the area. Detectable tape over buried utilities should be placed a minimum of 12 inches above the utility and shall conform to the following requirements:

1) Water pipeline: A two-inch blue warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ PIPELINE"

2) Gas, oil, or chemical pipeline: A two-inch yellow warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ PIPELINE"

3) Sewer or storm drain pipeline: A two-inch green warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ PIPELINE"

4) Electric, street lighting, or traffic signals conduit: A two-inch red warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ CONDUIT"

5) Telephone, or television conduit: A two-inch orange warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ CONDUIT"

m. Cathodic Protection requirements:

1) If there is a cathodic protection station for Metropolitan's pipeline in the area of the proposed work, it shall be located prior to any grading or excavation. The exact location, description and manner of protection shall be shown on all applicable plans. Please contact Metropolitan's Corrosion Engineering Section, located at Metropolitan's F. E. Weymouth Softening and Filtration Plant, 700 North Moreno Avenue, La Verne, California 91750, telephone (714) 593-7474, for the locations of Metropolitan's cathodic protection stations.

2) If an induced-current cathodic protection system is to be installed on any pipeline crossing Metropolitan's pipeline, please contact Mr. Wayne E. Risner at (714) 593-7474 or (213) 250-5085. He will review the proposed system and determine if any conflicts will arise with the existing cathodic protection systems installed by Metropolitan.

3) Within Metropolitan's rights-of-way, pipelines and carrier pipes (casings) shall be coated with an approved protective coating to conform to Metropolitan's requirements, and shall be maintained in a neat and orderly condition as directed by Metropolitan. The application and monitoring of cathodic protection on the pipeline and casing shall conform to Title 49 of the Code of Federal Regulations, Part 195.

4) If a steel carrier pipe (casing) is used:

(a) Cathodic protection shall be provided by use of a sacrificial magnesium anode (a sketch showing the cathodic protection details can be provided for the designers information).

(b) The steel carrier pipe shall be protected with a coal tar enamel coating inside and out in accordance with AWWA C203 specification.

n. All trenches shall be excavated to comply with the CAL/OSHA Construction Safety Orders, Article 6, beginning with Sections 1539 through 1547. Trench backfill shall be placed in 8-inch lifts and shall be compacted to 95 percent relative compaction (ASTM D698) across roadways and through protective dikes. Trench backfill elsewhere will be compacted to 90 percent relative compaction (ASTM D698).

o. Control cables connected with the operation of Metropolitan's system are buried within streets, its fee properties and/or easements. The locations and elevations of these cables shall be shown on the drawings. The drawings shall note that prior to any excavation in the area, the control cables shall be located and measures shall be taken by the contractor to protect the cables in place.

p. Metropolitan is a member of Underground Service Alert (USA). The contractor (excavator) shall contact USA at 1-800-422-4133 (Southern California) at least 48 hours prior to starting any excavation work. The contractor will be liable for any damage to Metropolitan's facilities as a result of the construction.

8. Paramount Right

Facilities constructed within Metropolitan's fee properties and/or easements shall be subject to the paramount right of Metropolitan to use its fee properties and/or easements for the purpose for which they were acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove any of the facilities from the fee properties and/or easements, such removal and replacement shall be at the expense of the owner of the facility.

9. Modification of Metropolitan's Facilities

When a manhole or other of Metropolitan's facilities must be modified to accommodate your construction or reconstruction, Metropolitan will modify the facilities with its forces. This should be noted on the construction plans. The estimated cost to perform this modification will be given to you and we will require a deposit for this amount before the work is performed. Once the deposit is received, we will schedule the work. Our forces will coordinate the work with your contractor. Our final billing will be based on actual cost incurred, and will include materials, construction, engineering plan review, inspection, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount.



10. Drainage

a. Residential or commercial development typically increases and concentrates the peak storm water runoff as well as the total yearly storm runoff from an area, thereby increasing the requirements for storm drain facilities downstream of the development. Also, throughout the year water from landscape irrigation, car washing, and other outdoor domestic water uses flows into the storm drainage system resulting in weed abatement, insect infestation, obstructed access and other problems. Therefore, it is Metropolitan's usual practice not to approve plans that show discharge of drainage from developments onto its fee properties and/or easements.

b. If water must be carried across or discharged onto Metropolitan's fee properties and/or easements, Metropolitan will insist that plans for development provide that it be carried by closed conduit or lined open channel approved in writing by Metropolitan. Also the drainage facilities must be maintained by others, e.g., city, county, homeowners association, etc. If the development proposes changes to existing drainage features, then the developer shall make provisions to provide for replacement and these changes must be approved by Metropolitan in writing.

11. Construction Coordination

During construction, Metropolitan's field representative will make periodic inspections. We request that a stipulation be added to the plans or specifications for notification of Mr. \_\_\_\_\_ of Metropolitan's Operations Services Branch, telephone (213) 250-\_\_\_\_\_, at least two working days prior to any work in the vicinity of our facilities.

12. Pipeline Loading Restrictions

a. Metropolitan's pipelines and conduits vary in structural strength, and some are not adequate for AASHTO H-20 loading. Therefore, specific loads over the specific sections of pipe or conduit must be reviewed and approved by Metropolitan. However, Metropolitan's pipelines are typically adequate for AASHTO H-20 loading provided that the cover over the pipeline is not less than four feet or the cover is not substantially increased. If the temporary cover over the pipeline during construction is between three and four feet, equipment must be restricted to that which

imposes loads no greater than AASHTO H-10. If the cover is between two and three feet, equipment must be restricted to that of a Caterpillar D-4 tract-type tractor. If the cover is less than two feet, only hand equipment may be used. Also, if the contractor plans to use any equipment over Metropolitan's pipeline which will impose loads greater than AASHTO H-20, it will be necessary to submit the specifications of such equipment for our review and approval at least one week prior to its use. More restrictive requirements may apply to the loading guideline over the San Diego Pipelines 1 and 2, portions of the Orange County Feeder, and the Colorado River Aqueduct. Please contact us for loading restrictions on all of Metropolitan's pipelines and conduits.

b. The existing cover over the pipeline shall be maintained unless Metropolitan determines that proposed changes do not pose a hazard to the integrity of the pipeline or an impediment to its maintenance.

### 13. Blasting

a. At least 20 days prior to the start of any drilling for rock excavation blasting, or any blasting, in the vicinity of Metropolitan's facilities, a two-part preliminary conceptual plan shall be submitted to Metropolitan as follows:

b. Part 1 of the conceptual plan shall include a complete summary of proposed transportation, handling, storage, and use of explosions.

c. Part 2 shall include the proposed general concept for blasting, including controlled blasting techniques and controls of noise, fly rock, airblast, and ground vibration.

### 14. CEQA Requirements

#### a. When Environmental Documents Have Not Been Prepared

1) Regulations implementing the California Environmental Quality Act (CEQA) require that Metropolitan have an opportunity to consult with the agency or consultants preparing any environmental documentation. We are required to review and consider the environmental effects of the project as shown in the Negative Declaration or Environmental Impact Report (EIR) prepared for your project before committing Metropolitan to approve your request.

2) In order to ensure compliance with the regulations implementing CEQA where Metropolitan is not the Lead Agency, the following minimum procedures to ensure compliance with the Act have been established:

a) Metropolitan shall be timely advised of any determination that a Categorical Exemption applies to the project. The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

b) Metropolitan is to be consulted during the preparation of the Negative Declaration or EIR.

c) Metropolitan is to review and submit any necessary comments on the Negative Declaration or draft EIR.

d) Metropolitan is to be indemnified for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

b. When Environmental Documents Have Been Prepared

If environmental documents have been prepared for your project, please furnish us a copy for our review and files in a timely manner so that we may have sufficient time to review and comment. The following steps must also be accomplished:

1) The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

2) You must agree to indemnify Metropolitan, its officers, engineers, and agents for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

15. Metropolitan's Plan-Review Cost

a. An engineering review of your proposed facilities and developments and the preparation of a letter response

giving Metropolitan's comments, requirements and/or approval that will require 8 man-hours or less of effort is typically performed at no cost to the developer, unless a facility must be modified where Metropolitan has superior rights. If an engineering review and letter response requires more than 8 man-hours of effort by Metropolitan to determine if the proposed facility or development is compatible with its facilities, or if modifications to Metropolitan's manhole(s) or other facilities will be required, then all of Metropolitan's costs associated with the project must be paid by the developer, unless the developer has superior rights.

b. A deposit of funds will be required from the developer before Metropolitan can begin its detailed engineering plan review that will exceed 8 hours. The amount of the required deposit will be determined after a cursory review of the plans for the proposed development.

c. Metropolitan's final billing will be based on actual cost incurred, and will include engineering plan review, inspection, materials, construction, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount. Additional deposits may be required if the cost of Metropolitan's review exceeds the amount of the initial deposit.

16. Caution

We advise you that Metropolitan's plan reviews and responses are based upon information available to Metropolitan which was prepared by or on behalf of Metropolitan for general record purposes only. Such information may not be sufficiently detailed or accurate for your purposes. No warranty of any kind, either express or implied, is attached to the information therein conveyed as to its accuracy, and no inference should be drawn from Metropolitan's failure to comment on any aspect of your project. You are therefore cautioned to make such surveys and other field investigations as you may deem prudent to assure yourself that any plans for your project are correct.

17. Additional Information

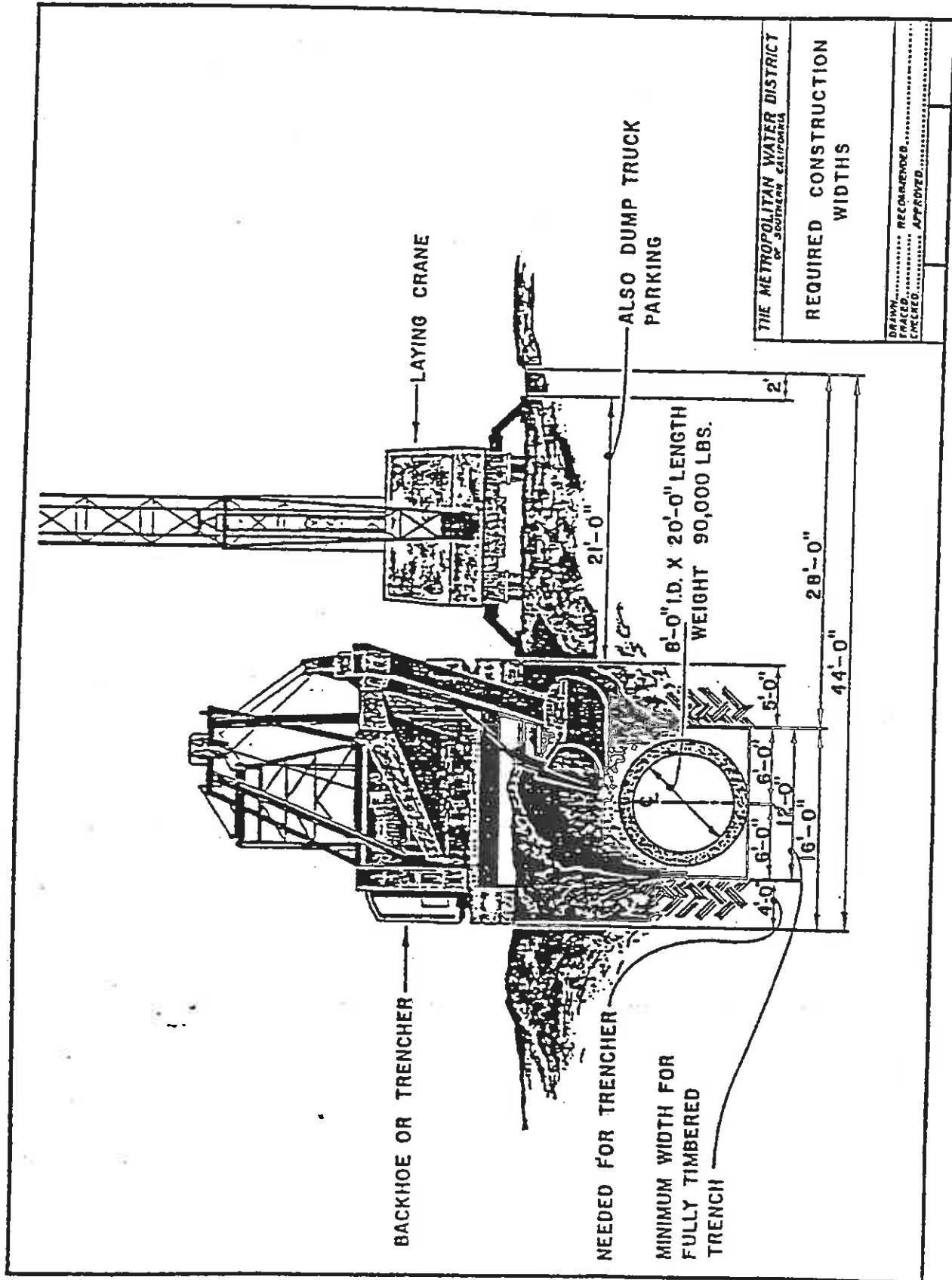
Should you require additional information, please contact:

Civil Engineering Substructures Section  
Metropolitan Water District  
of Southern California  
P.O. Box 54153  
Los Angeles, California 90054-0153  
(213) 217-6000

JEH/MRW/lk

Rev. January 22, 1989

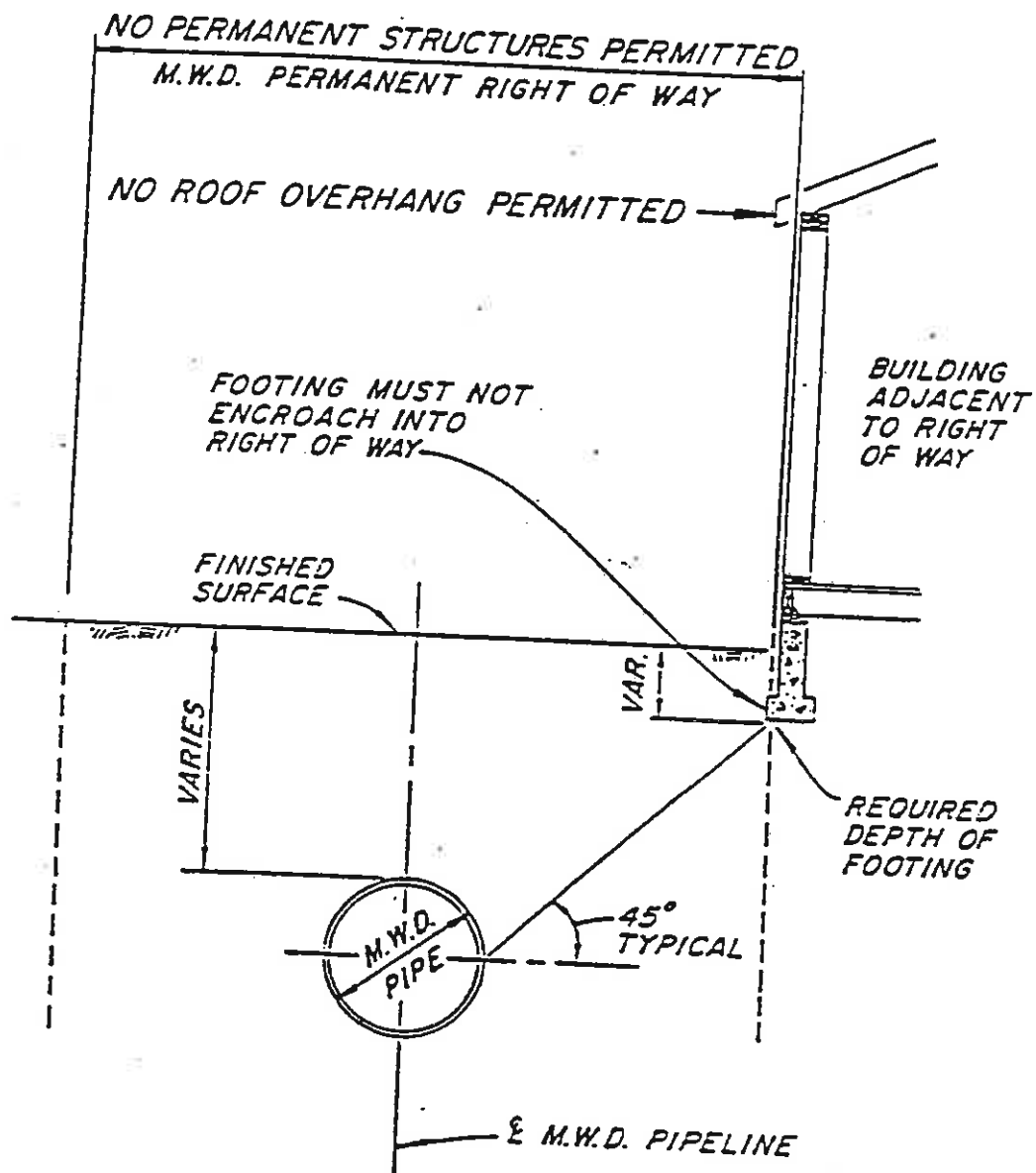
Encl.



|   |
|---|
| THE METROPOLITAN WATER DISTRICT<br>OF SOUTHERN CALIFORNIA |
| REQUIRED CONSTRUCTION<br>WIDTHS                           |
| DRAWN.....  |
| TRACED.....   |
| ENGINEER.....   |
| RECOMMENDED.....  |
| APPROVED.....   |

FIGURE 1

FORM NO. 28 9 100811-07 P.O. 07-016



NOTE: M.W.D. PIPELINE SIZE, DEPTH, LOCATION AND WIDTH OF PERMANENT RIGHT OF WAY VARIES.

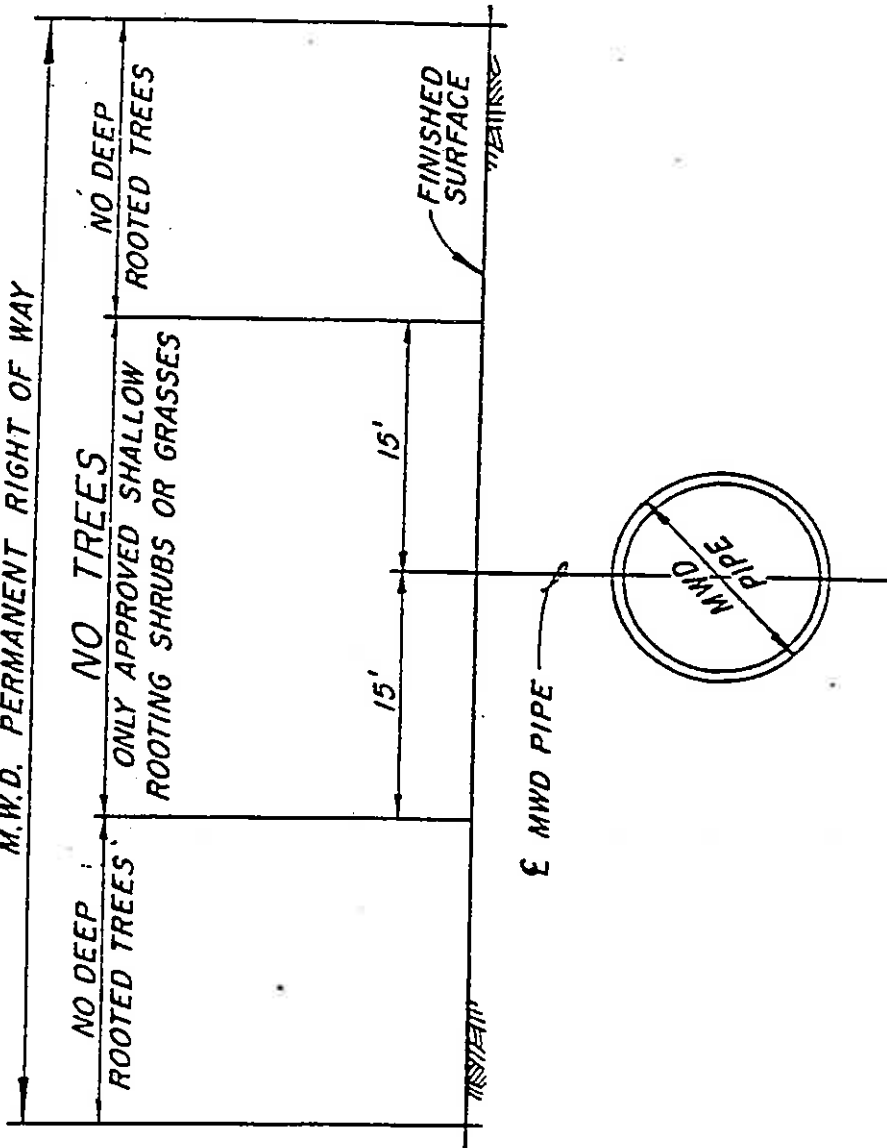
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

REQUIREMENTS FOR  
BUILDINGS AND FOOTINGS  
ADJACENT TO M.W.D.  
RIGHT OF WAY

|         |             |
|---------|-------------|
| DRAWN   | RECOMMENDED |
| TRACED  |             |
| CHECKED | APPROVED    |

FIGURE 2

M.W.D. PERMANENT RIGHT OF WAY



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
**LANDSCAPE GUIDELINES  
FOR  
M.W.D. RIGHT OF WAY**

DRAWN.....  
CHECKED.....  
RECOMMENDED.....  
APPROVED.....

FIGURE 3



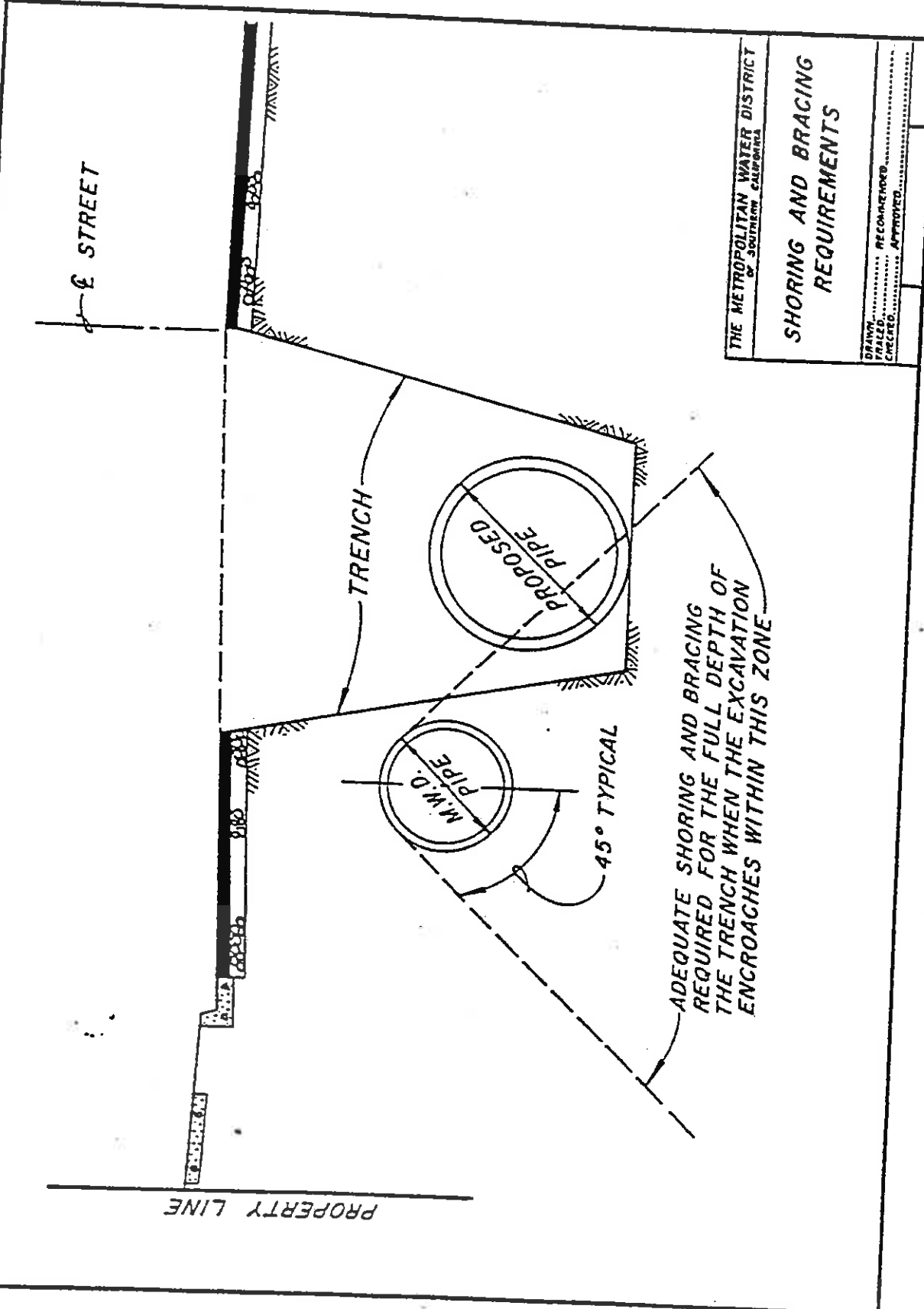
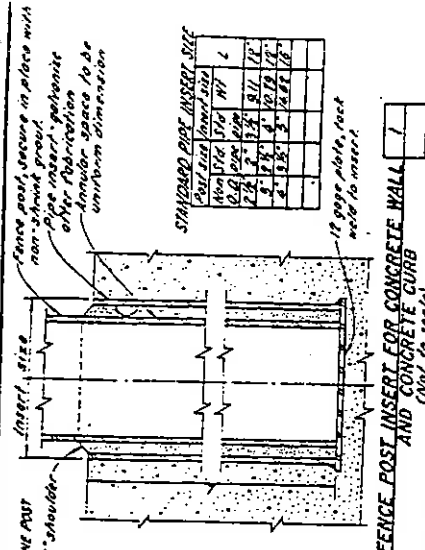
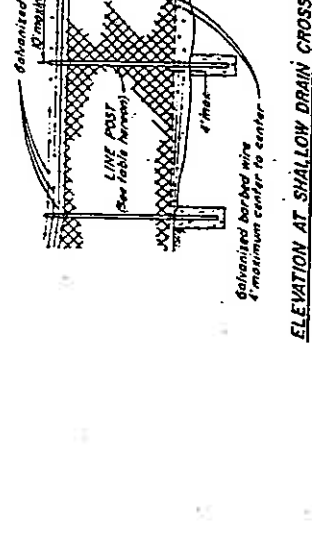
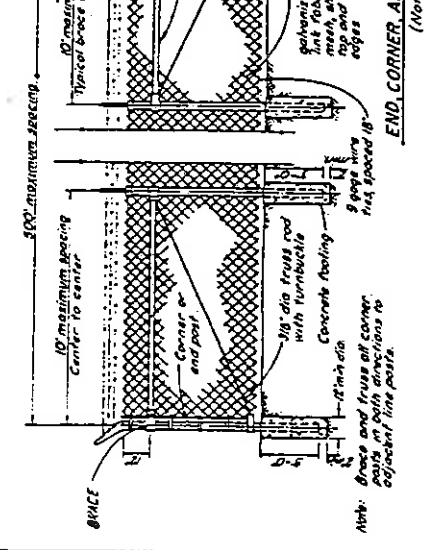
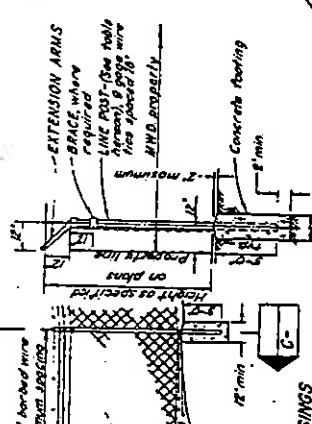
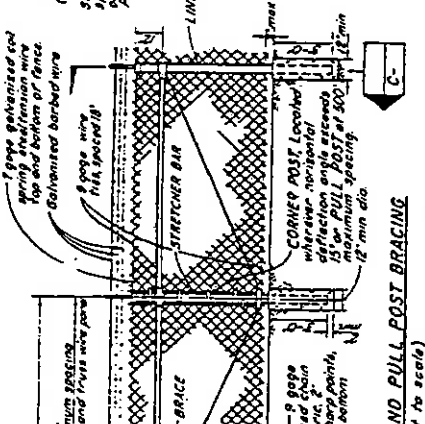
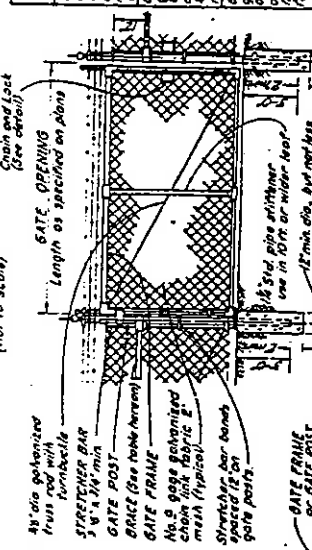
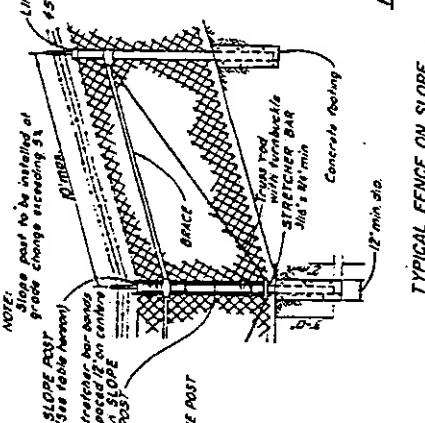


FIGURE 4

FORM NO. 59 9 INDO 11-69 P.C. NO 48-7407



| Use  | Type | Number | Actual C.D. (Inches) | Height per foot (Inches) |
|--|------|--------|----------------------|--------------------------|
| End, corner, slope, pull and gate posts for single gates 6 feet or less in width and double gates 12 feet or less in width for chain link fabric 12 inches or higher | Pipe | 2 1/2  | 2.875                | 3.79                     |
| End, corner, slope, pull and gate posts for single gates 6 feet or less in width and double gates 12 feet or less in width for chain link fabric 12 inches or higher | Pipe | 2      | 2.375                | 3.65                     |
| Gate posts for single swing gates over 18 feet in width and double swing gates over 36 feet but not over 36 feet in width  | Pipe | 3 1/2  | 4.000                | 9.11                     |
| Gate posts for single swing gates over 18 feet in width and double swing gates over 36 feet but not over 36 feet in width  | Pipe | 5      | 6.015                | 18.97                    |
| Line posts for chain link fabric 12 inches or higher   | Pipe | 6      | 6.653                | 24.70                    |
| Line posts for chain link fabric less than 12 inches in height   | Pipe | 7 1/2  | 7.900                | 27.22                    |
| Stretcher bar posts  | Pipe | 1 1/2  | 1.650                | 2.32                     |
| Stretcher bar posts  | Pipe | 1 1/2  | 1.650                | 2.32                     |
| Stretcher bar posts  | Pipe | 1 1/2  | 1.650                | 2.32                     |



| Use   | Type | Number | Actual C.D. (Inches) | Height per foot (Inches) |
|---|------|--------|----------------------|--------------------------|
| Gate posts for single swing gates over 18 feet in width and double swing gates over 36 feet but not over 36 feet in width | Pipe | 3 1/2  | 4.000                | 9.11                     |
| Gate posts for single swing gates over 18 feet in width and double swing gates over 36 feet but not over 36 feet in width | Pipe | 5      | 6.015                | 18.97                    |
| Line posts for chain link fabric 12 inches or higher  | Pipe | 6      | 6.653                | 24.70                    |
| Line posts for chain link fabric less than 12 inches in height  | Pipe | 7 1/2  | 7.900                | 27.22                    |
| Stretcher bar posts   | Pipe | 1 1/2  | 1.650                | 2.32                     |
| Stretcher bar posts   | Pipe | 1 1/2  | 1.650                | 2.32                     |
| Stretcher bar posts   | Pipe | 1 1/2  | 1.650                | 2.32                     |

**GENERAL NOTES**

- 1 All ferrous parts and materials shall be galvanized after fabrication.
- 2 Adjustable tighteners shall be furnished or equivalent, having minimum 5' extension.
- 3 Extension arms for barbed wire shall be steel, malleable iron or wrought iron. The post with the top of the extension arms shall be 5 inches in diameter and the wires in a plane approximately 45° from the vertical.
- 4 All gate hinges shall be heavy duty malleable iron top edge, industrial approved quality and design.
- 5 Secure top to post with 1/2 inch round head rivet.

**DETAIL OF CUTOUT FOR CHAIN AND LOCK (Not to scale)**

1 9 gage wire ties! All ferrous parts and materials shall be galvanized after fabrication.

2 Adjustable tighteners shall be furnished or equivalent, having minimum 5' extension.

3 Extension arms for barbed wire shall be steel, malleable iron or wrought iron. The post with the top of the extension arms shall be 5 inches in diameter and the wires in a plane approximately 45° from the vertical.

4 All gate hinges shall be heavy duty malleable iron top edge, industrial approved quality and design.

5 Secure top to post with 1/2 inch round head rivet.

**DETAIL OF CUTOUT FOR CHAIN AND LOCK (Not to scale)**

1 9 gage wire ties! All ferrous parts and materials shall be galvanized after fabrication.

2 Adjustable tighteners shall be furnished or equivalent, having minimum 5' extension.

3 Extension arms for barbed wire shall be steel, malleable iron or wrought iron. The post with the top of the extension arms shall be 5 inches in diameter and the wires in a plane approximately 45° from the vertical.

4 All gate hinges shall be heavy duty malleable iron top edge, industrial approved quality and design.

5 Secure top to post with 1/2 inch round head rivet.

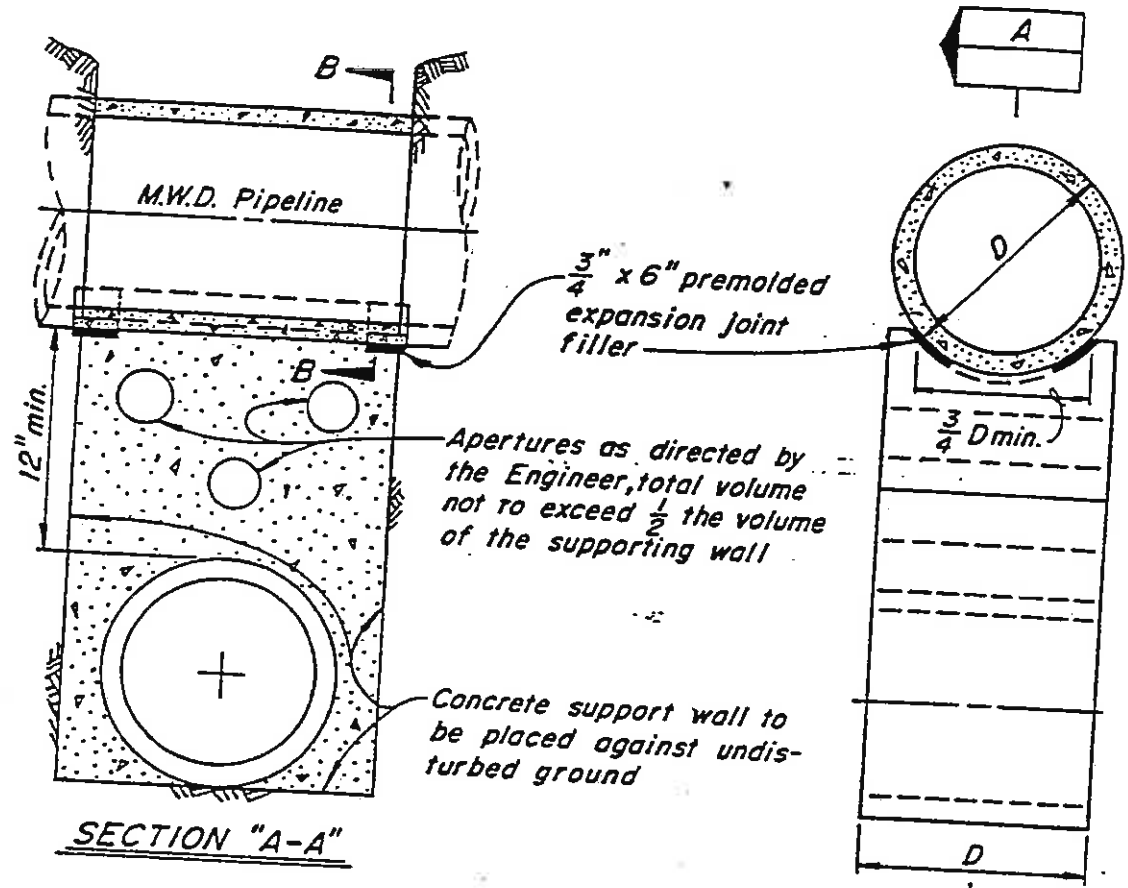
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA  
DISTRIBUTION SYSTEM

CHAIN LINK FENCE DETAILS

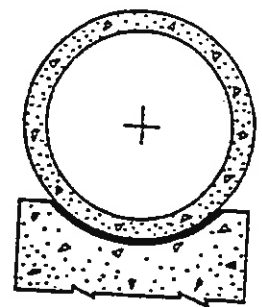
REVISIONS

| NO. | DATE | BY | CHKD. | REVISION |
|-----|------|----|-------|----------|
|     |      |    |       |          |
|     |      |    |       |          |
|     |      |    |       |          |
|     |      |    |       |          |

DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
JOB TITLE: \_\_\_\_\_  
JOB ADDRESS: \_\_\_\_\_



1. Supporting wall shall have a firm bearing on the subgrade and against the side of the excavation.
2. Premolded expansion joint filler per ASTM D-1751-73 to be used in support for steel pipe only.
3. If trench width is 4 feet or greater, measured along centerline of M.W.D. pipe, concrete support must be constructed.
4. If trench width is less than 4 feet, clean sand backfill, compacted to 90% density in accordance with the provisions of ASTM Standard D-1557-70 may be used in lieu of the concrete support wall.

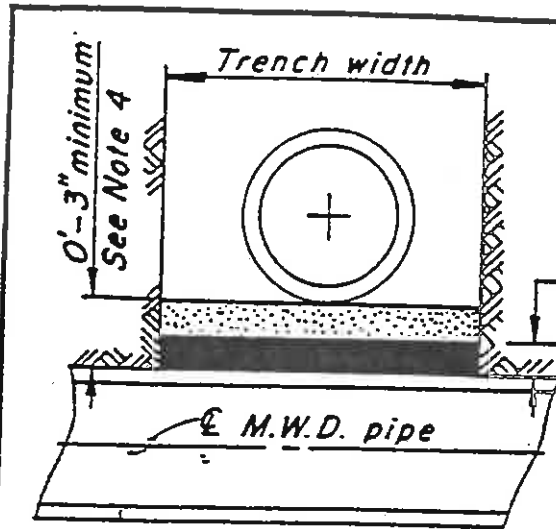


THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

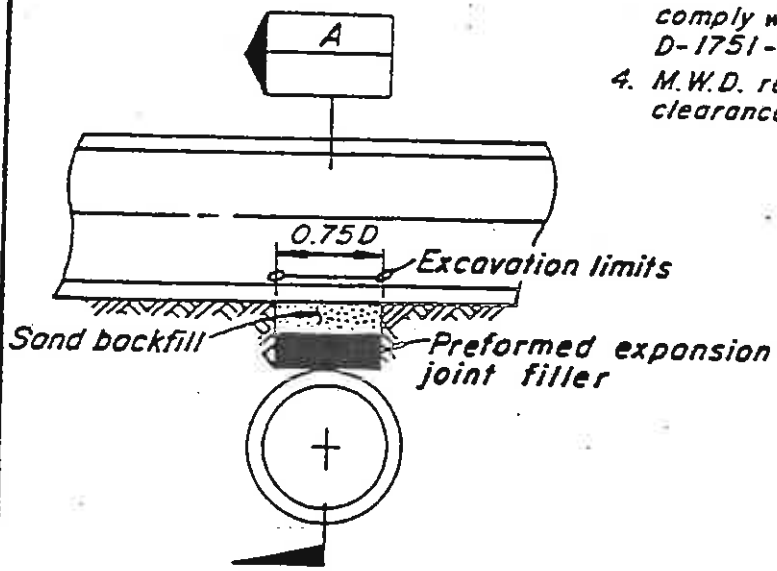
**TYPICAL SUPPORT FOR  
M.W.D. PIPELINE**

DRAWN \_\_\_\_\_ RECOMMENDED \_\_\_\_\_  
 TRACED \_\_\_\_\_ CHECKED \_\_\_\_\_  
 APPROVED \_\_\_\_\_

C-9547



SECTION A



CROSS SECTION

3" Preformed expansion joint filler

NOTES

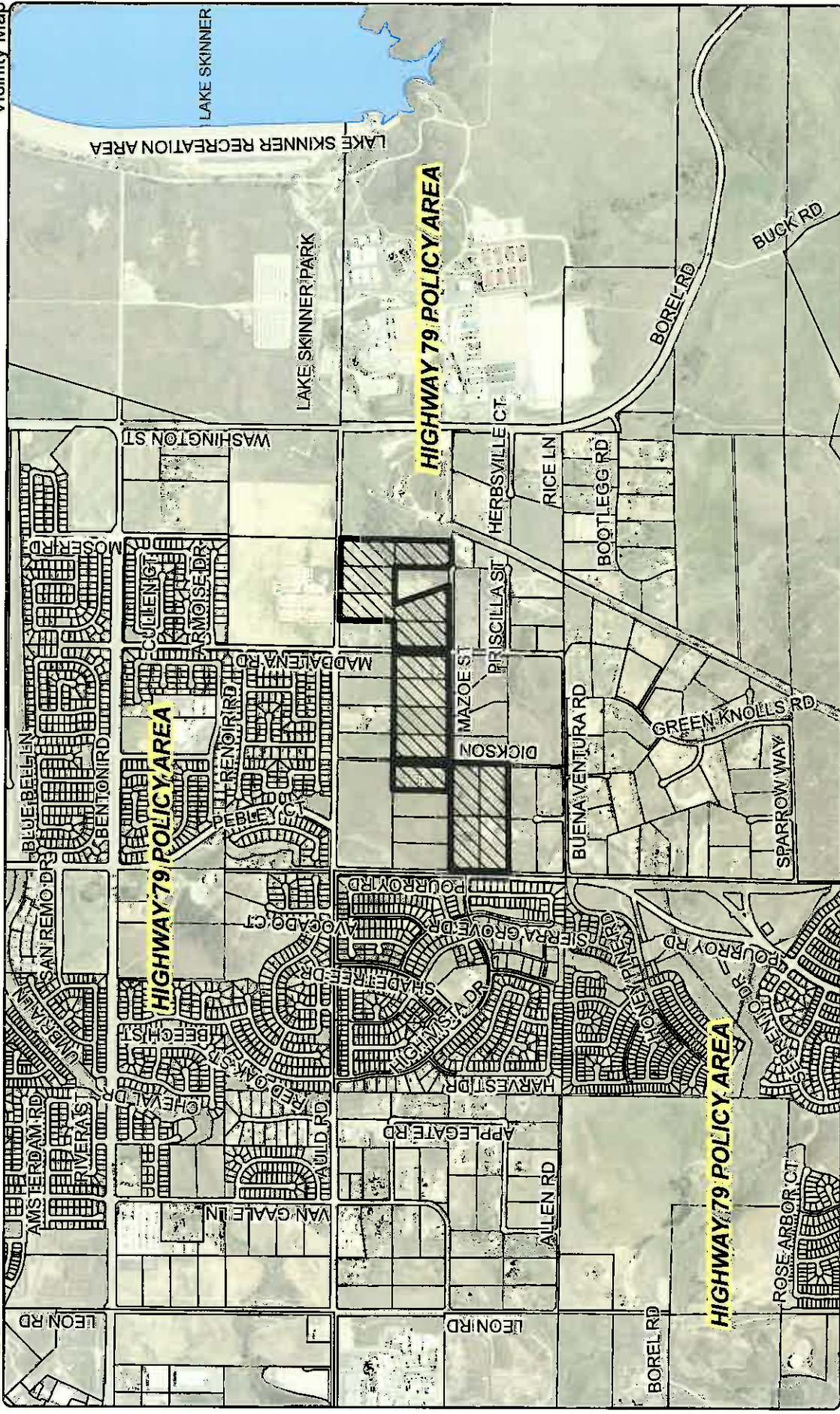
1. This method to be used where the utility line is 24" or greater in diameter and the clearance between the utility line and M.W.D. pipe is 12" or less.
2. Special protection may be required if the utility line diameter is greater than M.W.D. pipe or if the cover over the utility line to the street surface is minimal and there is 12" or less clearance between M.W.D. pipe and the utility line.
3. Preformed expansion joint filler to comply with ASTM designation D-1751-73.
4. M.W.D. requests 12" minimum clearance whenever possible.

|  |             |
|--|-------------|
| THE METROPOLITAN WATER DISTRICT<br>OF SOUTHERN CALIFORNIA                              |             |
| TYPICAL EXPANSION JOINT<br>FILLER PROTECTION FOR<br>OVERCROSSING OF<br>M.W.D. PIPELINE |             |
| DRAWN  | RECOMMENDED |
| TRACED   | APPROVED    |
| CHECKED  |             |
| C-11632  |             |

# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00975 VICINITY/POLICY AREAS

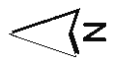
Supervisor Stone  
District 3

Date Drawn: 03/05/2015  
Vicinity Map



Zoning Area: Rancho California

Author: Stella Spadafora



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Ordinance (Ordinance 195) which amends the County's Zoning Ordinance. This map provides information on the current zoning map. The map is provided for informational purposes only. For further information, please contact the Riverside County Planning Department at (951) 938-3200 (Western County) or in Plain Paper at (760) 940-2377 (Eastern County) or visit [www.riversideca.gov](http://www.riversideca.gov).

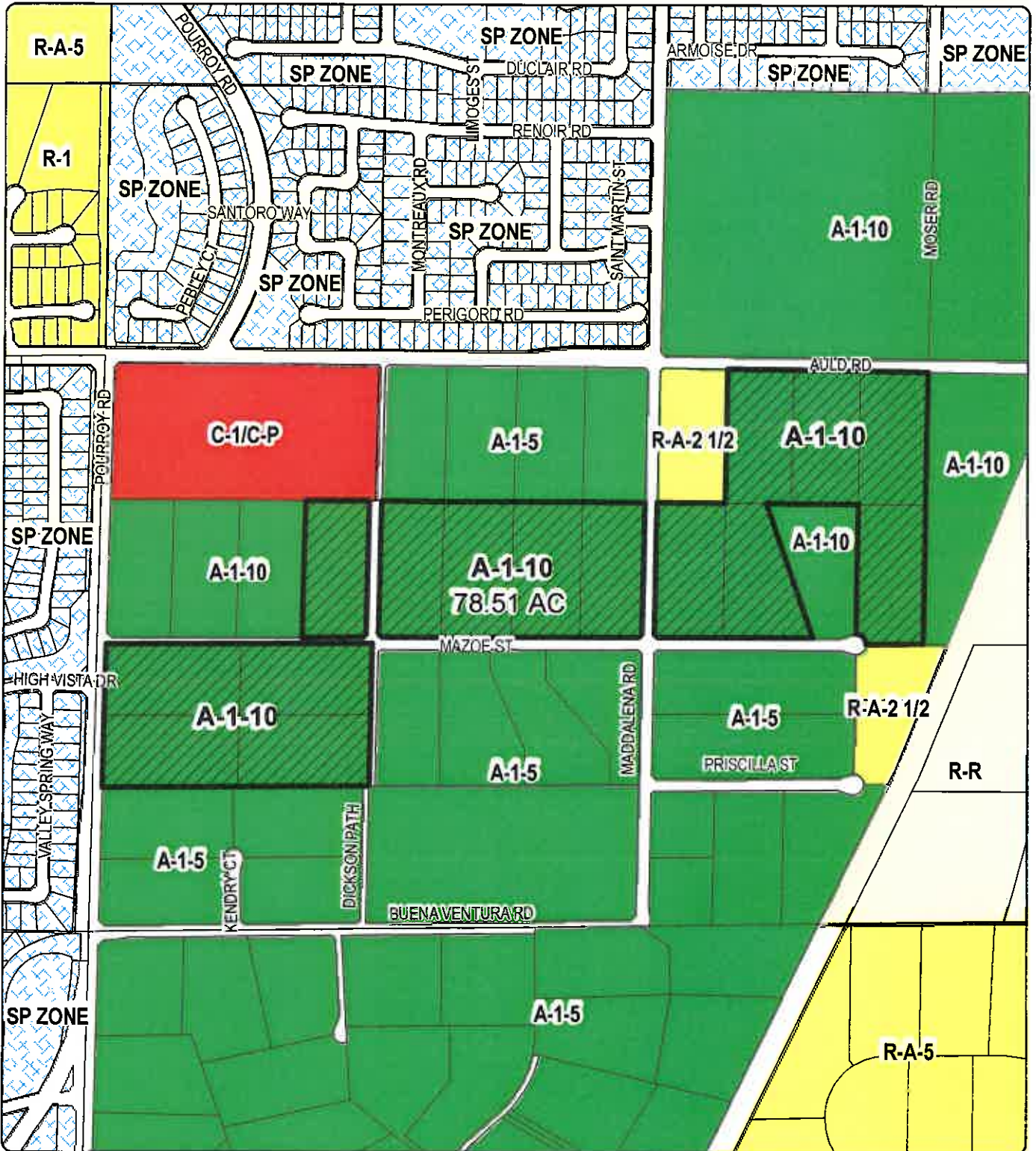
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00975

EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 03/05/2015  
Exhibit 2

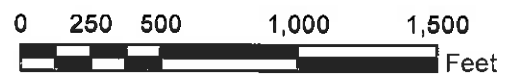


Zoning Area: Rancho California

Author: Stella Spadafora



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.cotrba.org>

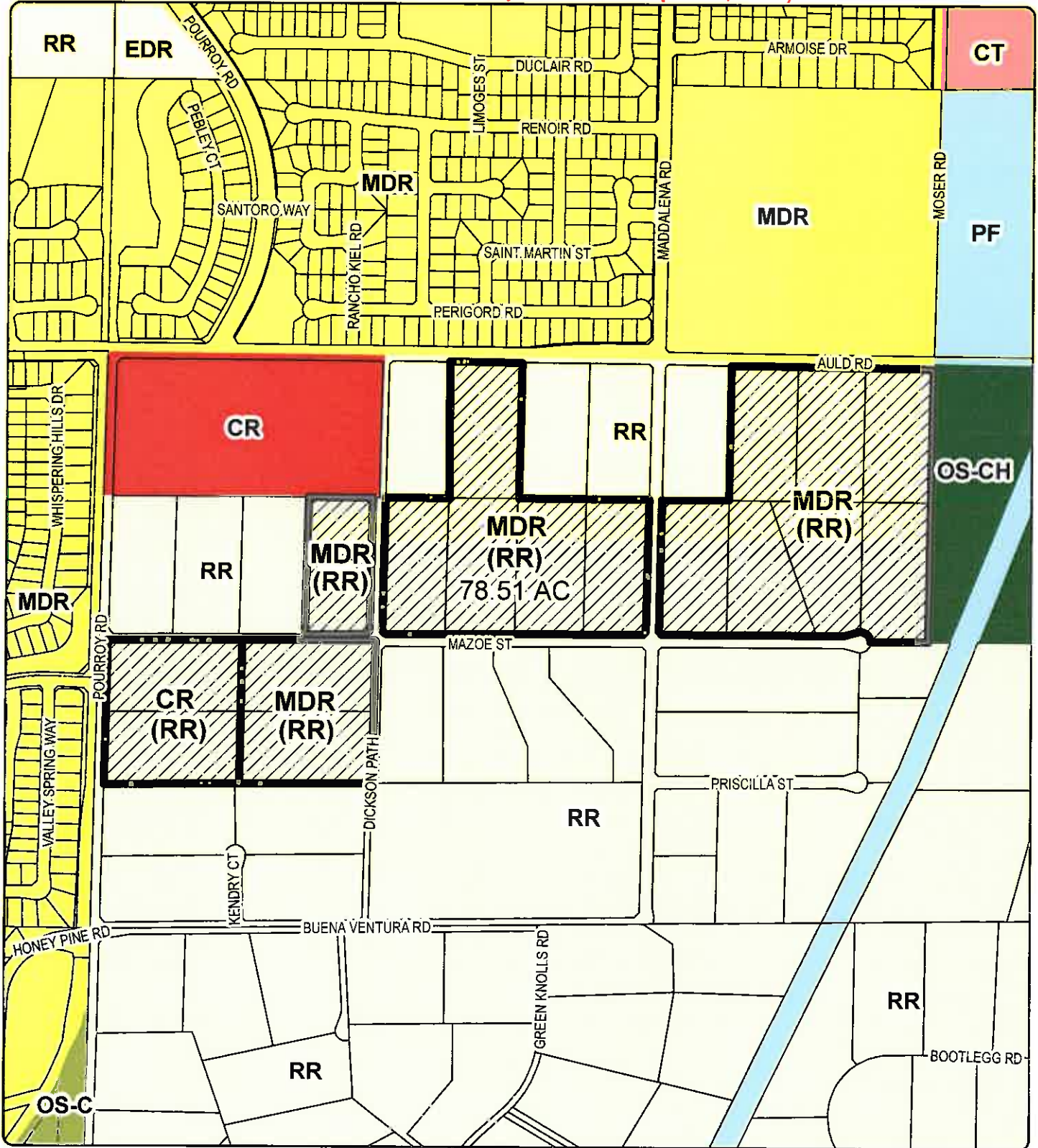


# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00975

Supervisor Stone  
District 3

**PROPOSED GENERAL PLAN**  
(Initiated at Board of Supervisors on April 18, 2010)

Exhibit 6



Zoning Area: Rancho California

Author: Stella Spadafora



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

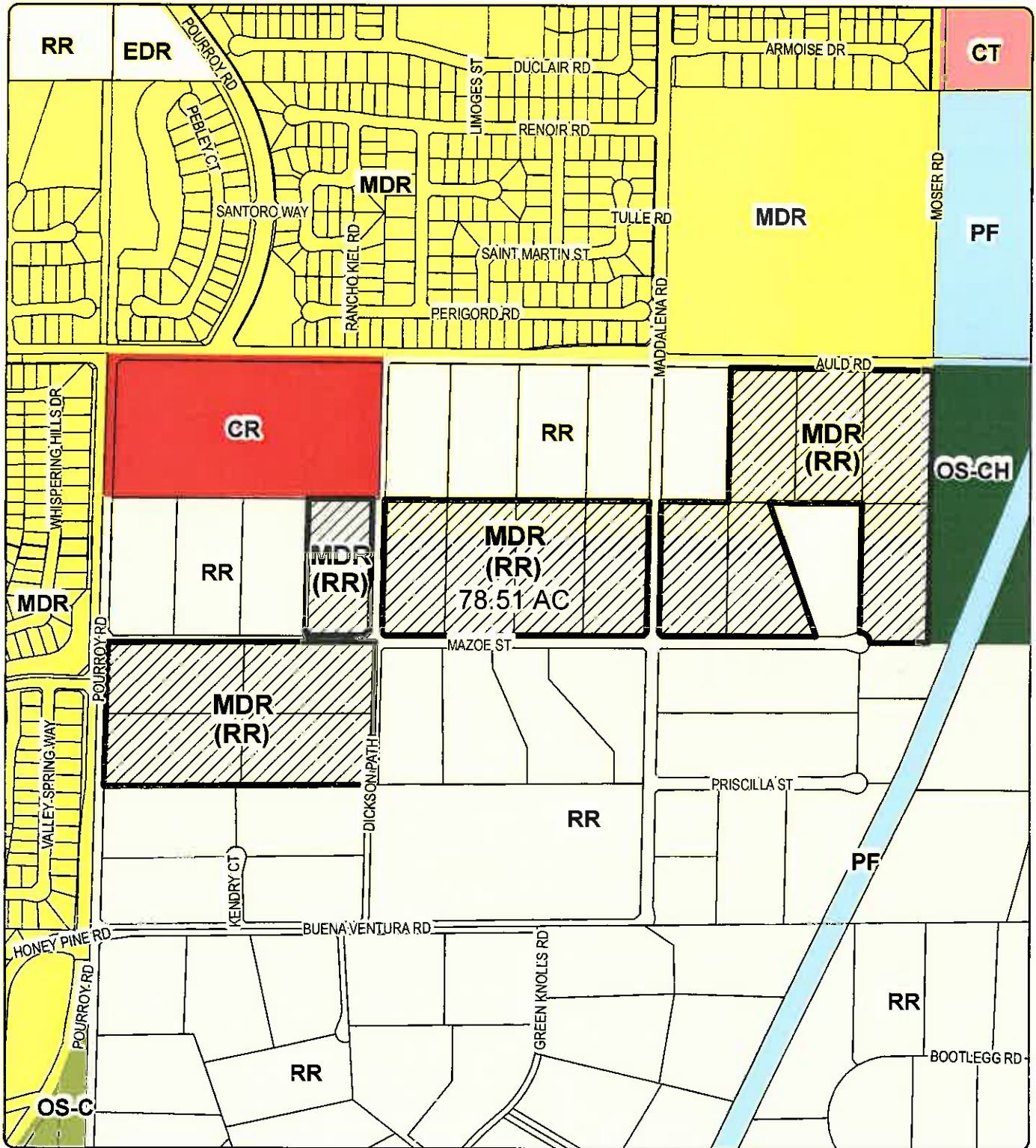
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00975

RECOMMENDED GENERAL PLAN

Supervisor Stone  
District 3

Date Drawn: 03/05/2015  
Exhibit 7



Zoning Area: Rancho California

Author: Stella Spadafora



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planning.rcfdms.org>





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA00975

### LAND USE

Supervisor Stone  
District 3

Date Drawn: 03/05/2015  
Exhibit 1



Zoning Area: Rancho California

Author: Stella Spadafora



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)958-3200 (Western County) or in Palm Desert at (760)863-5277 (Eastern County) or Website <http://planning.rcctmpra.org>



2  
3 **RESOLUTION**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 2014-010**  
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,  
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on  
9 April 15, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and  
11 Riverside County CEQA implementing procedures have been met and the environmental document  
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on  
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated  
14 in accordance with the above-referenced Act and Procedures; and,

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
18 Commission of the County of Riverside, in regular session assembled on April 15, 2015, that it has  
19 reviewed and considered the environmental document prepared or relied on and recommends the  
20 following based on the staff report and the findings and conclusions stated therein:  
21

22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
23 No. 41804; and  
24

25 **ADOPTION** of General Plan Amendment No. 975  
26  
27  
28

AUGUST 29, 2014

COUNTY OF RIVERSIDE PLANNING DEPARTMENT "INITIATION" STAFF REPORT  
DATED FEBRUARY 3, 2010 FOR GENERAL PLAN AMENDMENT 975

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "French Valley" community within the "Southwest Area Plan" and also lies within the City of Temecula's Sphere of Influence. There is considerable suburban development to the north and west. These areas have been developed under existing specific plans including Specific Plan No. 286, Winchester 1800, to the north, and Specific Plan No. 238, Crown Valley Village, and Specific Plan No. 184, Rancho Bella Vista, to the west.

Although there is suburban development to the north and west, there is little or no development to the east and south, where the site is located. This area is designated Rural Residential and has scattered residences on large lots. Auld Road and Pourroy Road provide a clear demarcation line between suburban development to the north and suburban development into this rural residential neighborhood will likely create conflicts between existing large lot residential uses with animals and new suburban neighborhoods.

RESPONSE/REBUTTAL:

**Staff's argument that Pourroy Road and Auld Road are clear demarcations is merely stating what exists as land uses today but does not preclude changes where warranted. The area of GPA 975 is entirely located south of Auld road, a major arterial. As such, it would be more appropriate to have more urban densities relating to this urban feature. The same applies to Pourroy Road. Secondly, and more importantly Butterfield State Road re-alignment has been approved by the County and consists of a circular arc connecting Pourroy to Auld Road in their southeast quadrant, thereby jeopardizing any lines of demarcation in the area. From a safety standpoint, once Butterfield Stage Road is constructed, several existing rural parcels on the inside of the radius will have to take direct access onto this urban arterial roadway creating dangerous driveway conflicts with traffic traveling at very high speeds.**

**Staff's idea that conflicts would be created between animal keeping and suburban development is likely overreaching when more safety conflicts would be definitely created, as described above, if the rural designations are not changed to more suburban land uses so internal circulation can more properly join the arterial roadways of Pourroy, Auld and Butterfield Stage Roads. The animal keeping issue could be addressed by the natural**

**creek that separates the proposed area of GPA 975 with suburban lots to the north of the creek and the more rural lots on the south side.**

**Lastly, the true line of demarcation should be considered as Borrel and Washington Roads which becomes Scott Road to the north-east and Rancho California Road to the south. Open space designations are more consistent easterly of Washington Road.**

The site lies immediately west of the Lake Skinner. Surrounding the lake is the Lake Skinner Regional Park and a water filtration facility. This area is characterized by rolling hills and agricultural uses extending westward with largely vacant land to the east. This man-made lake is operated by Metropolitan Water district and it affords activities such as fishing, boating, hiking and other outdoor activities that draw tourists and visitors to the area. A Class 1 bike path/regional trail is also planned through this area connecting Lake Skinner Recreation Area with points to the south.

There are a number of environmental constraints associated with the site. For example, Tualota Creek runs through the southeast corner of the site and is prone to flooding. The area along Tualota Creek will require flood plain review.

Additionally, the State of California Government Code Section 65302 (g) requires local governments to assess the potential impact that flooding, and failure of dams or other water retention structures, might have on their jurisdiction. According to the General Plan, a review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County, including the Lake Skinner Facility. These maps are intended to be used by state and local officials for the development and approval of dam failure emergency procedures as described in Section 8589.5 of the California Government code. The maps are also used to provide information needed to make natural hazard disclosure statements required under existing legislation (AB 1195 Chapter 65, June 9, 1998; Natural Hazard Disclosure Statement).

**RESPONSE/REBUTTAL:**

**It is true that Tualota Creek traverses the southeasterly edge of the GPA area, but because of Lake Skinner Dam construction some time ago the flooding in this section has been significantly reduced and has little offsite run-on to the property. Even if there were greater flows it would be more classified as a design constraint, not an environmental constraint and as such, the County Departments will request storm drain construction to mitigate any flooding in this area that threatens residential development.**

**Regarding the failure of dams issue, the applicant expects to be conditioned to comply with the requirement to provide information needed to make natural hazard disclosure statements to all future residents in the area of the GPA. It should also be noted that the Lake Skinner Facility was completed in 1973 and several hundred homes have been constructed since.**

Policy 7.10 of the Safety Element of the General Plan, discourages development of critical facilities that are proposed in dam failure inundation areas, and requires application of hazardous materials safety guidelines within these zones, although it does not specifically discourage residential development. However, failure of the 43,000 acre-foot Lake Skinner facility could result in flooding along Tocalota Creek. Given this possibility, maintaining low density residential uses may be a more appropriate planning option for this area, than increasing residential densities or potentially adding additional commercial uses.

In addition to flooding, the site is susceptible to subsidence and a low to moderate potential for liquefaction.

**RESPONSE/REBUTTAL:**

**It is the applicant's opinion that flooding, subsidence and liquefaction are more design constraints than environmental constraints. Future tract maps will be designed to either include the construction of a storm drain system to carry the storm water off-site to the southwest or to preclude residential structures in the floodplain zone. In either case, both are considered adequate design solutions to any flooding. Liquefaction and subsidence will also be addressed in future tract design as recommended by the project soils engineer. In both cases, these constraints are usually easily addressed and mitigated through Conditions of Approved associated with tract map approvals.**

The proposed amendment includes an additional 15 acres of land designated Commercial Retail. There is already approximately 20 acres of vacant Commercial Retail land located at the southeast corner of the intersection of Pourroy Road and Auld Road. Ten acres of the proposed Commercial Retail would be south of the existing commercial at the southeast corner of the intersection of Mazoe street and Pourroy Road. The other five acres of proposed commercial would be located on the south side of Auld Road, two lots to the east of this existing commercial land.

**RESPONSE/REBUTTAL:**

**The original GPA 975 application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.**

In addition, there is almost 60 acres of vacant Commercial Tourist (40 acres) and vacant Commercial Retail (18 acres) at the intersection of Benton Road and Washington Street.

**RESPONSE/REBUTTAL:**

**The original GPA 975 application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.**

According to the General Plan's Vision Statement, "Earlier problems clearly associated with leapfrog development (development that "skips over" developable land and establishes inefficient development patterns) have virtually disappeared." This suggests that vacant areas identified for Commercial Retail in the area should be developed before new areas are added as in this case.

**RESPONSE/REBUTTAL:**

**The original GPA 975 application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.**

The proposed change does not support the County's vision of using land efficiently with the addition of 15 acres of commercial. The proposed change would "skip over" 20 acres of developable land already designated Commercial Retail near the site as well as almost 60 acres within 2/3 of a mile from the site. An efficient development pattern would see these areas developed before new areas are added.

**RESPONSE/REBUTTAL:**

**The original GPA application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.**

The site is not located in a Criteria Cell of the Multiple Species Habitat Conservation Plan (MSHCP). However, there are large areas of conserved land to the east and south, including areas designated Open Space Conservation Habitat. The existing land use pattern is more compatible with these nearby areas than Medium Density Residential and commercial Retail. Although the site is not located within a Criteria cell, it would have to comply with plan wide requirements such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP).

**RESPONSE/REBUTTAL:**

**The area of GPA 975 is geographically closer to the existing MDR designations to the northeast, north, northwest, west and southwest which is why the application request is for MDR. To say that the existing land use pattern is more compatible with local Open Space Conservation Habitat areas seems unfounded and merely an opinion without much merit.**

**If the GPA application request is granted, future development will comply with all requirements listed in the paragraph above through policies and requirements of the MSHCP.**

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the midpoint of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

**RESPONSE/REBUTTAL:**

**The County Transportation Department has recently devised a new set of mitigation criteria addressing the issues of the Highway 79 Policy Area. This application and all others must now comply with the new mitigation criteria.**

The area of the site located west of Maddalena Road is located in Compatibility Zone E of the French Valley Airport. The proposed change is generally compatible with the land use compatibility plan for the airport. Nevertheless, it will require review by the Airport Land Use Commission.

**RESPONSE/REBUTTAL:**

**GPA 975 was found CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan by ALUC on April 12, 2012. A copy of the consistency letter is attached hereto and was hand-delivered to Tamara Harrison also.**

RECOMMENDATION:

The Planning Director's recommendation is to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 975 from Rural: Rural Residential to Community Development: Medium Density Residential and Community Development: Commercial Retail. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**In conclusion, most, if not all of the concerns from the "Initiation" Staff Report were more of a design nature than of a land use compatibility nature. There are many reasons why this application meets the required finding of "significant change" in the area and compatibility with existing, surrounding land uses so that a staff Recommendation of Approval could be made:**

- 1. Land use compatibility: existing surrounding land uses are as requested by the applicants of GPA 975, namely, MDR.**
- 2. Significant change: significant change in the area must be proven to warrant a general plan change since the last update in 2004.**
  - a. development has been slowly moving from the southwest to the north where the project site is located. Several parks have been constructed in these developments.**
  - b. Along with the residential development comes the infrastructure of utilities such as sanitary sewer, water, electrical, gas, telephone, cable TV and storm drain protection.**
  - c. In addition, an elementary school was recently constructed adjacent to GPA 975 to the west.**
  - d. A bridge is currently being constructed over Tualata Creek on Pourroy Road adjacent to the GPA site.**



## Harrison, Tamara

---

**From:** Dave Jeffers [dtj@attglobal.net]  
**Sent:** Thursday, March 22, 2012 9:56 AM  
**To:** Harrison, Tamara; Brady, Russell  
**Subject:** FW: GPA 975

Please see the email below regarding the OK from one of the property owners to change their designation to MDR.

---

David T. Jeffers, AICP  
President  
[DaveJ.DJC@attglobal.net](mailto:DaveJ.DJC@attglobal.net)

DAVID JEFFERS CONSULTING, INC.  
19 Spectrum Pointe Drive - Suite 609  
Lake Forest, CA - 92630  
Office (949) 586-5778 - Fax (949) 586-5527

---

WARNING: The information provided via email is not guaranteed or warranted against any defects, including design, calculations, data translation omissions or errors.

-----Original Message-----

**From:** [jcpetcarellc@gmail.com](mailto:jcpetcarellc@gmail.com) [<mailto:jcpetcarellc@gmail.com>] **On Behalf Of** Jackie Cenoz  
**Sent:** Thursday, March 15, 2012 12:31 PM  
**To:** Dave Jeffers  
**Subject:** Re: GPA 975

We were always okay with it, and continue to be so.

Thanks for asking, again...

On Thu, Mar 15, 2012 at 9:28 AM, Dave Jeffers <[dtj@attglobal.net](mailto:dtj@attglobal.net)> wrote:

Dear Mr. and Mrs. Cenoz,

I realize that we have discussed this before but are you OK with the County's suggestion to change the designation of your property from Commercial to Medium Density Residential? The MDR designation is the same for the remainder of the properties within the GPA area.

I have also asked this question of Mr. and Mrs. Bennett and I believe they are in agreement with the County's request to change it to MDR.

Thank you, Dave

---

David T. Jeffers, AICP

President

[DaveJ.DJC@attglobal.net](mailto:DaveJ.DJC@attglobal.net)

DAVID JEFFERS CONSULTING, INC.

19 Spectrum Pointe Drive - Suite 609

Lake Forest, CA - 92630

Office [\(949\) 586-5778](tel:9495865778) - Fax [\(949\) 586-5527](tel:9495865527)

---

WARNING: The information provided via email is not guaranteed or warranted against any defects, including design, calculations, data translation omissions or errors.

## Harrison, Tamara

---

**From:** Dave Jeffers [dtj@attglobal.net]  
**Sent:** Monday, March 26, 2012 1:22 PM  
**To:** Harrison, Tamara; Brady, Russell  
**Cc:** 'Mary Etta Bollman'  
**Subject:** FW: GPA 975-update

Hi Tamara and Russell,

The email below is from the Bennett's who are the other owners who have agreed to change their request to MDR instead of their original request of Commercial.

Please let me know if you need anything else.

Regards,

David T. Jeffers, AICP  
President  
[DaveJ.DJC@attglobal.net](mailto:DaveJ.DJC@attglobal.net)

DAVID JEFFERS CONSULTING, INC.  
19 Spectrum Pointe Drive - Suite 609  
Lake Forest, CA - 92630  
Office (949) 586-5778 - Fax (949) 586-5527

-----Original Message-----

**From:** RANDALL BENNETT [<mailto:nannywindmill@verizon.net>]  
**Sent:** Monday, March 26, 2012 12:03 PM  
**To:** Dave Jeffers  
**Subject:** Re: GPA 975-update

Hi Dave;

To facilitate this application and conform with the group we are in, we will agree to change the land use designation from commercial to MDR. Please let me know again, the date of our next hearing.

Thanks, Nancy and Randall Bennett

----- Original Message -----

**From:** "Dave Jeffers" <[dtj@attglobal.net](mailto:dtj@attglobal.net)>  
**To:** "'Nancy Bennett'" <[nannywindmill@verizon.net](mailto:nannywindmill@verizon.net)>  
**Sent:** Monday, March 26, 2012 11:40 AM  
**Subject:** GPA 975-update

>  
> Dear Mr. and Mrs. Randall,  
>  
> I realize that we have discussed this before but let me ask one more  
> time. Are you OK with the County's suggested change of the land use  
> designation from Commercial to Medium Density Residential within the  
> Community Development Foundation? The MDR is the requested designation  
> for the remainder of the site.  
>  
> I have already gotten approval from the Cenoz' to make this

designation

> change on their property also.

>

> Thank you for your consideration.

>

> Regards, Dave

>

> David T. Jeffers, AICP

> President

> [DaveJ.DJC@attglobal.net](mailto:DaveJ.DJC@attglobal.net)

>

> DAVID JEFFERS CONSULTING, INC.

> 19 Spectrum Pointe Drive - Suite 609

> Lake Forest, CA - 92630

> Office (949) 586-5778 - Fax (949) 586-5527

>

> -----Original Message-----

> From: Mary Etta Bollman [<mailto:maryetta@obsessionmatrix.com>]

> Sent: Monday, March 26, 2012 11:08 AM

> To: Dave Jeffers

> Subject: Bennetts

>

> 951 696 8355

>

> Please ask her for her e-mail address. [Nannywindmill@verizon.net](mailto:Nannywindmill@verizon.net)

is

> what I have for her.

>

> Mary Etta=

>

>

## GPA 975 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce environmental impacts identified in the projects in Environmental Assessment No. 41804, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any project implementing development within the limits of GPA 975 (or any area with General Plan classifications changed in conjunction with GPA 975 hearings) will be required to report to the County that these have been satisfied. The following table provides the required information which includes identification of the potential impact, the various mitigation measures, applicable implementing timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

| Impact Category                | Mitigation Measure  | Implementation Timing                  | Responsible Party  | Monitoring/ Reporting Method   |
|--------------------------------|---|--|--|--|
| Agriculture & Forest Resources | <b>GPA975 MM1:</b> Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.  | Prior to implementing project approval | Project Proponent and Riverside County Planning Department | A Change of Zone application must accompany any future subdivision or use case |
| Land Use/Planning              | <b>GPA975 MM1:</b> Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.  | Prior to implementing project approval | Project Proponent and Riverside County Planning Department | A Change of Zone application must accompany any future subdivision or use case |
| Transportation/Traffic         | <p><b>GPA975 MM2:</b> The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> <li>• Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or</li> </ul> |  |  |  |

the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41804  
**Project Case Type (s) and Number(s):** GENERAL PLAN AMENDMENT NO. 975  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Larry Ross  
**Telephone Number:** (951) 955-9294  
**Applicant's Name:** Mary Etta Bollman  
**Applicant's Address:** 32573 Auld Road, Winchester, CA 92596

### I. PROJECT INFORMATION

**A. Project Description:** The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 78.51 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

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

**C. Total Project Area:** 78.51 acres

|                                 |              |                               |                                    |
|---------------------------------|--------------|-------------------------------|------------------------------------|
| <b>Residential Acres:</b> 78.51 | <b>Lots:</b> | <b>Units:</b>                 | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b>        | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Industrial Acres:</b>        | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Other:</b>                   |              |                               |                                    |

**D. Assessor's Parcel No(s):** 964-050-005, 964-050-010, 964-050-011, 964-050-012, 964-050-013, 964-050-015, 964-050-016, 964-050-017, 964-050-018, 964-050-019, 964-050-020, 964-050-021, 964-050-037, 964-050-038, 964-050-043, and 964-050-044.

**E. Street References:** The project is located northerly Buena Ventura Road, southerly of Auld Road, and easterly of Pourroy Road, and westerly of Borel Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
T7SR2W SEC 9

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Rural with scattered single family residences.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

**B. General Plan Area Plan(s):** Southwest

**C. Foundation Component(s):** Rural

**D. Land Use Designation(s):** Rural Residential

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest

2. **Foundation Component(s):** Community Development to the north and west, Rural to south and east.

3. **Land Use Designation(s):** Medium Density Residential and Commercial Retail to the north and west, Rural Residential to the south, and Open Space: Conservation Habitat and Rural Residential to the east.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Highway 79

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Light Agriculture 5 acre minimum (A-1-5)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** General Commercial (C-1/C-P), SP zone, Light Agriculture 10 acre minimum (A-1-10), and Residential Agriculture 2 ½ acre minimum (R-A- 2 ½) to the north, SP zoning to the west, Light Agriculture 10 acre minimum (A-1-5) to the South, and Light Agriculture 10 acre minimum (A-1-5) 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.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                                | <input type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Recreation                          |
| <input checked="" type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality      | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality                               | <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems         |
| <input type="checkbox"/> Biological Resources                      | <input type="checkbox"/> Mineral Resources              | <input type="checkbox"/> Other:                              |
| <input type="checkbox"/> Cultural Resources                        | <input type="checkbox"/> Noise                          | <input type="checkbox"/> Other:                              |
| <input type="checkbox"/> Geology / Soils                           | <input type="checkbox"/> Population / Housing           | <input type="checkbox"/> Mandatory Findings of Significance  |
| <input type="checkbox"/> Greenhouse Gas Emissions                  | <input type="checkbox"/> Public Services                |  |

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

- 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

Larry Ross, Principal Planner  
Printed Name

---

November 4, 2014

Date

---

For Steve Weiss, AICP Planning Director

**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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                              |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                              |                                     |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure 9 in the Southwest Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>2. Mt. Palomar Observatory</b>  |                          |                          |                                     |                          |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution) , Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to the Mt. Palomar Observatory. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to other lighting issues. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?              | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 5 Acre Minimum which is intended for the least intense agricultural uses and the General Plan has a Rural Residential 5 Acre Minimum designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. However, the proposed general plan designation and current zoning are not consistent with each other. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. Therefore there are no substantial impacts with the proposed mitigation.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: GPA975 MM1: Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Forest   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

| <b>AIR QUALITY</b> Would the project  |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>6. Air Quality Impacts</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in a net increase in population at build out based on the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes

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

assumptions that could be used to estimate density, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. At this stage the increase proposed is minimal on a regional scale and will not substantially alter the population projections for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with any local policies or ordinances  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

- a) The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- b) The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- c) The proposed project does not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- d) The proposed project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- e) The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no



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

potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

f) The proposed project does not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

g) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project

| 8. Historic Resources   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Alter or destroy an historic site?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Based on aerial maps, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with

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

General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| 9. Archaeological Resources  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

| 10. Paleontological Resources   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high A). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on

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

the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  |                          |                          |                          |                                     |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>12. Liquefaction Potential Zone</b>                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? |                          |                          |                                     |                          |

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to the General Plan, Figure S-7, the lower half of the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no impacts based on the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on the review of the proposed project by the project does not present geological hazards such as mudflow or volcanic hazard. Lake Skinner is located about 16,000 feet (3 miles) to the east of the project site. Portions of the project site are located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

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

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Erosion**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

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

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>20. Wind Erosion and Blowsand from project either on or off site.</b>                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? |                          |                          |                          |                                     |

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>21. Greenhouse Gas Emissions</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      |                          |                          |                                     |                          |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will

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

be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future



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

development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>23. Airports</b>  |                                |  |                                     |                                     |
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the French Valley Airport Influence area, and in compatibility zone E. The project was reviewed by the Airport Land Use Commission on April 16, 2012 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety hazard for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>24. Hazardous Fire Area</b>   |                                |  |                                     |                          |
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, but the project is located within a state fire responsibility area. As that the project site is currently a mix of low density residences and vacant land and that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: GIS database and project materials

Findings of Fact:

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

a-h) The southeast corner of project is located within a mapped flood zone. And the Flood Control District states in their letter dated September 22, 2010 that Tualota Creek flows through 8 parcels within the proposed General Plan Amendment, and that these properties are subject to inundation by flood waters. In addition several other water courses flow through different properties within the proposal. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

| NA - Not Applicable <input checked="" type="checkbox"/>  | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> | <input type="checkbox"/>            |
|--|---|---|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     | <input type="checkbox"/>            |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a, b, d) The southeast corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land

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

alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is within a dam inundation area, however the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**LAND USE/PLANNING** Would the project

**27. Land Use**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for lower density uses, 5 acre minimum lot sizes. However, property near the site, specifically to the north and west have experienced some increases in density through Specific Plans. The existing condition is one of medium density residential to the north and west, with no transition of density or physical demarcation between the 7,200 square foot lots and 5 acre lots. The proposed change will continue the logical progression of the Medium Density Residential. The proposed change is not anticipated to affect the land use within the City sphere of influence. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**28. Planning**

|   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| b) Be compatible with existing surrounding zoning?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project will eventually result in changes to the zoning in the area. The area is currently zoned Rural Residential (R-R), which is generally inconsistent with the proposed General Plan Land Use Designation. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. The proposed change is compatible with the surrounding uses to the north and west, as that they are the same density level. The proposed Land Use change is consistent with all policies of the General Plan, and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: GPA975 MM1: Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest Highway is Highway 79 about two miles to the west of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no impacts from highway noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no impacts from other noise.

Mitigation: No mitigation is required

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

Monitoring: No monitoring is required

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?



|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) There are currently few residential structures on the subject site, so little to no displacement will occur. The proposed project will change the Land Use to Medium Density Residential (2-5 D.U. per acre), thus potentially reducing demand for additional housing through the creation of additional housing stock. The project is not in a Redevelopment Project Area. The project will not exceed official regional or local population projections, this change is negligible to the population projections for Riverside County. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to population growth. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**37. Sheriff Services**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Schools**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: GIS database

Findings of Fact:

The project would result in an increased need for all public services, including schools. However, the costs associated with the increased need are addressed through the County's Development Impact Fees and other State requirements which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**39. Libraries**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**40. Health Services**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

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

**Findings of Fact:**

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**RECREATION**

**41. Parks and Recreation**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source:** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

a-c) The project would increase the opportunity for density within a designation that would permit residential uses. Those residential uses would ultimately need recreation space, and would potentially impact existing recreational spaces. However, the project is not proposing any actual structures. At such time that a project is proposed, those impacts will be addressed in a separate CEQA document. There is no CSA for this area, but Valleywide Recreation and Parks District services this area. The impacts will be less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**42. Recreational Trails**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source:** Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:**

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

See 41.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

|   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Cause an effect upon, or a need for new or altered maintenance of roads?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Cause an effect upon circulation during the project's construction?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Result in inadequate emergency access or access to nearby uses?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: Riverside County General Plan

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The project is proposing to increase the density of the area, see discussion in the planning section on the EA. The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less

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

than the trips projected from the General Plan traffic model residential land use designations.” Because the Policy intends to limit the existing build out of the Land Use Designation, and increase in the density proposes potential conflicts with the Policy. Mitigation is proposed below to address the General Plan Policy. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project would be consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

**Mitigation:** GPA975 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project’s incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant’s request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips

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

that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

**Monitoring:** Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

**44. Bike Trails**

**Source:** Riverside County General Plan

**Findings of Fact:**

See 41.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or

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

build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes in project site are currently using septic systems. Specific permitting is required prior to the use of any septic system. The proposed increase in density would permit lot sizes that have traditionally been accepted by the County and the Regional Water Quality Control Board to permit septic systems. However, the RWQCB has recently been re-evaluating the minimum lot size that would permit septic. The proposed project might be required to connect to and construct a sewer system which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage-

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

ment Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source:

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of utility infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**49. Energy Conservation**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project conflict with any adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



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

Source:

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 3/4/2015 1:42 PM  
 EA GPA00975 PC 2014

**LAND DEVELOPMENT COMMITTEE  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: August 25, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Eastern Information Center (UCR)

**GENERAL PLAN AMENDMENT NO. 975** – EA41804 - Applicant: David Jeffers Consulting – Engineer/Representative: David Jeffers Consulting - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/ Overlays: Highway 79 Policy Area - Location: Southerly side of Auld Road, Westerly side of Moser Road, Easterly side of Pourroy Road and Northerly of Buena Ventura Road – 93.06 Gross Acres – Zoning: Light Agriculture-5 Acre Minimum (A-1-5) and Light Agriculture-10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to change the General Plan Foundation Component and Land Use Designation from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) on 67.85 acres and Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on 25.21 acres. - APNs: 964-050-005,007 through 013, 015 through 021, 037, 038, 043, 044 - Related Cases: N/A – Concurrent Cases: N/A

NOTE: This project is a stand-alone General Plan Land Use amendment, no implementing project is proposed. Please provide a comment letter from your department.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 30, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn, Project Planner**, at (951) 955-4641 or email at **JHORN@rctlma.org / MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

*1586028  
2/2/10*

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org  
133371

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

September 22, 2010

Riverside County  
Planning Department  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Attention: Jeff Horn, Project Planner

Dear Mr. Horn:

Re: General Plan Amendment 00975  
Area: Rancho California

We have reviewed this case and have the following comments:

Tucalota Creek flows southwesterly through the easterly portion of the properties impacting primarily APNs 964-050-013, 015, 016, 017, 018, 019, 020 and 021. These properties are subject to inundation by flood waters. Several other watercourses traverse through the properties. A combination of major flood control facilities and complete avoidance of the floodplain will be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

A handwritten signature in black ink, appearing to read "MeKBIB DEGAGA".

MEKBIB DEGAGA  
Engineering Project Manager

c: EWR:blj



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR April 16, 2012

Simon Housman  
Rancho Mirage

Tamara Harrison, Urban Regional Planner IV

VICE CHAIRMAN  
Rod Ballance  
Riverside

Riverside County Planning Department  
4080 Lemon Street, Twelfth Floor  
Riverside CA 92501

HAND DELIVERY

COMMISSIONERS

Arthur Butler  
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1046FV12

John Lyon  
Riverside

Related File No.: GPA00975 (General Plan Amendment)

Glen Holmes  
Hemet

APN: 964-050-005; 964-050-010; 964-050-011; 964-050-012; 964-050-013; 964-050-015; 964-050-016; 964-050-017; 964-050-018; 964-050-019; 964-050-020; 964-050-021; 964-050-037; 964-050-038; 964-050-043; 964-050-044.

Greg Pettis  
Cathedral City

Dear Ms. Harrison:

Richard Stewart  
Moreno Valley

On April 12, 2012, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced general plan amendment **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

STAFF

Director  
Ed Cooper

The general plan amendment is described as follows: A proposal to amend the Southwest Area Plan's land use designation on 78.57 acres located southerly of Auld Road, easterly of Pourroy Road, and westerly of Washington Street (within the unincorporated community of French Valley) from Rural Residential within the Rural Foundation Component (R:RR) to Medium Density Residential within the Community Development Foundation Component (CD:MDR).

Russell Brady  
John Guerin  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

The finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement or statement of preference. In this situation, both the existing designation and the proposed designation are consistent with the FVALUCP.

A copy of the "Notice of Airport in Vicinity" is enclosed, for your information.

[www.rcaluc.org](http://www.rcaluc.org)

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity

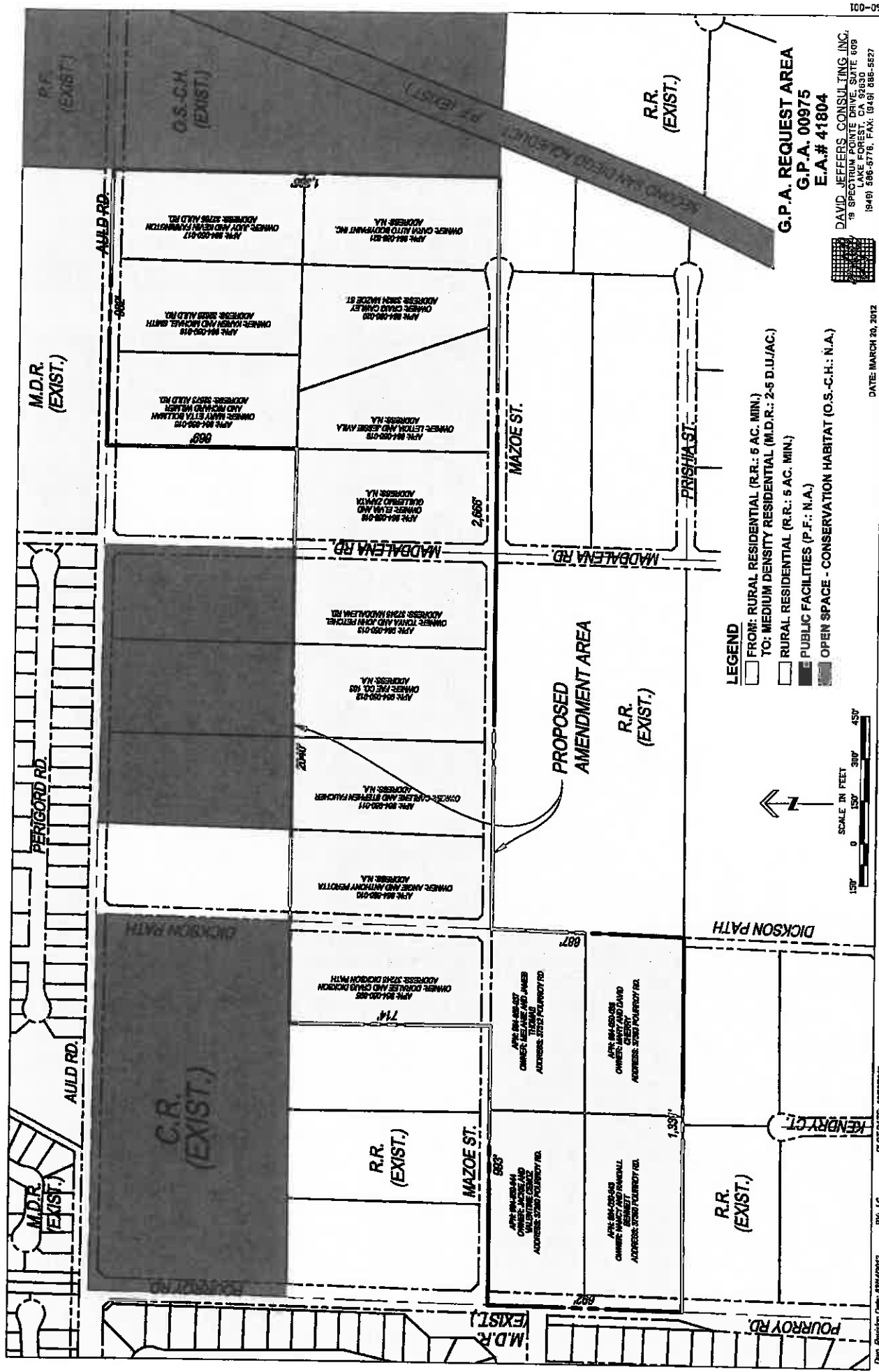
**Airport Land Use Commission**  
**Page 2**

cc: ALUC Staff  
David Jeffers Consulting, Inc. (Representative)  
Mary Etta Bollman (Owner/Payee)  
Karen Smith (Owner/Payee)  
LOLA 1, c/o Londen Land Company, LLC (Owner)  
Craig and Doralee Dickson (Owner)  
Anthony and Angie Perotta (Owner)  
Michael and Hendrika Monteleone (Owner)  
Stephen and Carlene Faucher, & Daniel Brennan (Owner)  
John and Tonya Petchel (Owner)  
Richard Wilmer (Owner)  
Michael Smith (Owner)  
Kevin and Judy Farrington (Owner)  
Guillermo and Elvia Zapata (Owner)  
Jessie and Leticia Avila (Owner)  
Deborah Paton and Susan Ledford (Owner)  
Carlos and Zulma Cella (Owner)  
James and Melanie Thomas (Owner)  
John and Theresa Minko (Owner)  
Randall and Nancy Bennett (Owner)  
Valentine and Jackie Cenoz (Owner)  
Riverside County Economic Development Agency – Aviation (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1046FV12.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

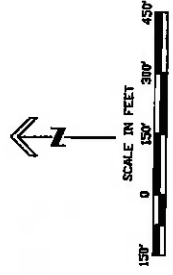
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



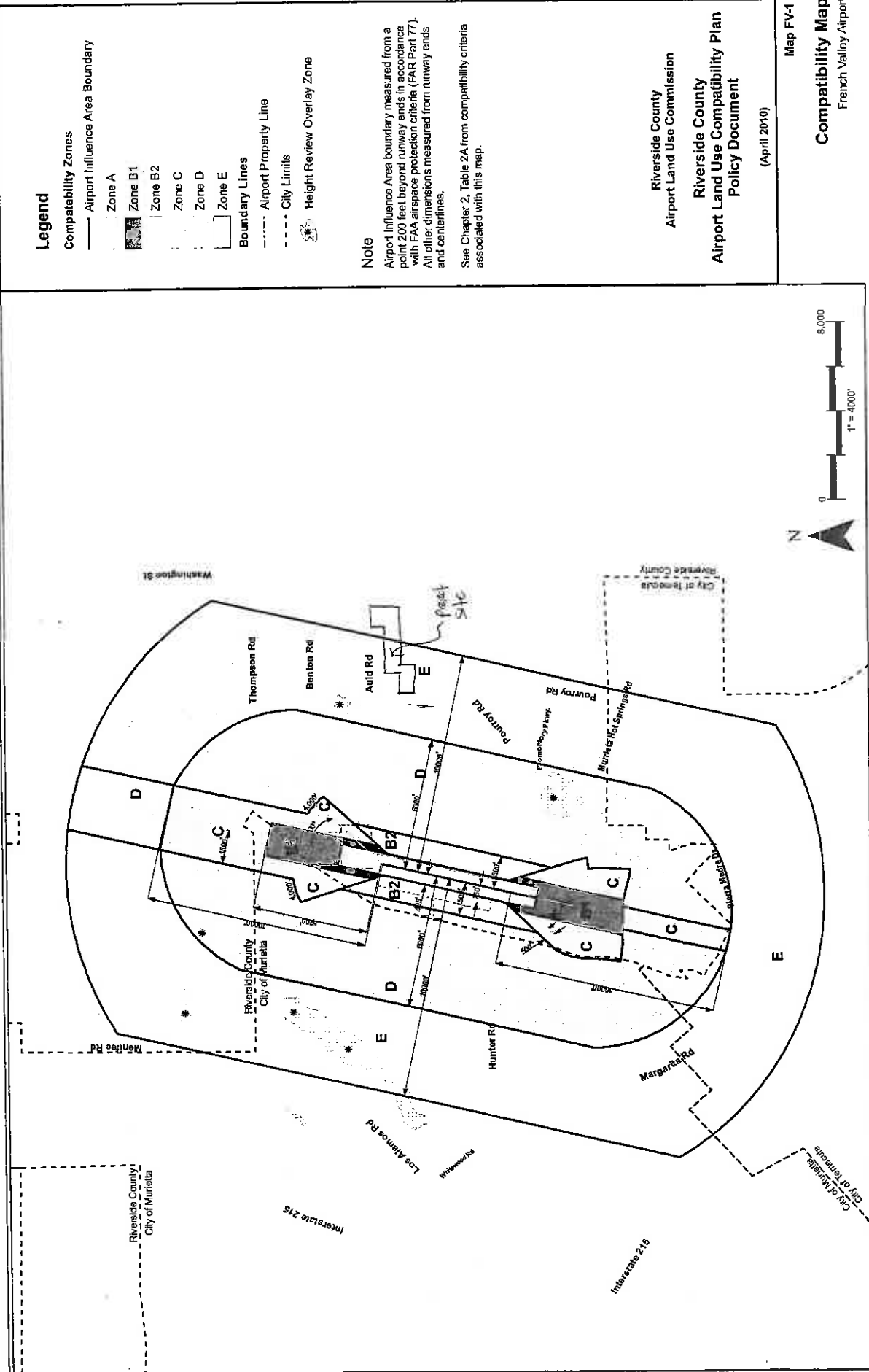
**G.P.A. REQUEST AREA**  
**G.P.A. 00975**  
**E.A.# 41804**

DAVID JEFFERS CONSULTING INC.  
 19 SPECTRUM POINTE DRIVE, SUITE 609  
 LAKE FOREST, CA 92650  
 (949) 886-9776, FAX: (949) 886-5227

- LEGEND**
- FROM: RURAL RESIDENTIAL (R.R.: 5 AC. MIN.)
  - TO: MEDIUM DENSITY RESIDENTIAL (M.D.R.: 2-5 D.U./AC.)
  - RURAL RESIDENTIAL (R.R.: 5 AC. MIN.)
  - PUBLIC FACILITIES (P.F.: N.A.)
  - OPEN SPACE - CONSERVATION HABITAT (O.S.-C.H.: N.A.)







**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- - - - Airport Property Line
  - - - - City Limits
  - Ⓜ Height Review Overlay Zone

**Note**

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

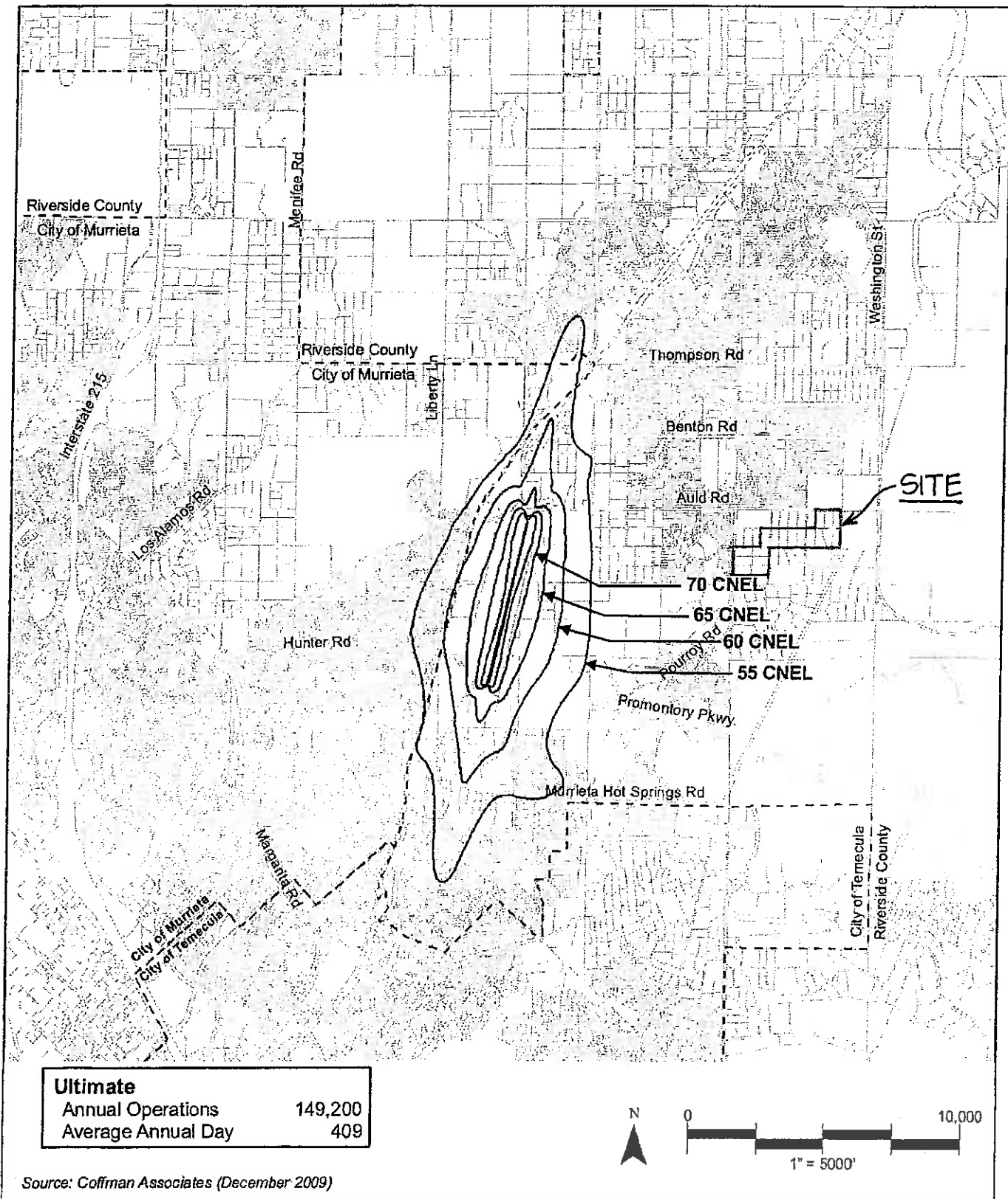
See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document

(April 2010)

Map FV-1

**Compatibility Map**  
 French Valley Airport

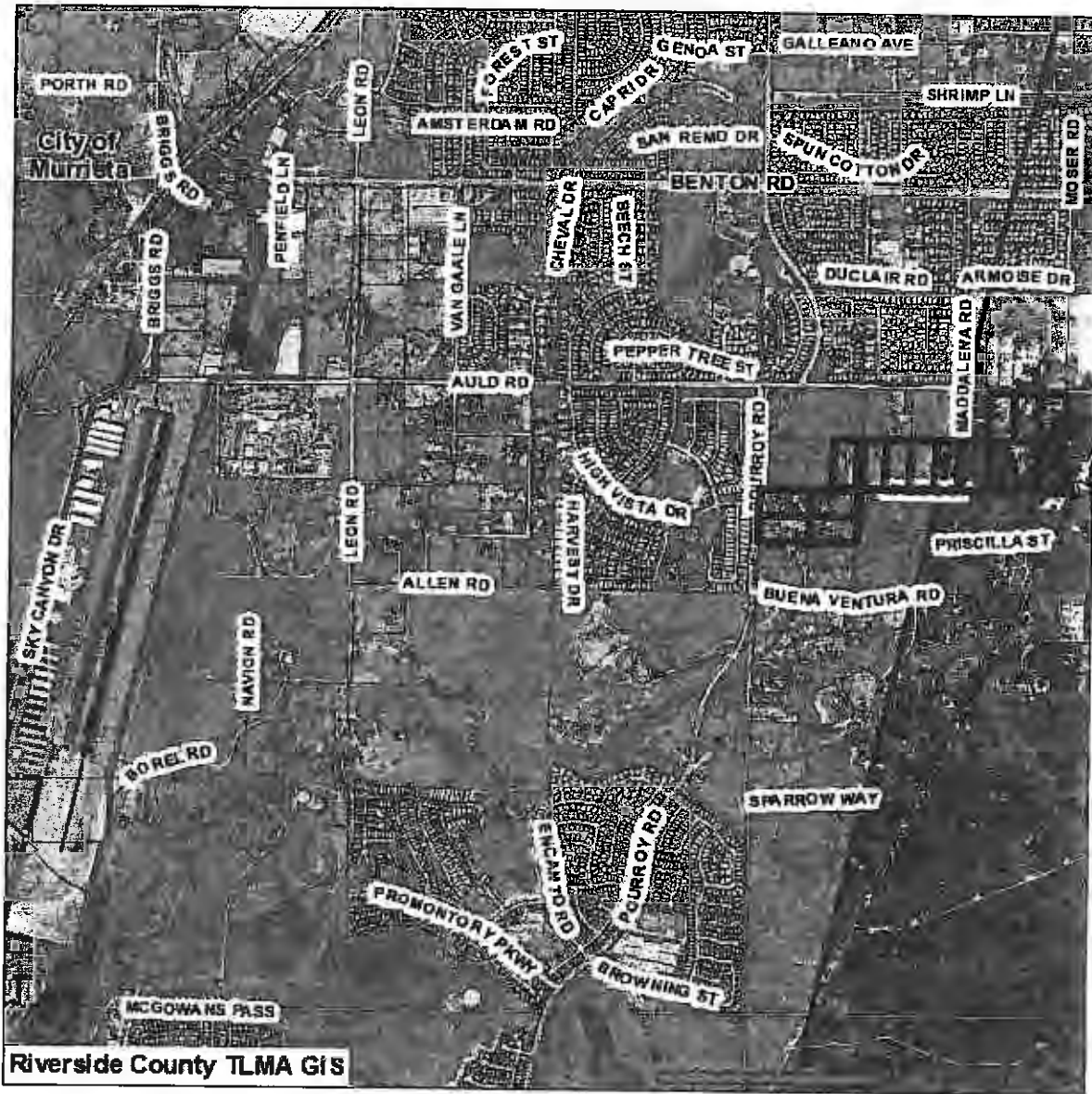


GPA 00975: APPROX. SITE LOCATION

Map FV-3

**Future Noise Impacts**  
French Valley Airport

RIVERSIDE COUNTY GIS



**Selected parcel(s):**

964-050-005 964-050-010 964-050-011 964-050-012 964-050-013 964-050-015 964-050-016  
 964-050-017 964-050-018 964-050-019 964-050-020 964-050-021 964-050-037 964-050-038  
 964-050-043 964-050-044

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Mar 08 11:39:14 2012

Version 120118

## RIVERSIDE COUNTY GIS

**Selected parcel(s):**

964-050-005 964-050-010 964-050-011 964-050-012 964-050-013 964-050-015 964-050-016  
 964-050-017 964-050-018 964-050-019 964-050-020 964-050-021 964-050-037 964-050-038  
 964-050-043 964-050-044

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Mar 08 11:37:48 2012

Version 120118

4/20/10  
Item 15.1-15.3

April 16, 2010

*VIA FACSIMILE AND ELECTRONIC MAIL*

Chairman Marion Ashley  
Riverside County Board of Supervisors  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 15, General Plan Amendment Initiation Proceedings (April 20, 2010)**

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on this set of landowner-initiated GPAs. Once again, we ask you to exercise planning discipline and uphold the integrity of the General Plan and the Certainty System.

Item 15.1, GPA 943 (Winchester)

***Concur with staff recommendation to decline to initiate***, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 15.2, GPA 973 (Winchester)

***No position.***

Item 15.3, GPA 975 (French Valley)

***Concur with staff recommendation to deny initiation.*** The conversion of this 89-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

With best regards,

Dan Silver, MD  
Executive Director

cc: Clerk of the Board

Electronic cc: Board Offices staff  
George Johnson  
Ron Goldman  
Damian Meins  
Mike Harrod  
Katherine Lind  
Interested parties

February 5, 2009

Riverside Planning Department  
4080 Lemon Street, #6  
Riverside, CA 92501

RE: APN 964-050-008-009

TO: Riverside County Planners

In February of 2008, an application was filed to amend Riverside County's general plan for Parcel #964050007-7, owned by Hoskings-Murietta, Inc. I hereby request that this parcel be removed from the application made by the Auld Road Property Group, and that the parcel remain on the application made by Leonard Bustin/Congregaion Havurim.

Sincerely,



George H. Smith

President

Hoiskings Murietta, Inc.  
4605 Point Loma Avenue  
San Diego, CA 92107

GHS/jhs

Contact: Janet H. Smith (702)496-2887 --or-- (702)436-1309



# Londen Companies

◆ Lincoln Heritage Life Insurance Company ◆ Londen Land Company, L.L.C. ◆ Londen Media Group, L.L.C.

January 16, 2009

Riverside Planning Department  
4080 Lemon St. #6  
Riverside, CA 92501

RE: APN 964-050-008, -009

To Riverside County Planners:

In February of 2008, two applications were filed to amend Riverside County's General Plan for each of the parcels referenced above, both of which are owned by FAE Company 103, a Minnesota Limited Liability Company. I hereby request that those two parcels be removed from the application made by the Auld Road Property Group, and that the parcels remain on the application made by Leonard Bustin/Congregation Havurim.

The remaining parcel owned by FAE 103, APN 964-050-012 shall remain on the application filed by the Auld Road Property Group.

I can be reached at the address and phone number below with any further comments.

Thank you for your consideration.

Sincerely,

FAE Company 103

By it's Manager, Londen Land Company, LLC

By it's Manager, Lynn Londen

*Our Business is You*

4343 East Camelback Road  
Suite 400  
Phoenix, AZ 85018-2705  
www.londen-insurance.com  
Toll Free (800) 433-8181  
Direct (602) 957-1650  
Fax (602) 840-9765



**COUNTY OF RIVERSIDE**  
**Application for Amendment to the**  
**Riverside County General Plan**

**General Information**  
**Application Information**

**Applicant's Name:** Congregation Havurim, A California Non-Profit Corporation  
**Address:** c/o Leonard Bustin, 41935 Calle Cabrillo, Temecula, CA 92592  
**Daytime Phone:** (951) 695-4988  
**Fax:** (951) 699-9876  
**Email:** [LBustin@verizon.net](mailto:LBustin@verizon.net)

**Reference APN:** APN: 964-050-006  
**Property Owner 1:** Congregation Havurim, A California Non-Profit Corporation  
**Address:** P.O. Box 891663, Temecula, CA 92589  
**Daytime Phone:** (951) 695-4988  
**Fax:** (951) 699-9876  
**Email:** [LBustin@verizon.net](mailto:LBustin@verizon.net)

**Reference APN:** 964-050-007  
**Property Owner 2:** Hoskings-Murrieta Inc., A California Corporation  
**Address:**  
**Daytime Phone:**  
**Fax:**  
**Email:**

**Reference APN:** 964-050-008 and 009  
**Property Owner 3:** FAE Company 103, LLC, a Minnesota limited liability company  
**Address:** 4343 E. Camelback Rd. #400, Phoenix, AZ 85018  
**Daytime Phone:** (602) 957-1650  
**Fax:** (602) 224-2246  
**Email:** [Lynn.londen@londen-insurance.com](mailto:Lynn.londen@londen-insurance.com)

**Engineer:** Michael Schweitzer, SW Engineering  
(951) 491-0433 phone, (951) 491-0442 fax  
[mike.schweitzer@sw-engr.net](mailto:mike.schweitzer@sw-engr.net)  
41951 Remington Avenue, Ste 160,  
Temecula, CA 92590



June 14, 2011

**RECEIVED**  
JUN 20 2011

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Ms. Halimah Shenghur  
County of Riverside  
4080 Lemon St. – 12<sup>th</sup> Floor  
Riverside, CA 92501

RE: Change in "Applicant" for General Plan Amendment Applications

Dear Ms. Shenghur,

Per your request today at the County offices, we are sending this to initiate changes to the "Applicants" for the General Plan Amendment applications for GPAs 00925, 00926, 00928, 00973, 00974, 00975, 00977, 00978 and 00983.

David Jeffers Consulting, Inc. is currently listed as applicant for the above cases and we now would like each "Applicant" to be changed as follows:

| Case #    | New Applicant Name and Address   |
|-----------|--|
| GPA 00925 | Mr. Paul Attyah / Lubec Properties, LLC<br>908 South Granville Avenue #5<br>Los Angeles, CA 90049<br>Phone: 310.562.5153 |
| GPA 00926 | Andy and Cindy Domenigoni<br>31851 Winchester Road<br>Winchester, CA 92596<br>Phone: 951.926.6924                        |
| GPA 00928 | Michael and Hennie Monteleone<br>35245 Briggs Road<br>Murrieta 92563<br>Phone: 951.538.6543                              |



Ms. Halimah Shenghur

June 14, 2011

Page 2 of 3

| <u>Case #</u>          | <u>New Applicant Name and Address</u>   |
|------------------------|---|
| GPA 00973<br>and 00983 | Leo and Betty Wesselink<br>9590 Nacimiento Lake Dr.<br>Paso Robles, CA 93446<br>Phone: 805.238.5222 |
| GPA 00974              | Neal Smith<br>33121 Christine Lane<br>Winchester, CA 92596<br>Phone: 949.285.5973                   |
| GPA 00975              | Mary Etta Bollman<br>32573 Auld Road<br>Winchester, CA 92596<br>Phone: 951.283.2222                 |
| GPA 00977              | Norm Gritton<br>27245 Highway 74<br>Perris, CA 92570<br>Phone: 951.315.5130                         |
| GPA 00978              | J. Foster Collins<br>30100 Los Alamos<br>Murrieta, CA 92563<br>Phone: 951.202.5509                  |



Ms. Halimah Shenghur  
June 14, 2011  
Page 3 of 3

Thank you for transferring the Applicant's name and address to those listed above. All future requests for additional County fees should be sent to the new applicant with a copy to David Jeffers Consulting, Inc. who is now only the "Representative" of the new applicants.

Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

DAVID JEFFERS CONSULTING, INC.

David T. Jeffers, AICP

cc: Mr. Paul Attyah  
Andy and Cindy Domenigoni  
Michael and Hennie Monteleone  
Leo and Betty Wesselink  
Neal Smith  
Mary Etta Bollman  
Norm Gritton  
J. Foster Collins

DTJ/tw

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

CC004713

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00975      DATE SUBMITTED: Feb. 14, 2008

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: David Jeffers Consulting, Inc.      E-Mail: dtj@attglobal.net

Mailing Address: 19 Spectrum Point Dr., Ste 609  
Lake Forest, CA 92630  
Street  
City      State      ZIP

Daytime Phone No: ( 949 ) 586-5778      Fax No: ( 949 ) 586-5527

~~Engineer~~/Representative's Name: Dave Jeffers      E-Mail: dtj@attglobal.net

Mailing Address: 19 Spectrum Point Dr., Ste 609  
Street  
City      State      ZIP

Daytime Phone No: ( 949 ) 586-5778      Fax No: ( 949 ) 586-5527

Property Owner's Name: (see attached list)      E-Mail: \_\_\_\_\_

Mailing Address: (see attached list)  
Street  
City      State      ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

EA41804/CRG 05151

93.06

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

George H. Smith

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-007

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.      Theresa L. Alvarado  
PRINTED NAME OF APPLICANT      SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Tony Perrotta Jr.      [Signature]  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)  
Angie Perrotta      Angie Perrotta  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964 050 010 - 9

Section: 9      Township: 75      Range: 2W

Approximate Gross Acreage: 5

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Rd., East of Pourroy Rd, West of Washington St.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc. *Heather Alhamata*  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

HEDERIKA MONTELEONE *Hedrika Monteleone*  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
MICHAEL MONTELEONE *Michael Monteleone*  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964 050 010-9

Section: 9 Township: 75 Range: 2W

Approximate Gross Acreage: 5

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Rd., East of Pourroy Rd., West of Washington St.



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

Sherese L. Alvarado  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

DANIEL A. BRENNAN

PRINTED NAME OF PROPERTY OWNER(S)

Daniel A. Brennan

SIGNATURE OF PROPERTY OWNER(S)

STEPHEN J. FAUCHER

PRINTED NAME OF PROPERTY OWNER(S)

Stephen J. Faucher

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-011-0

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

*Sherena L. Alhadeff*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

John J. Petchel II

PRINTED NAME OF PROPERTY OWNER(S)

*John J. Petchel II*

SIGNATURE OF PROPERTY OWNER(S)

Tanya Marie Petchel

PRINTED NAME OF PROPERTY OWNER(S)

*Tanya Marie Petchel*

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-013

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.5

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Richard A. Wilmer  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Mary Etta Bollman  
PRINTED NAME OF PROPERTY OWNER(S)

Mary Etta Bollman  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050- 015

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Michael Smith

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Karen Smith

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-016

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

\_\_\_\_\_  
PRINTED NAME OF APPLICANT

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

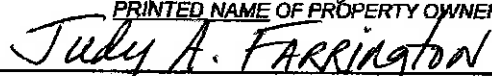
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

  
\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

  
\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050- 017

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

ELVIA ZAPATA

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

GUILLERMO H. ZAPATA

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-018

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.84

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jessie Avila

PRINTED NAME OF PROPERTY OWNER(S)

Jessie Avila

SIGNATURE OF PROPERTY OWNER(S)

Leticia Avila

PRINTED NAME OF PROPERTY OWNER(S)

Leticia Avila

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-019

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.73

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

CRISTE COWLEY

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-020

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.86

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

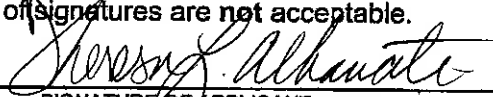
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT



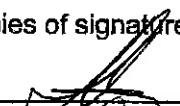
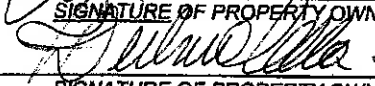
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

CARLOS CELLA  
PRINTED NAME OF PROPERTY OWNER(S)  
ZULMA CELLA  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)  
  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-021

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.99

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

*Sharon L. Alhadeo*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Melanie Thomas  
PRINTED NAME OF PROPERTY OWNER(S)  
JAMES R. THOMAS  
PRINTED NAME OF PROPERTY OWNER(S)

*Melanie Thomas*  
SIGNATURE OF PROPERTY OWNER(S)  
*JR Thomas*  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-037

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

DAVID S. CHERRY

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

MARY LISA CHERRY

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-038-5

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

RANDALL A. BENNETT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

NANCY B. BENNETT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050-043

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.54

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Valentin Cenoz  
PRINTED NAME OF PROPERTY OWNER(S)

Valentin Cenoz  
SIGNATURE OF PROPERTY OWNER(S)

Jaclyn Cenoz  
PRINTED NAME OF PROPERTY OWNER(S)

Jaclyn Cenoz  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-050- 644-0

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.18

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: 2006 pg.929 E,F& G 2-3

Existing Zoning Classification(s): R-R

Existing Land Use Designation(s): RR - Rural Residential (5 acre min.)

Proposal (describe the details of the proposed general plan amendment):

This proposal consists of an amendment to the Rural Foundation of the General Plan to a Community Development Foundation of Medium Density Residential (MDR) and Commercial (see Exhibit included herein).

Related cases filed in conjunction with this request:

None

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

| Name of Company or District serving the area the project site is located<br>(if none, write "none.") |                | Are facilities/services available at the project site? |                                     |
|--|----------------|--|-------------------------------------|
|  |                | Yes  | No                                  |
| Electric Company   | SCE            | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            |
| Gas Company  |                | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> |
| Telephone Company  | local provider | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            |
| Water Company/District   | EMWD           | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> |
| Sewer District   | EMWD           | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> |

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) approx. 1,000 feet

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) approx. 1,000 feet

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River     Santa Margarita River     San Jacinto River     Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Jheresa J. Alhondra* Date 2/12/08

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest \_\_\_\_\_

EXISTING DESIGNATION(S): RR - Rural Residential (5 acre min.)

PROPOSED DESIGNATION(S): Community Development Foundation - MDR & Commercial



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 975** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mary Etta Bollman – Engineer/Representative: Dave Jeffers Consulting, Inc. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) – Location: Northerly Buena Ventura Road, southerly of Auld Road, easterly of Pourroy Road, and westerly of Borel Road. – 73.65 acres – Zoning: Light Agriculture 5 acre minimum (A-1-5) – **REQUEST:** The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**APRIL 15, 2015**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Larry Ross, at 951-955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Larry Ross  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**  
**GPA00975**

I, Stella Spadafora, certify that on  
(Print Name)  
11/05/2014 the attached property owners list  
(Date)  
was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)  
Distance Buffered: 600 Feet.

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Stella Spadafora

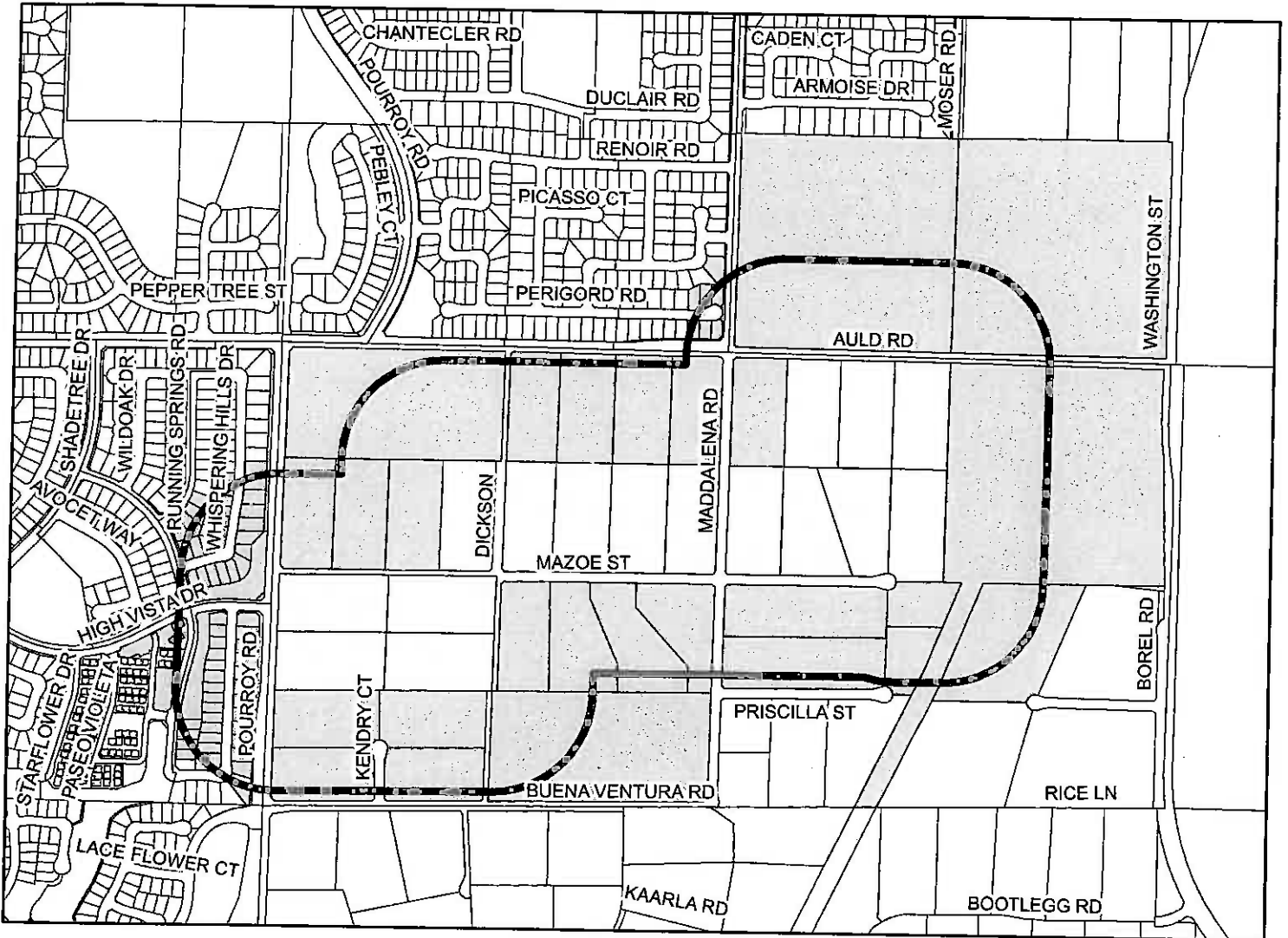
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5<sup>th</sup> Floor  
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

*Checked 11-5-11  
L. Ross  
w+1  
7-5-15*

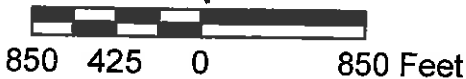
# GPA00975 (600 Feet Radius)



## Selected Parcels

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 963-421-007 | 963-411-008 | 963-410-018 | 963-420-004 | 964-050-026 | 963-420-015 | 964-050-010 | 963-410-014 | 963-410-016 | 963-420-013 |
| 964-050-021 | 964-050-040 | 963-420-009 | 963-093-053 | 963-420-010 | 963-421-003 | 963-420-001 | 964-050-005 | 964-050-011 | 964-233-011 |
| 963-421-008 | 964-050-028 | 963-410-013 | 963-093-051 | 964-050-020 | 963-410-017 | 964-050-014 | 964-050-018 | 963-410-019 | 964-050-030 |
| 963-421-002 | 963-411-031 | 963-411-006 | 963-411-001 | 964-050-001 | 964-233-008 | 964-050-047 | 964-050-048 | 964-050-049 | 964-050-050 |
| 963-420-017 | 963-093-054 | 963-420-008 | 964-050-037 | 963-421-004 | 963-421-013 | 963-411-033 | 964-050-048 | 964-050-019 | 964-050-041 |
| 963-420-014 | 963-420-003 | 963-420-016 | 963-420-007 | 963-421-004 | 963-421-013 | 963-411-033 | 964-050-048 | 964-050-019 | 964-050-041 |
| 964-050-039 | 963-411-032 | 963-410-025 | 963-410-026 | 963-410-027 | 963-410-028 | 964-233-012 | 964-233-010 | 963-420-011 | 963-411-009 |
| 963-460-026 | 964-050-017 | 963-411-007 | 964-050-035 | 963-421-009 | 963-410-015 | 963-411-030 | 964-050-008 | 964-050-009 | 963-421-020 |
| 963-410-021 | 963-410-020 | 963-410-022 | 964-233-009 | 964-050-006 | 963-093-052 | 963-411-002 | 963-421-010 | 963-421-001 | 964-050-016 |
| 963-421-006 | 964-233-007 | 964-030-005 | 964-050-022 | 964-050-043 | 963-420-019 | 963-411-005 | 963-093-040 | 963-093-061 | 964-050-042 |
| 963-410-023 | 963-420-006 | 964-050-015 | 964-050-029 | 963-420-018 | 963-410-012 | 963-420-020 | 964-030-006 | 963-410-011 | 963-421-005 |
| 964-050-027 | 964-050-002 | 964-050-003 | 964-050-004 | 964-233-025 | 963-420-012 | 963-411-004 | 964-050-044 | 964-233-027 | 963-421-011 |

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 963093051, APN: 963093051  
DEBORAH CHEEK  
37322 PASEO TULIPA  
MURRIETA, CA. 92563

ASMT: 963410013, APN: 963410013  
JENNIFER HARRIS, ETAL  
37150 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963093052, APN: 963093052  
TEMMY PHANG, ETAL  
308 LA FRANCE AVE NO E  
ALHAMBRA CA 91801

ASMT: 963410014, APN: 963410014  
ASHLEY PHEIL  
37162 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963093053, APN: 963093053  
CHRIS MCLAIN  
37314 PASEO TULIPA  
MURRIETA, CA. 92563

ASMT: 963410015, APN: 963410015  
LESTER STANLEY  
37174 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963093054, APN: 963093054  
INTERSTATE RESIDENTIAL PROP MANAGEME  
9962 STONE HAVEN PL  
CYPRESS CA 90630

ASMT: 963410016, APN: 963410016  
GIZELLE AYRES, ETAL  
37198 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963093061, APN: 963093061  
PASEOS ASSN  
C/O D R HORTON LOS ANGELES HOLDING CO  
2280 WARDLOW CIR STE 100  
CORONA CA 92880

ASMT: 963410017, APN: 963410017  
DEONNA UIHLEIN  
37210 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410011, APN: 963410011  
BEVERLY WIMBISH, ETAL  
37114 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410018, APN: 963410018  
JUNE PARKS, ETAL  
37222 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410012, APN: 963410012  
NOREEN LADERO, ETAL  
37138 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410019, APN: 963410019  
JENNIFER CIOTOLA, ETAL  
37234 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410020, APN: 963410020  
ZUGEIN PAVON, ETAL  
37246 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411004, APN: 963411004  
TONYA HARTMAN COLE  
37189 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410021, APN: 963410021  
LUCAS KASPER  
37258 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411005, APN: 963411005  
VICKIE EDWARDS, ETAL  
37177 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410022, APN: 963410022  
MARCEL GEEGBAE  
37270 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411006, APN: 963411006  
JUANA CAUMARTIN, ETAL  
37165 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963410023, APN: 963410023  
MONIQUE SUMI LAKE, ETAL  
37282 WHISPERING HILLS DR  
MURRIETA CA 92563

ASMT: 963411007, APN: 963411007  
WALTER THOREN, ETAL  
27152 WHISPERING HILLS DR  
MURRIETA CA 92563

ASMT: 963411001, APN: 963411001  
KEISHA ARTHUR, ETAL  
37285 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411008, APN: 963411008  
ADRIAN VEGA  
37141 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411002, APN: 963411002  
MEL NAVARRO  
37273 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411009, APN: 963411009  
JENNIFER LOSSIUS, ETAL  
37129 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411003, APN: 963411003  
IZA SOURIOLE, ETAL  
37201 WHISPERING HILLS DR  
MURRIETA, CA. 92563

ASMT: 963411030, APN: 963411030  
RAPHAEL FRILOT, ETAL  
37148 RUNNING SPRINGS RD  
MURRIETA, CA. 92563

ASMT: 963411031, APN: 963411031  
FRANCINE GONZALEZ  
37160 RUNNING SPRINGS RD  
MURRIETA, CA. 92563

ASMT: 963420006, APN: 963420006  
RANDOLPH QUITAIN, ETAL  
37489 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963411032, APN: 963411032  
DIANA ALVARADO, ETAL  
37172 RUNNING SPRINGS RD  
MURRIETA, CA. 92563

ASMT: 963420007, APN: 963420007  
KIMBERLY BRIGANTI, ETAL  
37477 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963411033, APN: 963411033  
CHRISTINE LOBB, ETAL  
37184 RUNNING SPRINGS RD  
MURRIETA, CA. 92563

ASMT: 963420008, APN: 963420008  
AMBER FORD, ETAL  
37441 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420001, APN: 963420001  
HOLLIE MCCLINTOCK, ETAL  
37410 SIERRA GROVE DR  
MURRIETA, CA. 92563

ASMT: 963420009, APN: 963420009  
CHERYL ANDERSON  
37429 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420002, APN: 963420002  
LARCENIA FEAGIN, ETAL  
37422 SIERRA GROVE DR  
MURRIETA, CA. 92563

ASMT: 963420010, APN: 963420010  
ELIZABETH MARTIN, ETAL  
37417 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420003, APN: 963420003  
IVANIA MARTINEZ, ETAL  
37434 SIERRA GROVE DR  
MURRIETA, CA. 92563

ASMT: 963420011, APN: 963420011  
MELINDA DAVIS, ETAL  
37405 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420004, APN: 963420004  
AMERICA GUERRERO  
37446 SIERRA GROVE DR  
MURRIETA, CA. 92563

ASMT: 963420012, APN: 963420012  
KIM MURPHY, ETAL  
37393 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420013, APN: 963420013  
REBECCA ZADOR, ETAL  
37381 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420020, APN: 963420020  
PATRICIA BAGGOTT, ETAL  
37297 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420014, APN: 963420014  
CYNTHIA JACKSON, ETAL  
37369 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963421001, APN: 963421001  
MICHAEL SARMIENTO  
19550 REDDING DR  
SALINAS CA 93908

ASMT: 963420015, APN: 963420015  
KIMBERLY MORROW, ETAL  
37357 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963421002, APN: 963421002  
JINEANE JONES, ETAL  
37318 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420016, APN: 963420016  
JULIE KOETH, ETAL  
37345 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963421003, APN: 963421003  
MICHELLE CORDOVA, ETAL  
37330 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420017, APN: 963420017  
DEBRA MALONE, ETAL  
37333 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963421004, APN: 963421004  
JANET RIESGRAF  
37342 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420018, APN: 963420018  
EVANGELYN JACOB, ETAL  
37321 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963421005, APN: 963421005  
NICOLE BELISLE, ETAL  
37354 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963420019, APN: 963420019  
ROSELLE MAMAED, ETAL  
37309 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963421006, APN: 963421006  
JOSE GALVEZ, ETAL  
37366 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963421007, APN: 963421007  
ARIANA CARRASCO, ETAL  
37378 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 963460026, APN: 963460026  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

ASMT: 963421008, APN: 963421008  
JENNIFER OUELLET, ETAL  
37402 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 964030006, APN: 964030006  
ROSENTHAL RANCH LLC  
C/O ROBERT L ROSENTHAL  
32660 AULD RD  
WINCHESTER, CA. 92596

ASMT: 963421009, APN: 963421009  
LESLIE GOMEZ  
37414 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 964050004, APN: 964050004  
TEMECULA LTD  
C/O PATRICIA DICKSON  
1882 HILLHAVE DR  
BREA CA 92821

ASMT: 963421010, APN: 963421010  
JAIME WELCH, ETAL  
37438 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 964050005, APN: 964050005  
DORALEE DICKSON, ETAL  
37245 DICKSON PATH  
WINCHESTER CA 92596

ASMT: 963421011, APN: 963421011  
IRIS CLINCY, ETAL  
37450 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 964050006, APN: 964050006  
KATHY SWANNIE, ETAL  
22 GOLDEN POPPY DR  
COTO DE CAZA CA 92679

ASMT: 963421012, APN: 963421012  
REGINA RINGLING, ETAL  
37456 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 964050007, APN: 964050007  
WILMARC  
5909 SEVERIN DR  
LA MESA CA 91942

ASMT: 963421013, APN: 963421013  
AUBREY CABANILLA, ETAL  
37462 VALLEY SPRING WAY  
MURRIETA, CA. 92563

ASMT: 964050010, APN: 964050010  
ANGIE PEROTTA, ETAL  
80263 NILE WAY  
INDIO CA 92201



ASMT: 964050011, APN: 964050011  
STEPHEN FAUCHER, ETAL  
P O BOX 218  
LA MESA CA 91944

ASMT: 964050018, APN: 964050018  
ELVIA ZAPATA  
39738 FIRETHORN CT  
MURRIETA CA 92563

ASMT: 964050012, APN: 964050012  
LONDEN LAND CO  
4343 E CAMELBACK STE 400  
PHOENIX AZ 85018

ASMT: 964050019, APN: 964050019  
LETICIA AVILA, ETAL  
13108 GELDING CT  
CORONA CA 92883

ASMT: 964050013, APN: 964050013  
TONYA PETCHEL, ETAL  
37245 MADDALENA RD  
WINCHESTER CA 92596

ASMT: 964050020, APN: 964050020  
SUSAN LEDFORD, ETAL  
32624 MAZOE ST  
WINCHESTER, CA. 92596

ASMT: 964050014, APN: 964050014  
CHERYL TURNBULL, ETAL  
32521 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050021, APN: 964050021  
ZULMA CELLA, ETAL  
18266 SANTA CARLOTTA ST  
FOUNTAIN VALLEY CA 92708

ASMT: 964050015, APN: 964050015  
MARY BOLLMAN, ETAL  
32573 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050022, APN: 964050022  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 964050016, APN: 964050016  
KAREN SMITH, ETAL  
32625 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050026, APN: 964050026  
ANGEL VARELA  
14 JOURNEY  
ALISO VIEJO CA 92656

ASMT: 964050017, APN: 964050017  
JUDY FARRINGTON, ETAL  
32705 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050027, APN: 964050027  
SHAWN YATES  
32651 MAZOE ST  
WINCHESTER, CA. 92596

ASMT: 964050028, APN: 964050028  
HEATHER CARVER, ETAL  
32660 PRISCILLA ST  
WINCHESTER, CA. 92596

ASMT: 964050040, APN: 964050040  
DIANE MARTIN, ETAL  
P O BOX 891642  
TEMECULA CA 92589

ASMT: 964050029, APN: 964050029  
CECILIA CUEVAS, ETAL  
1849 AYERS WAY  
BURBANK CA 91501

ASMT: 964050041, APN: 964050041  
MONICA COLE, ETAL  
32020 BUENA VENTURA RD  
WINCHESTER CA 92596

ASMT: 964050030, APN: 964050030  
ERIC MART LTD PARTNERSHIP  
P O BOX 3645  
PALOS VERDES CA 90274

ASMT: 964050042, APN: 964050042  
PAMELA BARANA, ETAL  
37425 KENDRY CT  
MURRIETA, CA. 92563

ASMT: 964050035, APN: 964050035  
LARRY URBAN  
2207 GARNET AVE STE E  
SAN DIEGO CA 92109

ASMT: 964050043, APN: 964050043  
RANDALL BENNETT, ETAL  
37350 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 964050037, APN: 964050037  
MELANIE THOMAS, ETAL  
P O BOX 1016  
IDYLLWILD CA 92549

ASMT: 964050044, APN: 964050044  
JACKIE CENOZ, ETAL  
37300 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 964050038, APN: 964050038  
THERESA MINKO, ETAL  
37362 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 964050050, APN: 964050050  
SHANTI PUROHIT, ETAL  
26206 DUMONT RD  
HEMET CA 92544

ASMT: 964050039, APN: 964050039  
JOSIAH KUO  
8 DAVIS  
IRVINE CA 92620

ASMT: 964233007, APN: 964233007  
JESSICA PORGES, ETAL  
32467 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233008, APN: 964233008  
EDWARD COLLINS, ETAL  
C/O EDWARD COLLINS  
32481 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233009, APN: 964233009  
MARIA GRAY  
32495 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233010, APN: 964233010  
SYLVIA SWALL, ETAL  
32488 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233011, APN: 964233011  
DANIEL BRINCAT  
41770 MARGARITA NO 2087  
TEMECULA CA 92591

ASMT: 964233012, APN: 964233012  
JOSE RIVAS  
32460 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233025, APN: 964233025  
KATHY MEADOWS, ETAL  
32473 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233027, APN: 964233027  
VALLEY WIDE RECREATIONAL AND PARK DIS  
C/O SAMUEL W GOEPP  
P O BOX 907  
SAN JACINTO CA 92581

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Pechanga Cultural Resource Dept  
P.O. Box 1583  
Temecula, CA 92593

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Eastern Municipal Water District  
ATTN: Elizabeth Lovsted  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

City of Temecula  
ATTN: Gary Thornbill  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

Endangered Habitats League  
ATTN: Dan Silver  
8424 Santa Monica Blvd., Suite A592  
Los Angeles, CA 90069-4267

ALUC  
ATTN: John Guerin  
Mail Stop 1070

Representative:  
Dave Jeffers  
19 Spectrum Pointe  
Lake Forest, CA 92545

Applicant:  
Craig & Doralee Dickson  
37245 Dickson Path  
Winchester, CA 92596

Applicant:  
Mike & Hennie Monteleone  
35245 Briggs Road  
Murrieta, CA 92563

Applicant:  
Anthony & Angie Perotta  
35245 Briggs Road  
Murrieta, CA 92563

Applicant:  
Dan Brennan & Steve Faucher  
PO Box 218  
La Mesa, CA 91944

Applicant:  
Londen Land Company  
Ashlee Lewis  
4343 E Camelback Rd  
Phoenix, AZ 85018

Applicant:  
JJ & Tonya Petchel  
PC Racing  
25827 Jefferson Ave.  
Murrieta, CA 92562

Applicant:  
Richard & Mary Etta Bollman  
32573 Auld Road  
Winchester, CA 92596

Applicant:  
Mike & Karen Smith  
32625 Auld Road  
Winchester, CA 92596

Applicant:  
Tim & Judy Farrington  
32705 Auld Road  
Winchester, CA 92596

Applicant:  
Bill & Elvia Zapata  
39738 Firethorn Court  
Murrieta, CA 92563

Applicant:  
Jessie & Leticia Avila  
13108 Gelding Court  
Corona, CA 92883

Applicant:  
Susan & Paton Smith  
32624 Mazoe Street  
Winchester, CA 92596

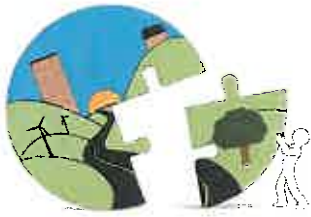
Applicant:  
Carlos & Zulma Cella  
18266 Santa Carlotta St  
Fountain Valley, CA 92708

Applicant:  
Jim & Melanie Thomas  
37312 Pourroy Road  
Winchester, CA 92596

Applicant:  
John & Terri Minko  
37362 Pourroy Road  
Winchester, CA 92596

Applicant:  
Randy & Nancy Bennett  
37350 Pourroy Road  
Winchester, CA 92596

Applicant:  
Valentine & Jackie Cenoz  
37300 Pourroy Road  
Winchester, CA 92596



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 975 (GPA975)

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Larry Ross Title: Principal Planner Date: November 4, 2014

Applicant/Project Sponsor: Mary Etta Bollman Date Submitted: February 14, 2008

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Larry Ross at [lross@rctlma.org](mailto:lross@rctlma.org).

Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\GPA00975\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration GPA00975.docx

Please charge deposit fee case#: ZEA41804 ZCFG05151

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA41804 and GPA00975  
*Project Title/Case Numbers*

Larry Ross  
*County Contact Person*

951-955-9294  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Mary Etta Bollman  
*Project Applicant*

32573 Auld Road, Winchester, CA 92596  
*Address*

Northerly of Buena Vista Road, southerly of Auld Road, and easterly of Pourroy Road, and westerly of Borel Road.  
*Project Location*

The project amends the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Medium Density Residential" (CD:MDR) (2-5 DU per acre) on approximately 78.51 acres.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE adopted as part of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 11/04/2014  
Y:\Planning Case Files-Riverside office\GPA00975\DH-PC-BOS Hearings\DH-PC\NOD Form GPA00975.docx

Please charge deposit fee case#: ZEA41804 ZCFG5151

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1405743

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: BOLLMAN MARY ETTA \$2,181.25  
paid by: RC 184  
paid towards: CFG05151 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41804  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jun 04, 2014 11:03  
SCRUZ posting date Jun 04, 2014

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,181.25 |

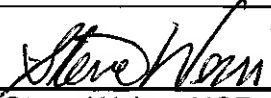
Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

4.1

Agenda Item No.:  
Area Plan: Highgrove  
Zoning District: University  
Supervisorial District: Second  
Project Planner: Peter Lange  
Planning Commission: July 29, 2015

GENERAL PLAN AMENDMENT NO. 1126  
CHANGE OF ZONE NO. 7811  
TENTATIVE TRACT MAP NO. 36668  
ENVIRONMENTAL ASSESSMENT NO. 42636  
Applicant: Bixby Land Company, LLC  
Engineer/Representative: Webb & Associates

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**GENERAL PLAN AMENDMENT NO. 1126** proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units per Acre).

**CHANGE OF ZONE NO. 7811** proposes to change the sites zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1).

**TENTATIVE TRACT MAP NO. 36668** proposes a schedule "A" subdivision of 65.2 acres into 200 residential lots on 37.82 acres. The proposed residential lots will range from 7,200 square feet to 15,210 square feet with an average lot size of 8,200 square feet. The proposed subdivision will also include:

- Two (2) parks sites which will encompass approximately 4.1 acres of the proposed site. The first park site (Lot F) will be 1.11 acres and located on the northern portion of the project site, north of Spring Street. The second park site (Lot P) will be a 121,315 square foot park site located south of Street L and north of the natural open space area near the southern project boundary.
- Three (3) proposed water quality basins will encompass approximately 2.54 acres of the project site. Basin A (1.15 acres) will be located north of Spring Street, Basin B (0.70 acres) will be south of Spring Street, and Basin C will be located on the southwest corner of the project site, south of L Street.
- Approximately 1.11 acres will be allocated for eleven (11) open space and recreational lots (Lot D, E, G, H, I, J, K, L, M, N, and O). Lots D, E, G, and H will be located along the eastern alignment of Streets A and G and will be intended as landscape setbacks for street A and G. The project site will have a regional trail which will transverse through the project site near the south side of Spring Street and east of Street G and will extend along the eastern side of Street G towards the proposed recreational park located on Lot P. Lots I, J, L, N, and O will be open space lots intended to accommodate the regional trail and lot L and M are intended to accommodate two (2) existing well sites which are operated by the Riverside Highland Water Company.
- Approximately 16.41 acres will be utilized for the construction of local street which will service the proposed development (Streets A-O) and 0.68 acres will be intended for right-of-way improvements along abutting public roadways (Center Street, Garfield Avenue, California Avenue, and Spring Street).

The proposed project is located southerly of Center Street and easterly of California Avenue.

h



**Project Background:**

General Plan Amendment Initiation:

On February 25, 2014, the Riverside County Board of Supervisors approved the initiation process for General Plan Amendment No. 1126.

Airport Land Use Commission (ALUC) Review Process:

The project site is located approximately 8.48 miles northwest of the March Air Reserve Base. The southern portion of the project site is located within Airport Compatibility Zones E of the March Air Reserve Base/Inland Port Airport Influence Area. The adopted Compatibility Plan does not limit residential density in Zone E and the project will not involve uses that are prohibited in Airport Compatibility Zone E. The Airport Land Use Commission (ALUC) staff made the recommendation that the proposed General Plan Amendment (GPA) and Change of Zone (CZ) are consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and found the Tentative Tract Map consistent, subject to the conditions included herein.

On July 9, 2015, the proposed project was presented to the Airport Land Use Commission and it was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

**ISSUES OF POTENTIAL CONCERN:**

Existing Soil Conditions:

Outlined in Environmental Assessment (EA) No. 42636, the proposed project site was utilized for agriculture production from the 1930's to 2005. In 1967, orchards and groves were removed from the southern portion of the project site and in 2005, along with the single family residential dwelling; the remaining orchards and groves were removed from the site. Although the orchards and groves have been removed from the project site, it was determined that pesticides and herbicides may have been applied to the agriculture crops and residual concentrations may remain in the soil, as outlined in the Phase I Environmental Assessment prepared by Petra Geotechnical Incorporated. The project site also has several on-site smudge-pot storage areas and old wind machine sites that appear potentially contaminated by hydro-carbon spills. Mitigation Measures will be implemented to reduce the environmental impact of the existing issue.

Kinder Morgan Petroleum Pipeline:

Addressed in the Phase I Environmental Assessment, an existing 6-inch petroleum pipeline owned by Kinder Morgan is located within the existing alignment of California Street, which is located adjacent to the western portion of the project site. No grading or improvements will occur within the California Street right-of-way and the project shall adhere to Kinder Morgan's Guidelines for Design and Construction and the Office of California State Fire Marshall Bulletin #03-001, relating to encroachments within and adjacent to pipeline easements.

Outlined in Environmental Assessment No. 42636, a proposed mitigation measure for the existing pipeline would require the project applicant to coordinate with Kinder Morgan during the grading phase of the development. In accordance with Kinder Morgan's survey protocols, the precise alignment of the existing 6-inch petroleum pipeline will need to be identified within the alignment of California Street. The

grading plans associated with the grading permit will be designed to avoid disturbing the facility. The grading plan shall depict the Kinder Morgan pipeline in plan and profile (based on the survey data). No grading permit shall be issued until a letter of verification is received from Kinder Morgan that concurs with the measures that have been incorporated into the grading plan to ensure pipeline protection when working near this facility.

Historic Resource:

Identified in the archeological records search for a one-mile radius of the site by the Eastern Information Center (EIC) at University of California, Riverside, the proposed project site had a single historic structure (P-33-6923) which was listed in the archeological database of the EIC as the "Albert House." The Albert House was a one and a half story structure that was constructed in 1915. As of 2007, when a previous survey of the project site was conducted by Brian F. Smith and Associates (BSAF), the Albert House had since been removed. A revised study was conducted by BFSA on November 12, 2013, in which four (4) concrete pads for mounting equipment were noted on the site. Based on the size of the four existing pads, it was determined that these pads were utilized as mounts for large engines or electric motors and were intended for such purposes as pumping water for agriculture production. The four pads were not identified as meeting the minimum threshold for recordation as a historic feature.

5<sup>TH</sup> Cycle Housing Element:

Riverside County is currently in the process of preparing its 5<sup>th</sup> Cycle (2013-2021) Housing Element. The State of California Housing and Community Development Department has identified that the County has a Regional Housing Needs Assessment (RHNA) shortfall of 26,439 dwelling units that must be addressed in the 2013-2021 Housing Element update in order for the County to meet state requirements. In order to address this shortfall, the County must rely on re-designating in its General Plan (and rezoning to appropriate zoning) sufficient amounts of land in the County to the HHDR Land Use designation (20-40 DU/acre). Re-designating some of the land to MUA (Mixed-Use Areas) can also assist the County in meeting its requirement, provided that sufficient HHDR-density development is included in the MUAs, and meets other requirements. Overall, enough land will need to be re-designated (and rezoned) in the County to result minimally with approximately 1,000 acres of land that can be developed in the HHDR density range. The County has identified over 2,000 acres that can be considered throughout the five Supervisorial Districts.

As part of the Housing Element preparation process, the site has been identified as one of 71 sites (called Neighborhoods) in 22 community areas across the County that do, or could meet important criteria relating to the availability of community facilities, infrastructure, and services, and also where sufficient land is available to accommodate high density workforce housing and supporting facilities (including park and recreation areas, trails, etc.), and, in the case of Mixed-Use Areas, commercial and other services that could serve both the site as well as the surrounding community. The site of Tract No. 36668 is included in a potential MUA (Highgrove Town Center Neighborhood No. 1 covering about 103.08 acres (gross) located between California Avenue/railroad tracks and Garfield Avenue, and along both sides of Center and Spring streets. It is the location of the only grouping of large, mostly vacant parcels remaining in the central portion of Highgrove, that are not located within existing adopted specific plans (most large areas of remaining vacant land lie within SP 330 (Springbrook Estates) and SP 323 (Spring Mountain Ranch, which also is currently under active development).

The site has many locational characteristics that could support the development of high intensity residential uses, including the location of the Hunter Park Metrolink Station, currently under construction, about 1 mile to the south, the location of the Highgrove Elementary School adjacent to the site's eastern edge along Garfield Avenue, and the location of the community's library about 1,000 feet to the east and community center community park about 2,000 feet to the east, all either located along or accessed via Center Street. Also, the site is close to the community's existing commercial services, which are located primarily along and near Center Street and Iowa Avenue toward the west of the site.

In the case of this specific application, which has been in process since 2014 for a single family residential subdivision, a letter submitted by the project applicant requested that their project proposal be excluded from Neighborhood 1 on the preliminary draft Highgrove Town Center map associated with the 2013-2021 Housing Element, desiring to proceed with their tract map and associated proposals (GPA and re-zoning) as proposed. Also attached, for the Planning Commission's information, is the referenced proposed Highgrove Town Center map. Changing the application at this time would greatly affect this project in terms of submittal requirements and timing. There is a surplus of land located within the county that could adequately address the counties Regional Housing Needs Assessment as required by the state.

**SUMMARY OF FINDINGS:**

1. Proposed General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR).
  
2. Surrounding General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR) and Community Development: Commercial Retail (CD: CR) to the west, Community Development: Light Industrial (CD: LI) and Community Development: High Density Residential (CD:HDR) to the north, Open Space-Conservation (OS-C) to the south, Community Development: Medium Density Residential (CD: MDR) and Community Development: Low Density Residential (LDR) to the east.
  
3. Proposed Zoning (Ex. #3): One-Family Dwelling (R-1).
  
4. Surrounding Zoning (Ex. #3): Light Agriculture-2 ½ Acre Minimum (A-1-2 ½), One Family Dwelling (R-1) and One-Family Dwelling-20,000 square feet minimum lot size (R-1-20000) to the east, One-Family Dwelling (R-1) and General Commercial (C-1/C-P) to the west, and Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to the north, and the City of Riverside to the south.
  
5. Existing Land Use (Ex. #1): The project site is currently undeveloped
  
6. Surrounding Land Use (Ex. #1): Single family residential to the west, manufacturing/industrial facility to the north, City of Riverside to the South, and single family

7. Project Data: residential dwellings, a school, and vacant property to the east.  
Total Acreage: 65.2  
Total Proposed Lots: 200  
Proposed Min. Lot Size: 7,200 square feet  
Schedule: A
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-009** recommending adoption of General Plan Amendment No. 1126 to the Board of Supervisors as shown in Exhibit #6; and,

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

**ADOPT a MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42636**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1126**, to amend the Land Use Designation of the project site from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors;

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7811**, to change the zoning of the project site from Manufacturing-Service Commercial (M-SC) and Industrial Park (IP) to One-Family Dwellings (R-1) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36668**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The proposed Land Use Designation of the project site is Community Development: Medium Density Residential (CD:MDR).
2. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) and Community Development: Commercial Retail (CD: CR) to the west, Community Development: Light Industrial (CD: LI) and Community Development: High Density Residential (CD:HDR) to the north, Open Space-Conservation (OS-C) to the south, Community Development: Medium Density Residential (CD: MDR) and Community Development: Low Density Residential (LDR) to the east.

3. The proposed zoning for the subject site is One-Family Dwelling (R-1).
4. The project site is surrounded by properties which are zoned Light Agriculture-2 ½ Acre Minimum (A-1-2 ½), One Family Dwelling (R-1) and One-Family Dwelling-20,000 square feet minimum lot size (R-1-20000) to the east , One-Family Dwelling (R-1) and General Commercial (C-1/C-P) to the west, and Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to the north, and the City of Riverside to the south.
5. The development standards of the proposed One-Family (R-1) zone classification require a minimum lot size of 7,200 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 7,200 square feet.

The development standards of the proposed One-Family Dwelling (R-1) zone require a minimum average lot depth of 100 feet. The proposed project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.

The development standards of the proposed One-Family Dwelling (R-1) require a minimum average lot width of 60 feet. The proposed project complies with the minimum average lot width requirements of the One-Family Dwelling (R-1) zone.

Based on the above, the proposed project will conform to the development standards of the proposed R-1 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

6. Located within project vicinity is single family residential to the west, manufacturing/industrial facilities to the north, industrial facilities within the City of Riverside to the south, and single family residential dwellings, Highgrove Elementary, and vacant property to the east.
7. The proposed zoning classification of One-Family Dwelling (R-1) is consistent with the land use designation of Community Development: Medium Density Residential (CD:MDR) because Land Use Element Figure No. 4 of the Riverside County General Plan provides that, residential lots with a Medium Density Residential (MDR) land use designation shall range from 5,500 to 20,000 square feet with a typical lot size of 7,200 square feet. The minimum lot size requirement for residential lots with a One-Family Dwelling (R-1) zoning classification is that of 7,200 square feet and as such, the R-1 zoning classification is consistent with the MDR land use designation.
8. As indicated in Environmental Assessment No. 42636, the proposed project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
9. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County's Memorandum of Understanding (MOU) with that city. During the initial review period, the project was sent to the City of Riverside for review and comments. The project has complied with the Memorandum of Understanding (MOU) with the City of Riverside.
10. The proposed project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.

11. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
12. The proposed project is consistent with the Highgrove Community Policy Area of the Highgrove Area Plan.
13. General Plan Amendment No. 1126 is an Entitlement/Policy General Plan Amendment (GPA) because it is changing the property's land use designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR).

The Administration Element of the General Plan and Section 2.4 of Ordinance No. 348 sets forth the required findings for Entitlement/Policy General Plan Amendments. GPA No. 1126 satisfies the required findings for the reasons set forth below.

- a) General Plan Amendment No. 1126 does not involve a change in or conflict with:
  - I. the Riverside County Vision;
  - II. Any General Principle set forth in General Plan Appendix B; or
  - III. Or any foundation component designation in the General Plan.
- b) The proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to them.
- c) Special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.

The first required finding explains that the proposed change will not involve in or conflict with either the Riverside County Vision, any General Plan Principle as set forth in General Plan Appendix B, or alter any foundation component designation in the General Plan.

I. The proposed change does not involve a change or conflict with the Riverside Vision.

The County General Plan discusses many concepts which are broken into categories including housing, population growth, community, transportation, etc. Specifically, to identify a few key concepts, the Housing Portion of the Riverside County Vision states "Mixed-use development occurs at numerous urban concentrations in city spheres and unincorporated communities, many of which include residential uses." The proposed project site is located within the City Sphere of Riverside and located within a predominantly developed area. Existing land uses adjacent to the project site consist of single family dwellings to the east and west, an existing elementary school to the east, commercial businesses to the west, and industrial facilities to the north and south. By utilizing the existing vacant site for the continuation of single family residential development, it will assist in creating a mixed-use environment of varying uses and residential density (rural residential, medium density residential, and high density residential).

The Transportation Element of the Riverside County Vision outlines that the "Land use/transportation connection is a key part of the development process and has served to reduce the number of vehicle trips compared to earlier patterns of development".

Located along Center Street (north of project boundary) is an existing Riverside Transit Agency (RTA) bus line (Route No. 14) and the proposed Hunter Park Metrolink station located approximately 1 mile to the south of the project site. The proposed project would contribute to reducing vehicular trips and improving the land use/transportation connection through being located within close vicinity of public transit lines.

II. The proposed project will not conflict with any General Plan Principle set forth in the General Plan Appendix B.

Principles in General Plan Appendix B consist of seven categories of principals; these categories of principles consist of Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project is consistent with these principles. There are two principles that specifically apply to this project.

The first principle of note is within the Community Design category, more specifically the Community Variety, Choice, and Balance Principle.

Existing communities should be revitalized through the redevelopment of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements.

Currently, the proposed project site is vacant and is intended for light industrial development. Through amending the General Plan Land Use Designation, the proposed residential development would utilize a vacant site and create a compatible use within close vicinity of surrounding residential land uses that are located to the east and west of the project site.

The second principle of note is within the Transportation Category, more specifically the Pedestrian, Bicycle, and Equestrian Friendly Communities Principle.

Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling, or other non-motorized means. Typically, walking is a feasible option within a one-quarter to one-half mile distance. Streets, pedestrian paths and bicycle paths should contribute to a system of fully-connected and intersecting routes. Their design should encourage safe pedestrian and bicycle use. Bicycle and pedestrian paths should be conveniently located and linked to commercial, public, educational, and institutional uses.

The proposed project is located within walking distance of community centers and community designations including the adjacent Highgrove Elementary School located to the immediate east of the project site, Grand Terrace High School and Pico Park to the northwest, and Highgrove Community park to the northeast of the project site.

III. Finally, General Plan Amendment No. 1126 does not involve a conflict in any foundation component designation as the existing foundation component designation of Community Development will remain unchanged.

The second required finding explains that the proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. Land Use Policy No. 22.1 defines that one of the goals of the County is to “accommodate the development of single-and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.” Currently, the project site has a Land Use Designation of Community Development: Light Industrial (CD:LI) and a zoning classification of Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). The project is surrounded to the east and west by existing properties with residential land use designations. By amending the current Land Use Designation, the proposed project would create a logical continuation of Medium Density Residential (MDR) and would utilize existing infrastructure which services the existing residential developments that are located to the east and west of the project site. By amending the General Plan designation, the project would contribute to the achievement of the purpose and would not be detrimental to the General Plan.

The third required finding provides that special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.

The proposed Project site is in unincorporated Riverside County, but within the City of Riverside's Sphere of Influence and potential Highgrove Annexation area. At the time the County of Riverside General Plan was adopted in October 2003 the City of Riverside's General Plan designated the Project site that is within the City's potential annexation area as Industrial. The Riverside County General Plan designated the site Industrial in order to be consistent with the City of Riverside's General Plan which was in effect at the time. In November of 2007, the City of Riverside adopted its General Plan 2025. The City's General Plan 2025 amended the land use designation of the project site that is within the City's potential annexation area from Industrial to Medium Density Residential. This change in land use designation by the City of Riverside in 2007 from Industrial to Medium Density Residential was unanticipated at the time of the County of Riverside's General Plan was prepared in 2003. Thus, GPA No. 1126 is intended to reflect this special circumstance by changing the site's land use designation to provide consistency with the City of Riverside General Plan.

Environmental Assessment No. 42636 identified the following potentially significant impacts:

- |                                    |                              |
|------------------------------------|------------------------------|
| a. Biological Resources            | e. Noise                     |
| b. Cultural Resources              | f. Public Services           |
| c. Greenhouse Gas Emissions        | g. Utilities/Service Systems |
| d. Hazards and Hazardous Materials |                              |

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**



1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One-Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agriculture Preserve;
  - b. An WRMSHCP Cell Group;
  - c. A Fault Zone;
  - d. A dam inundation area; and
  - e. An area drainage plan area.
3. The project site is located within:
  - a. The city of Riverside sphere of influence;
  - b. An Airport Influence Area;
  - c. Riverside County Flood District;
  - d. An area of low liquefaction potential;
  - e. An area susceptible to soil subsidence;
  - f. An area of high paleontological sensitivity;
  - g. Riverside Unified School District;
  - h. An 100-year flood plain;
  - i. Stephens Kangaroo Rate Fee Area; and;
  - j. County Service Area No. 126 (Highgrove)
4. The subject site is currently designated as Assessor's Parcel Numbers 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029.

**RESOLUTION 2015-009**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1126**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on July 29, 2015, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on July 29, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

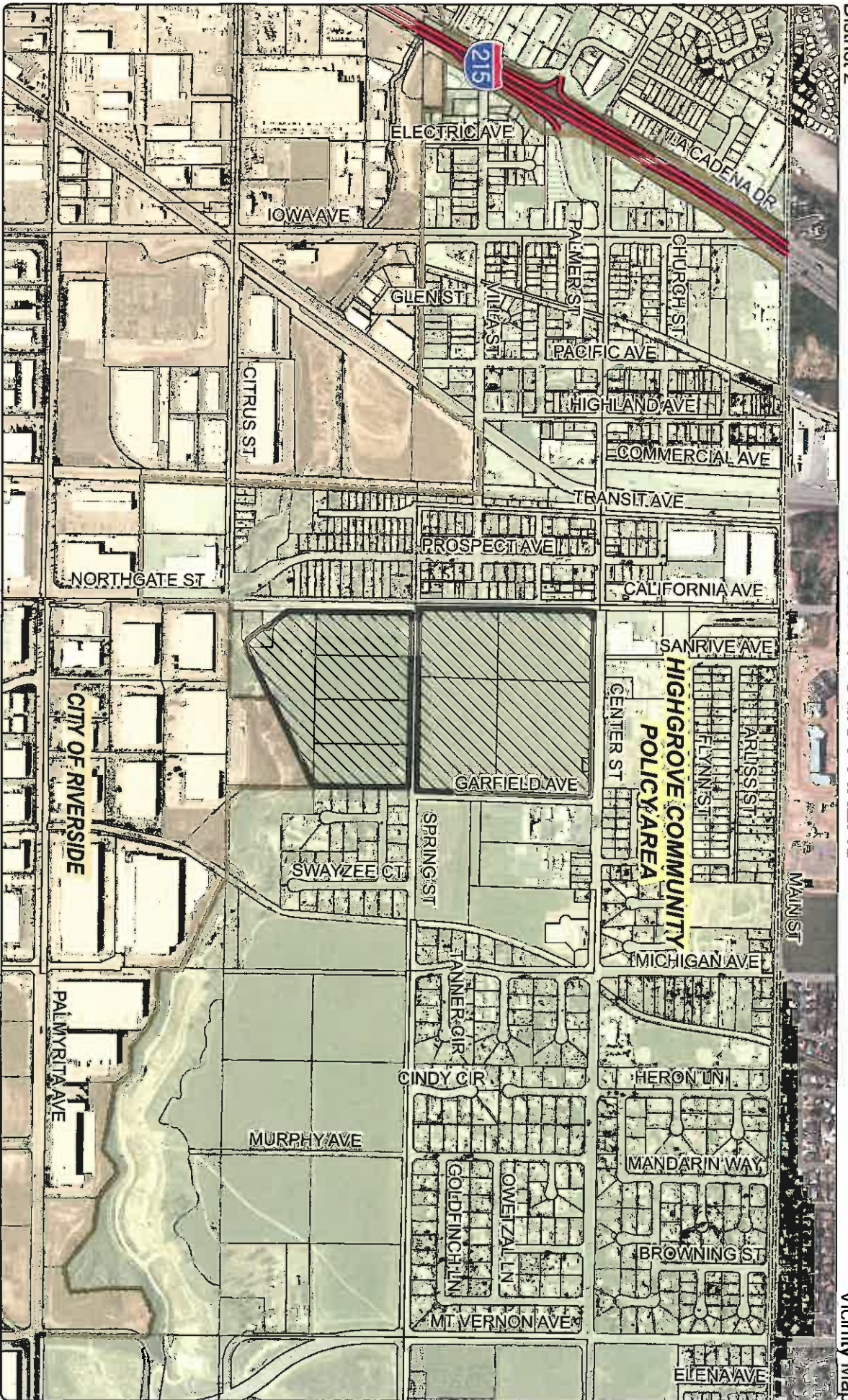
**ADOPTION** of the environmental document, Mitigated Negative Declaration for Environmental Assessment No. 42636; and,

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1126** amending the Land Use Designation for the subject property from Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre); in accordance with **Exhibit # 6**, and based on the findings and conclusions incorporated in the staff report.

Supervisor Tavaglione  
District 2

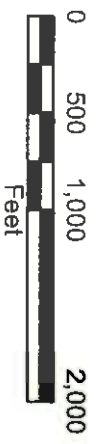
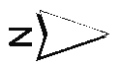
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07811 GPA01126 TR36668**  
**VICINITY/POLICY AREAS**

Date Drawn: 10/24/13  
Vicinity Map



Zoning District: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided for in the current General Plan. For more information, please contact the Riverside County Planning Department at (951) 357-1500 or visit our website at <http://www.riverside.ca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07811 GPA01126 TR36668

Supervisor Tavaglione  
District 2

Date Drawn: 04/07/2015

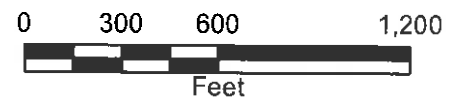
Exhibit 1

LAND USE



Zoning District: University

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

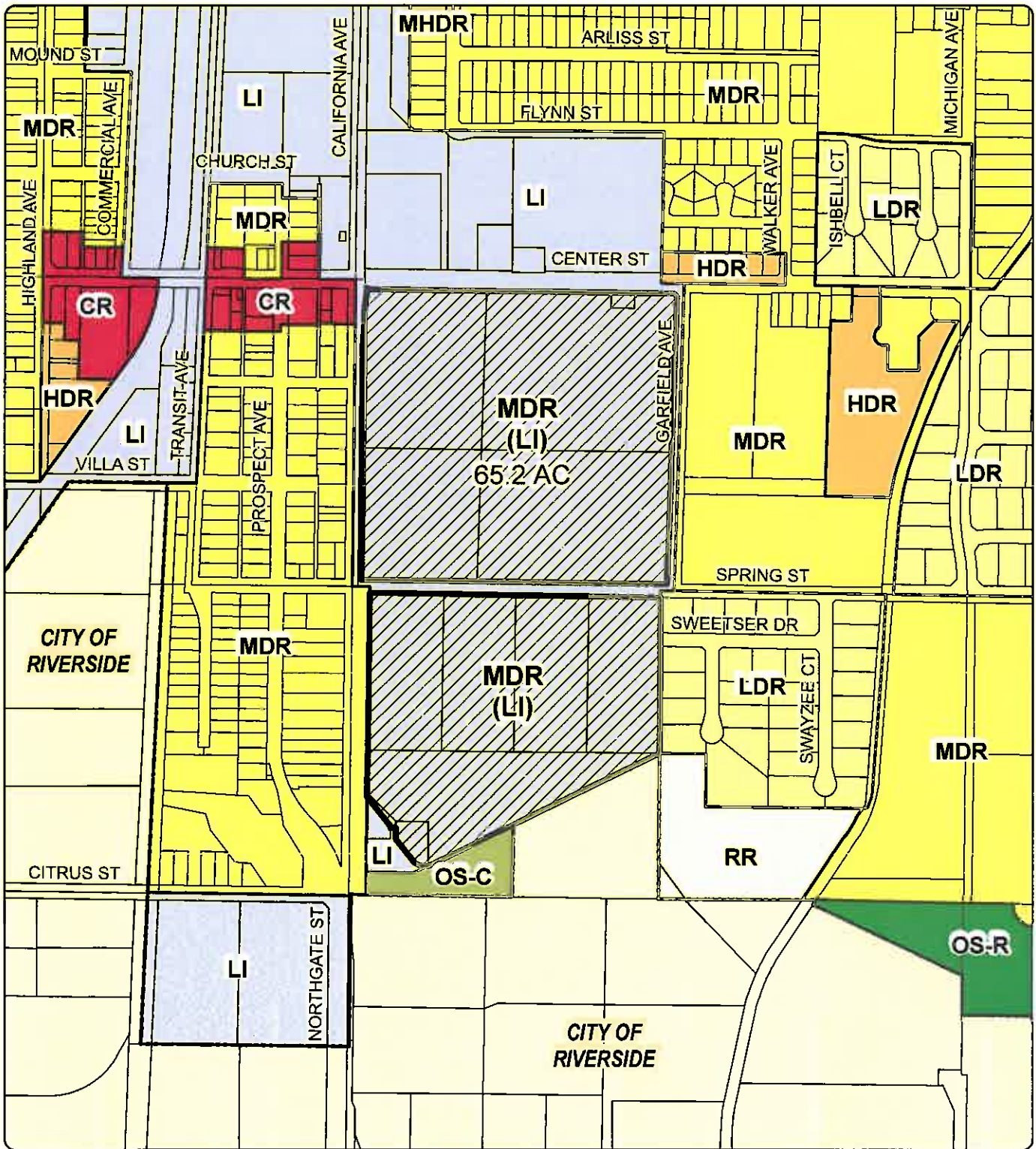
CZ07811 GPA01126 TR36668

Date Drawn: 04/07/2015

Supervisor Tavaglione  
District 2

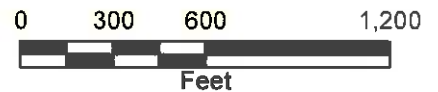
PROPOSED GENERAL PLAN

Exhibit 6



Zoning District: University

Author: Vinnie Nguyen



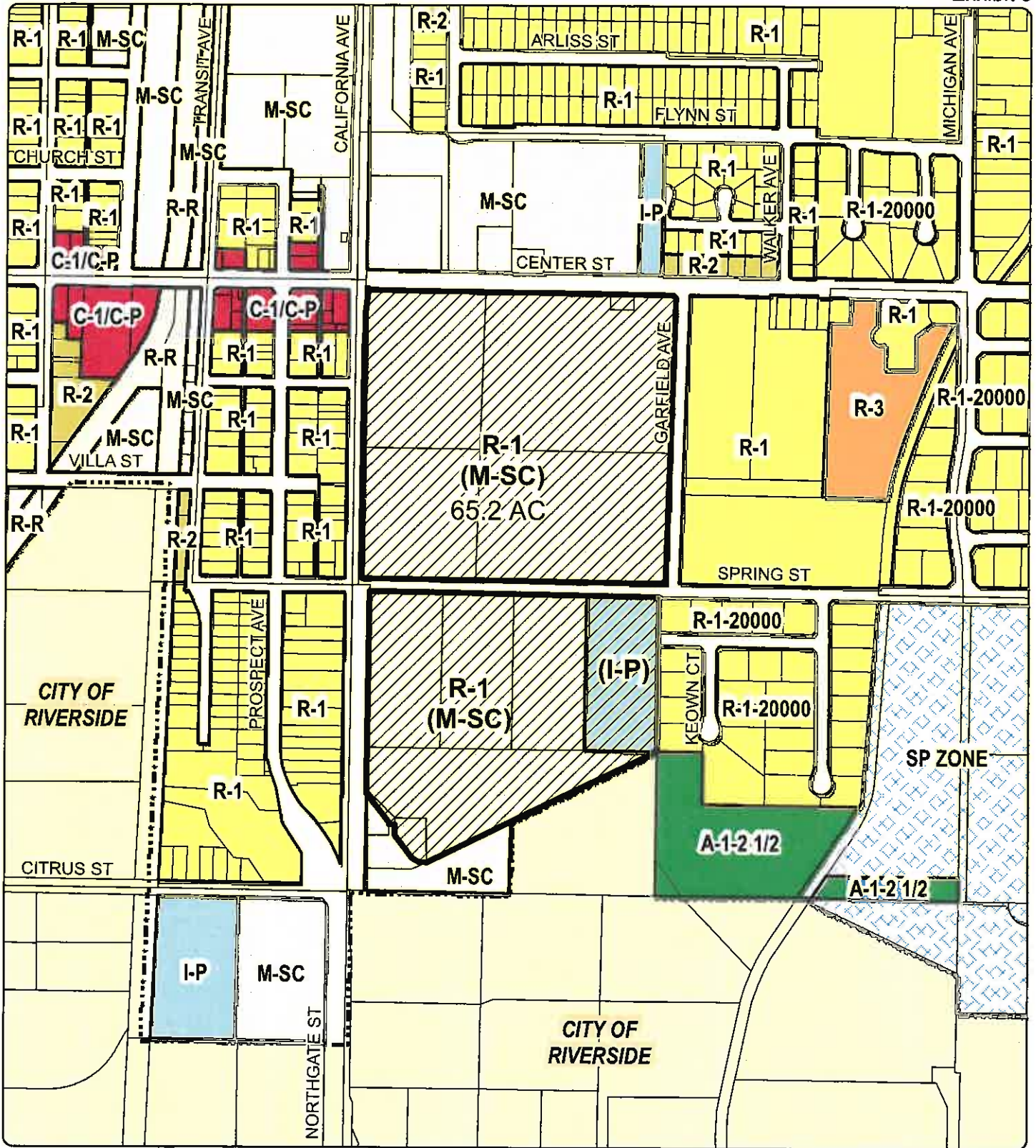
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07811 GPA01126 TR36668**

Supervisor Tavaglione  
 District 2

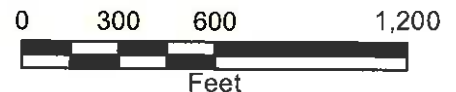
Date Drawn: 04/07/2015  
 Exhibit 3

**PROPOSED ZONING**



Zoning District: University

Author: Vinnie Nguyen



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



# TENTATIVE TRACT MAP NO 36668

## HIGHGROVE AREA COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL AREA DATA TABLE

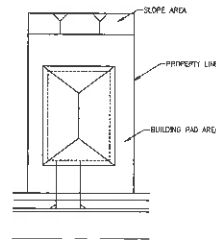
| PARCEL # | AREA      | USABLE AREA |
|----------|-----------|-------------|
| 1        | 8,554 SF  | 8,119 SF    |
| 2        | 7,920 SF  | 7,508 SF    |
| 3        | 7,920 SF  | 7,503 SF    |
| 4        | 7,920 SF  | 7,505 SF    |
| 5        | 7,920 SF  | 7,484 SF    |
| 6        | 7,819 SF  | 7,494 SF    |
| 7        | 8,417 SF  | 8,140 SF    |
| 8        | 14,636 SF | 13,000 SF   |
| 9        | 8,379 SF  | 7,378 SF    |
| 10       | 7,819 SF  | 7,090 SF    |
| 11       | 7,820 SF  | 7,079 SF    |
| 12       | 7,820 SF  | 7,074 SF    |
| 13       | 7,820 SF  | 7,106 SF    |
| 14       | 7,820 SF  | 7,127 SF    |
| 15       | 7,820 SF  | 7,127 SF    |
| 16       | 7,820 SF  | 7,120 SF    |
| 17       | 7,920 SF  | 7,062 SF    |
| 18       | 7,920 SF  | 7,034 SF    |
| 19       | 7,920 SF  | 6,994 SF    |
| 20       | 7,915 SF  | 6,940 SF    |
| 21       | 8,019 SF  | 6,886 SF    |
| 22       | 13,740 SF | 12,026 SF   |
| 23       | 9,978 SF  | 6,547 SF    |
| 24       | 7,990 SF  | 7,594 SF    |
| 25       | 8,064 SF  | 7,592 SF    |
| 26       | 8,064 SF  | 7,592 SF    |
| 27       | 8,064 SF  | 7,592 SF    |
| 28       | 8,064 SF  | 7,592 SF    |
| 29       | 8,064 SF  | 7,592 SF    |
| 30       | 8,367 SF  | 7,597 SF    |
| 31       | 8,176 SF  | 7,555 SF    |
| 32       | 8,176 SF  | 7,549 SF    |
| 33       | 8,176 SF  | 7,491 SF    |
| 34       | 8,176 SF  | 7,470 SF    |
| 35       | 7,845 SF  | 7,317 SF    |
| 36       | 14,636 SF | 13,451 SF   |
| 37       | 12,665 SF | 12,085 SF   |
| 38       | 7,739 SF  | 7,288 SF    |
| 39       | 7,620 SF  | 7,029 SF    |
| 40       | 7,920 SF  | 6,385 SF    |
| 41       | 7,920 SF  | 6,969 SF    |
| 42       | 7,920 SF  | 6,920 SF    |
| 43       | 7,920 SF  | 7,008 SF    |
| 44       | 7,920 SF  | 7,048 SF    |
| 45       | 7,920 SF  | 7,005 SF    |
| 46       | 7,920 SF  | 7,222 SF    |
| 47       | 7,920 SF  | 7,248 SF    |
| 48       | 7,920 SF  | 7,491 SF    |
| 49       | 7,920 SF  | 7,556 SF    |
| 50       | 7,920 SF  | 7,556 SF    |
| 51       | 7,920 SF  | 7,578 SF    |
| 52       | 8,233 SF  | 8,050 SF    |
| 53       | 7,568 SF  | 6,622 SF    |
| 54       | 7,561 SF  | 6,492 SF    |
| 55       | 7,600 SF  | 6,413 SF    |
| 56       | 7,600 SF  | 6,493 SF    |
| 57       | 7,696 SF  | 6,976 SF    |
| 58       | 8,790 SF  | 7,521 SF    |
| 59       | 5,782 SF  | 7,884 SF    |
| 60       | 5,782 SF  | 8,147 SF    |

| PARCEL # | AREA      | USABLE AREA |
|----------|-----------|-------------|
| 61       | 8,643 SF  | 8,307 SF    |
| 62       | 7,200 SF  | 6,680 SF    |
| 63       | 7,200 SF  | 7,506 SF    |
| 64       | 7,200 SF  | 6,860 SF    |
| 65       | 7,200 SF  | 6,860 SF    |
| 66       | 7,219 SF  | 6,342 SF    |
| 67       | 7,615 SF  | 7,615 SF    |
| 68       | 7,728 SF  | 7,728 SF    |
| 69       | 7,728 SF  | 7,728 SF    |
| 70       | 7,287 SF  | 7,286 SF    |
| 71       | 7,623 SF  | 7,484 SF    |
| 72       | 8,152 SF  | 7,057 SF    |
| 73       | 8,488 SF  | 7,755 SF    |
| 74       | 15,031 SF | 13,300 SF   |
| 75       | 8,672 SF  | 8,672 SF    |
| 76       | 7,886 SF  | 7,885 SF    |
| 77       | 7,848 SF  | 7,564 SF    |
| 78       | 8,281 SF  | 7,910 SF    |
| 79       | 7,789 SF  | 7,529 SF    |
| 80       | 8,707 SF  | 8,564 SF    |
| 81       | 15,210 SF | 15,509 SF   |
| 82       | 7,594 SF  | 7,594 SF    |
| 83       | 8,147 SF  | 7,688 SF    |
| 84       | 7,801 SF  | 6,851 SF    |
| 85       | 7,679 SF  | 6,872 SF    |
| 86       | 7,684 SF  | 6,874 SF    |
| 87       | 7,853 SF  | 6,902 SF    |
| 88       | 7,617 SF  | 7,004 SF    |
| 89       | 7,720 SF  | 7,379 SF    |
| 90       | 7,677 SF  | 6,894 SF    |
| 91       | 7,655 SF  | 7,084 SF    |
| 92       | 7,652 SF  | 7,023 SF    |
| 93       | 7,639 SF  | 6,996 SF    |
| 94       | 7,626 SF  | 7,064 SF    |
| 95       | 7,636 SF  | 7,347 SF    |
| 96       | 7,643 SF  | 7,360 SF    |
| 97       | 7,585 SF  | 7,302 SF    |
| 98       | 7,594 SF  | 7,245 SF    |
| 99       | 7,586 SF  | 7,255 SF    |
| 100      | 7,586 SF  | 7,249 SF    |
| 101      | 7,585 SF  | 7,245 SF    |
| 102      | 7,611 SF  | 7,268 SF    |
| 103      | 7,488 SF  | 7,298 SF    |
| 104      | 7,511 SF  | 7,191 SF    |
| 105      | 7,511 SF  | 7,174 SF    |
| 106      | 7,511 SF  | 7,191 SF    |
| 107      | 7,570 SF  | 6,493 SF    |
| 108      | 7,641 SF  | 6,224 SF    |
| 109      | 7,480 SF  | 6,476 SF    |
| 110      | 7,450 SF  | 6,529 SF    |
| 111      | 7,490 SF  | 6,670 SF    |
| 112      | 7,490 SF  | 6,771 SF    |
| 113      | 7,598 SF  | 7,165 SF    |
| 114      | 7,594 SF  | 6,987 SF    |
| 115      | 7,604 SF  | 6,987 SF    |
| 116      | 7,604 SF  | 6,997 SF    |
| 117      | 7,604 SF  | 7,006 SF    |
| 118      | 7,594 SF  | 7,045 SF    |
| 119      | 7,606 SF  | 7,217 SF    |
| 120      | 7,797 SF  | 7,631 SF    |

| PARCEL # | AREA      | USABLE AREA |
|----------|-----------|-------------|
| 121      | 7,758 SF  | 7,470 SF    |
| 122      | 7,758 SF  | 7,429 SF    |
| 123      | 7,758 SF  | 7,409 SF    |
| 124      | 7,758 SF  | 7,409 SF    |
| 125      | 7,758 SF  | 7,409 SF    |
| 126      | 7,741 SF  | 7,352 SF    |
| 127      | 7,630 SF  | 7,425 SF    |
| 128      | 7,830 SF  | 7,409 SF    |
| 129      | 7,630 SF  | 7,405 SF    |
| 130      | 7,630 SF  | 7,405 SF    |
| 131      | 7,760 SF  | 6,567 SF    |
| 132      | 9,061 SF  | 8,821 SF    |
| 133      | 8,738 SF  | 8,342 SF    |
| 134      | 10,613 SF | 8,241 SF    |
| 135      | 8,808 SF  | 8,322 SF    |
| 136      | 8,873 SF  | 8,476 SF    |
| 137      | 8,184 SF  | 9,049 SF    |
| 138      | 11,284 SF | 11,118 SF   |
| 139      | 8,737 SF  | 8,335 SF    |
| 140      | 7,200 SF  | 6,929 SF    |
| 141      | 7,200 SF  | 6,543 SF    |
| 142      | 7,407 SF  | 5,774 SF    |
| 143      | 7,727 SF  | 7,395 SF    |
| 144      | 10,724 SF | 10,637 SF   |
| 145      | 7,393 SF  | 7,176 SF    |
| 146      | 7,879 SF  | 7,509 SF    |
| 147      | 7,923 SF  | 7,704 SF    |
| 148      | 7,922 SF  | 7,704 SF    |
| 149      | 7,922 SF  | 7,704 SF    |
| 150      | 7,922 SF  | 7,531 SF    |
| 151      | 9,010 SF  | 8,229 SF    |
| 152      | 8,497 SF  | 8,023 SF    |
| 153      | 9,504 SF  | 9,004 SF    |
| 154      | 8,604 SF  | 9,004 SF    |
| 155      | 9,504 SF  | 9,055 SF    |
| 156      | 8,081 SF  | 8,362 SF    |
| 157      | 8,493 SF  | 6,310 SF    |
| 158      | 7,800 SF  | 6,368 SF    |
| 159      | 7,800 SF  | 6,411 SF    |
| 160      | 7,498 SF  | 8,119 SF    |
| 161      | 7,688 SF  | 6,561 SF    |
| 162      | 7,800 SF  | 7,820 SF    |
| 163      | 7,800 SF  | 7,840 SF    |
| 164      | 8,236 SF  | 8,296 SF    |
| 165      | 8,923 SF  | 8,124 SF    |
| 166      | 8,878 SF  | 8,616 SF    |
| 167      | 9,900 SF  | 8,434 SF    |
| 168      | 8,992 SF  | 7,950 SF    |
| 169      | 8,740 SF  | 7,858 SF    |
| 170      | 8,034 SF  | 8,289 SF    |
| 171      | 8,432 SF  | 7,475 SF    |
| 172      | 8,389 SF  | 7,899 SF    |
| 173      | 8,876 SF  | 8,752 SF    |
| 174      | 7,808 SF  | 7,723 SF    |
| 175      | 7,800 SF  | 7,800 SF    |
| 176      | 7,800 SF  | 7,800 SF    |
| 177      | 7,800 SF  | 7,440 SF    |
| 178      | 7,487 SF  | 5,709 SF    |
| 179      | 7,540 SF  | 6,680 SF    |
| 180      | 7,200 SF  | 5,764 SF    |

| PARCEL # | AREA      | USABLE AREA |
|----------|-----------|-------------|
| 181      | 7,200 SF  | 5,764 SF    |
| 182      | 7,200 SF  | 5,765 SF    |
| 183      | 7,232 SF  | 5,610 SF    |
| 184      | 7,634 SF  | 6,145 SF    |
| 185      | 7,702 SF  | 7,233 SF    |
| 186      | 7,281 SF  | 7,030 SF    |
| 187      | 7,200 SF  | 6,960 SF    |
| 188      | 7,200 SF  | 5,480 SF    |
| 189      | 7,200 SF  | 6,979 SF    |
| 190      | 7,540 SF  | 7,340 SF    |
| 191      | 6,657 SF  | 6,894 SF    |
| 192      | 8,169 SF  | 7,084 SF    |
| 193      | 8,913 SF  | 8,249 SF    |
| 194      | 8,616 SF  | 8,389 SF    |
| 195      | 8,932 SF  | 8,614 SF    |
| 196      | 8,899 SF  | 8,506 SF    |
| 197      | 8,710 SF  | 8,354 SF    |
| 198      | 8,870 SF  | 8,288 SF    |
| 199      | 8,148 SF  | 7,499 SF    |
| 200      | 11,015 SF | 10,111 SF   |

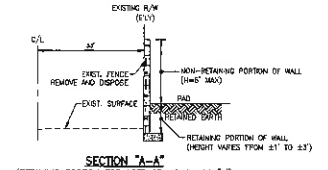
| LOT BREAKDOWN             |           |          |
|---------------------------|-----------|----------|
| LOT #                     | AREA      | REMARK   |
| 81                        | 15,210 SF | HIGH LOT |
| 84                        | 7,200 SF  | LOW LOT  |
| AVERAGE LOT SIZE 8,200 SF |           |          |



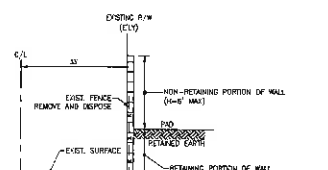
**MINIMUM NET USABLE AREA**  
 LOT AREA = 7,200 SF MIN.  
 BUILDING PAD = 6,500 SF MIN.  
 N.T.S.  
 A MINIMUM BUILDING PAD USABLE AREA OF 6,500 SF, OR TWENTY FOOT LEVEL REAR YARDS WILL BE PROVIDED PER THE COUNTCODE DESIGN GUIDELINES. THE USABLE AREA MAY REQUIRE RETAINING WALLS WHICH WILL BE DICTATED BY THE HOUSE PLOTTING FOR EACH INDIVIDUAL LOT.

EXISTING POWER POLE TABLE

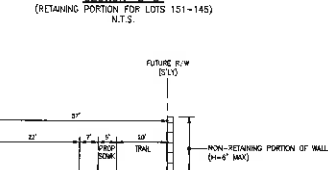
| POWER POLE #    | SIZE (KV) | NOTE             |
|-----------------|-----------|------------------|
| 3278028E        | 66 KV     | PROTECT IN PLACE |
| 4028984E        | 66 KV     | PROTECT IN PLACE |
| 1891892E        | 66 KV     | TO BE RELOCATED  |
| 684506E         | 66 KV     | TO BE RELOCATED  |
| 684505E         | 66 KV     | TO BE RELOCATED  |
| 4418711E        | 66 KV     | TO BE RELOCATED  |
| 684503E         | 66 KV     | TO BE RELOCATED  |
| 4402211E        | 66 KV     | PROTECT IN PLACE |
| 1981330E        | 66 KV     | PROTECT IN PLACE |
| 1981329E        | 66 KV     | PROTECT IN PLACE |
| 1981328E        | 66 KV     | PROTECT IN PLACE |
| 1581327E        | 66 KV     | PROTECT IN PLACE |
| 1581326E        | 66 KV     | PROTECT IN PLACE |
| 1817325E        | 66 KV     | PROTECT IN PLACE |
| 1581324E        | 66 KV     | PROTECT IN PLACE |
| 112328E         | 66 KV     | PROTECT IN PLACE |
| 1734453E        | 66 KV     | TO BE RELOCATED  |
| 1123448E        | 66 KV     | PROTECT IN PLACE |
| 1734451E        | 66 KV     | PROTECT IN PLACE |
| 1196446E        | 66 KV     | PROTECT IN PLACE |
| 4978500E        | 66 KV     | PROTECT IN PLACE |
| ABANDONED LIGHT | N/A       | TO BE REMOVED    |
| 633465E         | 66 KV     | PROTECT IN PLACE |
| 684501E         | 66 KV     | TO BE RELOCATED  |



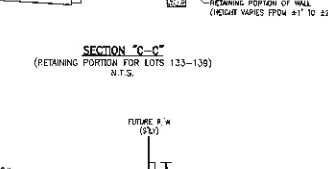
**SECTION "A-A"**  
 (RETAINING PORTION FOR LOTS 37-46 & LOT "A")  
 N.T.S.



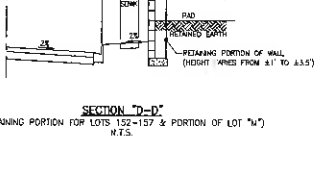
**SECTION "B-B"**  
 (RETAINING PORTION FOR LOTS 151-145)  
 N.T.S.



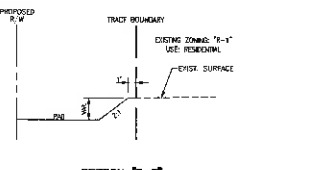
**SECTION "C-C"**  
 (RETAINING PORTION FOR LOTS 133-138)  
 N.T.S.



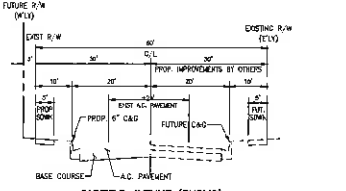
**SECTION "D-D"**  
 (RETAINING PORTION FOR LOTS 152-157 & PORTION OF LOT "W")  
 N.T.S.



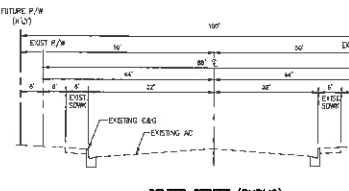
**SECTION "E-E"**  
 (FOR LOTS 140-144)  
 N.T.S.



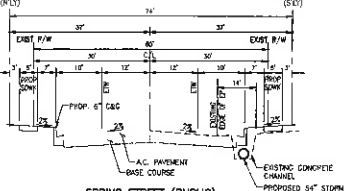
**SECTION "F-F"**  
 (FOR LOTS 140-144)  
 N.T.S.



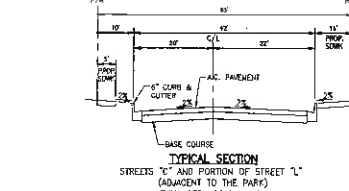
**GARFIELD AVENUE (PUBLIC)**  
 LOCAL STREET (60' R/W) STD. NO. 105  
 N.T.S.



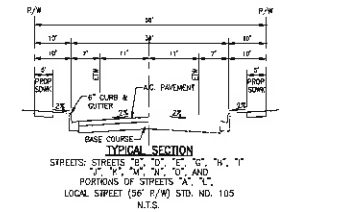
**CENTER STREET (PUBLIC)**  
 SECONDARY HIGHWAY  
 N.T.S.



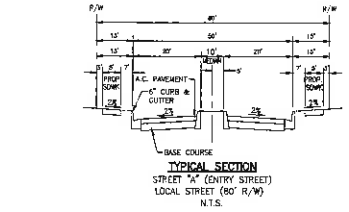
**SPRING STREET (PUBLIC)**  
 LOCAL STREET (74' R/W) STD. NO. 103  
 N.T.S.



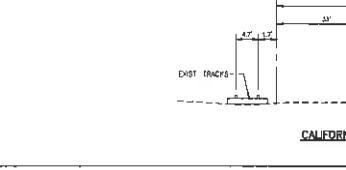
**TYPICAL SECTION**  
 STREETS "C" AND PORTION OF STREET "D"  
 (ADJACENT TO THE PARK)  
 ENHANCED LOCAL STREET  
 (60' R/W) STD. NO. 104 SECTION "A" MODIFIED  
 N.T.S.



**TYPICAL SECTION**  
 STREETS "B", "D", "E", "G", "H", "I", "J", "K", "L", "M", "N", "O", AND "P"  
 PORTIONS OF STREETS "A", "C", "F", "G", "H", "I", "K", "L", "M", "N", "O", AND "P"  
 LOCAL STREET (56' R/W) STD. NO. 105  
 N.T.S.



**TYPICAL SECTION**  
 STREET "A" (ENTRY STREET)  
 LOCAL STREET (80' R/W)  
 N.T.S.



**CALIFORNIA STREET (PUBLIC)**  
 RAILWAY  
 N.T.S.

| NO. | DATE     | BY  | REVISIONS   |
|-----|----------|-----|---|
| 1   | 11/13/11 | WWW | REVISIONS TO EXISTING POWER POLE TABLE TO CORRECT ALL THE POWER POLE TABLE TO REFLECT THE CORRECT INFORMATION TO THE PUBLIC |
| 2   | 11/13/11 | WWW | REVISIONS TO EXISTING POWER POLE TABLE TO CORRECT ALL THE POWER POLE TABLE TO REFLECT THE CORRECT INFORMATION TO THE PUBLIC |
| 3   | 11/13/11 | WWW | REVISIONS TO EXISTING POWER POLE TABLE TO CORRECT ALL THE POWER POLE TABLE TO REFLECT THE CORRECT INFORMATION TO THE PUBLIC |

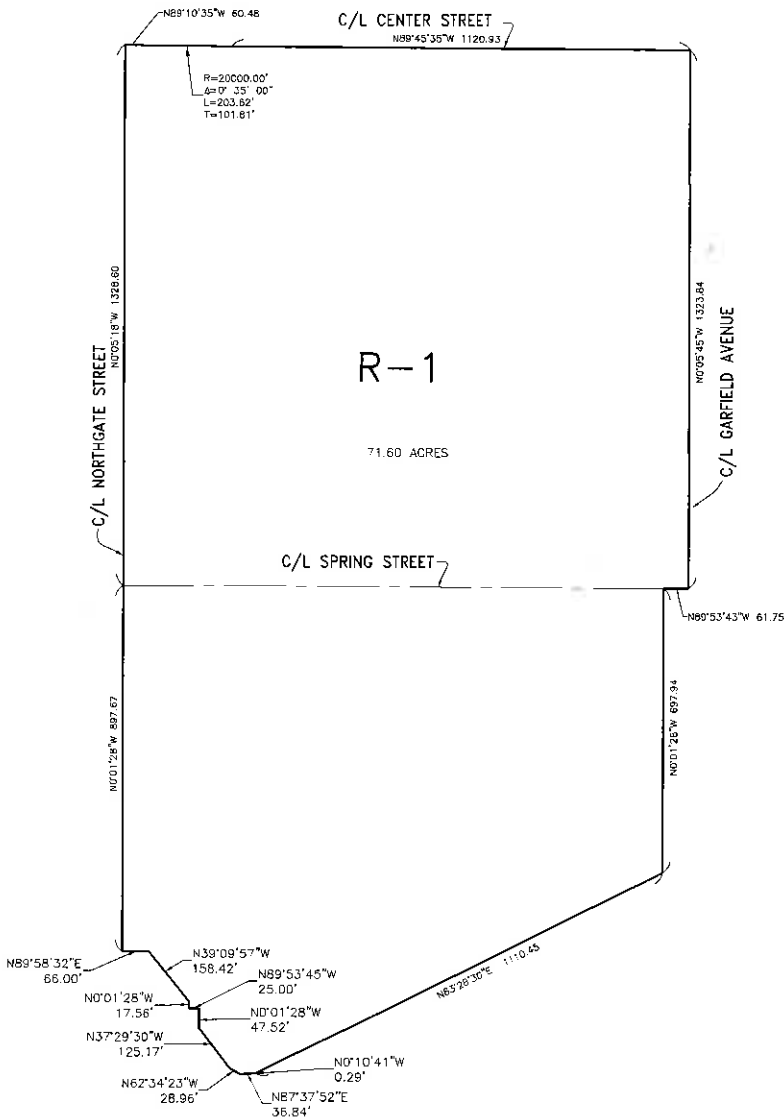
PLANS PREPARED BY:  
**ALBERT A. WEBB ASSOCIATES**  
 ENGINEERING CONSULTANTS  
 7700 MAIN STREET  
 RIVERSIDE, CA 92506  
 P.O. BOX 1000  
 P.O. BOX 1000  
 P.O. BOX 1000

DATE: 4/9/2015  
**COUNTY OF RIVERSIDE**  
 TENTATIVE TRACT MAP NO 36668  
 HIGHGROVE AREA

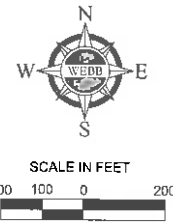
WTS: 2 2  
 SA: 11-2011  
 SCALE: 1/4" = 1'

C:\36668\36668.dwg (11-2011) 11-2011 11/2011





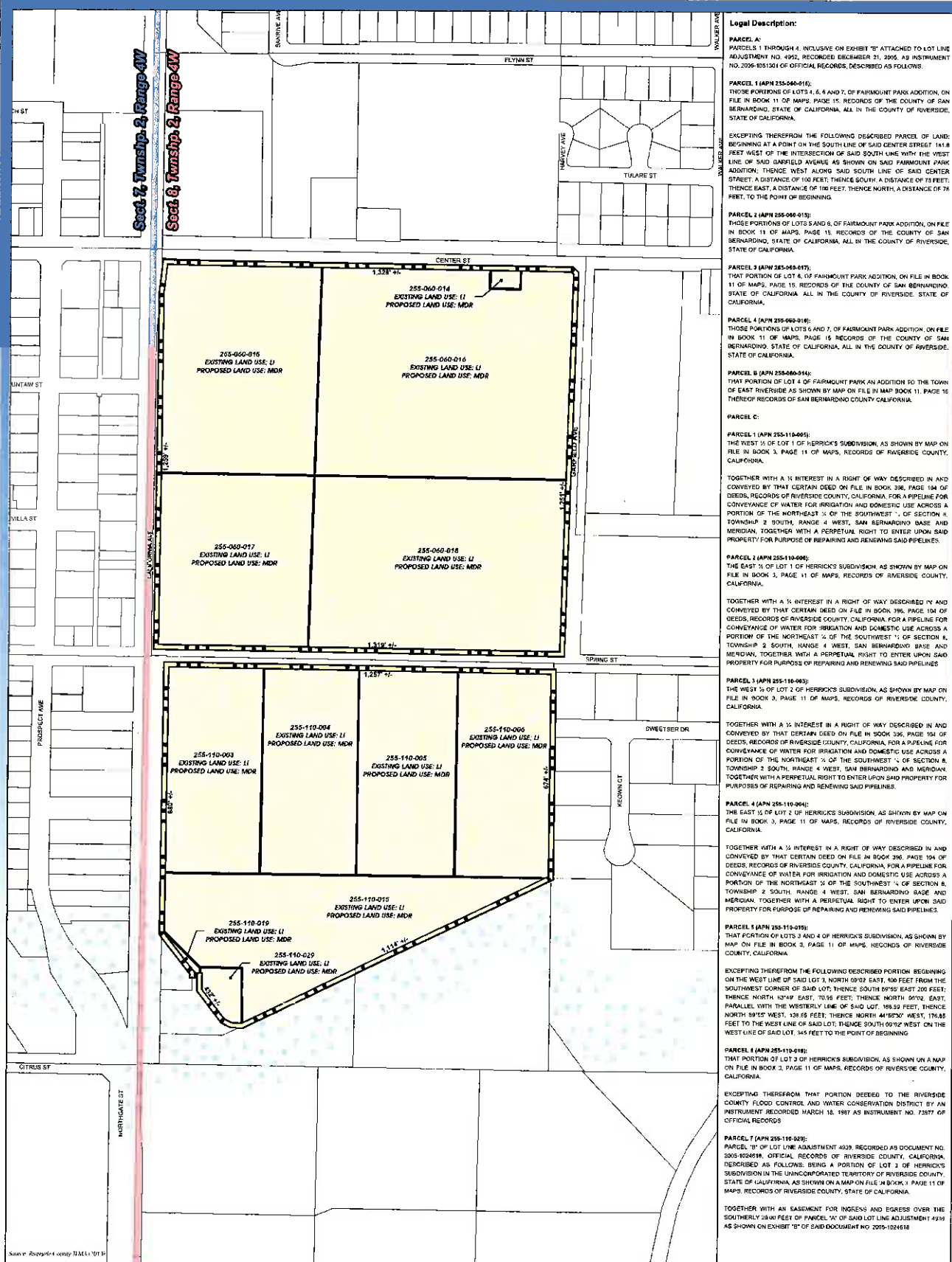
R-1 ONE-FAMILY DWELLINGS



MAP. NO. \_\_\_\_\_  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 UNIVERSITY DISTRICT  
 CHANGE OF ZONE CASE NO. \_\_\_\_\_  
 AMENDING ORDINANCE NO. \_\_\_\_\_  
 ADOPTED BY ORDINANCE NO. \_\_\_\_\_  
 ADOPTION DATE \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD

APN 255-060-014 THRU 018  
 APN 255-110-003 THRU 006  
 APN 255-110-015  
 APN 255-110-019  
 APN 255-110-029

CASE: CZ NO. 7811  
 DATE: 5-8-2015  
 PLANNER: P. LANGE



**Legal Description:**

**PARCEL A:**  
PARCELS 1 THROUGH 4, INCLUSIVE ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT NO. 4992, RECORDED DECEMBER 21, 2009, AS INSTRUMENT NO. 2009-103101 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

**PARCEL 1 (APN 255-060-015):**  
THOSE PORTIONS OF LOTS 4, 6, 8 AND 7, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID CENTER STREET 161.8 FEET WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID BARFIELD AVENUE AS SHOWN ON SAID FAIRMOUNT PARK ADDITION; THENCE WEST ALONG SAID SOUTH LINE OF SAID CENTER STREET, A DISTANCE OF 100 FEET; THENCE SOUTH, A DISTANCE OF 73 FEET; THENCE EAST, A DISTANCE OF 100 FEET; THENCE NORTH, A DISTANCE OF 78 FEET; TO THE POINT OF BEGINNING.

**PARCEL 2 (APN 255-060-013):**  
THOSE PORTIONS OF LOTS 5 AND 6, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**PARCEL 3 (APN 255-060-017):**  
THAT PORTION OF LOT 4, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**PARCEL 4 (APN 255-060-016):**  
THOSE PORTIONS OF LOTS 6 AND 7, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**PARCEL 5 (APN 255-060-014):**  
THAT PORTION OF LOT 4 OF FAIRMOUNT PARK ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN MAP BOOK 11, PAGE 15 THEREOF RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.

**PARCEL C:**

**PARCEL 1 (APN 255-110-005):**  
THE WEST 1/3 OF LOT 1 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/3 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 396, PAGE 194 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RENEWING SAID PIPELINES.

**PARCEL 2 (APN 255-110-006):**  
THE EAST 1/3 OF LOT 1 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/3 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 396, PAGE 194 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RENEWING SAID PIPELINES.

**PARCEL 3 (APN 255-110-008):**  
THE WEST 1/3 OF LOT 2 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/3 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 396, PAGE 194 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RENEWING SAID PIPELINES.

**PARCEL 4 (APN 255-110-004):**  
THE EAST 1/3 OF LOT 2 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/3 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 396, PAGE 194 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RENEWING SAID PIPELINES.

**PARCEL 5 (APN 255-110-019):**  
THAT PORTION OF LOTS 3 AND 4 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION BEGINNING ON THE WEST LINE OF SAID LOT 3, NORTH 09°02' EAST, 400 FEET FROM THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH 89°59' EAST 205 FEET; THENCE NORTH 87°48' EAST, 70.56 FEET; THENCE NORTH 04°02' EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 168.59 FEET; THENCE NORTH 89°15' WEST, 139.45 FEET; THENCE NORTH 44°50'00" WEST, 176.85 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 09°02' WEST ON THE WEST LINE OF SAID LOT, 164 FEET TO THE POINT OF BEGINNING.

**PARCEL 6 (APN 255-110-018):**  
THAT PORTION OF LOT 3 OF HERRICK'S SUBDIVISION, AS SHOWN ON A MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY AN INSTRUMENT RECORDED MARCH 18, 1987 AS INSTRUMENT NO. 73877 OF OFFICIAL RECORDS

**PARCEL 7 (APN 255-110-029):**  
PARCEL "B" OF LOT LINE ADJUSTMENT 4539, RECORDED AS DOCUMENT NO. 2005-102498, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEING A PORTION OF LOT 3 OF HERRICK'S SUBDIVISION IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 28.00 FEET OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT 4539 AS SHOWN ON EXHIBIT "B" OF SAID DOCUMENT NO. 2005-102498



**Applicant:**  
Bobby Land Company  
211 Michelson Drive, Suite 500  
Irvine, CA 92612  
Attn: Mike Severson  
(949) 336-7019

**Land Owner:**  
Bobby Land Company  
211 Michelson Drive, Suite 500  
Irvine, CA 92612  
Attn: Mike Severson  
(949) 336-7019

**Acres of Property:**  
65.1 Acres

**Existing General Plan Designation:**  
Light Industrial (LI)

**Proposed General Plan Designation:**  
Medium Density Residential (MDR)

**Amendment Description:**  
Amend the General Plan Highgrove Area Plan Land Use Designation from "Light Industrial" to "Medium Density Residential" on 65.1 acres.

**Assessor's Parcel Numbers:**  
255-060-014  
255-060-015  
255-060-016  
255-060-017  
255-060-019  
255-110-003  
255-110-004  
255-110-005  
255-110-006  
255-110-015  
255-110-019  
255-110-029

**Sections, Townships, and Ranges:**  
Section 8, Township 2, Range 4W

**Thomas Bros. Map Page:**  
2007 Ed. - San Bernardino & Riverside Counties  
Page 848, Grid C6-7, D6-7

**FEMA Zone Designations:**  
"X" (Minimal Flood Hazard - Areas Outside 0.2% Annual Flood Chance)  
"A" (No Base Flood Elevations Determined - 1% Annual Flood Chance)

**School District:**  
Riverside Unified School District

**Utilities:**  
Water: Western Municipal Water District  
Sewer: Western Municipal Water District  
Electric: Southern California Edison  
Gas: Southern California Gas Company  
Telephone: AT&T  
Cable: Time Warner

**General Plan Amendment Site Plan**

**BIXBY HIGHGROVE  
RESIDENTIAL DEVELOPMENT**

Riverside County, CA

**CASE: GPA NO. 1126  
DATE: 3-8-2014  
PLANNER: P. LANGE**

# INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT NO. 01126, CHANGE OF ZONE NO. 07811 AND TENTATIVE TRACT  
MAP NO. 36668

ENVIRONMENTAL ASSESSMENT NO. 42636

***LEAD AGENCY:***

COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

***PROJECT APPLICANT:***

BIXBY LAND COMPANY  
2211 MICHELSON DRIVE, SUITE 500  
IRVINE, CA 92612

***CEQA CONSULTANT:***



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

July 16, 2015

TABLE OF CONTENTS

| <u>Section Name and Number</u>   | <u>Page</u> |
|--|-------------|
| <b>1.0 Introduction .....</b>  | <b>1-1</b>  |
| 1.1 Document Purpose .....   | 1-1         |
| 1.2 History of the Project Site.....   | 1-1         |
| 1.3 Project Summary.....   | 1-1         |
| 1.4 California Environmental Quality Act (CEQA) .....                          | 1-2         |
| 1.4.1 CEQA Objectives .....  | 1-2         |
| 1.4.2 CEQA Requirements for Mitigated Negative Declarations (MNDs).....        | 1-2         |
| 1.4.3 Initial Study Findings .....   | 1-2         |
| 1.4.4 CEQA Requirements for Environmental Setting and Baseline Conditions..... | 1-3         |
| 1.4.5 Format and Content of this Mitigated Negative Declaration .....          | 1-3         |
| 1.4.6 Mitigated Negative Declaration Processing.....                           | 1-4         |
| <b>2.0 Environmental Setting.....</b>  | <b>2-1</b>  |
| 2.1 Project Location.....  | 2-1         |
| 2.2 Existing Site and Area Characteristics .....                               | 2-1         |
| 2.2.1 Site Access .....  | 2-1         |
| 2.2.2 Existing Site Conditions .....   | 2-1         |
| 2.2.1 Surrounding Land Uses and Development.....                               | 2-5         |
| 2.3 Planning Context .....   | 2-5         |
| 2.3.1 Existing General Plan Land Use Designations .....                        | 2-5         |
| 2.3.2 Existing Zoning Designations.....  | 2-5         |
| 2.3.1 Highgrove Community Policy Area.....                                     | 2-9         |
| 2.3.2 City of Riverside Sphere of Influence .....                              | 2-9         |
| 2.3.3 Western Riverside Multiple Species Habitat Conservation Plan.....        | 2-9         |
| 2.4 Existing Environmental Characteristics .....                               | 2-10        |
| 2.4.1 Geology .....  | 2-10        |
| 2.4.2 Topography.....  | 2-10        |
| 2.4.3 Agricultural Resources .....   | 2-10        |
| 2.4.4 Mineral Resources .....  | 2-11        |
| 2.4.5 Hydrology.....   | 2-11        |
| 2.4.6 Groundwater .....  | 2-11        |
| 2.4.7 Soils.....   | 2-11        |
| 2.4.8 Vegetation.....  | 2-12        |
| <b>3.0 Project Description.....</b>  | <b>3-1</b>  |
| 3.1 Proposed Discretionary Approvals.....                                      | 3-1         |
| 3.1.1 General Plan Amendment No. 01126 .....                                   | 3-1         |
| 3.1.2 Change of Zone No. 07811.....  | 3-1         |
| 3.1.3 Tentative Tract Map No. 36668.....                                       | 3-1         |

**TABLE OF CONTENTS**

---

| <b><u>Section Name and Number</u></b>                                 | <b><u>Page</u></b> |
|---|--------------------|
| 3.2 Scope of Environmental Analysis .....                             | 3-15               |
| 3.2.1 Construction Characteristics .....                              | 3-15               |
| 3.2.2 Proposed Operational Characteristics.....                       | 3-21               |
| 3.2.3 Related Environmental Review and Consultation Requirements..... | 3-22               |

**LIST OF FIGURES**

| <b><u>Figure Name and Number</u></b> |   | <b><u>Page</u></b> |
|--------------------------------------|---|--------------------|
| Figure 2-1                           | Regional Map.....   | 2-2                |
| Figure 2-2                           | Vicinity Map.....   | 2-3                |
| Figure 2-3                           | Aerial Photograph.....  | 2-4                |
| Figure 2-4                           | Surrounding Land Uses and Development .....                     | 2-6                |
| Figure 2-5                           | Existing On-Site and Surrounding General Plan Designations..... | 2-7                |
| Figure 2-6                           | Existing On-Site and Surrounding Zoning Designations.....       | 2-8                |
| Figure 2-7                           | Existing Vegetation Map.....                                    | 2-13               |
| Figure 3-1                           | General Plan Amendment No. 01126 .....                          | 3-2                |
| Figure 3-2                           | Change of Zone No. 07811 .....                                  | 3-3                |
| Figure 3-3                           | Tentative Tract Map No. 36668 .....                             | 3-4                |
| Figure 3-4                           | Roadway Cross-Sections .....                                    | 3-7                |
| Figure 3-5                           | Proposed Hydrology Map.....                                     | 3-9                |
| Figure 3-6                           | Proposed Off-site Infrastructure Improvements .....             | 3-10               |
| Figure 3-7                           | Conceptual Landscape Plan.....                                  | 3-12               |
| Figure 3-8                           | Street Enlargements (Page 1).....                               | 3-13               |
| Figure 3-9                           | Street Enlargements (Page 2).....                               | 3-14               |
| Figure 3-10                          | Water Quality Basin Enlargements .....                          | 3-16               |
| Figure 3-11                          | Conceptual Park Plan (Lot F).....                               | 3-17               |
| Figure 3-12                          | Conceptual Park Plan (Lot P).....                               | 3-18               |
| Figure 3-13                          | Maintenance Plan .....  | 3-19               |
| Figure 3-14                          | Fence and Wall Plan.....  | 3-20               |

**LIST OF TABLES**

| <b><u>Table Name and Number</u></b> |   | <b><u>Page</u></b> |
|-------------------------------------|---|--------------------|
| Table 3-1                           | Land Use Summary of Tentative Tract Map No. 36668 ..... | 3-5                |
| Table 3-2                           | Anticipated Construction Equipment.....                 | 3-22               |
| Table 3-3                           | Project Trip Generation Summary .....                   | 3-22               |
| Table 3-4                           | Matrix of Project Approvals/Permits .....               | 3-23               |

**LIST OF TECHNICAL APPENDICES**

---

The technical studies appended to this Initial Study/Mitigated Negative Declaration are listed below. The technical studies are herein incorporated by reference and are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA, Monday through Friday, 8:00 a.m. to 5:00 p.m.

- **Appendix A:** Initial Study/Environmental Assessment No. 42636
- **Appendix B:** Mitigation, Monitoring and Reporting Program
- **Appendix C:** Air Quality Impact Analysis (prepared by Urban Crossroads)
- **Appendix D1:** General Biological Resources Assessment (prepared by Alden Environmental, Inc.)
- **Appendix D2:** Burrowing Owl Survey Results Report (prepared by Alden Environmental, Inc.)
- **Appendix E1:** Phase I Cultural Resources Survey (prepared by Brian F. Smith & Associates)
- **Appendix E2:** Paleontological Resource Assessment (prepared by Brian F. Smith & Associates)
- **Appendix F1:** Preliminary Geotechnical Investigation (prepared by Petra Geotechnical, Inc.)
- **Appendix F2:** Infiltration Test Results (prepared by Petra Geotechnical, Inc.)
- **Appendix G:** Greenhouse Gas Analysis (prepared by Urban Crossroads)
- **Appendix H:** Phase I Environmental Site Assessment (prepared by Petra Geotechnical, Inc.)
- **Appendix I:** Drainage Study Report (prepared by Albert A. Webb Associates)
- **Appendix J:** Project-Specific Water Quality Management Plan (prepared by Albert A. Webb Associates)
- **Appendix K:** Noise Impact Analysis (prepared by Urban Crossroads)
- **Appendix L:** Traffic Impact Analysis (prepared by Urban Crossroads)
- **Appendix M:** Written Correspondence

ACRONYMS AND ABBREVIATIONS

**A**

|         |   |
|---------|---|
| AB 32   | Assembly Bill 32, Global Warming Solutions Act of 2006                  |
| AB 1493 | Assembly Bill 1493, Pavely Fuel Efficiency Standards                    |
| AB 1881 | Assembly Bill 1881, California Water Conservation in Landscaping Act of |
| ADT     | Average Daily Traffic   |
| ALUC    | Airport Land Use Commission   |
| AM      | Ante Meridiem   |
| AMSL    | Above Mean Sea Level  |
| APE     | Area of Potential Effect  |
| APN     | Assessor Parcel Numbers   |
| AQMP    | Air Quality Management Plan   |
| AST's   | Above Ground Storage Tanks  |
| ASTM    | American Society of Testing and Materials                               |
| Av      | Avenue  |
| AWS     | All Way Stop  |

**B**

|        |  |
|--------|--|
| BAAQMD | Bay Area Air Quality Management District |
| BAU    | Business As Usual                        |
| BLM    | Bureau of Land Management                |
| BMP's  | Best Management Practices                |

**C**

|                   |   |
|-------------------|---|
| C&D               | Construction and Demolition                           |
| CAAQS             | California Ambient Air Quality Standards              |
| CalEEMod™         | California Emissions Estimator Model                  |
| CalTrans          | California Department of Transportation               |
| CALVENO           | California Vehicle Noise Emission Levels              |
| CAPCOA            | California Air Pollution Control Officers Association |
| CARB              | California Air Resources Board                        |
| CASSA             | Criteria Area Species Survey Area                     |
| CBC               | California Building Code                              |
| CDFW              | California Department of Fish and Wildlife            |
| CEC               | California Energy Commission                          |
| CEQA              | California Environmental Quality Act                  |
| CIWMP             | Countywide Integrated Waste Management Plan           |
| CH <sub>4</sub>   | Methane   |
| CMP               | Congestion Management Program                         |
| CO                | Carbon Monoxide                                       |
| CO <sub>2</sub>   | Carbon Dioxide  |
| CO <sub>2</sub> e | Carbon Dioxide Equivalent                             |
| CNEL              | Community Noise Equivalent Level                      |
| CSA               | County Service Area                                   |
| CSS               | Cross-Street Stop                                     |
| CVWD              | Coachella Valley Water District                       |
| CWA               | Clean Water Act                                       |
| CY                | Cubic Yards   |



|          |   |
|----------|---|
| CZ       | Change of Zone  |
| <b>D</b> |   |
| DBESP    | Determination of Biological Superior or Equivalent Preservation |
| dBA      | A-Weighted Decibels   |
| DIF      | Development Impact Fee  |
| DTSC     | Department of Toxic Substances                                  |
| DU       | Dwelling Unit   |
| <b>E</b> |   |
| e/o      | east of   |
| E+P      | Existing Plus Project   |
| EA       | Environmental Assessment  |
| EAP      | Existing Plus Ambient Plus Project                              |
| EAPC     | Existing Plus Ambient Plus Project Plus Cumulative              |
| EDR      | Environmental Data Resources, Inc.                              |
| EIC      | Eastern Information System                                      |
| EIR      | Environmental Impact Report                                     |
| EPA      | Environmental Protection Agency                                 |
| ESA      | Environmental Site Assessment                                   |
| <b>F</b> |   |
| F        | Fahrenheit  |
| FAR      | Floor to Area Ratio   |
| FEMA     | Federal Emergency Management Agency                             |
| FHWA     | Federal Highway Administration                                  |
| FICON    | Federal Interagency Committee on Noise                          |
| FTA      | Federal Transit Administration                                  |
| <b>G</b> |   |
| GCC      | Global Climate Change   |
| GHG      | Greenhouse Gase   |
| GIS      | Geographic Information System                                   |
| GLO      | General Land Office   |
| GPA      | General Plan Amendment  |
| <b>H</b> |   |
| HAP      | Highgrove Area Plan   |
| HCP      | Habitat Conservation Plan                                       |
| HETs     | High-Efficiency Toilets   |
| <b>I</b> |   |
| I-10     | Interstate 10   |
| I-15     | Interstate 15   |
| I-215    | Interstate 215  |
| I-P      | Industrial Park (Zoning Designation)                            |
| IS       | Initial Study   |
| IS/MND   | Initial Study/MND   |
| ITE      | Institute of Transportation Engineers                           |

**J**

**K**

kBTU/yr                      Kilo-British Thermal Units per Year  
kWH/yr                      Kilowatt Hours per Year

**L**

LAFCO                      Local Agency Formation Commission  
LCA                      Life-Cycle Analysis  
Leq                      Equivalent continuous (average) sound level  
LI                      Light Industrial (General Plan Land Use Designation)  
LOS                      Level of Service  
LST                      Localized Significance Threshold

**M**

MARB/IP                      March Air Reserve Base/Inland Port  
MBTA                      Migratory Bird Treaty Act  
MGD                      Million Gallons per Day  
MMRP                      Mitigation Monitoring and Reporting Program  
MND                      Mitigated Negative Declaration  
MRZ                      Mineral Resource Zone  
M-SC                      Manufacturing – Service Commercial (Zoning Designation)  
MSHCP                      Multiple Species Habitat Conservation Plan

**N**

N/A                      Not Applicable  
n/o                      north of  
N<sub>2</sub>O                      Nitrogen Dioxide  
NAAQS                      National Ambient Air Quality Standards  
NAHC                      Native American Heritage Commission  
NEEPSA                      Narrow Endemic Plant Species Survey Areas  
NO<sub>x</sub>                      Oxides of Nitrogen  
NO<sub>2</sub>                      Nitrogen Dioxide  
NOI                      Notice of Intent  
NOP                      Notice or Preparation  
NPDES                      National Pollutant Discharge Elimination System

**O**

**P**

pc/mi/ln                      passenger cars per mile per lane  
Pl.                      Place  
PM                      Post Meridiem  
PM<sub>2.5</sub>                      Particulate Matter ≤ 2.5 Microns  
PM<sub>10</sub>                      Particulate Matter ≤ 10 Microns  
PSHA                      Probabilistic Seismic Hazard Analysis

**Q**

|                 |  |
|-----------------|--|
| <b>R</b>        |  |
| RCDEH-ECP       | Riverside County Department of Environmental Health Environmental Cleanup Program            |
| RCIT            | Riverside County Internet Technology   |
| RCP             | Reinforced Concrete Pipe   |
| RCTC            | Riverside County Transportation Commission   |
| REMEL           | Reference Energy Mean Emission Level   |
| RivTAM          | Riverside County Traffic Analysis Model  |
| RTP             | Regional Transportation Plan   |
| RUSD            | Riverside Unified School District  |
| RWQCB           | Regional Water Quality Control Board   |
| RWQCP           | Riverside Water Quality Control Plant  |
| <b>S</b>        |  |
| s/o             | south of   |
| SB 375          | Senate Bill 375, Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies |
| SB 1078         | Senate Bill 1078, Renewable Portfolio Standards  |
| SB 1368         | Senate Bill 1368, Statewide Retail Provider Emissions Performance Standards                  |
| SCS             | Sustainable Communities Strategy   |
| 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  |
| SF              | Square Feet  |
| St.             | Street   |
| SMARA           | Surface Mining and Reclamation Act   |
| SOP             | Standard Operating Procedure   |
| SO <sub>x</sub> | Oxides of Sulfur   |
| SRA             | Source Receptor Area   |
| STC             | Sound Transmission Class   |
| SWPPP           | Storm Water Pollution Prevention Plan  |
| <b>T</b>        |  |
| TAZs            | Transportation Analysis Zones  |
| TIA             | Traffic Impact Analysis  |
| TS              | Traffic Signal   |
| TTM             | Tentative Tract Map  |
| TUMF            | Transportation Uniform Mitigation Fees   |
| <b>U</b>        |  |
| UCR             | University of California Riverside   |
| USACE           | United States Army Corps of Engineers  |
| USDA            | United States Department of Agriculture  |
| UST's           | Underground Storage Tanks  |
| UWIG            | Urban/Wildland Interface Guidelines  |

**V**

VdB

Vibration Decibels

VMT

Vehicle Miles Travelled

VOC

Volatile Organic Compound

**W**

w/o

west of

WQMP

Water Quality Management Plan

WRP

Waste Recycling Plan

**X / Y / Z**

## 1.0 INTRODUCTION

---

### 1.1 DOCUMENT PURPOSE

This introduction provides the reader with general information regarding: 1) the history of the Project site; 2) a summary of Initial Study (IS) findings supporting the Lead Agency's (County of Riverside's) decision to prepare a Mitigated Negative Declaration (MND) for the proposed Project; 3) standards of adequacy for a MND under the California Environmental Quality Act (CEQA); 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 HISTORY OF THE PROJECT SITE

The Project site consists of 65.20 acres of disturbed, undeveloped land in the Highgrove community of unincorporated Riverside County. The site is located south of Center Street, west of Garfield Avenue, east of California Avenue, and north and south of Spring Street. The property was used for agricultural orchards/groves since approximately 930 until sometime before 1967 when the orchards/groves were removed from the far southern portion of the property. In 1930, two residential structures existed on the northwest and southwest portions of the site. Aerial photographs from 1953, 1963, and 1967 show that the two well house structures that currently exist on the site south of Spring Street were present on the site. Prior to 2005, the residential structure that had existed on the northwest portion of the site was removed and the remaining orchards/groves ceased to exist on the site. Prior to 2005-2006, the remaining residential structure was removed from the southwestern portion of the property. The land has remained generally vacant to present. (Petra, 2013b, p. 4) The property was previously subdivided into twelve (12) parcels having Assessor Parcel Numbers (APNs) 255-060-014, 255-060-15, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029.

### 1.3 PROJECT SUMMARY

The proposed Project consists of an application for a General Plan Amendment (GPA No. 01126), a Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and the Highgrove Area Plan (HAP) Land Use Plan land use designations as they pertain to the site from "Community Development: Light Industrial (LI)" to "Community Development: Medium Density Residential (MDR)," which would allow for development of the site with single-family detached and/or attached residences at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 square feet (SF) to 20,000 SF. (Riverside County, 2003a, Table LU 4). CZ 07881 proposes to change the zoning designation of the 65.20-acre site from "Manufacturing-Service Commercial (M-SC)" to One Family Dwellings (R-1)," which would allow for development of the site with one-family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. TTM 36668 proposes to subdivide the 65.20-acre site into 200 single-family residential lots on 37.82 acres; two (2) park sites on 4.01 acres; eleven (11) open space and regional trail lots on 1.10 acres; three (3) lots reserved for water quality basins on 2.54 acres; 16.41 acres of local streets; and 0.68 acre for additional right of way. Existing easements for two water irrigation well sites occur on 0.08 acres south of Spring Street, which would remain. Refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

The proposed Project also includes off-site infrastructure improvements. The Project would be required to construct a ten-inch water line within the existing improved alignment of Center Street between proposed Street A to the existing intersection of Center Street and Michigan Avenue (approximately 1,900 linear feet). This ten-inch water line would connect to a proposed eight-inch

water line within the Project's proposed Street A. Eight-inch water lines also would be constructed within each of the on-site local roadways to provide water service to individual lots. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. This proposed eight-inch water line would connect off-site to the existing eight-inch water line in Spring Street.

## **1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

### **1.4.1 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.

### **1.4.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)**

A 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 § 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])

### **1.4.3 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. 42636). 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, air quality, geology/soils, hydrology/water quality, land use/planning, mineral resources, population/housing, recreation, and transportation/traffic. 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: biological resources, cultural resources, greenhouse gas emissions, hazards/hazardous materials, noise, public services, and utilities/service systems. 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).

#### **1.4.4 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 October 2013, 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 Project site and in the vicinity of the Project site as they existed in October 2013.

#### **1.4.5 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 Project site's history, 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 Air Quality Impact Analysis prepared by Urban Crossroads, Inc. and dated October 2, 2014.
- Appendix D1 General Biological Resources Assessment prepared by Alden Environmental, Inc. and dated January 30, 2014.
- Appendix D2 Burrowing Owl Survey Results Report prepared by Alden Environmental, Inc. and dated September 11, 2013.
- Appendix E1 Phase I Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc. and dated December 12, 2013.
- Appendix E2 Paleontological Resource Assessment prepared by Brian F. Smith and Associates, Inc. and dated December 10, 2013.

- Appendix F1 Preliminary Geotechnical Investigation prepared by Petra Geotechnical, Inc. and dated December 13, 2013.
- Appendix F2 Infiltration Test Results prepared by Petra Geotechnical, Inc. and dated December 19, 2013.
- Appendix G Greenhouse Gas Analysis prepared by Urban Crossroads, Inc. and dated October 2, 2014.
- Appendix H Phase I Environmental Site Assessment prepared by Petra Geotechnical, Inc. and dated November 22, 2013.
- Appendix I Drainage Study Report prepared by Albert A. Webb Associates and dated November 2014.
- Appendix J Project-Specific Water Quality Management Plan prepared by Albert A. Webb Associates and dated November 2014.
- Appendix K Noise Impact Analysis prepared by Urban Crossroads, Inc. and dated November 13, 2014.
- Appendix L Traffic Impact Analysis prepared by Urban Crossroads, Inc. and dated July 21, 2014.
- Appendix M Written Correspondence

#### **1.4.6 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); and 4) 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 20-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 establishes the 20-day public review period during which written comments on the adequacy of the MND document may be provided to the Riverside County Planning Department.

Following the 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 20-day public review period. If substantive revisions are not necessary and 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 approve, 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 approve, or deny approval of the proposed Project.

---

## 2.0 ENVIRONMENTAL SETTING

---

### 2.1 PROJECT LOCATION

Figure 2-1, *Regional Map*, and Figure 2-2, *Vicinity Map*, depict the location of the Project site. The Project site consists of 65.20 acres of undeveloped land located south of Center Street, west of Garfield Avenue, east of California Avenue (roadway public right-of-way that currently accommodates railroad tracks), north and south of Spring Street, and 1.5 miles north of Palmyrita Avenue in the Highgrove Area Plan (HAP) of unincorporated Riverside County. The Project site is located within the City of Riverside sphere of influence and is located approximately 1.5 miles south of the San Bernardino County line. The property encompasses Assessor Parcel Numbers (APNs) 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029 and is located in Section 8, Township 2 South, Range 4 West, San Bernardino Baseline and Meridian.

In addition to evaluating the Project site, off-site infrastructure alignments also are evaluated as part of this IS/MND. The Project proposes to install off-site water lines in Center Street and Spring Street. Specifically, a 10-inch water line would be installed beneath Center Street to extend from the juncture of proposed Street A approximately 1,900 feet east to Michigan Avenue. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. 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

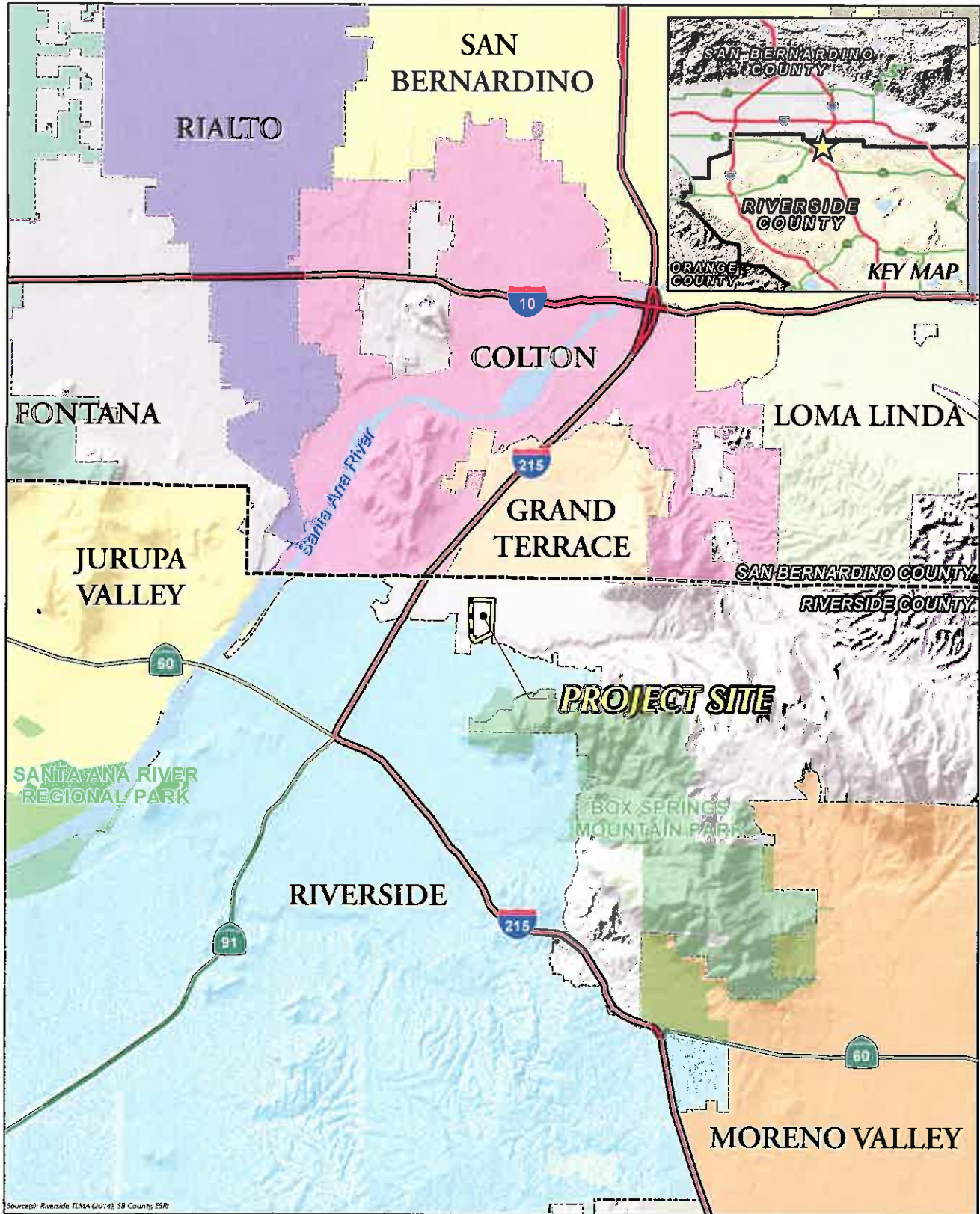
#### 2.2.1 Site Access

The Project site is located approximately 0.65-mile east of Interstate 215 (I-215), which is a north-south oriented facility owned and operated by the California Department of Transportation (CalTrans). I-215 provides a connection between Interstate 10 (I-10) to the north and Interstate 15 (I-15) to the south. Local roadway access to the Project site is primarily provided from paved roads that abut the Project site. Center Street is located to the north, Garfield Avenue is located to the east, and Spring Street runs east/west roughly dividing the Project site into two halves.

#### 2.2.2 Existing Site Conditions

Figure 2-3, *Aerial Photograph*, depicts the existing conditions of the Project site. The majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south. The northern portion of the site, north of Spring Street, supports non-native grassland habitat that was previously used for agricultural purposes. The southern portion of the site, south of Spring Street, contains disturbed habitat with some developed areas, including constructed drainage facilities and two small well pump houses connecting to power lines along Spring Street. (Alden, 2014, p. 3)

Three (3) pole mounted transformers exist in association with the well house structure (Well No. 21) on the eastern portion of the site, south of Spring Street. One pad mounted transformer exists in association with the well-house structure (Well No. 22) on the western portion of the site, south of Spring Street. Southern California Edison (SCE) electric power lines with wooden poles extend along the southern side of Spring Street, along the western boundary of the site/California Avenue right-of-

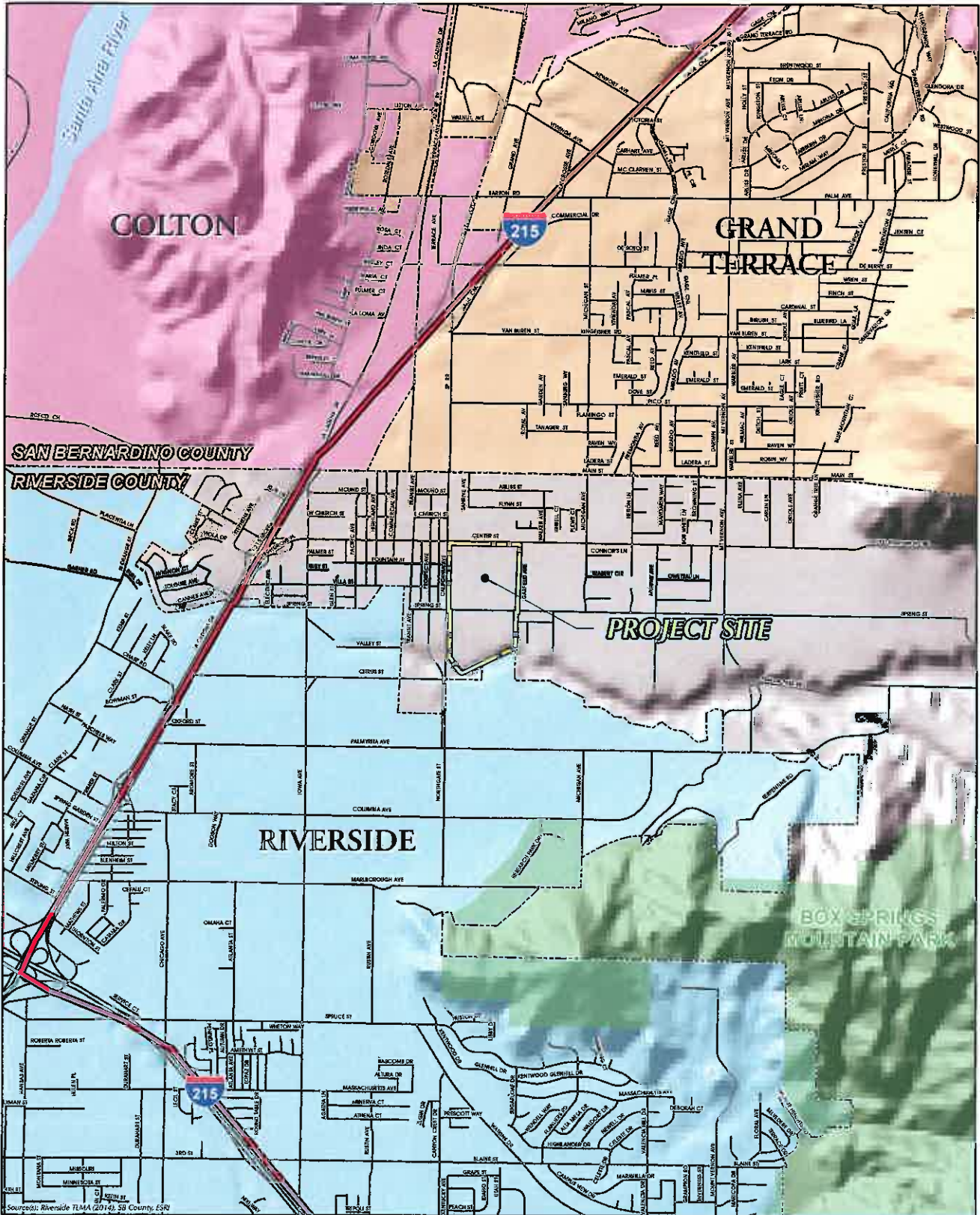


Source(s): Riverside TLMA (2014); SB County; ESR



Figure 2-1

REGIONAL MAP



Sources: Riverside TEMA (2014), SB County, ESRI

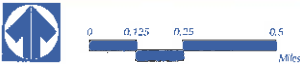


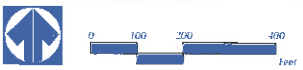
Figure 2-2

VICINITY MAP



Source: © Overhead TLMA (2013) 966 Maps (2013)

Figure 2-3



AERIAL PHOTOGRAPH

way, and along the eastern boundary of the site from Center Street to Spring Street. In addition, six (6) pole mounted transformers are located on the perimeter of the site, with two pole mounted transformers occurring south of Spring Street and four (4) to the west of Garfield Avenue (Petra, 2013b, pp. i-ii).

Figure 2-3 also shows the existing conditions for the Project's off-site impact areas, which consists of paved roadway in the Center Street and Spring Street rights-of-way.

### **2.2.1 Surrounding Land Uses and Development**

Figure 2-4, *Surrounding Land Uses and Development*, depicts the Project site and the existing land uses on and immediately surrounding the Project site. As shown on Figure 2-4, manufacturing-commercial warehouse buildings, several single-family homes, and vacant undeveloped land occur to the north of the Project site, north of Center Street. Springbrook Wash is located immediately south of the Project site, beyond which are several manufacturing-commercial warehouse buildings. Immediately east of the Project site, at the southeastern corner of Center Street and Garfield Avenue, is the Highgrove Elementary School. South of the school site is undeveloped land. East of the Project site and south of Spring Street are residential land uses. Abutting the western boundary of the Project site is the California Avenue public right-of-way, which contains railroad tracks of the Southern Pacific Railroad. A Kinder-Morgan petroleum pipeline and associated easements exist off-site along the western boundary of the Project site, along the alignment of California Avenue. Located west of California Avenue is an existing single-family residential neighborhood.

## **2.3 PLANNING CONTEXT**

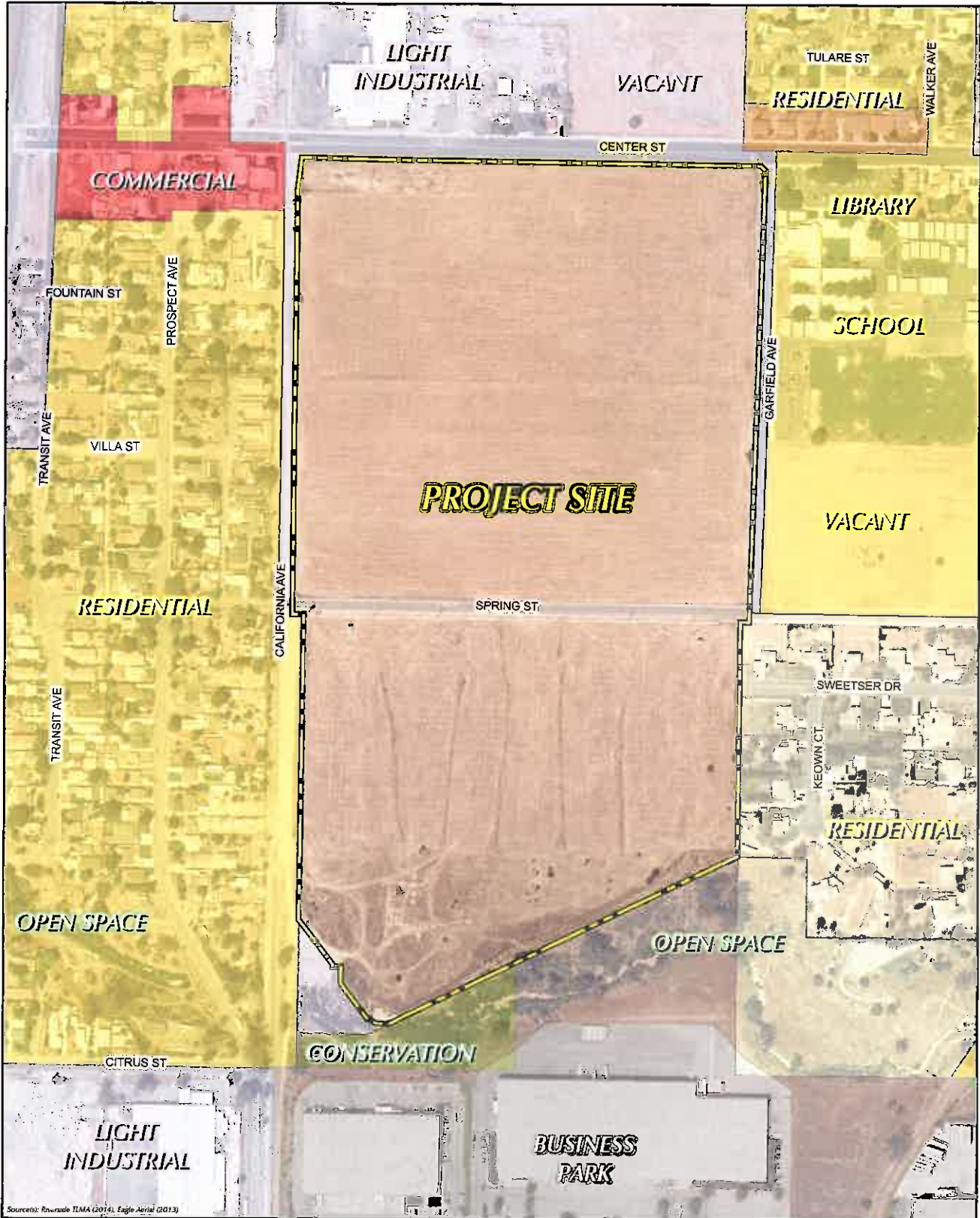
### **2.3.1 Existing General Plan Land Use Designations**

The Project site is designated by the Riverside County General Plan and the HAP for "Community Development: Light Industrial (LI)." (GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR).")

As shown on Figure 2-5, *Existing On-Site and Surrounding General Plan Designations*, General Plan land use designations surrounding the Project site include: Light Industrial (LI) to the north; Medium Residential (MDR) north of Spring Street and east of Garfield Avenue; Low Density Residential (LDR) south of Spring Street and east of Garfield Avenue; Rural Residential (R-R) adjacent to the southeast corner of the Project site; Open Space-Conservation (O-SC) near the southern boundary of the Project site; MDR west of the Project site from the southern corner of the Project site to near the northern corner of the Project site; and Commercial-Retail (CR) west of the Project site at the southwestern corner of Center Street at California Avenue. South of the Project site is the City of Riverside. Lands within the City of Riverside immediately south of the site are designated by the Riverside General Plan for "Business/Office Park (B/OP)."

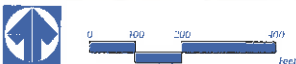
### **2.3.2 Existing Zoning Designations**

As shown on Figure 2-6, *Existing On-Site and Surrounding Zoning Designations*, the majority of the Project site is zoned for "Manufacturing-Service Commercial (M-SC)," with the southeastern portion of the Project site (APN 255-110-006) designated for "Industrial Park (I-P)." The M-SC designation allows for most light manufacturing and industrial uses, such as food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence. A Conditional Use Permit is required for uses such as recycling centers, fuel



Source(s): Riverside TMA (2014), Eagle Aerial (2013)

Figure 2-4



SURROUNDING LAND USES AND DEVELOPMENT



Source(s): Riverside TAMA (2014); Eagle Aerial (2013)

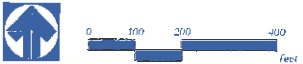
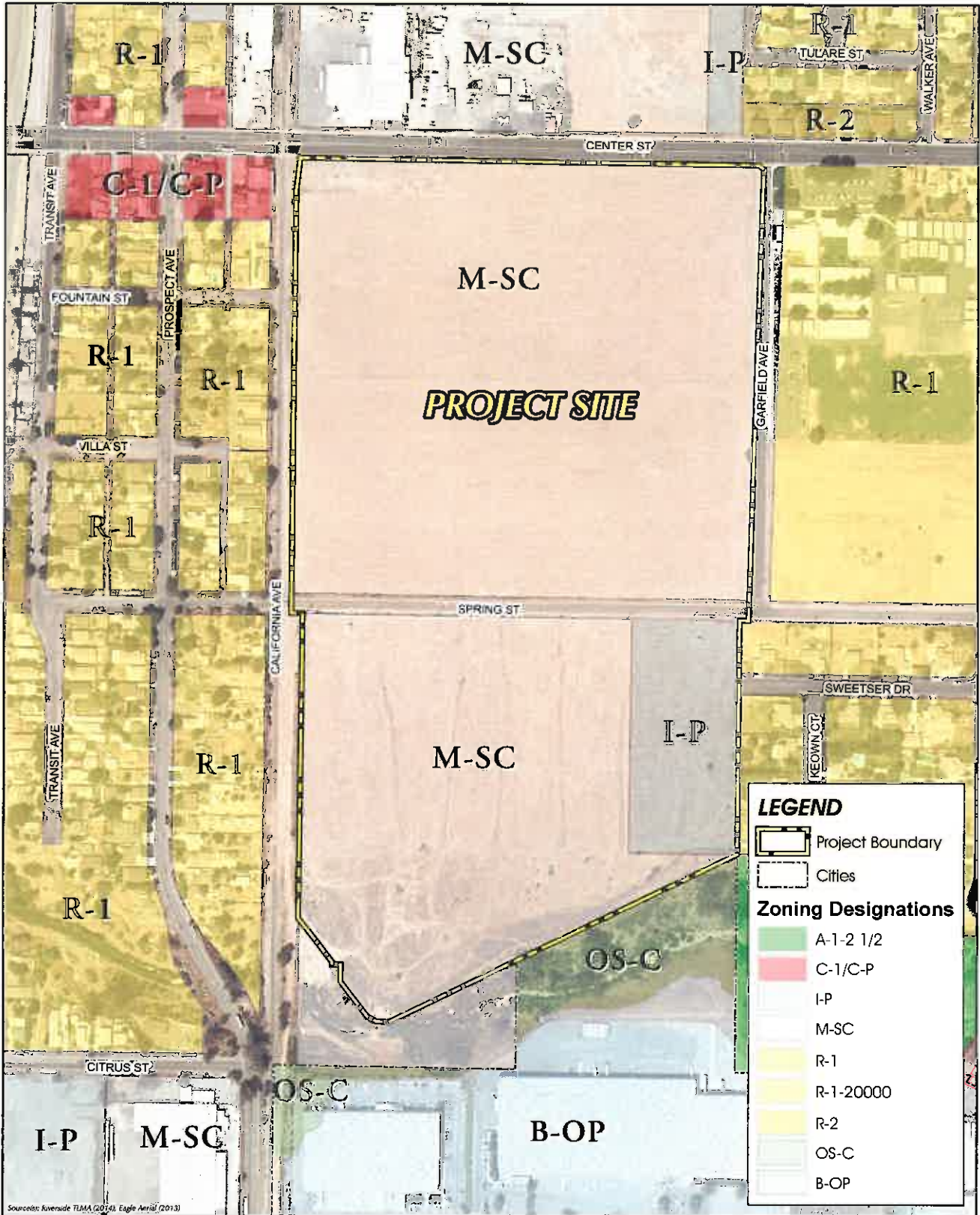


Figure 2-5  
EXISTING ON-SITE AND SURROUNDING  
GENERAL PLAN DESIGNATIONS





Source: Riverside TEMA (2014), Eagle Aerial (2013)

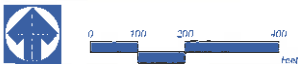


Figure 2-6  
EXISTING ON-SITE AND SURROUNDING  
ZONING DESIGNATIONS

storage, and batch plants. The O-P designation allows for industrial and manufacturing uses such as food, lumber, wood, and paper products; textile and leather products; chemical and glass products; metal, machinery, and electrical products; transportation and related industries; engineering and scientific instruments; industrial uses, and service and commercial uses. Additional, more intensive uses are allowed with issuance of a conditional use permit. (CZ 07811 proposes to change the zoning designation of the site to “One Family Dwellings (R-1),” which allows for development with one family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF.)

Zoning designations surrounding the Project site include One Family Dwellings (R-1) to the east and west; Manufacturing-Service Commercial (M-SC) to the north and south; Multiple Family Dwellings (R-2) adjacent to the northeast corner of the site, north of Center Street; General Commercial (C-1/C-P) near the northwest corner of the site, south of Center Street and west of California Avenue; Light-Heavy Agriculture (A-1-2½) adjacent to the southeast corner of the site; and the City of Riverside south of the site. Lands to the south of the Project site within the City of Riverside are zoned for “Business and Manufacturing Park Zone (BMP)” with the lands nearest the Project site subject to a “Water Course Overlay Zone (WC).”

### **2.3.1 Highgrove Community Policy Area**

The Project site occurs within the Highgrove Community Policy Area of the HAP. The Highgrove Community Policy Area applies to approximately 2,454 acres of unincorporated land located immediately south of the San Bernardino County line and east to the Box Springs Mountains and southward to the incorporated limits of the City of Riverside. Prior to commencement of the Riverside County Integrated Project (RICP), the County adopted the Highgrove Community Plan. Rather than duplicate efforts for the Highgrove area as part of the RCIP, the County chose to incorporate the goals, issue statements, and policies of the Community Plan within the HAP Land Use Plan except as necessary to reflect adoption of Specific Plan No. 323 (Riverside County, 2003a, HAP p. 19).

The HAP includes a variety of goals and policies specific to the Highgrove Community Policy Area, including goals and policies related to Community Plan-wide Goals, General Policies (including policies related to Administrative, Design and Environmental, and Recreational Trails), and Local Land Use policies.

### **2.3.2 City of Riverside Sphere of Influence**

As defined by Riverside Local Agency Formation Commission (LAFCO) a sphere of influence is a planning boundary outside of an agency’s legal boundary (such as the city limit line). This is defined as the physical boundary and service area that designates the agency’s probable future boundary and service area that it is expected to serve. Establishment of this boundary is necessary to determine which governmental agencies can provide service in the most efficient way to the people and property in any given area. (LAFCO, 2004) The Project site is located in the City of Riverside Sphere of Influence. The City of Riverside General Plan applies a pre-zoning designation of “MDR – Medium Density Residential” to the Project site. (Riverside, 2007, Figure LU-10)

### **2.3.3 Western Riverside Multiple Species Habitat Conservation Plan**

The Western Riverside County Multiple Species Habitat Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their habitats in Western Riverside County. The Project site is located within the MSHCP Highgrove Area Plan but is not located within a Criteria Cell (Alden, 2014, p. 6). For land use projects outside of the MSHCP Criteria Area, additional MSHCP requirements still apply.

## 2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

### 2.4.1 Geology

Geologically, the site lies within the northern portion of the Peninsular Ranges Geomorphic Province. The Peninsular Range Geomorphic Province is generally characterized by alluviated basins and elevated erosion surfaces. (Petra, 2013a, p. 4) The Project site lies northwest of the Box Springs Mountains, the HAP's most prominent natural feature. The Box Springs Mountains are predominantly composed of Cretaceous granitic rocks. The sedimentary units on the western slopes in the vicinity of the Project site, are mapped as geologically young Quaternary (late and middle Holocene) alluvial fan deposits. The northern portion of the Project site is overlain by Quaternary old and very old alluvial deposits (late to middle Pleistocene and early Pleistocene).

The Project site is not located within any currently designated State of California Alquist-Priolo Earthquake Fault Zone and no known active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. According to mapping available from Riverside County's "Map My County" Geographic Information System (GIS), the Project site is mapped as having a low liquefaction susceptibility and is susceptible to subsidence (RCIT, 2015). Groundwater was not encountered to the maximum depth explored of 51.5 feet below existing grade (Petra, 2013a, p. 7). Riverside County's Map My County GIS shows the Project site as having "low" liquefaction susceptibility (RCIT, 2015). In light of the relatively deep groundwater, the potential for liquefaction and seismically induced settlement is considered low (Petra, 2013a, p. 7). Additionally, as shown on General Plan HAP Figure 12, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high susceptibility to seismically induced landslides and rockfalls, nor is the Project site located within a low to moderate susceptibility to seismically induced landslides or rockfalls (Riverside County, 2003b).

The Project site is not located in close proximity to any enclosed bodies of water; however the site is located approximately 16 miles southwest of the Seven Oaks Dam but is not within the Seven Oaks Dam inundation zone; therefore, inundation of the site due to dam failure or seiches during an earthquake event is considered low (Petra, 2013a, p. 8). The Project site is located within Federal Emergency Management Agency (FEMA) Flood Zone X, which is defined as an area of low flooding. As shown on TTM 36668 the approximate 100-Year Flood Zone is located in the southern portion of the Project site in the natural open space area. As shown on General Plan Figure 8, *Highgrove Area Plan Flood Hazards*, the area of Springbrook Wash, located off-site and south of the Project site, is also located in the 100-Year Food Zone (Riverside County, 2003b).

### 2.4.2 Topography

Elevations on-site range from approximately 964 to 1,000 above mean sea level (AMSL). As shown on County of Riverside General Plan Highgrove Area Plan (HAP) Figure 11, *Highgrove Area Plan Steep Slope*, the Project site is located in an area of slope angle less than 15% (Riverside County, 2003b). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south.

### 2.4.3 Agricultural Resources

According to agricultural lands mapping available from the California Department of Conservation (CDC), the Project site is designated as "Farmland of Local Importance." Areas surrounding the Project site are designated as "Urban and Built-Up Land" and "Other Land." (CDC, 2012a) The Project site is not located within an agricultural preserve and does not contain lands that are subject to Williamson

Act Contracts. The nearest lands within an agricultural preserve are located approximately 0.66 miles east of the Project site (RCIT, 2015; CDC, 2012b).

#### **2.4.4 Mineral Resources**

According to Figure 4.12.1 of the Riverside County General Plan EIR, the Project site is designated within Mineral Resource Zone 3 (MRZ-3) (pursuant to the Surface Mining and Reclamation Act of 1975, or SMARA), which is defined by the State of California 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 of Riverside General Plan, nor is the property located within any specific plans (Riverside County, 2003a).

#### **2.4.5 Hydrology**

Under existing conditions, the northern portion of the Project site between Center Street and Spring Street drains to the northwest corner of the site. An existing 66-inch reinforced concrete pipe (RCP) that runs along Center Street collects the runoff from the tributary area. (Webb, 2014b, p. 1)

The portion of the Project site located south of Spring Street exhibits two separate drainage basins. Approximately half of the area drains to the north towards an open trapezoidal channel along the southern side of Spring Street. This concrete channel flows west where it terminates just east of California Ave at a concrete drop inlet. The flow collected in the existing Spring Street channel is discharged into an existing 60” RCP storm drain through the drop inlet. Runoff is then conveyed south through the 60” storm drain that parallels the railroad tracks along California Ave. The storm drain ultimately outlets into a rectangular channel that also collects the flow from Spring Brook Wash. The southern half of the site drains south towards Spring Brook Wash and continues west towards the rectangular channel. The rectangular channel is part of the Spring Street storm drain which connects to a 72” culvert that crosses California Ave. and the railroad tracks and discharges flows into an unimproved creek. (Webb, 2014b, p. 1)

#### **2.4.6 Groundwater**

The Project site is located within the Upper Santa Ana Valley-Riverside-Arlington Watershed Groundwater Basin. Groundwater depth varies within the area and according to analysis performed by Petra Geotechnical, Inc. flows toward the west-southwest. Historic groundwater levels in the Project vicinity range between approximately 13 feet and 236 feet below the ground surface. Petra Geotechnical did not encounter groundwater during their field investigation to the maximum depth explored of 51.5 feet. (Petra, 2013a, pp. 4-5)

#### **2.4.7 Soils**

Under existing conditions, Petra Geotechnical observed topsoil and older alluvial deposits. The Project site is covered by 3 to 5 feet of topsoil generally consisting of loose, dry, silty sands. Below the topsoil, older alluvial deposits occur and consist predominantly of light-to reddish brown, dry to moist, medium to very dense, fine to coarse grained silty sands, sands, and clayey sands. While the older alluvium was generally observed to be medium to very dense just below the topsoil, zones of low density and/or porous soils were observed within the upper 5 to 10 feet. (Petra, 2013a, p. 4)

The United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey indicates that the Project site is underlain by the following soil types (USDA, 1971).

- **Greenfield sandy loam**, 2 to 8 percent slopes, eroded. This soil type primarily occurs in the northern portion of the Project site, north of Spring Street.
- **Hanford coarse sandy loam**, 2 to 8 percent slopes. This soil type primarily occurs in the southern portion of the Project site, south of Spring Street.
- **Terrace escarpments**. Located in a small portion of the southeastern corner of the Project site.

#### **2.4.8 Vegetation**

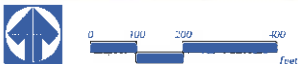
Figure 2-7, *Existing Vegetation Map*, depicts the location of the five (5) vegetation communities mapped by Alden Environmental within the Project impact footprint and a 500-foot buffer that extends beyond the Project site boundaries. Of these, only the non-native grassland, eucalyptus woodland, and disturbed/developed habitat occur within the Project footprint as identified by Alden Environmental on Figure 2-7. A description of each of the vegetation/and use types is provided below.

- **Non-Native Grassland**. The northern portion of the Project site supports non-native grassland habitat dominated by bromes and wild oats with other non-natives such as black mustard and Russian thistle. Approximately 37.36 acres of Non-Native Grassland occurs within the Project site (Alden, 2014, p. 5).
- **Eucalyptus Woodland**. Approximately 0.07 acres of Eucalyptus Woodland occurs in scattered patches on the southern end of the Project site and has an understory consisting of bare ground and non-native grasses. Eucalyptus Woodland is not considered a sensitive plant species (Alden, 2014, p. 5).
- **Disturbed/Developed**. Disturbed/Developed habitat occurs on the majority of the Project site. The portion of the Project site located south of Spring Street is almost entirely disturbed. Developed areas include constructed drainage facilities, two small pump houses, adjacent dirt and paved roads, and power lines along the majority of the Project site's perimeter (Alden, 2014, p. 5).
- **Mule Fat Scrub**. Mule Fat Scrub occurs in patches within the off-site drainage feature located approximately 12-15 feet south of the Project site. Mule fat scrub is a riparian scrub community dominated by mule fat and interspersed with shrubby willows. This vegetation typically occurs along intermittent stream channels with a fairly coarse substrate and moderate depth to the water table. Similar to southern willow scrub, this early seral community is maintained by frequent flooding, the absence of which would lead to a riparian woodland or forest (Alden, 2014, p. 4).
- **Southern Willow Scrub**. This vegetation community occurs off-site approximately 24 to 60 feet south of the Project site. Southern Willow Scrub consists of broad-leaved, winter-deciduous stands of trees dominated by shrubby willows in association with mule fat. Southern Willow Scrub generally occurs on loose, sandy, or fine gravelly alluvium deposited near stream channels during flood flows. This vegetation community is dominated by arroyo willow with mule fat as a non-dominant species (Alden, 2014, pp. 4-5).



Figure 2-7

EXISTING VEGETATION MAP



---

### 3.0 PROJECT DESCRIPTION

---

The Project evaluated by this IS/MND is located within the Highgrove community of unincorporated Riverside County, California. The proposed Project consists of applications for a General Plan Amendment (GPA 01126), Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA § 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. 01126

Under existing conditions, the 65.20-acre site is designated by the Riverside County General Plan and Highgrove Area Plan (HAP) for “Community Development: Light Industrial (LI)” land use, which allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities and supporting retail uses. GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from “LI” to “Community Development: Medium Density Residential (MDR),” which would allow for development of the site with residential uses having a density range of 2.0-5.0 dwelling units per acre (du/ac) (Riverside County, 2003a). Figure 3-1, *General Plan Amendment No. 01126*, depicts the site’s existing and proposed General Plan and HAP land use designations.

##### 3.1.2 Change of Zone No. 07811

Under existing conditions, the 65.20-acre Project site is zoned for “Manufacturing-Service Commercial (M-SC)” and “Industrial Park (I-P).” The M-SC zoning designation allows for most light manufacturing and industrial uses, such as food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers’ residence. A Conditional Use Permit is required for uses such as recycling centers, fuel storage, and batch plants. The I-P designation allows for industrial and manufacturing uses such as food, lumber, wood, and paper products; textile and leather products; chemical and glass products; metal, machinery, and electrical products; transportation and related industries; engineering and scientific instruments; industrial uses, and service and commercial uses. CZ 07811 proposes to change the zoning designation of the site to “One Family Dwellings (R-1),” which allows for development with one family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. Figure 3-2, *Change of Zone No. 07811*, depicts the site’s existing and proposed zoning designations. The proposed R-1 zoning designation would be consistent with and would implement the site’s proposed General Plan land use designation of MDR.

##### 3.1.3 Tentative Tract Map No. 36668

###### A. *Land Use Summary*

TTM 36668 is shown on Figure 3-3, *Tentative Tract Map No. 36668*. A summary of the lots proposed to be created through subdivision as part of TTM 36668 is presented in Table 3-1, *Land Use Summary of Tentative Tract Map No. 36668*. As shown in Table 3-1, TTM 36668 would subdivide the 65.20-acre site into 200 single-family residential lots on 37.82 acres; two (2) park sites on 4.01 acres; eleven (11) open space and regional trail lots on 1.10 acres; three (3) lots reserved for water quality basins on 2.54 acres; 4.1 acres of natural open space; 16.41 acres of local streets; and 0.68 acres for additional right of way.

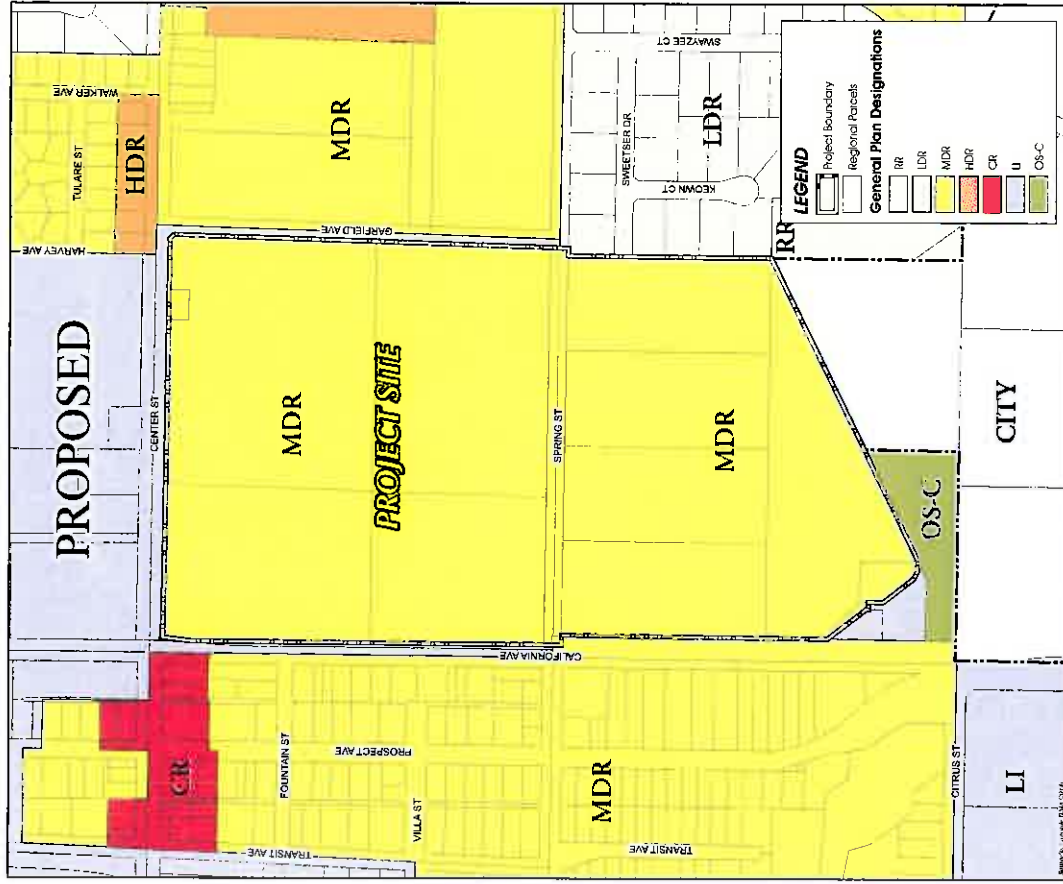
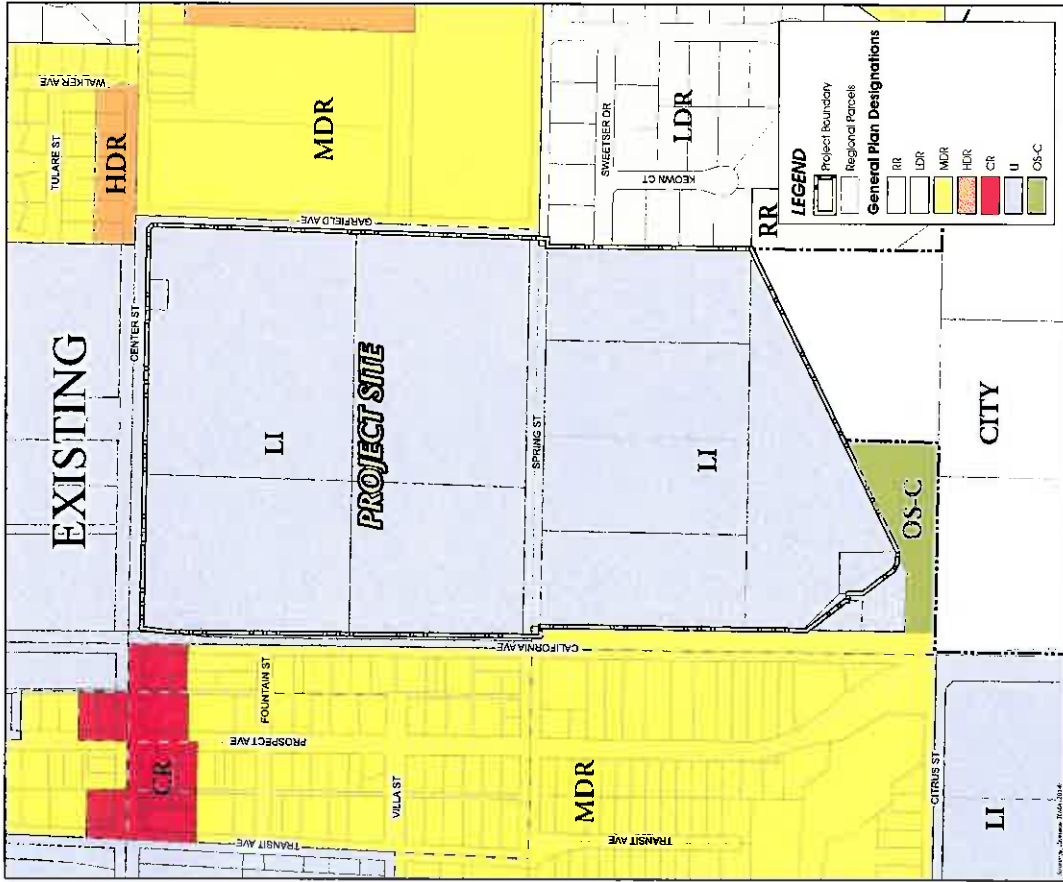


Figure 3-1

GENERAL PLAN AMENDMENT NO. 01126





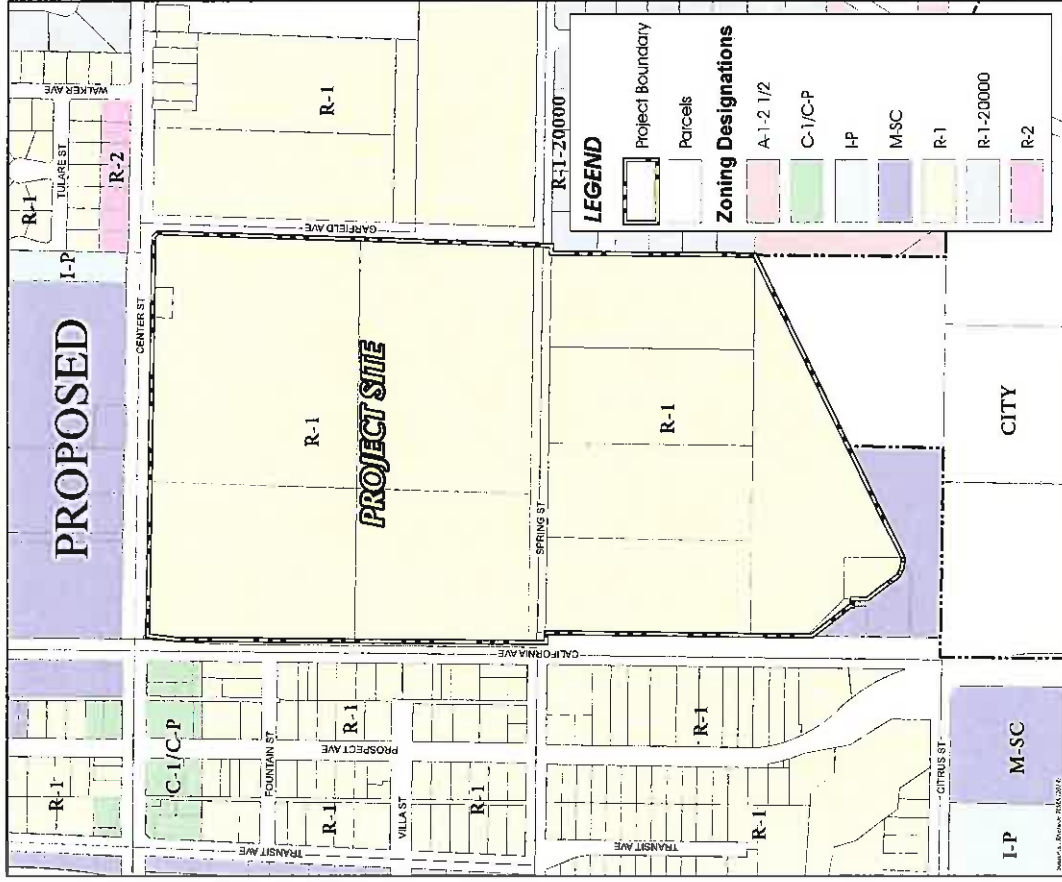
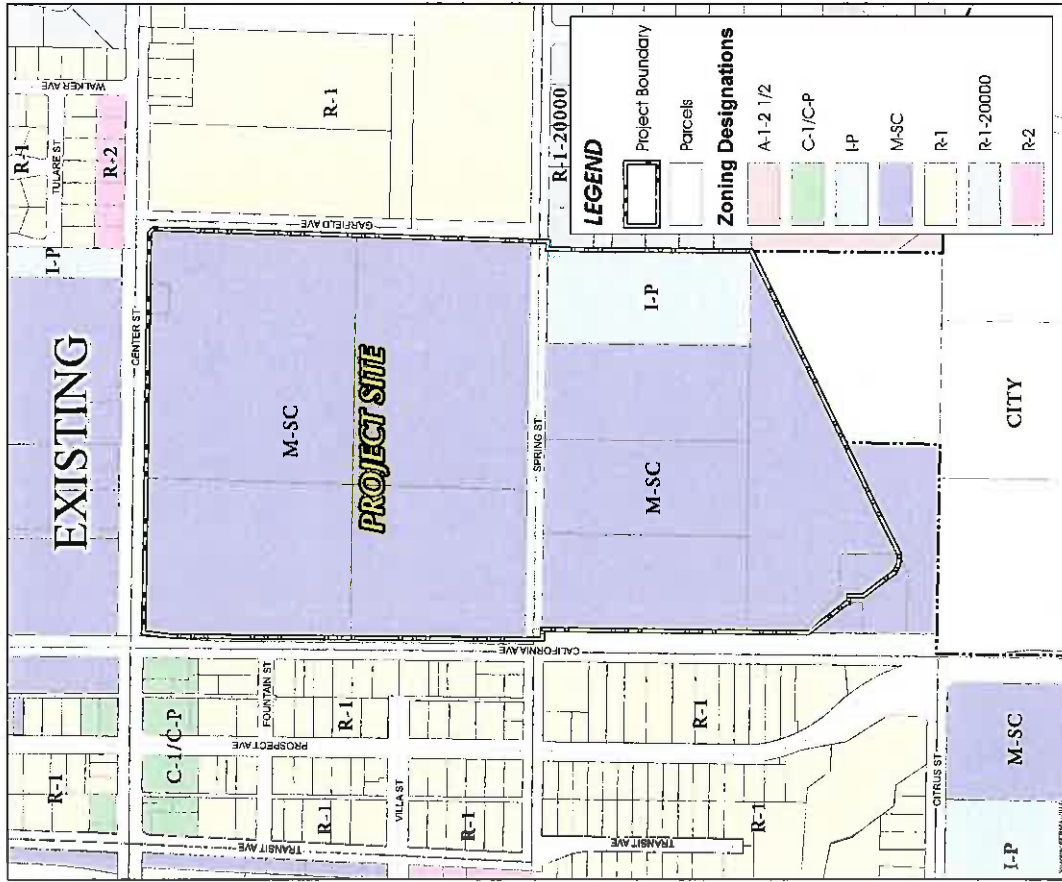


Figure 3-2

CHANGE OF ZONE NO. 07811



**Table 3-1 Land Use Summary of Tentative Tract Map No. 36668**

| <b>Lots</b>                     | <b>Land Use</b>           | <b>Acreage</b>           | <b>% of Project Site</b> |
|---------------------------------|---------------------------|--------------------------|--------------------------|
| I-200                           | Single-Family Residential | 37.82                    | 58.0%                    |
| A, B, and C                     | Detention Basin (3)       | 2.54                     | 4.0%                     |
| D, E, G, H, I, J, K, L, M, N, O | Open Space                | 1.1                      | 1.5%                     |
| F and P                         | Park Site (2)             | 4.01                     | 6.1%                     |
| --                              | Additional Right of Way   | 0.68                     | 1.0%                     |
| --                              | Local Streets             | 16.41                    | 25.2%                    |
| --                              | Open Space (Natural)      | 2.67                     | 4.1%                     |
| <b>Gross Acreage:</b>           |                           | <b>65.20<sup>a</sup></b> | <b>100%<sup>a</sup></b>  |

a. Total acreage is rounded to the nearest one-tenth. Total % is rounded to the nearest whole number. (Webb, 2014d)

A detailed description of the various land uses that would result from the approval of TTM 36668 is provided below. It should be noted that although TTM 36668 proposes to develop the property with up to 200 single-family homes, the analysis of Project impacts under the subject areas of air quality, greenhouse gas emissions, noise, and traffic assume future development of the site with up to 219 single family homes; as such, the analysis under these issue areas represents a “worst case” analysis of potential impacts that could result from residential development on the Project site.

- **Single-Family Residential.** TTM 36668 proposes to subdivide the property to provide 200 single-family residential lots 37.82 acres. Proposed residential lots would range in size from 7,200 SF to 15,210 SF with an overall average lot size of 8,200 SF. A total of 131 residential lots are proposed north of Spring Street and 69 residential lots are proposed south of Spring Street.
- **Detention Basins.** Three (3) detention basins are proposed on approximately 2.54 acres. Detention Basin Lot A is proposed north of Spring Street in the northwest corner of the Project site. Detention Basin Lot B is proposed immediately south of Spring Street adjacent to California Avenue. Detention Basin Lot C is proposed in the southwest corner of the Project site, south of L Street.
- **Open Space.** TTM 36668 allocates a total of 1.1 acres of open space on 11 lots (Lots D, E, G, H, I, J, K, L, M, N, O). Open Space Lots D, E, G, and H are proposed along the eastern alignment of Streets A and G and are intended to provide additional area of landscape setback along these streets. A regional trail would be accommodated along the south side of Spring Street east of Street G and would traverse south along the eastern side of Street G to the park site proposed in Lot P. The regional trail would traverse through the park site and into the natural open space area where a connection point is planned with the off-site trail system. Lots I, J, L, N, and O are open space lots proposed to accommodate trails. Lot K and Lot M would accommodate two (2) existing water well sites, which are operated by Riverside Highland Water Company.
- **Park Sites.** TTM 36668 proposes to provide two park sites on 4.01 acres. Park Site Lot F is proposed as a 48,186 SF park site to be located in the northern portion of the Project site, north of Spring Street. Park Site Lot P is proposed as a 126,315 SF park site to be located south of Street L and north of the natural open space area near the southern Project boundary. Figure 3-11, *Conceptual Park Plan (Lot F)*, and Figure 3-12, *Conceptual Park Plan (Lot P)*, presented later in this section, depict the preliminary park concepts for these two park sites.

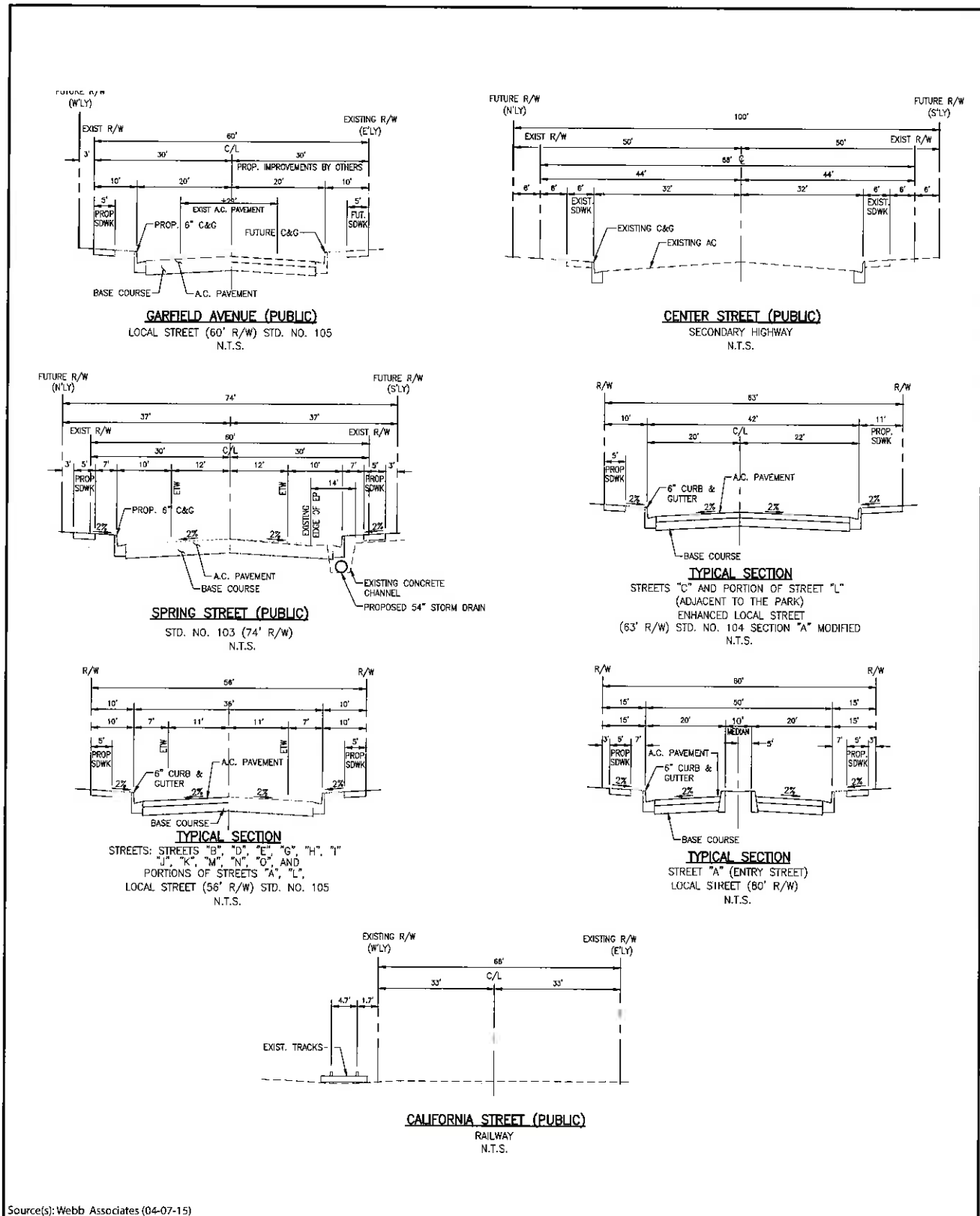
- **On-site Local Streets.** TTM 36668 proposes a total of 16.41 acres of local streets (Streets A-O) and 0.68 acres of additional right-of-way to accommodate frontage improvements along abutting public roadways (Center Street, Garfield Avenue, California Avenue, and Spring Street).
- **Natural Open Space.** TTM 36668 proposes a total of 2.67 acres of natural open space along the southern Project boundary, adjacent to the off-site Springbrook Wash.

***B. Proposed Circulation Improvements***

As shown on Figure 3-3, the Project proposes improvements to several public roadways on- and off-site. Figure 3-4, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Access to the Project would be provided via three (3) full access connections. Spring Street divides the property and would provide access to the northern and southern portions of the Project site at Street G. Spring Street would also provide a westerly extension of the existing (off-site) Sweetser Drive. Primary access to the northern portion of the site would be provided via proposed Street A at Center Street and via proposed Street G at Spring Street. Primary access to the southern portions of the site would be from Street G via Spring Street. A description of the roadway improvements planned as part of the Project is provided below.

- **Center Street.** Center Street is an east-west oriented existing public roadway abutting the northern boundary of the Project site. It has an existing right-of-way width of 88 feet, including 32 feet of travel lanes and a 12-foot parkway along each side that accommodates an existing curb-adjacent sidewalk. Center Street is planned to be improved along the Project's frontage to the standard of a Secondary Highway, with a total right-of-way width of 100 feet that includes 32 feet of travel lanes and an 18-foot parkway on each side; thus, dedications and improvements to be made by the Project would be limited to the additional six feet of landscaped parkway along the southerly edge of Center Street. No other improvements to this roadway are planned as part of the Project.
- **Spring Street.** Spring Street is an existing public street that transects the central portion of the Project site in an east to west alignment with a total existing right-of-way width of 60 feet, including approximately 24 feet of travel lanes (two total travel lanes). The edges of this existing roadway are improved only with an existing concrete v-ditch to accommodate drainage, with no sidewalks or parkways. As part of the Project, Spring Street would be improved in accordance with Riverside County Standard 103 to provide a total right-of-way width of 74 feet, which includes 44 feet of travel lanes (four total travel lanes) and 15-foot parkways on both sides of the road that include a 5-foot curb-separated sidewalk. Thus, the Project would expand the existing travel lanes from approximately 24 feet to 44 feet, and would construct five-foot curb-separated sidewalks along both sides of the road within 15-foot parkways.
- **California Avenue.** California Avenue is an existing public right-of-way located along the site's western boundary. Under existing conditions, its alignment accommodates railroad tracks. The Project would provide a 66-foot right-of-way along the Project site's western boundary fronting California Avenue to accommodate the existing Union Pacific Railroad tracks and a future trail. A Regional Trail is proposed within the existing right-of-way of California and would be constructed in the future by others.
- **Garfield Avenue.** Garfield Avenue is an existing north-south oriented local street located along the Project site's eastern boundary that extends between Spring Street and Center Street. Under existing conditions, this roadway is partially improved with an existing right-of-way width of 60 feet, including +/- 29 feet of travel lanes. As part of the Project, an additional dedication of three (3) feet

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



NOT TO SCALE

Figure 3-4

ROADWAY CROSS-SECTIONS

would be made along the Project site's frontage. The Project would make improvements along this roadway segment to provide a total of approximately 35 feet of travel lanes. Along the western edge of this roadway, curb and gutter would be constructed by the Project, in addition to a 13-foot parkway with a five-foot non-curb adjacent sidewalk. Remaining improvements along the eastern edge of this roadway would be constructed in the future by others, including the construction of an additional five feet of travel lanes, curb and gutter, and a ten-foot parkway with five-foot curb-separated sidewalks along the eastern edge of this roadway.

- **On-Site Street A.** Street A is proposed as the main entry into the site and would be improved to provide a total right-of-way of 80 feet, with 40 feet of travel lanes separated by a 10-foot landscaped median, and 15-foot parkways along both sides of the roadway that accommodated five-foot curb-separated sidewalks.
- **On-Site Streets B, D, E, G, H, I, J, K, M, N, O and Portions of Streets A and L.** Streets B, D, E, G, H, I, J, K, M, N, O and Portions of Streets A and L are proposed on-site local streets that would be improved pursuant to Riverside County Standard No. 105. These local streets would be provided with a total right-of-way width of 56 feet, including 36 feet of travel lanes and ten-foot parkways provided on each side. Within the ten-foot parkways, five-foot curb separated sidewalks would be provided, with a five-foot landscaped parkway between the sidewalks and the curb.
- **On-Site Streets C and Portion of Street L (Adjacent to the Park Site in Lot P).** Streets C and the portion of Street L that abuts the proposed park site within Lot P are proposed on-site enhanced local streets that would be improved pursuant to Riverside County Standard No. 104. These local streets would be provided with a total right-of-way width of 63 feet, including 42 feet of travel lanes. An 11-foot sidewalk would be accommodated along the side of these roadways that abut the park site, while the other side would include a ten-foot parkway with five-foot curb-separated sidewalk and a five-foot landscaped parkway.

### ***C. Proposed Drainage and Water Quality Improvements***

As shown on Figure 3-5, *Proposed Hydrology Map*, on-site stormwater runoff would be conveyed through public street improvements and storm drains which generally would convey all runoff towards detention basins proposed for Lots A, B, and C. The detention basin proposed for Lot A would be located north of Spring Street in the northwest corner of the Project site and would discharge into the existing Center Street storm drain. The detention basin proposed for Lot B would be located at the southeast corner of Spring Street and California Avenue and would discharge into the Spring Street storm drain, where it would be conveyed to the south towards the Springbrook Wash. The detention basin proposed for Lot C would be located south of Spring Street in the southwest corner of the Project site and would discharge into the Springbrook Wash located off-site and south of the Project site.

### ***D. Proposed Water Service Improvements***

Water service would be provided to the Project site by Riverside Highland Water Company. The existing 12-inch water line within Center Street is not adequate to serve the Project. Therefore, off-site water lines are would be installed by the Project within Center Street and Spring Street as shown on Figure 3-6, *Proposed Off-site Infrastructure Improvements*. The Project would be required to construct a ten-inch water line beneath Center Street extending from proposed Street A approximately 1,900 feet to the east to the existing intersection of Center Street and Michigan Avenue. This proposed ten-inch water line would connect on-site to a proposed eight-inch water line within proposed Street A. In

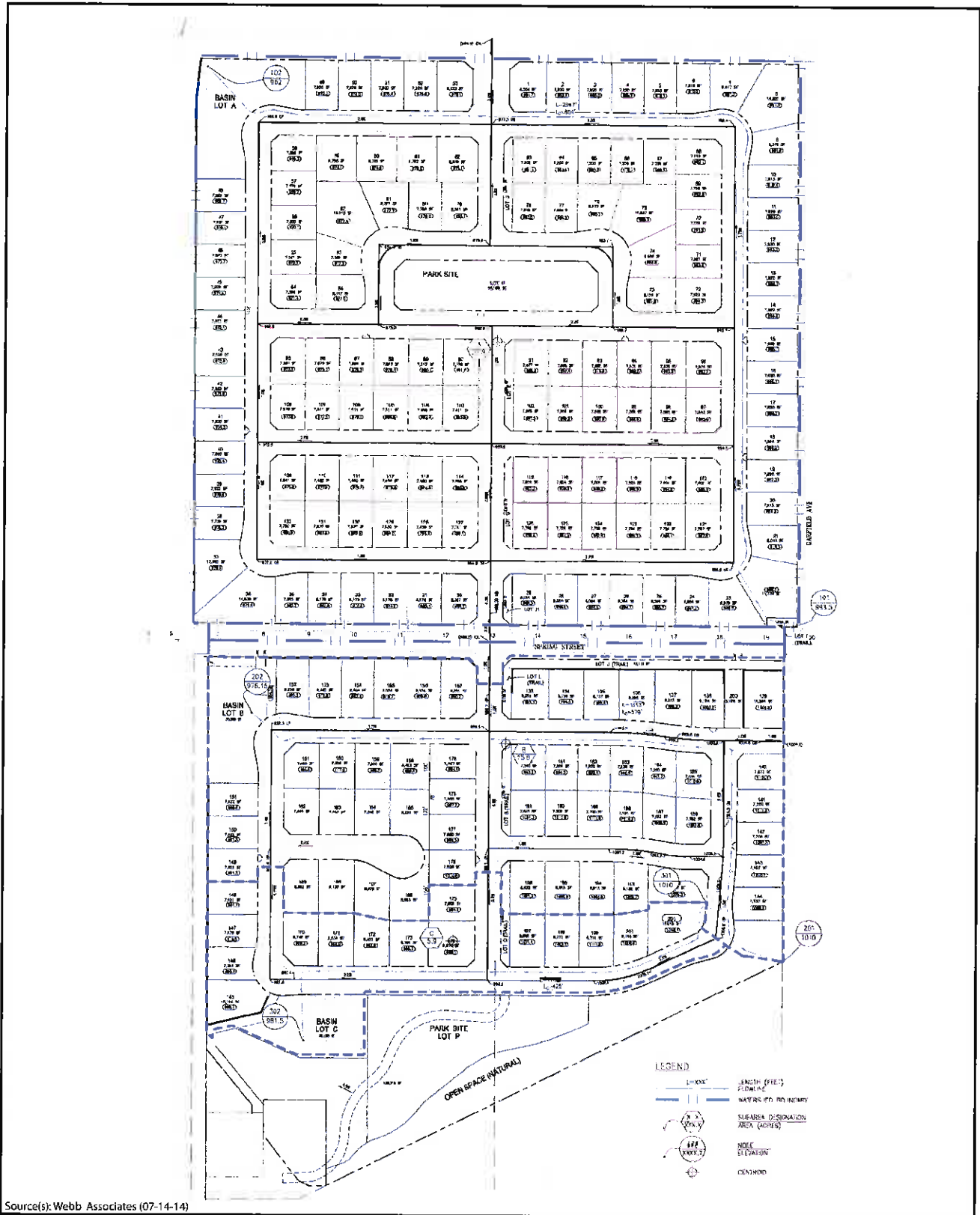


Figure 3-5

PROPOSED HYDROLOGY MAP



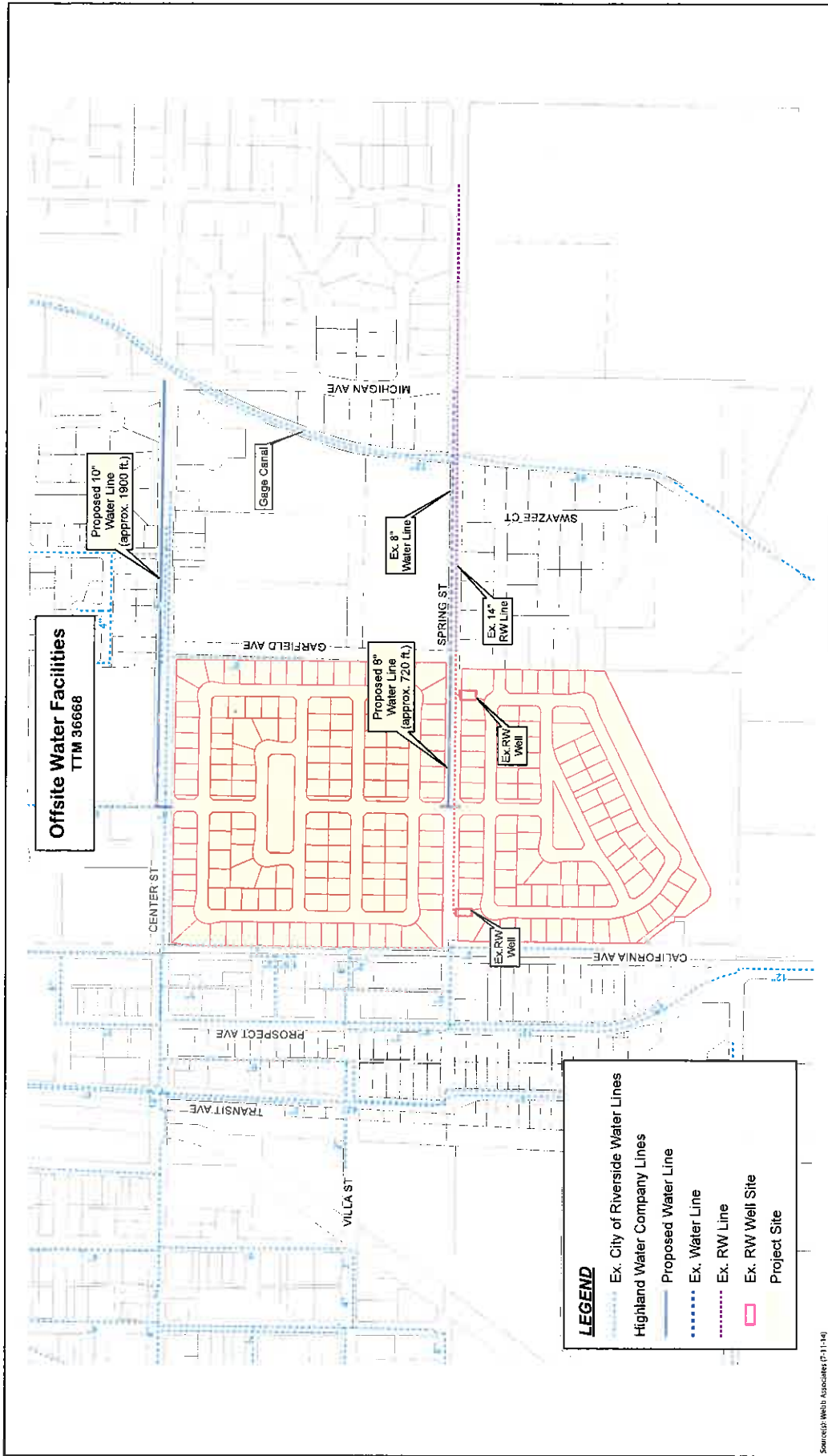


Figure 3-6

PROPOSED OFF-SITE INFRASTRUCTURE IMPROVEMENTS

Source: Webb Associates (P.11-14)



T&B PLANNING, INC.



addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. This proposed eight-inch water line would provide a connection to proposed on-site water lines within Street G.

Additionally, two (2) existing non-potable irrigation wells occur on the Project site, immediately south of Spring Street. The well pumps are not operating under existing conditions. Both of these well pad sites would remain on the Project site but would not serve the proposed Project. The two wells are non-potable irrigation wells which will serve the proposed Spring Mountain Ranch Development located east of Mt. Vernon Avenue, approximately 0.75 mile east of the Project site (RHWC, 2014b).

***E. Proposed Sewer Service Improvements***

The City of Riverside is the current provider of sewer services to the Project site. On-site wastewater would be conveyed via a series of eight-inch sanitary sewer lines to be constructed within the on-site streets (i.e. Streets A through O). These flows would then be conveyed westerly via an existing eight-inch sewer main located in Center Street. Figure 3-6 depicts the sanitary sewer improvements planned as part of the proposed Project. All sanitary sewer flows from the Project site would be conveyed to the Riverside Water Quality Control Plant (RWQCP) for treatment. The RWQCP is located approximately 10.3 miles southwest of the Project site at 5950 Acorn Street Riverside CA. The RWQCP provides primary, secondary, and tertiary treatment for a rated capacity of 40 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the RWQCP from 40 mgd to 46 mgd (Riverside, 2014B).

***F. Earthwork and Grading***

The Project proposes to grade a majority of the 65.20 acre site to facilitate development pursuant to TTM 36668. A total of 490,610 cubic yards (CY) of cut and 488,780 CY of fill are anticipated in association with grading activities resulting in 1,830 CY of total export of earthwork materials required. (Webb, 2014c) Grading would not occur in the southernmost portion of the property adjacent to the off-site Springbrook Wash.

***G. Preliminary Landscape Plan***

As shown on Figure 3-7, *Conceptual Landscape Plan*, landscaping would be provided along all on-site roadways and in park sites and detention basins. The Project would comply with the State of California Model Water Efficient Landscape Ordinance AB 1881 and County of Riverside Ordinance No. 859 Water Efficient Landscape Requirements by using an ET-Efficient (“Smart”) irrigation controller combined with rain sensors and flow sensors.

- **Streetscapes.** As shown on Figure 3-8 and Figure 3-9, *Street Enlargements*, trees, shrubs and groundcover are proposed to be planted in roadway streetscapes. The interior streets would be planted with a variety of equally spaced 24-inch box trees of at least two different species per street. Trees would provide screening, shade, and help to soften the paved areas. All of the plant material proposed would have room enough to grow to full maturity without having to be pruned. The use of wood mulch and decomposed granite would inhibit weed growth and help retain soil moisture and improve the growing conditions while lowering water use. Along Street A, northerly of Street B, the central median also would be planted with three southern magnolia trees, shrubs, and groundcover, with accent paving provided in the drive aisles.





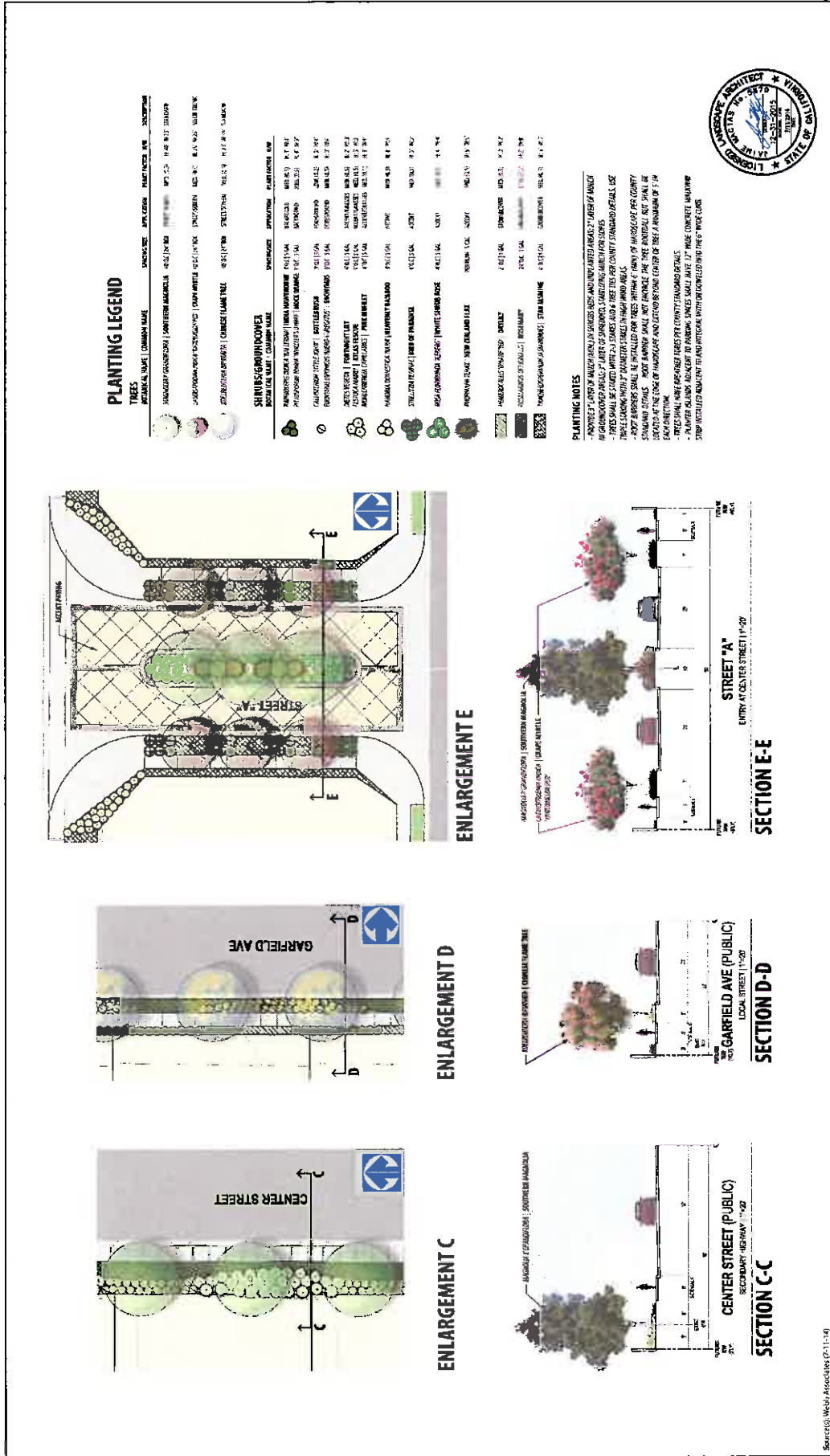


Figure 3-9

STREET ENLARGEMENTS (PAGE 2)



Sources: Wehr Associates (P1-1-14)

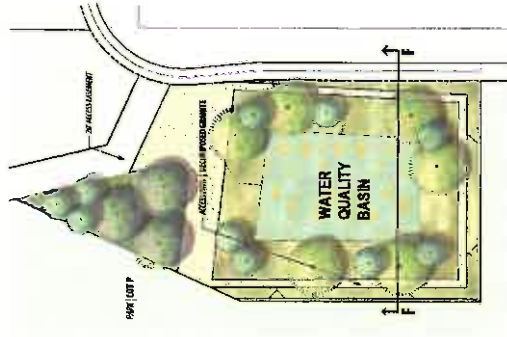
- **Detention Basins.** As shown on Figure 3-10, *Water Quality Basin Enlargements*, each of the three proposed detention basins would contain an access path composed of decomposed granite and landscaped slopes planted with trees, shrubs, and groundcover. Each basin bottom would be planted with a non-irrigated hydroseed mix.
- **Conceptual Park Plans.** A 48,186 SF park site is proposed in the northern portion of the Project site between Street C and Street F. As depicted on Figure 3-11, *Conceptual Park Plan (Lot F)*, the park is designed to include accent paving within a central park plaza, a tot lot playground, two picnic shelters with tables, and open lawn areas. Shrub plantings would occur on the borders of the park site. A 126,315 SF park site is proposed in the southern portion of the Project site, south of L Street. As depicted on Figure 3-12, *Conceptual Park Plan (Lot P)*, a park plaza with accent paving that includes picnic shelters and picnic tables are proposed at the park's entry from Street L. A regional trail composed of decomposed granite would traverse Park Lot P and a six-foot path composed of decomposed granite would loop through the park along the upper slopes of the off-site Springbrook Wash. An overlook area with seating would be provided near the southeastern corner of Park Lot P near the natural open space area to the south. Open lawn areas and shrub plantings also would be provided throughout Park Lot P.
- **Maintenance Plan.** As shown on Figure 3-13, *Maintenance Plan*, landscaping along Center Street, Garfield Avenue, Spring Street, Street A and Street G would be maintained by a County of Riverside Landscape Maintenance District. Maintenance of the three (3) detention basins, the two (2) park sites, and the natural open space area located south of Park Lot P would be provided by the County of Riverside Parks and Open Space District. The two (2) existing well sites located south of Spring Street would be maintained by the Riverside Highland Water Company.
- **Fence and Wall Plan.** As shown on Figure 3-14, *Fence and Wall Plan*, the Project proposes a 6-foot high community wall with pilasters on the northern, eastern, and western Project boundaries and on both sides of Spring Street. Six-foot walls are also proposed within the interior of the Project site along several of the residential lots and between residential lots and the three (3) detention basins. As shown on Figure 3-14, open view tubular steel fences are proposed on the sides of the three (3) detention basins that either abut an interior street or park site. Interior vinyl fences are proposed between each of the individual residential lots (where community walls or open view fencing are not provided). Additionally, a 3-foot high split rail PVC trail fence is proposed along the east side of Street A and Street G to separate a proposed trail from the roadways. In addition to the Wall and Fence Plan, and as shown on Figure 3-3, retaining walls are proposed along California Street and along the southern side of Spring Street.

## **3.2 SCOPE OF ENVIRONMENTAL ANALYSIS**

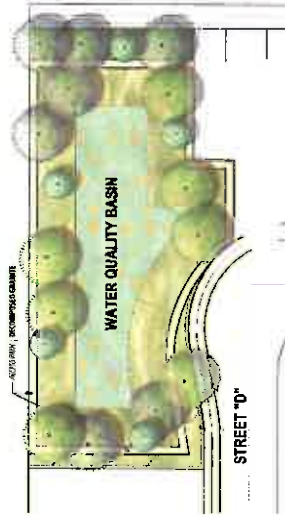
### **3.2.1 Construction Characteristics**

#### **A. *Proposed Physical Disturbance***

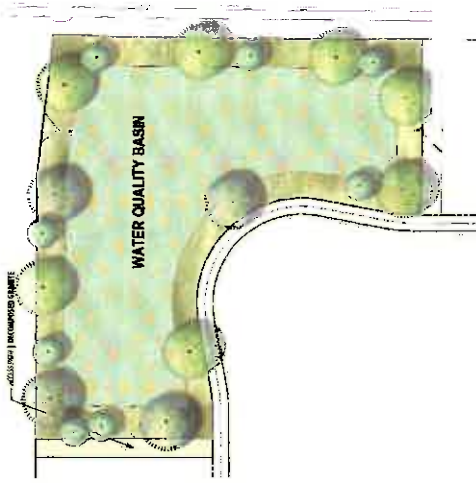
Approximately 62.53 acres of the Project site would be graded or disturbed, while the remaining 2.67 acres would not be disturbed. Additional area in the Center Street, Spring Street, and Garfield Avenue public rights-of-way would be disturbed off-site for installation of required infrastructure improvements. These off-site improvements include: a) improvements to the Project site's frontage along Center Street; b) improvements to the Project site's frontage along Garfield Avenue; c) expansion of Spring



LOT C



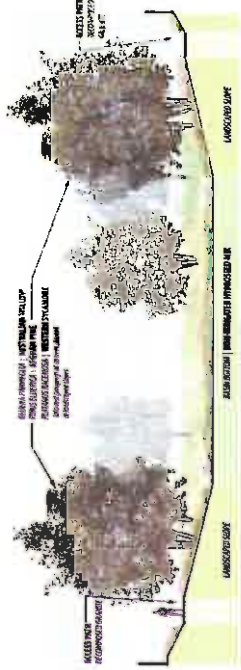
LOT B



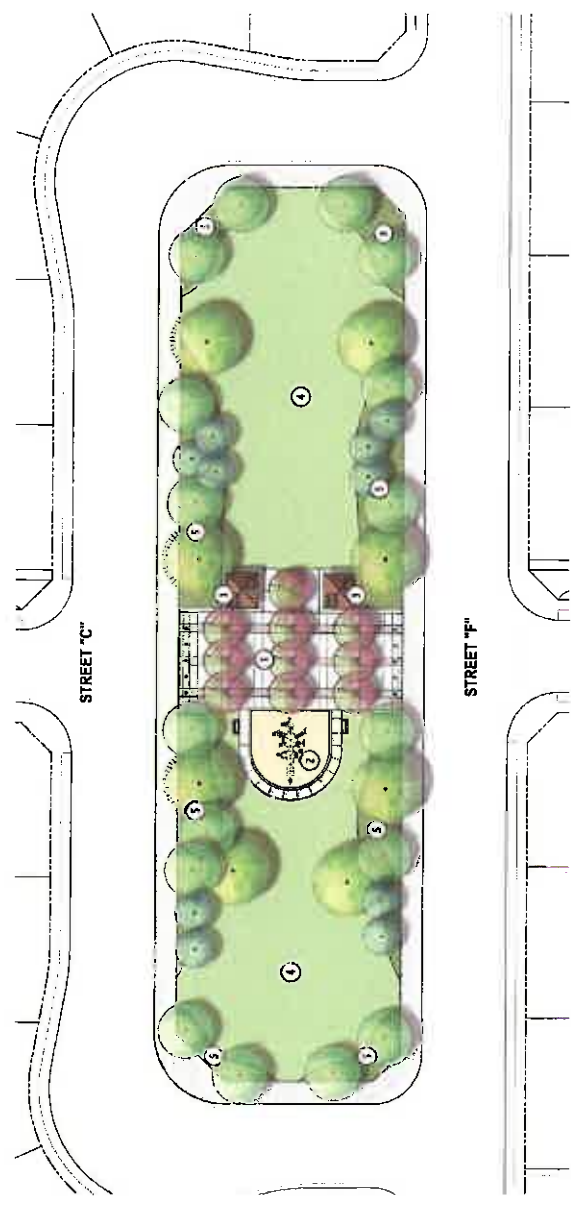
LOT A

**PLANTING LEGEND**

| BASIN/SWALE                       | COMMON NAME          | PLANT FACTOR | HEIGHT | WIDTH |
|-----------------------------------|----------------------|--------------|--------|-------|
| ACACIA SP.   INCORPORATED PLANT   |                      | LOW (0.2)    | 4'-2'  | 4'-2' |
| ALOUPE PLUM   PROXY PINE          | 'TWIGGY GUYTON' NOSH | LOW (0.2)    | 4'-2'  | 4'-2' |
| AVOCADO PLUM   COYOTE BUSH        |                      | MID (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   COYOTE BUSH      | GLAZED RED STAKE     | MID (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   CHURCH BUSH      |                      | MID (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   INSTANTLY YELLOW |                      | LOW (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   INDIAN PINE      |                      | MID (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   INDIAN PINE      |                      | MID (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   INDIAN PINE      |                      | MID (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   INDIAN PINE      |                      | MID (0.2)    | 4'-2'  | 4'-2' |
| CACTUS PRICKLE   INDIAN PINE      |                      | MID (0.2)    | 4'-2'  | 4'-2' |



SECTION F-F | TYPICAL LAYOUT  
WATER QUALITY BASIN  
TYPICAL LAYOUT 1:20'



- LEGEND**
- 1 PARK PLAZA (CENT FRINGE)
  - 2 TOT LOT PLAYGROUND
  - 3 (2x) PICNIC SHELTERS WITH TABLES
  - 4 OPEN LAWN
  - 5 SHRUB PLANTING

| WATER BUDGETS                           |      | ESTIMATED TOTAL WATER USE (GPM)  |      |
|---|------|----------------------------------|------|
| MAXIMUM PERMITTED WATER ALLOWANCE (GPM) | 1000 | ESTIMATED TOTAL WATER USE (GPM)  | 1000 |
| PERMITTED PERCENT FIRMING               | 100% | PERCENT FIRMING                  | 100% |
| TOTAL LOT PLAYGROUND                    | 1000 | TOTAL LOT PLAYGROUND             | 1000 |
| PARK PLAZA (CENT FRINGE)                | 1000 | PARK PLAZA (CENT FRINGE)         | 1000 |
| (2x) PICNIC SHELTERS WITH TABLES        | 1000 | (2x) PICNIC SHELTERS WITH TABLES | 1000 |
| OPEN LAWN                               | 1000 | OPEN LAWN                        | 1000 |
| SHRUB PLANTING                          | 1000 | SHRUB PLANTING                   | 1000 |
| TOTAL                                   | 1000 | TOTAL                            | 1000 |



Sourced to: Webb Associates (7-11-14)



T&B PLANNING, INC.



Figure 3-12

CONCEPTUAL PARK PLAN (LOT P)





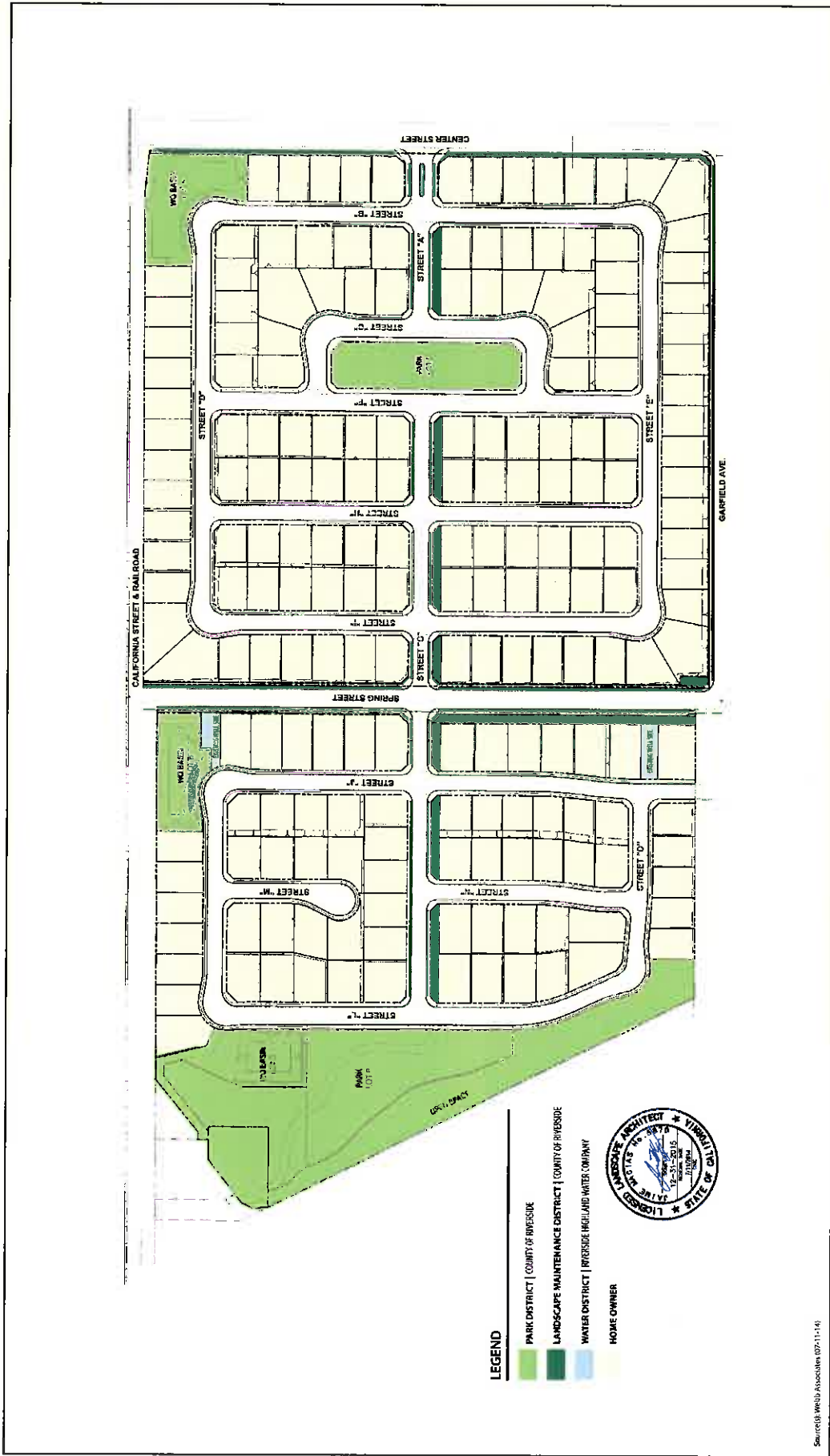


Figure 3-13

MAINTENANCE PLAN

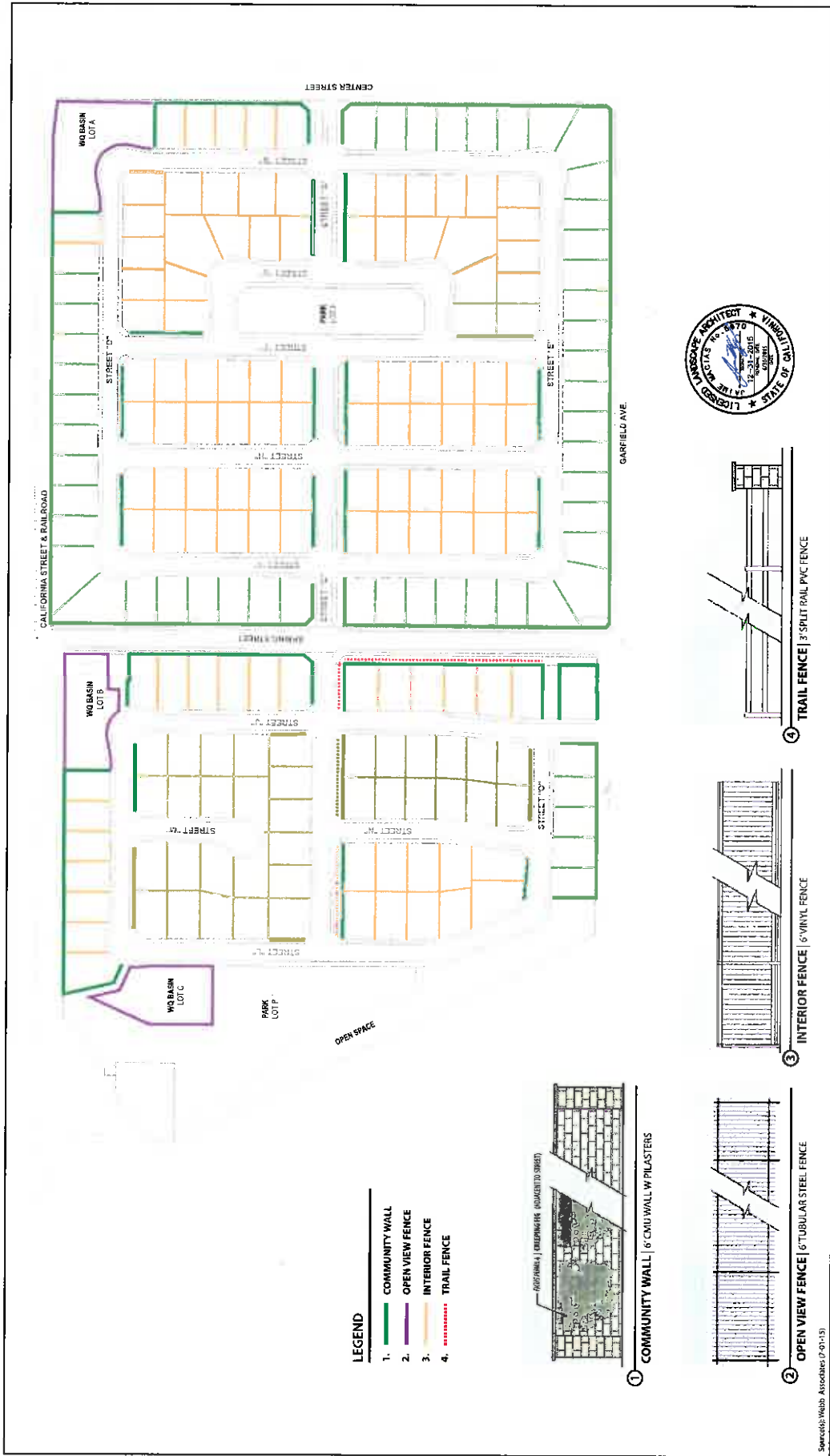


Figure 3-14

FENCE AND WALL PLAN

Street along the Project site's frontage; d) the installation of a ten-inch water line within the existing Center Street alignment between proposed Street A (on-site) and existing (off-site) Michigan Avenue; and e) the installation of an eight-inch water line within the existing Spring Street extending from proposed Street G to approximately 720 feet to the east to an existing point of connection.

Off-site water improvements within the existing alignment of Center Street are anticipated to require the temporary closure of a traffic lane and other traffic control measures along Center Street between proposed Street A and off-site to Michigan Avenue for a period of approximately four to five (4-5) weeks. Similar to the proposed water improvements on-site, the off-site water line installations would require trenching, installation of the line, backfilling, and repaving.

### ***B. Anticipated Construction Schedule***

Implementation of the proposed Project would include the following phases and durations of construction activity:

- Site Preparation – 30 working days
- Grading – 131 working days
- Trenching – 23 working days
- Building Construction – 600 working days (approximately 4 homes per month)
- Architectural Coatings – 609 working days (approximately 4 homes per month)
- Paving – 100 working days

Table 3-2, *Anticipated Construction Equipment*, indicates the major construction equipment that the Project Applicant anticipates the construction contractor(s) would use during each phase of construction.

### **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, and leisure and maintenance activities occurring on individual residential lots and in the on-site parks, open space, and detention basins. Low levels of noise and a moderate level of exterior lighting typical of a residential community is expected.

#### ***A. Future Population***

Implementation of the proposed Project would result in the construction of 200 single-family homes. According to the rates utilized in the Riverside County General Plan (3.01 persons per household), the proposed Project would be expected to result in an estimated future population of approximately 602 residents. (Riverside County, 2003a, Appendix E, p. 2)

#### ***B. Future Traffic***

Traffic would be generated by the 200 homes planned for the site. As shown in Table 3-3, *Project Trip Generation Summary*, implementation of the proposed Project would result in the generation of approximately 2,085 daily trip-ends per day with 164 trips occurring during the morning peak hour and 219 trips occurring during the evening peak hour (Note that this calculation is based on 219 homes, while the Project only proposes 200 homes).

**Table 3-2 Anticipated Construction Equipment**

| Activity               | Equipment                 | Number | Hours Per Day |
|------------------------|---------------------------|--------|---------------|
| Site Preparation       | Rubber Tired Dozers       | 3      | 8             |
|                        | Tractors/Loaders/Backhoes | 4      | 8             |
| Grading                | Excavators                | 2      | 8             |
|                        | Graders                   | 1      | 8             |
|                        | Water Trucks              | 1      | 8             |
|                        | Rubber Tired Dozers       | 1      | 8             |
|                        | Scrapers                  | 2      | 8             |
|                        | Tractors/Loaders/Backhoes | 2      | 8             |
| Trenching              | Excavators                | 1      | 8             |
|                        | Pavers                    | 1      | 8             |
|                        | Paving Equipment          | 1      | 8             |
|                        | Tractors/Loaders/Backhoes | 1      | 8             |
|                        | Trenchers                 | 2      | 8             |
|                        | Welders                   | 1      | 8             |
| Building Construction  | Cranes                    | 1      | 8             |
|                        | Forklifts                 | 3      | 8             |
|                        | Generator Sets            | 1      | 8             |
|                        | Tractors/Loaders/Backhoes | 3      | 8             |
|                        | Welders                   | 1      | 8             |
| Architectural Coatings | Air Compressors           | 1      | 8             |
| Paving                 | Pavers                    | 2      | 8             |
|                        | Paving Equipment          | 2      | 8             |
|                        | Rollers                   | 2      | 8             |

(Urban Crossroads, 2014a, pp. Table 3-3)

**Table 3-3 Project Trip Generation Summary**

| Land Use                           | Quantity | Units <sup>1</sup> | AM Peak Hour |     |       | PM Peak Hour |     |       | Daily |
|------------------------------------|----------|--------------------|--------------|-----|-------|--------------|-----|-------|-------|
|                                    |          |                    | In           | Out | Total | In           | Out | Total |       |
| Single Family Detached Residential | 219      | DU                 | 42           | 123 | 164   | 138          | 81  | 219   | 2,085 |

<sup>1</sup> DU=Dwelling units  
(Urban Crossroads, 2014d, pp. Table 4-2)

**3.2.3 Related Environmental Review and Consultation Requirements**

Subsequent to approval of the GPA 01126, CZ 07811, and TTM 36668, additional discretionary 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, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 3-4, *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 3-4 or not.

**Table 3-4 Matrix of Project Approvals/Permits**

| Public Agency  | Approvals and Decisions  |
|--|--|
| <b>Riverside County</b>  |  |
| <b>Proposed Project – Riverside County Discretionary Approvals</b>                               |  |
| Riverside County Planning Commission   | <ul style="list-style-type: none"> <li>• Provide recommendations to the Riverside County Board of Supervisors whether to approve GPA 01126, CZ 07811, and TTM 36668.</li> <li>• Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this MND.</li> </ul>    |
| Riverside County Board of Supervisors  | <ul style="list-style-type: none"> <li>• Approve, conditionally approve, or deny GPA 01126, CZ 07811, and TTM 36668.</li> <li>• Reject or adopt this MND along with appropriate CEQA Findings.</li> </ul>  |
| <b>Subsequent Riverside County Discretionary and Ministerial Approvals</b>                       |  |
| Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety | <ul style="list-style-type: none"> <li>• Approve implementing Final Maps.</li> <li>• Issue Grading Permits.</li> <li>• Issue Building Permits.</li> <li>• Approve Road Improvement Plans.</li> <li>• Issue Encroachment Permits.</li> <li>• Issue Conditional Use Permits, if required.</li> </ul> |
| <b>Other Agencies – Subsequent Approvals and Permits</b>   |  |
| Regional Water Quality Control Board   | <ul style="list-style-type: none"> <li>• Issuance of a stormwater permit.</li> </ul>   |
| Riverside County Flood Control and Water Conservation District                                   | <ul style="list-style-type: none"> <li>• Approval of planned drainage improvements.</li> </ul>   |
| Riverside Highland Water Company   | <ul style="list-style-type: none"> <li>• Issuance of permits/approvals for required water service.</li> </ul>  |
| City of Riverside  | <ul style="list-style-type: none"> <li>• Issuance of permits/approvals for required sewer service.</li> </ul>  |

**APPENDIX A:**

**INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42636**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42636

**Project Case Type (s) and Number(s):** General Plan Amendment No. 01126 (GPA 01126);  
Change of Zone No. 07811 (CZ 07811) and Tentative  
Tract Map No. 36668 (TTM 36668)

**Lead Agency Contact Person:** Peter Lange  
**Telephone Number:** (951)-955-1417  
**Lead Agency Name:** County of Riverside Planning Department  
**Lead Agency Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Applicant Contact Person:** Michael Severson  
**Telephone Number:** (949)-366-7019  
**Applicant's Name:** Bixby Land Company  
**Applicant's Address:** 2211 Michelson Drive Suite 500 Irvine, CA 92501  
**Engineer's Name:** Albert A. Webb Associates  
**Engineer's Address:** 3788 McCray Street Riverside, CA 92506

### I. PROJECT INFORMATION

- A. Project Description:** The proposed Project consists of applications for a General Plan Amendment (GPA 01126), a Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below.

**General Plan Amendment No. 01126:** General Plan Amendment No. 01126 (GPA 01126) proposes to re-designate the 65.20-acre site from "Light Industrial (LI)" to "Medium Density Residential (MDR), 2-5 dwelling units per acre (2-5 du/ac)."

**Change of Zone No. 07811** Change of Zone No. 07811 (CZ 07811) proposes to re-designate the 65.20-acre site from "Manufacturing-Service Commercial (M-SC)" and "Industrial Park (I-P)" to "One Family Dwellings (R-1)", to allow the development of a residential neighborhood with single-family residential lots on minimum 7,200 square foot (SF) lot sizes. The R-1 zoning designation would implement and be fully consistent with the site's proposed General Plan and Highgrove Area Plan (HAP) land use designation of "Medium Density Residential (MDR)."

**Tentative Tract Map No. 36668:** TTM 36668 proposes to subdivide the 65.20-acre site into 200 single-family residential lots; two (2) park sites on 4.01 acres; eleven (11) open space lots on 1.1 acres; one natural open space lot on 2.67 acres; three (3) lots reserved for detention basins on 2.54 acres; 16.41 acres of local streets; and 0.68 acres of additional right of way. Although TTM 36668 proposes to develop the site with up to 200 homes, it should be noted that the analysis under the issue areas of air quality, greenhouse gas emissions, noise, and traffic assume the site would be developed with up to 219 dwelling units; thus, the analyses under these issue areas represent a "worst-case" analysis of population-based impacts associated with implementation of TTM 36668.

TTM 36668 also sets forth required on- and off-site infrastructure improvements. A ten-inch water line is proposed to be installed beneath Center Street for a distance of approximately 1,900 feet between proposed Street A easterly to the existing intersection of Center Street and Michigan Avenue. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720

feet. This proposed eight-inch water line would connect off-site to the existing eight-inch water line in Spring Street.

A detailed description of the various land uses that would result from the approval of TTM 36668 is provided in Section 3.0, *Project Description*, of this IS/MND.

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

**C. Total Project Area:** 65.20 acres

|  |                  |                                   |  |
|--|------------------|-----------------------------------|--|
| <b>Residential Acres:</b> 37.82  | <b>Lots:</b> 200 | <b>Units:</b> N/A                 | <b>Projected No. of Residents:</b> 602 |
| <b>Commercial Acres:</b> N/A   | <b>Lots:</b> N/A | <b>Sq. Ft. of Bldg. Area:</b> N/A | <b>Est. No. of Employees:</b> N/A      |
| <b>Industrial Acres:</b> N/A   | <b>Lots:</b> N/A | <b>Sq. Ft. of Bldg. Area:</b> N/A | <b>Est. No. of Employees:</b> N/A      |
| <b>Other:</b> Two (2) Park Site(s) (4.01 acres); Eleven (11) Open Space lots (1.1 acres); Natural Open Space (2.67 acres); three (3) Detention Basins (2.36 acres); Local Streets (16.41 acres); Additional right of way (0.68 acres). | <b>Lots:</b> 16  | <b>Sq. Ft. of Bldg. Area:</b> N/A | <b>Est. No. of Employees:</b> N/A      |

**D. Assessor's Parcel No(s):** 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, 255-110-029

**E. Street References:** North of Palmyrita Avenue, south of Center Street, east of California Avenue, and west of Garfield Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 8, Township 2 South, Range 4 West, San Bernardino Baseline and Meridian.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south. The northern portion of the site, north of Spring Street, supports non-native grassland habitat that was previously used for agricultural purposes. The southern portion of the site, south of Spring Street, contains disturbed habitat with some developed areas, including constructed drainage facilities and two small well pump houses connecting to power lines along Spring Street.

Existing surrounding uses include manufacturing-commercial warehouse buildings, several single-family homes, and vacant undeveloped land to the north of the Project site, north of Center Street. Springbrook Wash is located immediately south of the Project site, beyond which are several manufacturing-commercial warehouse buildings. Immediately east of the Project site, at the southeastern corner of Center Street and Garfield Avenue, is the Highgrove Elementary School. South of the school site is undeveloped land. Southeast of the Project site and south of Spring Street is residential land use. Abutting the western boundary of the Project site is the California Avenue public right-of-way, which contains railroad tracks of the Southern Pacific Railroad. A Kinder-Morgan petroleum pipeline and associated easements exist off-site along the western boundary of the Project site, to the west of the existing California Avenue right-of-way. Located west of California Avenue and the Kinder-Morgan petroleum pipeline is an existing single-family residential neighborhood.



## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The Project site and off-site improvement areas are located within the Highgrove Area Plan (HAP) of the County of Riverside General Plan. The Project site is currently designated for "Light Industrial (LI)" land uses by the General Plan and the HAP, which allows for industrial and related uses such as warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses with a building intensity range of 0.25-0.60 floor-to-area ration (FAR). The Project proposes to change the site's land use designation to "Medium Density Residential (MDR)" as part of GPA 01126. With approval of GPA 01126, the Project would be fully consistent with the site's General Plan land use designation. The Project site is located within the HAP Highgrove Community Policy Area and the Project would comply with the policies of the Highgrove Community Policy Area. The Project site is located within the Sphere of Influence of the City of Riverside. The Project would be fully consistent with the City of Riverside sphere of influence policies and land use designations for the site. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The proposed Project will be reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist or are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project site is not located in the Western Riverside County Multiple Species Habitat (MSHCP) Conservation Area and is not designated for open space preservation. The Project proposes 2.67 acres of natural open space in the southern portion of the Project site. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
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. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study dated November 13, 2014 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 200 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 October 2, 2014 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):** Highgrove Area Plan (HAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial (LI)
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** Highgrove Community Policy Area, City of Riverside Sphere of Influence 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:** Area Plans: Reche Canyon/Badlands to the east; City of Riverside to the south and west; County of San Bernardino to the north. Foundation Components: Community Development to the west, north, and east; Open Space and the City of Riverside to the south. General Plan Land Use Designations: Light Industrial (LI) to the north; Medium Residential (MDR) north of Spring Street and east of Garfield Avenue; Low Density Residential (LDR) south of Spring Street and east of Garfield Avenue; Rural Residential (R-R) adjacent to the southeast corner of the Project site; Open Space-Conservation (O-SC) near the southern boundary of the Project site; Medium Density Residential (MDR) west of the Project site from the southern corner of the Project site to near the northern corner of the Project site; and Commercial-Retail (CR) west of the Project site at the southwestern corner of Center Street at California Avenue. Overlays: None. Policy Areas: Highgrove Community Policy Area; City of Riverside Sphere of Influence.
- H. Adopted Specific Plan Information**
  - 1. Name and Number of Specific Plan, if any:** N/A
  - 2. Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P)
- J. Proposed Zoning, if any:** One Family Dwellings (R-1)
- K. Adjacent and Surrounding Zoning:** One Family Dwellings (R-1) to the east and west; Manufacturing-Service Commercial (M-SC) to the north and south; Multiple Family Dwellings (R-2) adjacent to the northeast corner of the site, north of Center Street; General Commercial (C-1/C-P) near the northwest corner of the site, south of Center Street and west of California Avenue; Light-Heavy Agriculture (A-1-2½) adjacent to the southeast corner of the site; and the City of Riverside south of the site. Lands to the south of the Project site within the City of Riverside are zoned for "Business and Manufacturing Park Zone (BMP)" with the lands nearest the Project site subject to a "Water Course Overlay Zone (WC)."

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                          | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                             |
| <input type="checkbox"/> Agriculture & Forest Resources      | <input type="checkbox"/> Hydrology / Water Quality                | <input type="checkbox"/> Transportation / Traffic               |
| <input type="checkbox"/> Air Quality                         | <input type="checkbox"/> Land Use / Planning                      | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Other:                                 |
| <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                                 |
| <input type="checkbox"/> Geology / Soils                     | <input type="checkbox"/> Population / Housing                     | <input type="checkbox"/> Mandatory Findings of Significance     |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> 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

July 16, 2015  
Date

Peter Lange, Contract Planner  
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                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                                     |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                                     |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: Riverside County General Plan Figure C-9, *Scenic Highways*; On-site Inspection.

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Redlands Boulevard located approximately 10 miles southeast of the Project site. Views of the Project site from Redlands Boulevard are not possible due to distance, existing development, and intervening topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 65.2 acres of undeveloped, disturbed land. Under existing conditions, the majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL) (Alden, 2014, pp. 3-4) Visible man-made features that exist on the property include constructed drainage facilities and two small well pump houses located south of Spring Street, connecting to power lines along Spring Street.

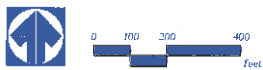
Southern California Edison (SCE) electric power lines with wooden poles extend along the southern side of Spring Street, along the western boundary of the site, along the California Avenue right-of-way, and along the eastern boundary of the site from Center Street to Spring Street. In addition, six (6) pole mounted transformers are located on the perimeter of the site, two pole mounted transformers exist south of Spring Street and four (4) exist west of Garfield Avenue (Petra, 2013b, pp. i-ii). The existing conditions for the Project's off-site improvement areas consist of paved roadway in the Center Street and Spring Street rights-of-way.

To illustrate the existing aesthetic conditions of the Project site, a visual inspection was conducted by T&B Planning, Inc. on September 19, 2013, and a photographic inventory was compiled. Figure EA-1, *Site Photos Key Map*, along with the eight (8) representative site photographs shown on Figure EA-2 through Figure EA-5, depict the existing conditions of the Project site from off-site areas, and



Figure EA-1

SITE PHOTOS KEY MAP





SITE PHOTO 1 - NORTHERN EDGE OF NORTHERN PORTION OF PROJECT SITE LOOKING EAST (LEFT) TO WEST (RIGHT)



SITE PHOTO 2 - NORTHEASTERN CORNER OF NORTHERN PORTION OF PROJECT SITE LOOKING SOUTH (LEFT) TO WEST (RIGHT)



Figure EA-2

SITE PHOTOS 1 AND 2





SITE PHOTO 3 - SOUTHERN EDGE OF NORTHERN PORTION OF PROJECT SITE LOOKING WEST (LEFT) TO EAST (RIGHT)



SITE PHOTO 4 - WESTERN EDGE OF NORTHERN PORTION OF PROJECT SITE LOOKING NORTH (LEFT) TO SOUTHEAST (RIGHT)



Figure EA-3

SITE PHOTOS 3 AND 4





SITE PHOTO 5 - NORTHERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING EAST (LEFT) TO WEST (RIGHT)



SITE PHOTO 6 - EASTERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING SOUTH (LEFT) TO NORTH (RIGHT)



Figure EA-4

SITE PHOTOS 5 AND 6



SITE PHOTO 7 - SOUTHWESTERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING NORTH (LEFT) TO SOUTHEAST (RIGHT)



SITE PHOTO 8 - WESTERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING NORTH (LEFT) TO SOUTH (RIGHT)

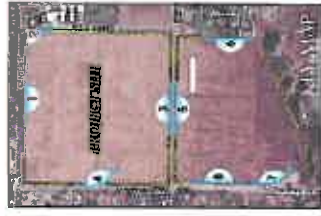


Figure EA-5

SITE PHOTOS 7 AND 8



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

include views from the northern, southern, eastern, and western boundaries of the Project site, as well as views from Spring Street, which transects the Project site in an east to west direction. Provided below is a brief description of the Project site as viewed from the site photographs.

- Site Photo 1, Figure EA-2.* Site Photo 1 depicts the Project site from the north-central boundary of the Project site at Center Street looking south. As seen in this view, a chain link fence along the northern property boundary is visible in the foreground contains a chain link fence, beyond which are fallow agricultural lands that appear to be regularly tilled. A for-sale sign is visible in the right-hand portion of the photo, beyond which trees and residential development to the west of California Street are visible. In the left portion of the photo is the existing sidewalk along Center Street, with buildings and landscaping associated with the Highgrove Elementary School visible in the distance. Along the horizon in the distance, the single-family residential neighborhood along Garfield Street is visible, beyond which is Sugarloaf Mountain, a prominent topographic landform.
- Site Photo 2, Figure EA-2.* Site Photo 2 depicts a view of the Project site from the northeastern corner of the Project site at the intersection of Center Street and Garfield Avenue looking southwest. As seen in this view, fallow agricultural lands that characterize the northern portions of the site are visible. In the left portion of the photo in the foreground is Garfield Avenue, with wooden posts and telephone poles visible on the edge of the roadway. In the right-hand portion of the photo, Center Street, the chain link fencing along the northern boundary, and existing telephone poles along the northern alignment of Center Street are visible. In the distance along the right portion of the photo, the existing light industrial buildings and associated landscaping are visible, while the existing residential community west of California Street are visible in the right-central portion of the photo. Along the horizon, distant views of the Jurupa Mountains are visible, while the lower slopes of Sugarloaf Mountain are visible in the distance in the left portion of the photo.
- Site Photo 3, Figure EA-3.* Site Photo 3 depicts the Project site from the center of the Project site at Spring Street looking north. In the foreground is wire fencing, with fallow agricultural fields dominating the view. The existing improvements associated with Spring Street also are visible in the foreground in the left and right portions of the photo. In the middle portion of the photo in the distance, the existing light industrial buildings located north of Center Street and associated landscaping are visible. In the left portion of the photo, the existing residential community and associated landscaping located west of California Street are visible. In the right portion of the photo, in the distance, is the existing residential community located along Michigan Avenue are visible, beyond which, on the horizon, Blue Mountain, a prominent topographic landform, is visible. Also visible along the horizon in the central portion of the photo are the La Loma Hills, which also are prominent topographic landforms.
- Site Photo 4, Figure EA-3.* Site Photo 4 depicts the Project site from the western edge of the Project site, along California Avenue and north of Spring Street looking northeast. In the foreground of the photo is fallow agricultural land, with wire fencing along the west Project boundary visible in the left portion of the photo. Several trees also are visible along the left and right portions of the photo. The Highgrove Elementary School and existing residential uses north of the school are visible in the distance. Blue Mountain, a prominent topographic landform, is visible along the horizon.
- Site Photo 5, Figure EA-4.* Site Photo 5 depicts the Project site from the center of the Project site at Spring Street looking south. In the foreground of the photo a disturbed field is visible. Chain

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

link and wire fencing, telephone poles, and Spring Street are visible in the left and right portions of the photo. In the left portion of the photo in the distance, the existing residential community located east of Garfield Avenue and south of Spring Street and associated landscaping are visible. In the right portion of the photo, the existing residential community located west of California Street and associated landscaping are visible. In the middle portion of the photo in the distance is natural vegetation associated with the Springbrook Wash. Along the horizon in the left-central portion of the photo is Sugarloaf Mountain and several smaller hillsides.

- *Site Photo 6, Figure EA-4.* Site Photo 6 depicts the Project site from the eastern edge of the Project site at Garfield Avenue, south of Spring Street looking west. The foreground of this view is dominated by fallow agricultural land that characterizes the southern portions of the site. In the left portion of the photo, wire fencing is visible, with natural vegetation associated with Springbrook Wash visible to the far left. In the distance in the central portion of the photo, the existing residential community located west of California Street is visible. In the right portion of the photo, the existing telephone poles associated with Spring Street are visible with residential development visible in the distance. In the right portion of the photo, ornamental landscaping associated with the residential community that abuts the Project's eastern boundary is visible. Along the horizon, the Jurupa Mountains are visible.
- *Site Photo 7, Figure EA-5.* Site Photo 7 depicts the Project site from near the southwest corner of the Project site looking east. In the foreground of the photo, disturbed fallow agricultural land and several dirt pathways are visible, with ruderal vegetation present in the right portion of the photo. Several palm trees occurring in the southernmost portion of the Project site and south of the site also are visible. At the left portion of the photo, wire fencing, telephone poles, and California Street are visible, beyond which is an existing residential community. Natural vegetation associated with the Springbrook Wash is visible in the far right portion of the photo, beyond which (south of Springbrook Wash) are several light industrial buildings. In the distance in the central portion of the photo is the residential community that abuts the site's eastern boundary. The light industrial building located north of the Project site (north of Center Street) also is visible in the distance long the horizon in the left portion of the view. Blue Mountain is visible along the horizon in the central portion of the photo, while Sugarloaf Mountain and associated hillsides are visible in the distance in the right portion of the photo.
- *Site Photo 8, Figure EA-5.* Site Photo 8 depicts the Project site from the southern portion of the site from California Avenue looking east. Fallow agricultural lands dominate the foreground view. In the left and right portions of the photo, wire fencing, telephone poles, and California Street are visible. In the extreme left portion of the photo is the existing residential community located west of the Project site. In the right portion of the photo, natural vegetation with several light industrial buildings are visible in the distance. The left-central portion of the photo depicts the existing telephone poles associated with Spring Street, while distant views of the existing residential community located along the site's eastern boundary are depicted in the right-central portion of the photo. The existing light industrial uses located north of Center Street also are visible in the distance in the left portion of the photo. Blue Mountain is visible along the horizon in the central portion of the photo, while Sugarloaf Mountain and associated hillsides are visible in the distance in the right portion of the photo.

As demonstrated by the photographs in Figure EA-2 through Figure EA-5, the Project site does not contain any visually prominent trees, rock outcroppings, or unique or landmark features. There are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County

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

General Plan or Highgrove Area Plan. Springbrook Wash is located immediately south of the Project site. Springbrook Wash is a prominent riparian corridor (Riverside County, 2003b, p. 7). As shown on Figure 3-3, *Tentative Tract Map No. 36668*, the Project proposes a park site and natural open space in the southern portion of the Project site, north of Springbrook Wash. In addition, as shown on Figure 3-12, *Conceptual Park Plan (Lot P)*, Park Site Lot P is designed to offer a seating area with a scenic overlook facing the Springbrook Wash.

The Project site is a planned residential community that proposes 200 single-family residential lots on 37.82 acres; two (2) park sites on 4.01 acres; eleven (11) open space lots on 1.1 acres; natural open space on 2.67 acres; three (3) lots reserved for detention basins on 2.54 acres; 16.41 acres of local streets; and 0.68 acres for additional right of way, none of which would be considered aesthetically offensive. Furthermore, the landscaping within the proposed development would be maintained by a County of Riverside Landscape Maintenance District to ensure that landscaping does not present adverse visual conditions. As shown on Figure 3-3, *Tentative Tract Map No. 36668*, retaining walls are proposed along the western Project boundary adjacent to California Avenue and along the south side of Spring Street. With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing one-family dwellings located to the east and west of the site and the multi-family dwellings adjacent to the northeast corner of the site. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features, because no such features exist on the Project site. In addition, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Thus, 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: Riverside County Information Technology (RCIT); Riverside County Ord. No. 655 (Regulating Light Pollution); Riverside County Ord. No. 915 (Regulating Outdoor Lighting); Google Earth 2014.

Findings of Fact: Riverside County Ordinance No. 655, as well as the HAP, 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 52 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 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with Project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory,

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

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 impacts would be less than significant.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection; Project Application Materials; Riverside County Ord. No. 915 (Regulating Outdoor Lighting); Riverside County Ord. No. 461 (Road Improvement Roads and Specifications).

Findings of Fact:

a & b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord. No. 915 requires that "All outdoor luminaires in shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaires shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of 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 levels. All proposed street lighting on- and off-site also would be required to comply with 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: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views, and would further ensure that street lights constructed on-site do not expose residential properties to unacceptable light levels. Accordingly, with mandatory compliance with Ord. No. 915 and the County's Public Road Standards, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 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?                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?                                  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: County of Riverside General Plan Figure OS-2, *Agricultural Resources*; RCIT; Project Application Materials; Riverside County Ordinance No. 625.1 (Riverside County Right-to-Farm Ordinance); Riverside County Important Farmland 2010 (Sheet 1 of 3) (CDC, 2012a); Riverside County Williamson Act FY 2008/2009 (Sheet 1 of 3) (CDC, 2012b).

Findings of Fact:

a) According to agricultural lands mapping available from the California Department of Conservation (CDC), the Project site is designated as "Farmland of Local Importance." Areas surrounding the Project site are designated as "Urban and Built-Up Land" and "Other Land." No portion of the Project site or immediately surrounding areas contains Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). (CDC, 2012a) Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b & c) According to GIS mapping available from the Riverside County's Map My County, there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. The nearest lands within an agricultural preserve are located approximately 0.66 miles east of the Project site. (RCIT, 2015) As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately 0.18 mile east of the Project site, southerly of the intersection of Spring Street and Murphy Avenue. However, this Williamson Act Contract is identified as having been subject to a Notice of Non-Renewal pursuant to Government Code Section 15245. Thus, this nearby existing Williamson Act Contract will be cancelled within nine years of filing of the Notice of Non-Renewal. (CDC, 2012b) There are no components of the proposed Project that have the potential to conflict with this existing nearby Williamson Act Contract site, as residential uses already exist between the Project site and this off-site property. Accordingly, the proposed Project has no potential to conflict with any Williamson Act Contract lands, and impacts would be less than significant.

The Project site is currently zoned Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). According to GIS mapping available from Riverside County's "Map My County," zoning designations surrounding the Project site include One Family Dwellings (R-1) to the east and west; Manufacturing-Service Commercial (M-SC) to the north and south; Multiple Family Dwellings (R-2)

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

adjacent to the northeast corner of the site, north of Center Street; General Commercial (C-1/C-P) near the northwest corner of the site, south of Center Street and west of California Avenue; Light-Heavy Agriculture (A-1-2½) adjacent to the southeast corner of the site; and the City of Riverside south of the site. Lands to the south of the Project site within the City of Riverside are zoned for "Business and Manufacturing Park Zone (BMP)" with the lands nearest the Project site subject to a "Water Course Overlay Zone (WC)." Due to the proximity of existing agriculturally zoned property located adjacent to the southeast corner of the Project site, the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The proposed Project would be required to comply with Riverside County Ordinance No. 625.1 (Riverside County Right-to-Farm Ordinance) (Riverside County, 1994). Ordinance 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. 625.1 requires a Notice to Buyers of Land to be included on an Environmental Constraints Sheet, pursuant to Riverside County Ordinance No. 460 (Riverside County, 2014), for any tentative land division proposed that lies partly or wholly within, or within 300 feet of any land zoned for agricultural purposes. The Notice to Buyers of Land will require notification to future homeowners that agricultural operations are on-going in the surrounding area and that such uses may not be the subject of nuisance complaints. Mandatory compliance with Ordinance 625.1 would ensure that any potential conflicts between the proposed residential uses and existing agriculturally zoned property within 300 feet of the Project site do not occur, thereby resulting in a less-than-significant impact to existing agriculturally zoned properties located in the Project vicinity. With mandatory compliance to Ordinance No. 625, as would be required by Condition of Approval No. 50.Planning.013, impacts would be less than significant.

d) Implementation of the proposed Project would replace the site's vacant land with a residential community. The Project has no potential to result in any other direct or indirect impacts to Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed Project would not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, and no impact would occur. With mandatory compliance with Ordinance No. 625, no mitigation is required.

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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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



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

**Findings of Fact:**

a, b & c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impact would occur and no mitigation is required.

**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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source:** *Air Quality Impact Analysis*, Urban Crossroads, October 2, 2014 (Appendix C).

**Findings of Fact:**

a) The Project site is located within the South Coast Air Basin (SCAB), which is 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 meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such

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

development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. (Urban Crossroads, 2014a, pp. 31-32.)

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.*

The violations that Consistency Criterion No. 1 refers to are 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 (presented below under the analysis of Threshold 6.b), the Project's localized construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LSTs, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion. (Urban Crossroads, 2014a, p. 37)

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

The 2012 Air Quality Management Plan (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 SCAQMD 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. The Project proposes to develop the site with up to 200 single-family homes on a property currently designated by the Riverside County General Plan as Light Industrial (LI) and zoned Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). The proposed single-family land use has an operational traffic trip generation rate that is substantially less than that of the development of uses permitted by the LI land use designation and M-SC and I-P zoning designations, and would thereby result in fewer vehicular trips and associated air quality emissions. Therefore, the proposed Project would be less intense than what would otherwise occur with the build-out of uses on the subject site under its current LI land use and M-SC and I-P zoning designations. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP. (Urban Crossroads, 2014a, pp. 37-38)

As indicated in the above analysis, the Project would not result in or cause NAAQS or CAAQS violations. The Project's proposed residential land would result in less intense development intensity as compared to the property's current LI land use designation reflected in the adopted Riverside County General Plan. Because the land use intensity would be less, the Project is considered to be consistent with the AQMP. (Urban Crossroads, 2014a, p. 38) 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.

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

b & c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table EA-1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2011) indicate that any projects 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. (Urban Crossroads, 2014a, p. 22)

**Table EA-1 SCAQMD Regional Thresholds**

| <b>MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)</b> |                     |                    |
|---|---------------------|--------------------|
| <b>Pollutant</b>  | <b>Construction</b> | <b>Operational</b> |
| NO <sub>x</sub>   | 100 lbs/day         | 100 lbs/day        |
| VOC   | 75 lbs/day          | 75 lbs/day         |
| PM <sub>10</sub>  | 150 lbs/day         | 150 lbs/day        |
| PM <sub>2.5</sub>   | 55 lbs/day          | 55 lbs/day         |
| SO <sub>x</sub>   | 150 lbs/day         | 150 lbs/day        |
| CO  | 550 lbs/day         | 550 lbs/day        |
| Lead  | 3 lbs/day           | 3 lbs/day          |

(Urban Crossroads, 2014a, Table 3-1)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403, which would be enforced by Riverside County as part of the Project's conditions of approval (refer to Conditions of Approval Nos. 10.Planning.021, 10.Planning.022, and 10.Planning.023) (Urban Crossroads, 2014a, p. 6):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling. Compliance with the requirements of Title 13, Chapter 10, Section 2485, Division 3 would be assured by the Project's conditions of approval (refer to Conditions of Approval 10.Planning.020).

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

In order to assess the Project's potential to result in significant impacts to air quality, a Project-specific air quality impact analysis was conducted for the Project. A copy of the air quality impact analysis is provided as Appendix C to this IS/MND. It should be noted that in order to provide consistency with the Project's traffic impact analysis (IS/MND Appendix L), the air quality impact analysis evaluates the construction of 219 detached single-family homes whereas the Project proposes only 200 homes; thus, the analysis of impacts to air quality provided below represents a conservative estimate of Project-related impacts to air quality.

**Construction Emissions – Regional Thresholds**

Construction activities associated with the Project would result in emissions of CO, VOCs, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction-related emissions are expected from the following construction activities: site preparation; grading; trenching (water line installation); building construction; painting (architectural coatings); paving; and construction workers commuting. (Urban Crossroads, 2014a, p. 23)

The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA guidelines. Site specific construction fleet may vary due to specific project needs at the time of construction. The duration of construction activity was estimated based on information from the applicant and a 2018 opening year. Associated equipment was estimated based on the CalEEMod defaults. Please refer to specific detailed modeling inputs/outputs contained in Appendix 3.1 of the Project's Air Quality Impact Analysis (Appendix C). A detailed summary of construction assumptions by phase is provided in Table 3-2 within IS/MND Section 3.2.1. (Urban Crossroads, 2014a, p. 24)

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. 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 CalEEMod model defaults. (Urban Crossroads, 2014a, p. 24)

The Project's estimated maximum daily construction emissions are presented in Table EA-2, *Emissions Summary of Overall Construction*. Detailed construction model outputs are presented in Appendix 3.1 to the Project's Air Quality Impact Analysis (Appendix C). As shown, under the assumed scenarios, emissions resulting from Project construction would not exceed the regional criteria pollutant thresholds established by the SCAQMD, and construction-related impacts would be less than significant based on the SCAQMD regional thresholds. (Urban Crossroads, 2014a, pp. 25-26)

**Construction Emissions – Localized Significance Thresholds**

The analysis makes use of methodology included in the SCAQMD Final Localized Significance Threshold Methodology (Methodology). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs). (Urban Crossroads, 2014a, p. 29)

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

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of any given project are above or below State standards. In the case of CO and NO<sub>2</sub>, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM<sub>10</sub> and PM<sub>2.5</sub>, both of which are non-attainment pollutants. (Urban Crossroads, 2014a, p. 29)

**Table EA-2 Emissions Summary of Overall Construction**

| Year                           | Emissions (pounds per day) |              |              |             |              |             |
|--------------------------------|----------------------------|--------------|--------------|-------------|--------------|-------------|
|                                | VOC                        | NOx          | CO           | SOx         | PM10         | PM2.5       |
| 2015                           | 7.90                       | 91.31        | 57.75        | 0.08        | 10.34        | 6.77        |
| 2016                           | 44.46                      | 85.78        | 65.82        | 0.14        | 9.48         | 5.15        |
| 2017                           | 43.76                      | 46.21        | 61.45        | 0.14        | 9.22         | 4.10        |
| 2018                           | 42.99                      | 41.25        | 57.62        | 0.14        | 8.86         | 3.76        |
| <b>Maximum Daily Emissions</b> | <b>44.46</b>               | <b>91.31</b> | <b>65.82</b> | <b>0.14</b> | <b>10.34</b> | <b>6.77</b> |
| SCAQMD Regional Threshold      | 75                         | 100          | 550          | 150         | 150          | 55          |
| <b>Threshold Exceeded?</b>     | <b>NO</b>                  | <b>NO</b>    | <b>NO</b>    | <b>NO</b>   | <b>NO</b>    | <b>NO</b>   |

(Urban Crossroads, 2014a, Table 3-5)

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. (Urban Crossroads, 2014a, p. 29)

For the proposed Project, the appropriate Source Receptor Area (SRA) for the LST is the Metropolitan Riverside County 1 monitoring station (SRA 23). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), particulate matter ≤ 10 microns (PM<sub>10</sub>), and particulate matter ≤ 2.5 microns (PM<sub>2.5</sub>). As indicated in Table 3-7 of the Project's Air Quality Impact Analysis (Appendix C), it is estimated that the Project could actively disturb up to 4.0 acres per day. The SCAQMD has produced look-up tables for projects less than or equal to 5 acres in size; since the Project would not exceed a disturbance area of 5 acres in size, SCAQMD LST look-up tables were used to determine localized impacts consistent with SCAQMD protocol. (Urban Crossroads, 2014a, pp. 30-31)

SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis only emissions included in the CalEEMod "on-site" emissions outputs were considered. (Urban Crossroads, 2014a, p. 30)

The nearest sensitive receptor land use is located immediately adjacent to the east of the Project site. Notwithstanding, the Methodology explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." Accordingly, LSTs for

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

receptors at 25 meters were utilized in the analysis and provide for a conservative i.e. “health protective” standard of care. (Urban Crossroads, 2014a, p. 31)

As shown in Table EA-3, *Localized Significance Summary – Construction*, and assuming mandatory compliance with SCAQMD Rule 403 and Title 13, Chapter 10, Section 2485, Division 3 of the of the California Code of Regulations (as required by Condition of Approval 10.Planning.020), peak emissions during construction activity would not exceed any of the SCAQMD’s localized significance thresholds. Accordingly, construction-related LSTs impacts would be less than significant. (Urban Crossroads, 2014a, p. 28)

**Table EA-3 Localized Significance Summary – Construction**

| Peak Construction Emissions  | CO             |           | NO <sub>2</sub> | PM <sub>10</sub>        | PM <sub>2.5</sub> |
|------------------------------|----------------|-----------|-----------------|-------------------------|-------------------|
|                              | Averaging Time |           |                 |                         |                   |
|                              | 1-hour         | 8-hour    | 1-Hour          | 24-Hours (Construction) |                   |
| Peak Day Localized Emissions | 0.35           | 0.26      | 0.01            | 7.14                    | 4.73              |
| Background Concentration     | 1.6            | 1.5       | 0.06            |                         |                   |
| Total Concentration          | 1.95           | 1.76      | 0.07            | 7.14                    | 4.73              |
| SCAQMD Localized Threshold   | 20             | 9         | 0.18            | 10.4                    | 10.4              |
| <b>Threshold Exceeded?</b>   | <b>No</b>      | <b>No</b> | <b>No</b>       | <b>No</b>               | <b>No</b>         |

(Urban Crossroads, 2014a, Tables 3-10 and 3-11)

**Operational Emissions – Regional Thresholds**

Operational activities associated with the proposed Project will result in emissions of ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Operational emissions would be expected from the following primary sources: area source emissions; energy source emissions; and mobile source emissions. Please refer to Section 3.5 of the Project’s Air Quality Impact Analysis (Appendix C) for a description of the various inputs assumed in the study for each of these sources. (Urban Crossroads, 2014a, pp. 27-28)

The Project-related operations emissions burdens, along with a comparison of SCAQMD recommended significance thresholds, are shown in Table EA-4, *Summary of Peak Operational Emissions*. As shown, Project operational-source emissions would not exceed applicable SCAQMD regional thresholds of significance. Therefore, regional operational air quality emissions associated with the Project would be less than significant, and no mitigation would be required. (Urban Crossroads, 2014a, p. 28)

**Operational Emissions – Localized Significance Thresholds**

Table EA-5, *Localized Significance Summary – Operations*, shows the calculated emissions for the Project’s operational activities compared with the applicable LSTs. The LST analysis includes on-site sources only; however, the CalEEMod™ model outputs do not separate on-site and off-site emissions from mobile sources. In an effort to establish a maximum potential impact scenario for analytic purposes, the emissions shown on Table EA-5 represent all on-site Project-related stationary (area) sources and five percent (5%) of the Project-related mobile sources. Considering that the weighted trip length used in CalEEMod™ for the Project is approximately 14.7 miles, 5% of this total would represent an on-site travel distance for each car and truck of approximately .75 mile or 3,960 feet, thus the 5% assumption is conservative and would tend to overstate the actual impact. Modeling based on these assumptions demonstrates that even within broad encompassing parameters, Project operational-source emissions would not exceed applicable LSTs. (Urban Crossroads, 2014a, p. 34)

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

As noted above, sensitive receptors may be located immediately adjacent to the east of the Project site. Notwithstanding, the Methodology explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." Accordingly, LSTs for receptors at 25 meters are utilized in this analysis and provide for a conservative i.e. "health protective" standard of care. If emissions exceed the LST for a 5-acre site, then dispersion modeling needs to be conducted. Use of the LSTs for a 5-acre site for operational activities is appropriate since this would result in more stringent LSTs because emissions would occur in a more concentrated area and closer to the nearest sensitive receptor than in reality. (Urban Crossroads, 2014a, pp. 34-35)

**Table EA-4 Summary of Peak Operational Emissions**

| Operational Activities – Summer Scenario | Emissions (pounds per day) |                 |              |                 |                  |                   |
|--|----------------------------|-----------------|--------------|-----------------|------------------|-------------------|
|  | VOC                        | NO <sub>x</sub> | CO           | SO <sub>x</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Area Source                              | 31.65                      | 0.21            | 18.22        | 9.50e-4         | 0.39             | 0.39              |
| Energy Source                            | 0.21                       | 1.77            | 0.75         | 0.01            | 0.14             | 0.14              |
| Mobile                                   | 7.01                       | 20.60           | 73.91        | 0.21            | 14.32            | 4.03              |
| <b>Maximum Daily Emissions</b>           | <b>38.87</b>               | <b>22.58</b>    | <b>92.89</b> | <b>0.22</b>     | <b>14.86</b>     | <b>4.56</b>       |
| SCAQMD Regional Threshold                | 55                         | 55              | 550          | 150             | 150              | 55                |
| <b>Threshold Exceeded?</b>               | <b>NO</b>                  | <b>NO</b>       | <b>NO</b>    | <b>NO</b>       | <b>NO</b>        | <b>NO</b>         |

| Operational Activities – Winter Scenario | Emissions (pounds per day) |                 |              |                 |                  |                   |
|--|----------------------------|-----------------|--------------|-----------------|------------------|-------------------|
|  | VOC                        | NO <sub>x</sub> | CO           | SO <sub>x</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Area Source                              | 31.65                      | 0.21            | 18.22        | 9.50e-4         | 0.39             | 0.39              |
| Energy Source                            | 0.21                       | 1.77            | 0.75         | 0.01            | 0.14             | 0.14              |
| Mobile                                   | 6.84                       | 21.45           | 69.72        | 0.19            | 14.32            | 4.03              |
| <b>Maximum Daily Emissions</b>           | <b>38.70</b>               | <b>23.43</b>    | <b>88.70</b> | <b>0.21</b>     | <b>14.86</b>     | <b>4.56</b>       |
| SCAQMD Regional Threshold                | 55                         | 55              | 550          | 150             | 150              | 55                |
| <b>Threshold Exceeded?</b>               | <b>NO</b>                  | <b>NO</b>       | <b>NO</b>    | <b>NO</b>       | <b>NO</b>        | <b>NO</b>         |

(Urban Crossroads, 2014a, Table 3-6)

**Table EA-5 Localized Significance Summary – Operations**

| Operational Activity           | Emissions (pounds per day) |              |                  |                   |
|--------------------------------|----------------------------|--------------|------------------|-------------------|
|                                | NO <sub>x</sub>            | CO           | PM <sub>10</sub> | PM <sub>2.5</sub> |
| <b>Maximum Daily Emissions</b> | <b>3.05</b>                | <b>22.67</b> | <b>1.25</b>      | <b>0.73</b>       |
| SCAQMD Localized Threshold     | 270                        | 1,577        | 4                | 2                 |
| <b>Threshold Exceeded?</b>     | <b>NO</b>                  | <b>NO</b>    | <b>NO</b>        | <b>NO</b>         |

(Urban Crossroads, 2014a, Table 3-12)

As shown on Table EA-5, operational emissions would not exceed the LST thresholds for the nearest sensitive receptor. Therefore, the Project would have a less-than-significant localized impact during operational activity. (Urban Crossroads, 2014a, p. 35)

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

**Conclusion**

As indicated in the above analysis, no impacts would occur based on the SCAQMD regional thresholds during construction activities or long-term operation. Additionally, construction and long-term operation of the Project would not exceed the SCAQMD LSTs. Accordingly, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, impacts would be less than significant and no mitigation would be required.

d) The proposed Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations during Project construction and long-term operation. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. As noted previously, the nearest sensitive receptor occurs immediately adjacent to the east of the Project site. (Urban Crossoads, 2014a, p. 38)

**Construction and Operational LST Analysis**

As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c) (refer to Table EA-3 and Table EA-5), Project-related emissions would not exceed the applicable LSTs under both near- and long-term conditions. Accordingly, sensitive receptors (calculated at a distance of 25 meters) would not be subject to a significant air quality impact during Project construction or long-term operation, and impacts would be less than significant. (Urban Crossoads, 2014a, p. 38)

**CO "Hot Spot" Analysis**

It has long been recognized that adverse localized CO concentrations ("hot spots") are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentrations in the Project vicinity have steadily declined, as indicated by historical emissions data presented in Table 2-3 of the Project's Air Quality Impact Analysis (Appendix C). (Urban Crossoads, 2014a, p. 35)

A CO "hotspot" would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SCAB was designated nonattainment under the California AAQS and National AAQS for CO. As identified within SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of congestion at a particular intersection. To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 for four busy intersections in Los Angeles that represent extreme vehicle volumes at the peak morning and afternoon time periods. This hot spot analysis did not predict any violation of CO standards. It can therefore be reasonably concluded that projects (such as the proposed Project) that are not subject to the extremes in vehicle volumes and vehicle congestion that was evidenced in the 2003 Los Angeles hot spot analysis would similarly not create or result in CO hot spots. Similar considerations are also employed by other Air Districts when evaluating potential



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

CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact. The proposed Project considered herein would not produce the volume of traffic required to generate a CO hotspot either in the context of the 2003 Los Angeles hot spot study, or based on representative BAAQMD CO threshold considerations. Therefore, CO hotspots are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile source emissions would therefore be less than significant. (Urban Crossroads, 2014a, pp. 35-36)

**Conclusion**

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There are no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, manufacturing warehouses, agricultural, school, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. (Urban Crossroads, 2014a, pp. 38-39)

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project’s (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County’s solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required. (Urban Crossroads, 2014a, p. 39)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| plan?  |                                |  |                                     |                                     |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: RCIT; Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); On-site Inspection; *General Biological Resources Assessment*, Aden Environmental, Inc., January 30, 2014; *Burrowing Owl Survey Results Report*, Alden Environmental Inc., September 11, 2013.

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation plan for western Riverside County. The Project site occurs within the Highgrove Area Plan portion of the MSHCP. The Project site does not occur within one of the Criteria Cells of the MSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species. Because the Project site is not in a Criteria Cell, it is not subject to the MSHCP's Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process and is not planned for open space preservation. (Alden, 2014, p. 6)

Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections is provided below.

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

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected. (Alden, 2014, p. 7).

Springbook Wash is located south of the Project site and supports riparian/riverine habitat. The proposed Project is designed to avoid direct impacts to the riparian habitats located in the wash. There are also no vernal pools or ephemeral ponding habitat capable of supporting listed fairy shrimp species on the Project site; therefore, no surveys for fairy shrimp are required. Accordingly, the proposed Project would not impact riparian/riverine areas, vernal pools, or animal species that inhabit those areas. (Alden, 2014, p. 7)

The Project also would not indirectly impact the hydraulic regime of the Springbrook Wash. Under existing conditions, only the southern portion of the Project site (i.e. south of Spring Street) drains southwest towards Springbrook Wash. Under proposed conditions, the southern half of the Project site, south of Spring Street, would be split into two drainage areas. The northern half is designed to drain to a low point located in the northwesterly corner, adjacent to Spring Street. The proposed water quality basin in Lot B would treat flows and mitigate for increased runoff. The existing open channel along Spring Street would be replaced by a 54-inch reinforced concrete pipe (RCP) storm drain, into which the detention basin in Lot B would ultimately discharge. Flows from the southern portion of the site would be collected in catch basins which would discharge into the detention basin located in the southwest corner of the site (i.e., Lot C). (Webb, 2014b, p. 3) Before storm water would be discharged into the Springbrook Wash, the runoff would be treated by Best Management Practices (BMPs) associated with the proposed detention basin to remove urban pollutants in accordance with the Project's Water Quality Management Plan (WQMP) (Webb, 2014a, p. 8). Refer to *Appendix J* for a copy of the WQMP. In addition, as indicated in the Project's Drainage Study Report (Appendix I), the volume and velocity of water discharged into the Springbrook Wash would comply with Riverside County Flood Control and Water Control District (RCFCWCD) requirements (Webb, 2014b, pp. 6-7). Thus, the Project would not result in changes in the quantity or quality of water discharged from the site, and therefore would not adversely affect the functions or values of the Springbrook Wash.

Based on the foregoing analysis, the Project would be fully consistent with MSHCP Section 6.1.2.

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present.

The Project site is not located within any Narrow Endemic Plant Species Survey Areas (RCTMLA, 2014). Accordingly, focused rare plant surveys are not required. Appendix B of the Project's General Biological Resources Assessment (Appendix D1) includes a list of plant species observed in the study area by Alden Environmental. No NEPSSA plant species were observed or are anticipated to occur on the site (Alden, 2014, p. 5). As such, the proposed Project would not impact any MSHCP NEPSSA species and the Project would comply with MSHCP Section 6.1.3.

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

Project Compliance with MSHCP Section 6.1.4

The MSHCP Urban/Wildland Interface Guidelines (UWIG) are intended to address indirect effects associated with locating development in proximity to the MSHCP conservation areas. The Project site is not located adjacent to any MSHCP conservation areas. Accordingly, the Urban/Wildlife Guidelines do not apply to the proposed Project. (Alden, 2014, p. 6)

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant and animal species for lands located within the Criteria Area Species Survey Areas (CASSA). The Project site is within the MSHCP CASSA for the burrowing owl, but does not occur within the CASSA for amphibians, mammals, or narrow endemic plants (RCTMLA, 2014). A focused burrowing owl survey was conducted by Alden Environmental in August 2013. The entire Project site provides suitable habitat for burrowing owls; however, no burrowing owls or signs of burrowing owl presence were observed on the site (Alden, 2013, p. 3). Due to the presence of suitable habitat for burrowing owl and the migratory nature of the species, there is the potential that the Project site could be occupied by burrowing owl individuals prior to the commencement of grading or ground disturbing activities. The potential for burrowing owl individuals to be present on the Project site prior to grading and the potential for burrowing owl individuals to be impacted by grading operations is a significant impact for which mitigation is required. Implementation of Mitigation Measure M-BR-1, which requires pre-construction surveys prior to commencement of grading activities, would reduce potential impacts to the burrowing owl to below a level of significance. Thus, with implementation of Mitigation Measure M-BR-1, the proposed Project would comply with MSHCP Section 6.3.2.

Conclusion

Based on the analysis presented above, and assuming implementation of Mitigation Measure M-BR-1, the proposed Project would be fully consistent with all applicable MSHCP policies and requirements. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans applicable to the Project site. Accordingly, impacts due to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan would be less than significant with implementation of the required mitigation.

b & c) Implementation of the proposed Project has the potential to directly or indirectly impact endangered or threatened plant and animal species, if such species occur within areas planned for impact by the Project. A discussion and analysis of potential impacts to sensitive plant species, sensitive animal species, and nesting birds is provided below.

Impacts to Sensitive Plant Species

No NEPPSA, CASSA, or other sensitive plant species were observed during general biological field surveys conducted by Alden Environmental, nor are any anticipated to occur on the Project site (Alden, 2014, p. 5). Appendix B of the Project's General Biological Resources Assessment (Appendix D1) includes a list of plant species observed on the Project site, none of which are threatened, endangered, candidate, sensitive, or special status species. Accordingly, implementation of the proposed Project would not result in any direct or indirect impacts to listed plant species, and no impact would occur.

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

Impacts to Sensitive Animal Species

No sensitive animal species were observed on site during general biological surveys conducted by Alden Environmental in October 2013. The entire site is disturbed and while it provides suitable habitat for burrowing owls, no burrowing owls or signs of burrowing owl presence were observed during focused burrowing owl surveys conducted by Alden Environmental in August 2013 (Alden, 2014, p. 5). As discussed above, Mitigation Measure M-BR-1 has been identified to reduce to below a level of significance potential impacts to burrowing owls that may occupy the site prior to Project grading and clearing activities. Appendix C of the Project's General Biological Resources Assessment (Appendix D1) includes a list of animal species observed or detected in the study area by Alden Environmental, none of which are threatened, endangered, candidate, sensitive, or special status species. Accordingly, the only sensitive animal species with the potential to be impacted by the Project is the western burrowing owl, impacts to which are addressed under Threshold a), above.

Impacts to Nesting Birds

The proposed Project has the potential to impact active migratory bird nests if trees or other nesting habitat is removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Impacts to nesting migratory birds are potentially significant and mitigation would be required. Implementation of Mitigation Measures M-BR-2 would reduce to below a level of significance the Project's potential impacts to nesting birds by requiring pre-construction surveys and, if necessary, the incorporation of buffers during the breeding season.

d) Under existing conditions, the Project site does not accommodate any established native resident or migratory wildlife corridors or native wildlife nursery sites. Springbrook Wash, located off-site and south of the Project site, has the potential to facilitate wildlife movement through the area. The Project incorporates design features that address potential indirect edge effects to Springbrook Wash. As shown on Figure 3-3, *Tentative Tract Map No. 36668*, the Project proposes a total of 2.67 acres of natural open space along the southern Project boundary, adjacent to the off-site Springbrook Wash. Additionally, no grading or disturbance is proposed within the habitat associated with the Springbrook Wash. With implementation of Project design features, the proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts are less than significant and no mitigation is required.

e) Figure 2-7 (previously presented) depicts the location of the five (5) vegetation communities mapped by Alden Environmental within the Project impact footprint and a 500-foot buffer that extends beyond the Project site boundaries. Of these, only the non-native grassland, eucalyptus woodland, and disturbed/developed habitat occur within the Project footprint. A description of each of the three (3) vegetation communities identified by Alden Environmental as occurring within the Project footprint are provided below.

- Non-native Grassland. Non-native grassland occurs in the northern portion of the Project site, all of which would be impacted by the Project (Alden, 2014, p. 5). Non-native grassland is not considered sensitive; therefore impacts to non-native grassland would be less than significant.
- Eucalyptus Woodland. Eucalyptus woodland vegetation occurs in scattered patches in the southern portion of the Project site (Alden, 2014, p. 5). This habitat is not considered sensitive; therefore impacts to eucalyptus woodland would be less than significant.

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

- Disturbed/Developed. Developed/disturbed habitat occurs throughout the Project site (Alden, 2014, p. 5). Disturbed/developed habitat is not considered sensitive; therefore, impacts to disturbed/developed habitat would be less than significant.

Although riparian habitats, including southern willow scrub and mule fat scrub, occur within the southern portions of the Project site, the Project has been designed to avoid impacts to this habitat type with the preservation of approximately 2.67 acres of the southern portions of the site as natural open space (Alden, 2014, pp. 4-5). Additionally, and as indicated above, none of the upland habitats occurring within the Project's impact limits are considered sensitive natural communities. Therefore, the Project would not adversely affect any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service, and impacts would be less than significant.

f) The only portions of the Project site that contain wetland resources are the southern portions of the site, which support southern willow scrub and mule fat scrub habitats. However, the Project has been designed to avoid impacts to the portions of the site containing wetland resources.

The Project also would not indirectly impact the hydraulic regime of the Springbrook Wash. Under existing conditions, only the southern portion of the Project site (i.e. south of Spring Street) drains southwest towards Springbrook Wash. Under proposed conditions, the southern half of the Project site, south of Spring Street, would be split into two drainage areas. The northern half is designed to drain to a low point located in the northwesterly corner, adjacent to Spring Street. The proposed water quality basin in Lot B would treat flows and mitigate for increased runoff. The existing open channel along Spring Street would be replaced by a 54-inch reinforced concrete pipe (RCP) storm drain, into which the detention basin in Lot B would ultimately discharge. Flows from the southern portion of the site would be collected in catch basins which would discharge into the detention basin located in the southwest corner of the site (i.e., Lot C). (Webb, 2014b, p. 3) Before storm water would be discharged into the Springbrook Wash, the runoff would be treated by Best Management Practices (BMPs) associated with the proposed detention basin to remove urban pollutants in accordance with the Project's Water Quality Management Plan (WQMP) (Webb, 2014a, p. 8). Refer to *Appendix J* for a copy of the WQMP. In addition, as indicated in the Project's Drainage Study Report (Appendix I), the volume and velocity of water discharged into the Springbrook Wash would comply with RCFCWCD requirements. (Webb, 2014b, pp. 6-7)

Accordingly, the Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Thus, impacts would be less than significant and no mitigation would be required.

g) Aside from the MSHCP (which is addressed above under Issue 7.a), the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' kangaroo rat impact fee area.

The Oak Tree Management Guidelines require surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the results of Project's General Biological Resources Assessment (IS/MND Appendix D1), the Project site does not contain any oak trees or oak woodland habitat. Thus, the proposed Project has no potential to conflict with the County's Oak Tree Management Guidelines, and no impact would occur.

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

In addition, according to Riverside County's "Map My County," the Project site is located within the Stephens kangaroo rat impact fee area. However, the Project would be conditioned to comply with applicable provisions of the County's Stephens' Kangaroo Rat Mitigation Fee Ordinance (Ordinance No. 663), which requires the payment of fees for the assembly and management of the Stephens' Kangaroo Rat Conservation Plan. Payment of fees pursuant to Ordinance No. 663 is mandatory, and would be enforced as part of the Project's conditions of approval (refer to Condition of Approval 60.PLANNING.15). Accordingly, the Project would not conflict with Ordinance No. 663, and impacts would be less than significant.

Mitigation:

M-BR-1 (Condition of Approval 60.EPD.001) Within 30 days prior to initial grading or clearing activities, a qualified biologist shall conduct a survey of the Project site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report that shall be reviewed and approved by the County of Riverside prior to the issuance of a grading permit, subject to the following provisions:

- a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.
- b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.
- c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the requirements of MSCHP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable Habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall only be issued, either:
  - Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or

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

- A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

M-BR-2 (Condition of Approval 60.EPD.002) As a condition of grading permits, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:

- A migratory nesting bird survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.
- A copy of the migratory nesting bird survey results shall be provided to the County of Riverside. If the survey identifies the presence of active nests, then the qualified biologist shall provide the County of Riverside with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the County of Riverside and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist verifies that the nests are no longer occupied and the juvenile birds can survive independently from their nests.

Monitoring:

M-BR-1 Prior to commencement of grading activities, the County of Riverside shall review a report to be provided by the Project Applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.

M-BR-2 If grading is proposed during the migratory bird nesting season (February 1 through September 15), prior to the issuance of grading permits, the County of Riverside shall review the results of the preconstruction nesting bird species survey report and shall verify that all measures specified therein to protect nesting migratory bird species are adhered to during grading activities. Alternatively, if no grading is anticipated during



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

the migratory bird nesting season, then the County of Riverside shall ensure that implementing grading permits are conditioned to prohibit grading activities during the nesting season (February 1 through September 15).

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: General Plan EIR Figure 4.7-1; *Archaeological Sensitivity Areas; Phase I Cultural Resources Survey for the Bixby Highgrove Project*, Brian F. Smith and Associates, Inc., December 12, 2013 (Appendix E1).

Findings of Fact:

a & b) A Phase I Archaeological Survey was conducted for the site by Brian F. Smith & Associates (BFSA), the results of which are contained in Appendix E1. The Phase I Archaeological Survey includes the results of a records search and field survey.

BFSA conducted an archaeological survey of the property on November 12, 2013. The survey was an intensive reconnaissance consisting of a series of parallel survey transects spaced at approximately five-meter intervals. Four (4) concrete pads for mounting equipment were noted on the Project site. Each of these pads had an intaglio inscription that read either "6-6-63" or 6-7-63" which provides the date for the installation of the pads. Judging by the size of the bolts protruding from some of the pads, BFSA believes that these served as mounts for large engines or electric motors, perhaps pumping water to the orchards. The concrete pads are not considered to meet the minimum threshold for recordation as a historic feature. No other potentially historic features were identified during the archaeological survey. Accordingly, the archeological survey did not result in the identification of any historic or prehistoric cultural resources. (BFSA, 2013a, pp. 5.0-3)

An archaeological records search for a one-mile radius around the Project site was conducted by the Eastern Information Center (EIC) at University of California Redlands (UCR). The Eastern Information Center (EIC) did not report any previously recorded prehistoric sites within the Project site boundaries. A single historic structure, recorded as P-33-6923, was listed in the archaeological database at the EIC as the "Albert house" at 888 Center Street (northwest corner of the subject property). This structure was recorded as a one-and-a-half story wood frame vernacular house constructed in approximately 1915. The historic structure has been removed from the property and no historic structures or features were noted in a previous survey conducted in 2007 by Michael Brandman Associates. During the 2007 Michael Brandman Associates survey, a small quantity of historic artifacts was noted; however, due to the highly dispersed and sparse nature of the historic scatter, Michael Brandman Associates did not record these materials as an archeological site. (BFSA, 2013a, pp. 5.0-1)

Within the one-mile radius records search parameters, 53 cultural resource locations have been recorded at the EIC. The majority of these recorded resources are historic structures that reflect the development of the Highgrove region for citrus production. The majority of these sites (historic structures) occur to the west of Transit Avenue (BFSA, 2013a, pp. 5.0-1). The records search and

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

literature review suggests that there is a potential for both historic and prehistoric sites to be contained within the boundaries of the property. Given the historic settlement of the region, in addition to the prehistoric sites known to be surrounding the Project Area of Potential Effect (APE), there is a low to moderate potential for archaeological discoveries. The largest number of sites indicated by the records search suggests that historic properties should be the primary site type within the property (BFSA, 2013a, pp. 5.0-3). Although, no prehistoric or historic sites were observed during field reconnaissance, the Project's potential to physically impact a historic or prehistoric site that could be buried beneath the surface represents a significant impact for which mitigation is required.

Mitigation:

M-CR-1 (Condition of Approval 10.Planning.003 – Unanticipated Resources) The developer/permit holder shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed (a cultural resource site is defined as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance):

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. If not already employed by the Project developer, a County-approved archaeologist shall be employed by the Project developer to assess the value/importance of the cultural resource, attend the meeting described, and continue monitoring of all future site grading activities as necessary.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of discovery until a meeting has been convened with the aforementioned parties and a decision is made with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

**Monitoring:**

M-CR-1 No monitoring is required. However, if during ground disturbance activities, unanticipated cultural resources are discovered, compliance with Mitigation Measure M-CR-1 (Condition of Approval 10.Planning.3) is required.

**9. Archaeological Resources**

|  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** General Plan EIR Figure 4.7-1, *Archaeological Sensitivity Areas; Phase I Cultural Resources Survey for the Bixby Highgrove Project*, Brian F. Smith and Associates, Inc., December 12, 2013 (Appendix E1)

**Findings of Fact:**

a & b) A Phase I Cultural Resources Survey was conducted for the Project site by BFSA, the results of which are contained in *Appendix E1* to this IS/MND. The Phase I Cultural Resources Survey includes the results of the field survey, the results of an archeological records search for a one-mile radius around the Project site conducted by the Eastern Information Center (EIC) at the University of California Riverside (UCR), and the results of the review of the Sacred Lands file by the Native American Heritage Commission (NAHC).

As a result of the cultural resources study, Brian F. Smith and Associates, Inc. determined that there is little likelihood that archaeological deposits are present within the Project boundaries. The records search indicated that one previous survey had been conducted on the property in 2007 which resulted in negative results for cultural resources. In addition, the review of the archeological records search and historic background data for the surrounding area indicated that most recorded sites are historic structures or elements of the historic irrigation infrastructure. Very few prehistoric sites are recorded for the area which could be due to the extensive introduction of citrus groves in the 1900s that likely removed most evidence of prehistoric sites in the area (BFSA, 2013a, pp. 5.0-4).

Accordingly, there is a low potential for discovery of archaeological resources. Thus, monitoring is not required. Although unlikely, the potential nonetheless exists for resources to be unearthed during ground disturbing activities. Thus, the Project's potential to physically impact an archaeological resource that could be buried beneath the surface represents a significant impact for which mitigation is required. With implementation of Mitigation Measure M-CR-1 (provided above under Threshold 8), the Project's potential to result in impacts to previously undiscovered archaeological resources would be reduced to a level below significant.

c) The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate vicinity of the Project site. Field surveys conducted on the Project site did not

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

identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction, and this represents a potentially significant impact for which mitigation is required. Implementation of Mitigation Measure M-CR-2 (Condition of Approval 10.Planning.2) would reduce the Project's potential impacts to human remains to a level below significant.

d) The NAHC Sacred Land File search did not indicate the presence of a sacred site within the one-mile search radius (BFSA, 2013a, pp. 4.0-1). There are no religious or sacred uses occurring within the Project site or off-site impact areas. The majority of the Project area has been disturbed by cultivation and agricultural uses for several decades (BFSA, 2013a, pp. 5.0-3). Accordingly, implementation of the proposed Project would not restrict religious or sacred uses would occur within the potential impact area. Thus, no impact would occur and no mitigation is required.

Mitigation:

M-CR-2 (Condition of Approval 10.Planning.002 - If human remains found). Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendent shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the Project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Monitoring:

M-CR-2 No monitoring is required. However, if human remains are encountered during grading activities, compliance with Mitigation Measure M-CR-2 (Condition of Approval 10.Planning.002) is required.

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: General Plan EIR Figure 4.7.2, *Paleontological Sensitivity Areas; Paleontological Resource Assessment, Bixby Highgrove Project*, Brian F. Smith and Associates, Inc., December 10, 2013.

Findings of Fact: According to the Riverside County General Plan EIR Figure 4.7.2, *Paleontological Sensitivity Areas*, the Project site has a High Potential/Sensitivity (High A) for paleontological resources. The Project site lies on the northwestern flank of the Box Springs Mountains, which are primarily composed of Cretaceous granitic rocks. The sedimentary units on the western slopes in the

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

vicinity of the southwestern part of the Project area are mapped as geologically young Quaternary (late and middle Holocene) alluvial fan deposits, whereas the northern part of the property is overlain by Quaternary old and very old alluvial fan deposits. Holocene stream deposits are also present in the Springbrook Wash located off-site and south of the Project site. The young deposits all overlie the older units. (BFSA, 2013b, p. n.p.)

A foot survey of the Project site was conducted on November 12, 2013 by Brian F. Smith and Associates. The survey consisted of observations made along transects that were spaced at five-meter intervals across the entire property. No bones or fossils of any sort were observed during the pedestrian survey (BFSA, 2013b, p. n.p.).

A paleontological literature review and collection and records search did not identify any previously recorded fossil localities within the Project boundaries, nor within a one-mile radius of the Project site (BFSA, 2013b, p. n.p.). However, on the basis of the numerous known vertebrate fossil localities from Quaternary alluvial and alluvial fan deposits across western Riverside County, the San Bernardino County Museum regards the area of the Project site as having a high potential to contain significant paleontological resources, and thus recommends that a program be implemented to mitigate impacts to these non-renewable paleontological resources (BFSA, 2013b, p. n.p.).

The existence of Quaternary older alluvial and alluvial fan deposits across the Project site, the known abundance of terrestrial vertebrate fossils from these types of sediments in the Inland Empire of Riverside County and San Bernardino counties, and the High Paleontological Resource Potential, Sensitivity (High A) assigned to these Quaternary sediments all support the recommendation that full-time paleontological monitoring be required during all mass grading and excavation activities in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources (BFSA, 2013b, p. n.p.). Although the Project site does not contain any known fossils or paleontological resources, the Project's potential to physically impact unique paleontological resources that could be buried beneath the surface represents a significant impact for which mitigation is required. Implementation of Mitigation Measure M-CR-1 (Condition of Approval 10.Planning.003) would reduce the Project's potential impacts to previously undiscovered paleontological resources to below a level of significance.

**Mitigation:**

M-CR-3 (Condition of Approval 60.Planning.003 – Paleontologist Required) During mass grading and excavation activities, a qualified paleontologist or paleontological monitor shall conduct full-time monitoring in areas of grading or excavation in undisturbed surficial exposures of older Pleistocene alluvial and alluvial fan deposits, as well as where the over-excavation of younger alluvial fan deposits will encounter these sediments in the subsurface. All recovered specimens shall be prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if indicated by the results of soil sampling. All fossils shall be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.

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

**Monitoring:**

M-CR-3 A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location shall be prepared. If any paleontological resources are encountered, a letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.

**GEOLOGY AND SOILS** Would the project

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source:** General Plan, Figure S-2, Earthquake Fault Study Zones; RCIT; *Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California*, Petra Geotechnical, Inc., December 13, 2013.

**Findings of Fact:**

a & b) Geologically, the Project site lies within the northern portion of the Peninsular Ranges Geomorphic Province. The Peninsular Range Geomorphic Province is generally characterized by alluviated basins and elevated erosion surfaces. (Petra, 2013a, p. 4) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no known active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The nearest active fault (design fault for the site) is the San Jacinto fault which is located approximately 2.9 miles northeast of the site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. (Petra, 2013a, p. 5)

A probabilistic seismic hazard analysis (HASA) was performed by Petro Geotechnical, Inc. for the site in order to determine the ground-motions for the Design-Basis earthquakes. Based on the results of the analysis, the probable peak horizontal ground acceleration would be 0.535g and the maximum credible magnitude would be 7.1 for the site (Petra, 2013a, p. 6). The Ground Motion analysis is contained in Appendix C of the Project's Geotechnical Investigation (Appendix F1).

Through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions (Petra, 2013a, p. 10). Thus, impacts would be less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

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

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

**Source:** General Plan Figure S-3, Generalized Liquefaction; RCIT; *Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California*, Petra Geotechnical, Inc., December 13, 2013.

**Findings of Fact:**

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 ± feet of the ground surface. According to Riverside County GIS, the Project site is identified as having a “low” liquefaction susceptibility (RCIT, 2015).

Geologic boring testing was conducted on the Project site by Petra Geotechnical, during which groundwater was not encountered. The maximum depth explored was 51.5 feet below existing grade; therefore, groundwater is below grade at deeper levels (Petra, 2013a, p. 7). In light of the relatively deep groundwater, requirements for soil removals and compaction during grading, and the relatively dense nature of the underlying older alluvium, the potential for liquefaction and seismically induced settlement is considered low (Petra, 2013a, p. 7). Accordingly, the proposed Project would not be subject to seismic-related ground failure, including liquefaction. Impacts would be less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

**Source:** RCIT; *Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California*, Petra Geotechnical, Inc., December 13, 2013.

**Findings of Fact:** According to information in the Project-specific Geotechnical Investigation (Appendix F1) and as discussed under the analysis for Thresholds 11.a) and 11.b), the probable peak horizontal ground acceleration would be 0.535g and the maximum credible magnitude would be 7.1 for the site during a seismic event (Petra, 2013a, p. 6). The Ground Motion analysis is contained in Appendix C of the Project’s Geotechnical Investigation (Appendix F1). With mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be

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

designed and constructed to resist the effects of seismic ground motions (Petra, 2013a, p. 10). Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: County of Riverside General Plan HAP Figure 11, *Highgrove Area Plan Steep Slope*; County of Riverside General Plan HAP Figure 12, *Highgrove Area Plan Slope Instability*; *Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California*, Petra Geotechnical, Inc., December 13, 2013.

Findings of Fact: Elevations on-site range from approximately 964 to 1,000 feet AMSL. The site is relatively flat and gently sloping, except for the southernmost portion of the site that slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south. Based on the relatively flat topography across the site and the surrounding area, and the preservation of the southern portion of the site adjacent to Springbrook Wash as open space, the potential for landslides is considered low. Additionally, due to the site being underlain by older alluvium mantled by a relatively thin layer of topsoil, after site grading, the potential for ground subsidence, ground lurching, and lateral spreading are considered low. (Petra, 2013a, pp. 7-8) Furthermore, and as shown on County of Riverside General Plan HAP Figure 12, *Highgrove Area Plan Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCIT; *Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California*, Petra Geotechnical, Inc., December 13, 2013.



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

**Findings of Fact:**

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. Riverside County GIS maps the Project site as being susceptible to subsidence (RCIT, 2015). However, Petra Geotechnical, Inc. encountered no such conditions on the Project site during geologic testing, as the area is completely underlain by older alluvium (Petra, 2013a, p. 8). During review of aerial photographs for the site and vicinity, Petra Geotechnical, Inc. observed no readily discernible features (i.e. ground fissures, linearity of depressions associated with mountain fronts, radial directed drainages, etc.) that would indicate subsidence is occurring under existing conditions. Thus, the potential for areal subsidence to affect the Project site is low and would generally be no greater than that for other developed properties in the immediate vicinity (Petra, 2013a, p. 8). Accordingly, the Project site is not located on a geologic unit that is unstable, or that would become unstable as a result of the Project and potentially result in ground subsidence. Thus, impacts are less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

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

**Source:** County of Riverside General Plan HAP, Figure 8, *Highgrove Area Plan Flood Hazards*; RCIT; *Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California*, Petra Geotechnical, Inc., December 13, 2013.

**Findings of Fact:**

The Project site is more than 41 miles from the Pacific Ocean and is not located in close proximity to any enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the Project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanos. The Project site is located approximately 16 miles southwest of the Seven Oaks Dam but is not within the Seven Oaks Dam inundation zone; therefore, inundation of the site due to dam failure or seiches during an earthquake event is considered low. (Petra, 2013a, p. 8) The Project site is located within FEMA Flood Zone X, which is defined as an area of low flooding. As shown on Figure 3-3, *Tentative Tract Map No. 36668*, the approximate 100-Year Flood Zone is located in the southern portion of the Project site in the natural open space area; thus the developed portions of the Project site would not be subject to flood hazards. Additionally, due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>17. Slopes</b>  |                                |  |                                     |                                     |
| a) Change topography or ground surface relief features?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: County of Riverside General Plan HAP Figure 8, *Highgrove Area Plan Flood Hazards*; RCIT; *Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California*, Petra Geotechnical, Inc., December 13, 2013.

Findings of Fact:

a) Under existing conditions, the majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL). The northern portion of the site, northerly of Spring Street, currently slopes gently downward towards the northwestern corner of the site. South of Spring Street, the site exhibits two different gradients. Approximately half of the area drains to the north towards an open trapezoidal channel along the southern side of Spring Street. This concrete channel flows west where it terminates just east of California Ave at a concrete drop inlet. The southern half of the site drains south towards Spring Brook Wash. (Webb, 2014b, p. 1)

Implementation of the proposed Project would require mass grading of the site to accommodate the proposed development. As shown on Figure 3-3, *Tentative Tract Map No. 36668*, grading planned by the Project generally would maintain the site's existing topographic conditions. The portion of the site northerly of Spring Street would continue to drain towards the northwest, while the two drainage basins in the southern portion of the site also largely would be retained. The existing slopes along the outer edge of the Springbrook Wash would be placed within an open space area and would not be impacted by Project grading. Accordingly, because the Project would generally retain the site's existing topographic relief, impacts would be less than significant and no mitigation would be required.

b) As shown on Figure 3-3, *Tentative Tract Map No. 36668*, all proposed slopes would be constructed at a maximum gradient of 2:1 (horizontal:vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. However, the Project site once contained a single-family home, and it is possible that the home site was associated with a septic tank or leach field. However, because the home was removed from the site sometime prior to 2005, any septic tanks or leach fields that may still be present on-site would no longer serve any purpose. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>18. Soils</b>   |                                |  |                                     |                                     |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

*Source: Preliminary Geotechnical Investigation 65 (±) Acre Property Located at the Southeast Corner of the Intersection of Center and California Avenues, Highgrove Area of Riverside County, California, Petra Geotechnical, Inc., December 13, 2013; Drainage Study Report, Albert A. Webb Associates, November 2014; Project Specific Water Quality Management Plan, Albert A. Webb Associates, November 2014.*

**Findings of Fact:**

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins and underground storm drains would be installed to collect all runoff and discharge the flow into proposed extended detention basins. The streets would be used to convey flows in compliance with Riverside County requirements keeping the 10-year flow rate depth below the top of the curb and the 100-year flow rate within the right-of-way. Catch basins would be strategically located to ensure requirements are met. For areas of the site located north of Spring Street, storm flows would be treated within the infiltration/extended

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

detention basin (Lot A) for water quality and the basin also would mitigate for increased flow by utilizing an outlet structure. In addition, the outlet structure would utilize a weir in combination with the orifices to restrict the outflow from the basin during larger storm events. (Webb, 2014b, p. 3) Ultimately, flows would be discharged into the existing Center Street storm drain, and thus would not cause or contribute to any erosion hazards downstream.

The southern half of the Project site, south of Spring Street, would be split into two drainage areas. The northern half is designed to a low point located in the northwesterly corner (Lot B), adjacent to Spring Street. The basin would treat flows and mitigate for increased runoff in a similar fashion to the other basin. The existing open channel along Spring Street would be replaced by a 54-inch reinforced concrete pipe (RCP) storm drain, into which the detention basin proposed for the northwest corner of the site, would ultimately discharge. The southern half of the property south of Spring Street is designed to drain to the southwesterly corner to a proposed low point in proposed Lot C. Flows would be collected and discharged into the detention basin in Lot C. This basin is designed to discharge into the Spring Street storm drain facility. The proposed streets, water quality basins, and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As concluded in the hydrology study, peak runoff during the two-year, 24-hour storm flows and 10-year, 24-hour storm flows would be slightly decreased with implementation of the Project. (Webb, 2014b, pp. 2-4)

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed Project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

b) According to the Project geologist (Petra Geotechnical), laboratory tests of on-site soil samples indicate the expansion potential of the surficial soils across the site is generally very low. Some clayey soils were encountered, though they were determined not to significantly affect the surficial behavior of the foundation systems. Accordingly, Petra Geotechnical concluded that on-site soils are classified as non-expansive in accordance with the 2010 CBC Section 1803.5.3 (Petra, 2013a, p. 10). Accordingly, the Project would not be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), and would therefore not create substantial risks to life or property; accordingly, impacts would be less than significant.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

Source: Tentative Tract Map November 17, 2014; *Drainage Study Report*, Albert A. Webb Associates, November 2014; *Project Specific Water Quality Management Plan*, Albert A. Webb Associates, November 2014.

Findings of Fact:

a & b) As indicated under the discussion and analysis of Threshold 18.a), proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. Runoff from the northern portion of the site ultimately would discharge, following treatment by the water quality basins, to the existing Center Street storm drain, while runoff from the southern portions of the site would be conveyed off-site to the south to the Springbrook Wash via the Spring Street storm drain facility following treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. As documented by the Project's Water Quality Management Plan (WQMP) (Appendix J), the proposed water quality basins would remove sediments, thereby ensuring that Project runoff does not change the deposition, siltation, or erosion rates within the Springbrook Wash. Additionally, the required BMPs also would ensure that the Project would not result in any increase in water erosion either on or off site as compared to existing conditions. Accordingly, impacts would be less than significant and mitigation measures would not be required.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

**20. Wind Erosion and Blowsand from project either on or off site.**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: General Plan Figure S-8, *Wind Erosion Susceptibility Map*; Ord. 460, Sec 14.2; Ord. 484.

Findings of Fact: Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2003a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project’s SWPPP and WQMP (described above) and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction and no mitigation is required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project’s conditions of approval.

Monitoring: Construction contractors shall ensure compliance with the BMPs specified in the site-specific WQMP. The Riverside County Building and Safety Department shall verify that the various BMPs have been adhered to during both construction and prior to final grading inspection.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: *Bixby-Highgrove (Tract No. 36668) Greenhouse Gas Analysis*, Urban Crossroads, October 2, 2014.

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

**Findings of Fact:**

**Background**

Global Climate Change (GCC) refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation, and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO<sub>2</sub> (Carbon Dioxide), N<sub>2</sub>O (Nitrous Oxide), CH<sub>4</sub> (Methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth's atmosphere, but prevent radioactive heat from escaping, thus warming the Earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. According to the California Air Resources Board (CARB), the climate change since the industrial revolution differs from previous climate changes in both rate and magnitude. (Urban Crossroads, 2014b, p. 12)

Gases that trap heat in the atmosphere are often referred to as GHG's. GHG's are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the Earth's average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the Earth's atmosphere is considered to be the cause for the observed increase in the Earth's temperature. (Urban Crossroads, 2014b, pp. 13-14)

Although California's rate of growth of GHG emissions is slowing, the state is still a substantial contributor to the U.S. emissions inventory total. In 2004, California is estimated to have produced 492 million gross metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) GHG emissions. Despite a population increase of 16 percent between 1990 and 2004, California has substantially slowed the rate of growth of GHG emissions due to the implementation of energy efficiency programs as well as adoption of strict emission controls. (Urban Crossroads, 2014b, p. 14)

An individual project like the proposed Project cannot generate enough GHG emissions to effect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHG combined with the world-wide increase of all other sources of GHG, which when taken together constitute potential influences on GCC. (Urban Crossroads, 2014b, p. 12)

**Methodology**

CEQA Guidelines Section 15064.4(a) states that a lead agency may use a model or methodology to quantify GHG emissions associated with a project (Urban Crossroads, 2014b, p. 27). On October 2, 2013, the SCAQMD released the California Emissions Estimator Model (CalEEMod™) Emissions Inventory Model™. The purpose of this model is to more accurately calculate air quality and GHG emissions from direct and indirect sources and quantify applicable air quality and GHG reductions achieved from mitigation measures. As such, the October 2013 CalEEMod™ was used for this Project. The CalEEMod™ model includes GHG emissions from the following source categories: construction, area, energy, mobile, waste, water. (Urban Crossroads, 2014b, pp. 34-35)

**Thresholds for Determining Significance**

In order to assess the significance of a proposed project's environmental impacts it is necessary to identify quantitative or qualitative thresholds which, if exceeded, would constitute a finding of significance. While Project-related GHG emissions can be estimated, the direct impacts of such

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

emissions on climate change and global warming cannot be determined on the basis of available science. There is no evidence at this time that would indicate that the emissions from a project the size of the proposed Project would directly affect global climate change. As set forth by CEQA, lead agencies are allowed to follow their own discretion in making their significance determination, though they are encouraged to consider as many factors as possible.

The CEQA Guidelines indicate that a project would potentially result in a significant impact on climate change if a project were to: a) generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or b) conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Section 15064.4 of the CEQA Guidelines state that a lead agency may establish significance criteria by way of model or method and the resulting qualitative analysis may be relied upon to determine significance. (Urban Crossroads, 2014b, p. 34)

A 30% reduction from Business as Usual (BAU) conditions is utilized as the significance threshold for GHG impacts, based on the Riverside County Planning Department's Standard Operating Procedure (SOP). The "Standard Operating Procedure" released in May 2010 by the County of Riverside Planning Department states that, "until such time as a binding regulatory guidance or a more specific threshold is adopted by a regulatory agency, a demonstration by the project applicant that the project has reduced GHG emission by 30% or more below a business-as-usual-standard shall suffice for demonstrating the project has a less than significant impact." The SOP later states that "for purposes of this Standard Operating Procedure, "business-as-usual" shall mean those emissions that would occur in 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control." Therefore, for purposes of this analysis, a 30% reduction from BAU conditions is utilized as the significance threshold for GHG impacts. (Urban Crossroads, 2014b, p. 32)

**Project Greenhouse Gas Impact Analysis**

In order to assess the Project's potential to result in significant impacts due to GHG emissions, a Project-specific greenhouse gas analysis was conducted for the Project. A copy of the greenhouse gas analysis is provided as Appendix C to this IS/MND. It should be noted that in order to provide consistency with the Project's traffic impact analysis (IS/MND Appendix L), the greenhouse gas analysis evaluates the construction of 219 detached single-family homes whereas the Project proposes only 200 homes; thus, the analysis of impacts due to GHG emissions provided below represents a conservative estimate of Project-related impacts.

*Project-Related Greenhouse Gas Emissions*

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction-source and operational-source criteria pollutant (NO<sub>x</sub>, VOC, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>x</sub>, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures. Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for both construction and operational activity are provided in Appendix 3.1 of the Project's Greenhouse Gas Analysis (Technical Appendix G). (Urban Crossroads, 2014b, pp. 34-35)



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

*Construction and Operational Life-Cycle Analysis*

A full life-cycle analysis (LCA) for construction and operational activity is not included in this analysis due to the lack of consensus guidance on LCA methodology at this time. Life cycle analysis assessing economy - or GHG emissions (from the processes in manufacturing and transporting all raw materials used in the project development, infrastructure, and on-going operations) depends on emission factors or econometric factors that are not well established for all processes. At this time a LCA would be extremely speculative and thus has not been prepared. (Urban Crossroads, 2014b, p. 35)

*Construction Emissions*

Construction activities associated with the proposed Project would result in emissions of CO<sub>2</sub> and CH<sub>4</sub> from construction activities. The types of construction equipment and material use would be very similar for buildout of the previously adopted zoning and the currently proposed Project. As such, GHG emissions related to construction activity identified in the Project-specific air quality impact analysis (Technical Appendix C) would represent construction activity for both the BAU and Project scenarios. For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total greenhouse gas emissions for the construction activities, dividing it by the a 30 year project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30 year period and added to the annual operational phase GHG emissions. (Urban Crossroads, 2014b, p. 35)

*Operational Emissions*

Operational activities associated with the proposed Project would result in emissions of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

Please refer to Section 3.5 of the Project’s greenhouse gas analysis (Technical Appendix G) for a detailed description of the various sources of GHGs associated with the above operational characteristics. (Urban Crossroads, 2014b, p. 35)

*Emissions Summary*

The total amount of Project-related GHG emissions for BAU scenario would total 5,064.56 MTCO<sub>2</sub>e as shown on Table EA-6, *Total Annual Project Greenhouse Gas Emissions (BAU Year 2005)*. The total amount of Project-related GHG emissions for the Project 2020 scenario, which accounts for compliance with regulations adopted to reduce GHGs, as well as project design features and Mitigation Measure M-GG-1 would total 3,437.40 MTCO<sub>2</sub>e, as shown on Table EA-7, *Total Annual Project Greenhouse Gas Emissions (With Project Design Features)*.

Project design features accounted for in Table EA-7 include a network of trails and sidewalks that would provide pedestrian connections throughout the Project site and to the surrounding areas to reduce vehicle miles traveled (VMT) and emissions associated with VMT. As shown in Figure EA-6,

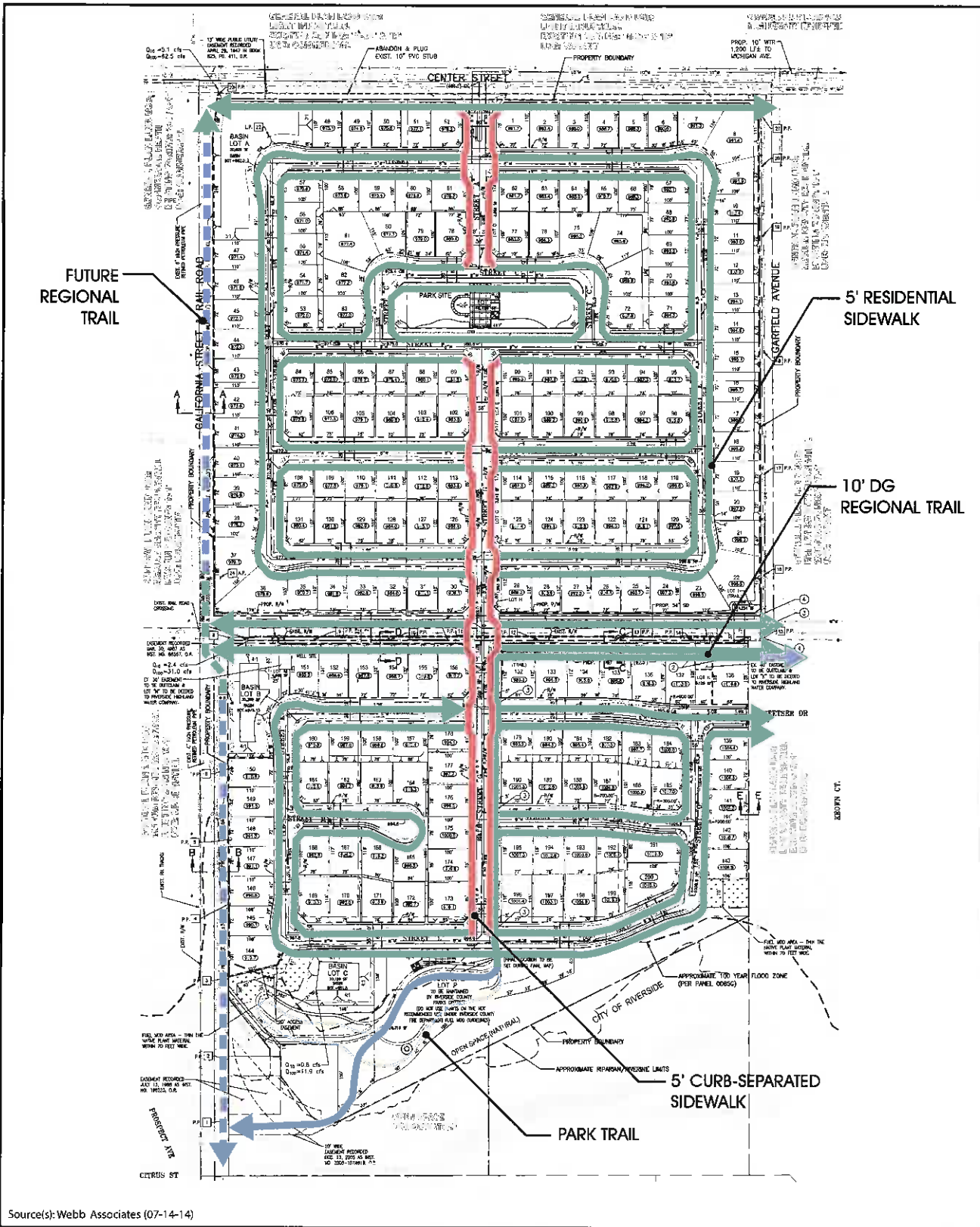
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

*Pedestrian Connectivity*, a 10-foot wide regional trail with equestrian access would enter the Project site's southwest corner, continue north along the east side of Street "C", turn right to continue along the south side of Spring Street, and exit the site at the northwest corner of Garfield Avenue and Spring Street. In addition, sidewalks would be provided along the interior roadways as well as the roadways bordering the Project site to the west, north, and east to provide pedestrian connectivity throughout the Project site and surrounding area.

Regulations that would apply to the proposed Project and that would serve to reduce GHG emissions include the following:

- Global Warming Solutions Act of 2006 (AB 32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB 1493). Establishes fuel efficiency ratings for new vehicles.
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

As shown in Table EA-8, *Summary of GHG Emissions for BAU vs. Project*, with the implementation of project design features, Mitigation Measure M-GG-1, and mandatory compliance with the above-listed regulations, the Project would achieve an emissions reduction of 32.13% when compared to the BAU scenario. This reduction meets the target reduction percentage of 30% based on Riverside County Planning Department's SOP. (Urban Crossroads, 2014b, p. 37)



Sources: Webb Associates (07-14-14)



NOT TO SCALE

Figure EA-6

PEDESTRIAN CONNECTIVITY

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

**Table EA-6      Total Annual Project Greenhouse Gas Emissions (BAU Year 2005)**

| Emission Source                                  | Emissions (metric tons per year) |                 |                  |                         |
|--|----------------------------------|-----------------|------------------|-------------------------|
|  | CO <sub>2</sub>                  | CH <sub>4</sub> | N <sub>2</sub> O | Total CO <sub>2</sub> E |
| Construction Emissions (amortized over 30 years) | 129.41                           | 0.016           | --               | 129.75                  |
| Area   | 56.28                            | 6.92e-3         | 9.60e-3          | 56.72                   |
| Energy   | 930.08                           | 0.03            | 0.01             | 934.66                  |
| Mobile Sources                                   | 3,720.19                         | 0.32            | --               | 3,726.88                |
| Waste  | 52.10                            | 3.08            | --               | 116.76                  |
| Water Usage                                      | 86.29                            | 0.47            | 0.01             | 99.78                   |
| Carbon Sequestration from Trees                  | --                               | --              | --               | --                      |
| <b>Total CO<sub>2</sub>E (All Sources)</b>       | <b>5,064.56</b>                  |                 |                  |                         |

Source: CalEEMod™ model output, See Appendix 3.1 of the Greenhouse Gas Analysis (Technical Appendix G) for detailed model outputs.

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding. Table results include scientific notation. e is used to represent times ten raised to the power of (which would be written as x 10<sup>b</sup>) and is followed by the value of the exponent. (Urban Crossroads, 2014b, Table 3-1)

**Table EA-7      Total Annual Project Greenhouse Gas Emissions (With Project Design Features)**

| Emission Source                                  | Emissions (metric tons per year) |                 |                  |                         |
|--|----------------------------------|-----------------|------------------|-------------------------|
|  | CO <sub>2</sub>                  | CH <sub>4</sub> | N <sub>2</sub> O | Total CO <sub>2</sub> E |
| Construction Emissions (amortized over 30 years) | 129.41                           | 0.016           | --               | 129.75                  |
| Area   | 56.28                            | 4.61e-3         | 9.60e-4          | 56.68                   |
| Energy   | 713.12                           | 0.03            | 0.01             | 717.19                  |
| Mobile Sources                                   | 2,376.65                         | 0.07            | --               | 2,378.13                |
| Waste  | 52.10                            | 3.08            | --               | 116.76                  |
| Water Usage                                      | 48.82                            | 0.37            | 9.36e-3          | 59.60                   |
| Carbon Sequestration from Trees                  | -20.71                           | --              | --               | -20.71                  |
| <b>Total CO<sub>2</sub>E (All Sources)</b>       | <b>3,437.40</b>                  |                 |                  |                         |

Source: CalEEMod™ model output, See Appendix 3.1 of the Greenhouse Gas Analysis (Technical Appendix G) for detailed model outputs.

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding. Table results include scientific notation. e is used to represent times ten raised to the power of (which would be written as x 10<sup>b</sup>) and is followed by the value of the exponent. (Urban Crossroads, 2014b, Table 3-1)

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

**Table EA-8      Summary of GHG Emissions for BAU vs. Project**

| Category                                      | CO2e Emissions   |  |
|---|--|--|
|   | BAU, Year 2005, full buildout, with design features without mitigation | Proposed Project, Year 2020, full buildout, with design features, without mitigation |
|   | Metric Tons per Year   |  |
| Construction                                  | 129.75   | 129.75   |
| Area  | 56.72  | 56.68  |
| Energy Use                                    | 934.66   | 717.19   |
| Mobile Sources                                | 3,726.88   | 2,378.13   |
| Waste Disposed                                | 116.76   | 116.76   |
| Water Use                                     | 99.78  | 59.60  |
| Carbon Sequestration from Trees               | --   | -20.71   |
| <b>Total</b>                                  | <b>5,064.56</b>  | <b>3,437.40</b>  |
| <b>Project reduction when compared to BAU</b> | <b>32.13%</b>  |  |

(Urban Crossroads, 2014b,)

*Would the Project:*

**a)      *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

As shown in Table EA-8, with implementation of project design features, Mitigation Measure M-GG-1, and compliance with standard regulatory requirements, the Project would achieve a GHG reduction of approximately 32.13% below BAU, which exceeds the County's threshold of significance of 30% below BAU. Accordingly, the Project's GHG emissions would be less than significant on both a direct and cumulative basis, and additional mitigation (beyond M-GG-1) would not be required. (Urban Crossroads, 2014b, p. 7)

**b)      *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?***

As indicated above, the Project would be subject to the following regulatory requirements related to GHG emissions:

- Global Warming Solutions Act of 2006 (AB 32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.

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

- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB 1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Assuming mandatory compliance with the above-listed regulatory measures, the following provides a discussion and analysis of the Project's consistency with the provisions of AB 32 and SB 375.

Project Consistency with AB 32

AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020. CARB identified reduction measures to achieve this goal as set forth in the CARB Scoping Plan. Thus, projects that are consistent with the CARB Scoping Plan are also consistent with the reduction targets to achieve the requirements of AB 32. (Urban Crossroads, 2014b, p. 5)

The proposed Project would generate GHG emissions from a variety of sources which would all emit CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. GHGs could also be indirectly generated by incremental electricity consumption and waste generation from the proposed Project. (Urban Crossroads, 2014b, p. 6)

The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32. The Scoping Plan recommendations serve as statewide strategies to reduce the state's existing GHG emissions and proposed Project's contributions. Table EA-9, *Project Consistency with Scoping Plan GHG Emission Reduction Strategies*, highlights measures that have or will be developed under the Scoping Plan and that would be applicable to the Project, and demonstrates Project compliance with each measure. Because the Project would be consistent with applicable Scoping Plan strategies, and since the Scoping Plan strategies serve to implement AB 32, the Project would not conflict with or obstruct implementation of AB 32 and a less-than-significant impact would occur. (Urban Crossroads, 2014b, p. 6)

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

**Table EA-9      Project Consistency with Scoping Plan GHG Emission Reduction Strategies**

| Scoping Plan Measure   | Measure Number | Project Consistency  |
|--|----------------|--|
| Pavley Motor Vehicle Standards (AB 1493)   | T-1            | The project's residences would purchase vehicles in compliance with CARB vehicle standards that are in effect at the time of vehicle purchase.               |
| Limit High GWP Use in Consumer Products  | H-4            | The project's residences would use consumer products that would comply with the regulations that are in effect at the time of manufacture.                   |
| Motor Vehicle Air Conditioning Systems – Reduction from Non-Professional Servicing | H-1            | The project's residences would be prohibited from performing air conditioning repairs and required to use professional servicing.                            |
| Tire Pressure Program  | T-4            | Motor vehicles driven by the project's residences would maintain proper tire pressure when their vehicles are serviced.                                      |
| Low Carbon Fuel Standard   | T-2            | Motor vehicles driven by project's residences would use compliant fuels in the future.   |
| Water Use Efficiency   | W-1            | The project includes measures to minimize water use and maximize efficiency.   |
| Green Buildings  | GB-1           | The project will be required to be constructed in compliance with state or local green building standards in effect at the time of building construction.    |
| Air Conditioning Refrigerant Leak Test During Vehicle Smog Check                   | H-5            | Motor vehicles driven by the project's residences would comply with the leak test requirements during smog checks.   |
| Renewable Portfolios Standard (33% by 2020)  | E-3            | The electricity used by residences in the proposed project will benefit from reduced GHG emissions resulting from increased use of renewable energy sources. |
| Energy Efficiency Measures (Electricity)   | E-1            | The project will comply with energy efficiency standards for electrical appliances and other devices at the time of building construction.                   |
| Energy Efficiency (Natural Gas)  | CR-1           | The project will comply with energy efficiency standards for natural gas appliances and other devices at the time of building construction.                  |
| Greening New Residential and Commercial Construction                               | GB-1           | The project's buildings would meet green building standards that are in effect at the time of design and construction.                                       |
| Greening Existing Homes and Commercial Buildings                                   | GB-1           | The proposed project's buildings would meet retrofit standards when they become effective.   |

(Urban Crossroads, 2014b, Table 1-2)

**Project Consistency with SB 375**

SB 375 requires local metropolitan planning agencies to prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning. The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012. The SCS plans to concentrate future development and provide higher intensity development, including residential development, in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from personal vehicles. Specifically, the SCS distributes growth forecast data to transportation analysis zones (TAZs) for the purpose of modeling performance. (SCAG, 2012, p. 124) The growth and land use assumptions for the SCS are to be adopted at the jurisdiction level. (SCAG, 2012, p. 124; Urban Crossroads, 2014b, p. 6)

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

For Riverside County, the SCS's Growth Forecast assumes 679,000 households in 2008, and anticipates 834,000 households in 2020, and 1,092,000 in 2035. (SCAG, 2012, p. 35) Development of the Project site with up to 200 single-family homes would result in an increased population of approximately 603 persons. However, and based on the Assumptions and Methodology reported in Appendix E to the County's General Plan, implementation of the site's existing Light Industrial land use designation would yield a probable future light industrial building area of approximately 863,394 s.f., which in turn would support up to 838 jobs. The participation rate reported in Appendix E to the General Plan, which is the percent of the total population that is either employed or not employed but actively seeking employment, is 44.86% for Riverside County. Thus, the 838 jobs that would result from implementation of light industrial land uses for the site would support up to 1,868 new residents in the County. (Riverside County, 2003a, Appendix E) Accordingly, the Project's future population would fit within the growth allocation assumed by the SCS, and the Project would not conflict with the provisions of SB 375. Therefore, impacts would be less than significant. (Urban Crossroads, 2014b, p. 6)

Conclusion

As indicated in the above analysis, the proposed Project would be consistent with, or otherwise would not conflict with, the provisions of AB 32 and SB 375. Additionally, and as demonstrated under the analysis of Threshold 21.a), with project design features, the implementation of Mitigation Measure M-GG-1 and mandatory compliance with applicable regulations to reduce GHG emissions, the Project would achieve an emissions reduction of 32.13% when compared to the BAU scenario. This reduction meets the target reduction percentage of 30% based on Riverside County Planning Department's SOP. Other than the provisions of AB 32, SB 375, and the County's SOP, there are no other plans, policies, or regulations adopted for the purpose of reducing GHG emissions that are applicable to the Project. Accordingly, with implementation of Mitigation Measure M-GG-1 the Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, and a less-than-significant impact would occur.

Mitigation:

- M-GG-1 (Condition of Approval 80.Planning.024) To reduce water demands and associated energy use, subsequent development proposals within the Project site shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Evidence of compliance with this requirement shall be documented in a technical study to be reviewed by the Riverside County Planning Department, and shall be approved prior to issuance of building permits. The technical report shall require implementation of the following measures to reduce the Project's water demands:
- a) Landscaping palette emphasizing drought tolerant plants;
  - b) Use of water-efficient irrigation techniques;
  - c) U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.



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

**Monitoring:**

M-GG-1 Prior to the issuance of building permits, the Project Applicant shall demonstrate that the target reduction in outdoor water demand has been accommodated by the Project's plans. The County shall also review final landscaping plans for compliance with this requirement, and to ensure the use of drought tolerant plans, water-efficient irrigation techniques, and the use of water saving faucets, toilets, and shower heads.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

|  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Phase I Environmental Site Assessment, Petra Geotechnical, Inc., November 22, 2013; Working & Digging Near Pipelines, Kinder Morgan, 2014.

**Findings of Fact:**

a) The Project has the potential to create a significant hazard to the public or environment based on existing site conditions, construction of the proposed Project, and long-term operation. Each is discussed below.

**Impact Analysis for Existing Conditions**

A Phase I Environmental Site Assessment (ESA) was conducted for the property by Petra Geotechnical, Inc. to determine if any recognized environmental conditions exist on the site under existing conditions. Recognized environmental conditions are defined by the American Society for Testing and Materials (ASTM) as any hazardous substance or petroleum product under conditions that indicate an existing, past, or material threat of release into the structures, ground, groundwater, or surface water (Petra, 2013b, p. 1). The Phase I ESA is contained in Appendix H to this IS/MND. Based on the results of the analysis, it was determined that the Project site does not contain any underground storage tanks (USTs) or above-ground storage tanks (ASTs). Additionally, based on information from environmental agencies, it was concluded that hazardous materials were never

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

used, stored, or generated at the site. There are no existing structures that have the potential for containing asbestos, lead based paints, or fluorescent light fixtures (which may contain PCBs).

A Kinder-Morgan petroleum pipeline and Southern Pacific Railroad line and associated easements bound the western portion of the site along the alignment of California Avenue. Southern California Edison (SCE) electric power lines with wooden poles extend along the southern side of W. Spring Street, the western boundary of the site, along California Avenue from W. Spring Street to past the southern site boundary, and along the eastern site boundary from Center Street to W. Spring Street. Three (3) pole-mounted transformers were observed onsite, associated with the well-house structure (Well No. 21) on the eastern-central portion of the site. In addition, six (6) more pole-mounted transformers are located on the perimeter of the site. Two (2) are located south of Spring Street and four (4) are located west of Garfield Avenue. No staining was noted on, or under the pole mounted transformers observed. Furthermore, one pad-mounted transformer was observed in front of the well-house structure (Well No. 22) on the west-central portion of the property. No staining on the concrete pad or surrounding soils was noted associated with this pad-mounted transformer. As such, it is not anticipated that these facilities have contaminated the site with PCBs. (Petra, 2013b, p. 23)

In addition, based on a review of historical uses of the Project site, the entire site appears to have been utilized for agricultural groves/orchards since at least 1930 until sometime before 1967 when the groves/orchards were removed from the far southern end of the property. In the 1930 aerial photo residential structures are visible in the north- and southwest and portions of the site. Sometime before 2005 the residential structure on the northwest portion of the site and the remaining groves/orchards were removed from the remainder of the property and agricultural activities appear to have ceased on the site. (Petra, 2013b, p. 23) Because of the site's historical agricultural land use there is a potential that pesticides and/or herbicides persistent in the environment were applied and residual concentrations may remain in the soil on the site. (Petra, 2013b, p. 24) This is evaluated as a potentially significant impact for which mitigation would be required.

Petra Geotechnical also identified several locations on-site associated with smudge-pot storage areas and old wind-machine sites that appear to be potentially contaminated by hydrocarbon spills. (Petra, 2013b, p. 24) This is also evaluated as a significant impact for which mitigation would be required.

Additionally, it is not known whether there are any septic tanks or leach fields associated with the property. Because the site once contained a single-family home that was removed from the site sometime prior to 2005, it is possible that septic tanks or leach fields may be present on-site. If present, a potentially significant impact could result if the septic tanks/leach fields were not removed in accordance with current regulations. This is considered a potentially significant impact for which mitigation would be required.

Impact Analysis for Project Construction Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during construction of the Project. The heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on

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

any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), South Coast Air Quality Management District (SCAQMD), and Santa Ana Regional Water Quality Control Board (RWQCB). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant.

Impact Analysis for Long-Term Operational Activities

The Project site would be primarily developed with residential land uses, two park sites, detention basins, and open space land uses, which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials and impacts would be less than significant.

b) A 6-inch petroleum pipeline owned by Kinder Morgan occurs within the existing alignment of California Street. Impacts to this existing pipeline are not anticipated by the Project, as the Project would not involve any grading or improvements within the California Street right-of-way. Construction activities associated with the Project would be subject to adherence to applicable provisions enumerated in Kinder Morgan’s “Guidelines for Design and Construction” and the Office of the California State Fire Marshal Bulletin #03-001, relating to encroachments within and adjacent to pipeline easements. Standard adherence to the Kinder Morgan guidelines and the requirements of the California State Marshall would preclude any safety impacts associated with this pipeline. However, and in an abundance of caution, Mitigation Measure M-HM-3 has been identified to ensure that appropriate coordination efforts are conducted with Kinder Morgan prior to the issuance of grading permits, and to ensure that grading plan designs fully avoid any impacts to this facility. Compliance with the required mitigation would preclude any potential safety impacts that could occur associated with this pipeline.

As discussed above under Threshold 22.a), the transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment. Accordingly, and with exception of potential construction impacts to the existing petroleum pipeline, impacts associated with the accidental release of hazardous materials would be less than significant during both construction and long-term operation of the Project.

c) The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction of the proposed Project, the only existing public roadways that

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

would be affected are Garfield Avenue, Center Street, and Spring Street. Proposed improvements to Center Street and Spring Street would be limited to the parkways, and the existing travel lanes would not be affected. Proposed improvements along Garfield Avenue would involve half-width improvements, although traffic control measures would be required by the County to ensure the continued access by emergency vehicles along Garfield Avenue. Thus, impacts during Project construction would be less than significant.

Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles via Center Street, Spring Street, and Garfield Avenue and connecting on-site roadways as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan under long-term operating conditions, no impact would occur.

d) The Project site is located immediately west of Highgrove Elementary School which is located at the northeast corner of Center Street and Garfield Avenue. No other schools are located or proposed within 0.25 mile of the Project site. Grand Terrace High School is the next closest school to the Project site and is located approximately 0.8 miles north of the Project site. The potential for the Project to emit or handle hazardous or acutely hazardous materials is addressed above under the Threshold 22.a). As noted, under existing conditions the Project site has the potential to be contaminated by pesticides, herbicides, and/or petroleum, and may also contain an abandoned septic tank and/or leach fields. Implementation of Mitigation Measures M-HM-1 and M-HM-2 would ensure that the site's existing conditions are attenuated so as not to pose a risk to students at the Highgrove Elementary School.

As discussed under the response to Threshold 22.a), hazardous materials used during construction of the proposed Project is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the EPA, DTSC, SCAQMD, and RWQCB. Due to mandatory compliance with these regulatory requirements by construction contractors, impacts due to hazardous materials generated during construction and that could affect the adjacent school site would be less than significant.

As further noted under the response to Threshold 22.a), long-term operation of the Project site would not involve the emission or handling of hazardous materials that could pose a significant hazard to people or the environment, including the school. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose the Highgrove Elementary School to significant hazards associated with the disposal of hazardous materials at the Project site. Accordingly, the proposed Project would not emit hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Thus, impacts would be less than significant.

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

e) A data search of the various government agency records listed in Appendix B of the Project's Phase I Environmental Site Assessment (IS/MND Appendix H), revealed no listing for the Project site. Based upon a thorough search of available federal, state, and local records, no known current regulatory action is pending with respect to the Project site. In addition, no information was obtained during the site assessment which would indicate the presence of recognized environmental conditions adjacent to the Project site that are considered likely to pose a significant impact to soils or groundwater beneath the site (Petra, 2013b, p. 20). Accordingly, the Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and no impact would occur.

Mitigation:

- M-HM-1 (Condition of Approval 60.E.Health.001 – Environmental Cleanup Program) The Riverside County Department of Environmental Health Environmental Cleanup Program (RCDEH-ECP) has reviewed the Phase I Environmental Site Assessment (ESA) prepared by PETRA Geotechnical, Inc. dated November 22, 2013. Based on the information provided in the report and historic agricultural activity associated with the property soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling and analysis (i.e., Limited Phase II ESA) shall be conducted prior to the issuance of grading permits, and shall be conducted in accordance to the Interim Guidance for Sampling Agricultural Properties (DTSC, 2008). In the event that the Phase II ESA identifies the presence of contaminants at levels that exceed applicable federal, state, or local regulations, then prior to commencement of grading activities, the Project Applicant shall implement the recommendations of the Phase II ESA. Grading activities at the site may not commence until completion of any required remediation efforts to the satisfaction of the Riverside County Department of Environmental Health.
  
- M-HM-2 (Condition of Approval 60.Planning.024) Prior to issuance of grading permits, the County shall ensure that the following note is included on the grading plans: "In the event that septic tanks or leach fields are encountered during site development, the septic tanks and/or leach fields shall be removed in accordance with current federal, state, and/or County regulations."
  
- M-HM-3 (Condition of Approval 60.Planning.025) Prior to issuance of a grading permit, the Project Applicant or their representative shall contact Kinder Morgan and work under their supervision and in accordance with their survey protocols to identify and flag the precise alignment of the existing 6-inch petroleum pipeline located within the existing alignment of California Street. The grading plan associated with the grading permit shall indicate the precise alignment of the Kinder Morgan pipeline, and be designed to avoid disturbance to the facility. The grading plan shall depict the Kinder Morgan pipeline in plan and profile (based on the survey data). No grading permit shall be issued until a letter of verification is received from Kinder Morgan that concurs with the measures that have been incorporated into the grading plan to ensure pipeline protection when working near this facility.

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

**Monitoring:**

- M-HM-1 Prior to issuance of a grading permit, the Project Applicant shall provide evidence to the Riverside County Department of Environmental Health documenting the results of the Limited Phase II ESA and any remediation activities that were required pursuant to the Phase II ESA. A grading permit may be issued once Riverside County Department of Environmental Health verifies that the existing site conditions have been appropriately remediated.
- M-HM-2 The County shall ensure that the required note is included on Project grading plans prior to issuance of grading permits.
- M-HM-3 Prior to the issuance of grading permits, the County Building and Safety Department shall ensure that appropriate measures have been undertaken to ensure pipeline protection during Project construction activities, including the required coordination and verification efforts with Kinder Morgan.

**23. Airports**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source:** County of Riverside General Plan HAP Figure 5, *March Air Reserve Base Airport Influence Policy Area*; County of Riverside General Plan HAP Figure 4, *Highgrove Area Plan Policy Areas*; 2014 March Air Reserve Base Inland Port Airport Land Use Compatibility Plan, ALUC Staff Report for Case ZAP1122MA15; Google Earth 2014.

**Findings of Fact:**

a) The nearest airport to the Project site is the Flabob Airport, which is located approximately 6.8 miles southwest of the Project site. Flabob airport is a small public use airport and the Project site not located in an airport land use plan covering the Flabob airport (ALUC, 2004). The Project site also is located approximately 15.2 miles northwest of the March Air Reserve Base. According to County of Riverside General Plan HAP Figure 4 and County of Riverside HAP Figure 5, the Project site was not located within the March Air Reserve Base Airport Influence Policy Area or within any airport safety zone areas at the time the County's General Plan was adopted. (Riverside County, 2003b). However, based on the more recently updated 2014 March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan, the southern portion of the Project site, south of Spring Street, is located in the MARB/IP Airport Compatibility Zone E. The Land Use Compatibility Plan does not limit residential density in Compatibility Zone E. The area of the Project site north of Spring Street falls

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

outside of the MARB/IP Airport Influence Area. (ALUC, 2014) TThe County of Riverside Airport Land Use Commission (ALUC) conducted a hearing on the Project on July 9, 2015, and determined that the Project is consistent with the 2014 MARB/IP Land Use Compatibility Plan, subject to standard mandatory conditions, including a condition that potential purchasers of lots located south of Spring Street be provided with a "Notice of Airport in Vicinity" disclosure. (ALUC, 2015)

b) As indicated under the analysis of Threshold 23.a), the 2014 March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan identifies the southern portion of the Project site, south of Spring Street, within the MARB/IP Airport Compatibility Zone E. The County of Riverside ALUC conducted a hearing on the Project on July 9, 2015, and determined that the Project is consistent with the 2014 MARB/IP Land Use Compatibility Plan, subject to standard mandatory conditions, including a condition that potential purchasers of lots located south of Spring Street be provided with a "Notice of Airport in Vicinity" disclosure. (ALUC, 2015)

c) As discussed in Threshold 23.a), the nearest public use airport is the MARB/IP Airport located approximately 6.8 miles southwest of the Project site. The 2014 March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan identifies the southern portion of the Project site, south of Spring Street, within the MARB/IP Airport Compatibility Zone E. The only uses prohibited in Airport Compatibility Zone E are hazards to flight, and no hazards to flight are proposed by the Project. (ALUC, 2015)

d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: County of Riverside General Plan HAP Figure 9, *Highgrove Area Plan Wildfire Susceptibility*; RCIT.

Findings of Fact: According to County of Riverside General Plan HAP Figure 9, *Highgrove Area Plan Wildfire Susceptibility*, the Project site is not located within a Wildfire Zone (Riverside County, 2003b, Figure 9). According to Riverside County's "Map My County," the Project site is not located within a High Fire Area and the nearest high fire area is located approximately 1.0 mile southeast of the Project site in the area of the Box Springs Mountains. (RCIT, 2015) The Project site is surrounded to the north, east, and west by roads and developed properties, which do not pose a threat due to their developed nature. Springbrook Wash is located in an undeveloped open space area immediately to the south of the Project site and does not pose a high wildfire risk due to the wetland characteristics of this drainage. Thus, the proposed Project would not expose people or structures to a significant risk of loss or death involving wildland fires, including where wildlands are adjacent to urbanized areas or

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

where residences are intermixed with wildlands. Accordingly, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: County of Riverside General Plan HAP Figure 8, *Highgrove Area Plan Flood Hazards*; Tentative Tract Map No. 36668; *Drainage Study Report*, Albert A. Webb Associates, November 2014 (Appendix I); *Project Specific Water Quality Management Plan*, Albert A. Webb Associates, November 2014 (Appendix J); *Infiltration Test Results*, December 19, 2013, Petra Geotechnical, Inc. (Appendix F2).

Findings of Fact:



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

a) Under existing conditions, the northern portion of the Project site between Center Street and Spring Street drains to the northwest corner of the site. An existing 66-inch reinforced concrete pipe (RCP) that runs along Center Street collects the runoff from the tributary area. (Webb, 2014b, p. 1)

The portion of the Project site located south of Spring Street exhibits two separate drainage basins. Approximately half of the area drains to the north towards an open trapezoidal channel along the southern side of Spring Street. This concrete channel flows west where it terminates just east of California Ave at a concrete drop inlet. The flow collected in the existing Spring Street channel is discharged into an existing 60" RCP storm drain through the drop inlet. Runoff is then conveyed south through the 60" storm drain that parallels the railroad tracks along California Ave. The storm drain ultimately outlets into a rectangular channel that also collects the flow from Spring Brook Wash. The southern half of the site drains south towards Spring Brook Wash and continues west towards the rectangular channel. The rectangular channel is part of the Spring Street storm drain which connects to a 72" culvert that crosses California Ave. and the railroad tracks and discharges flows into an unimproved creek. (Webb, 2014b, p. 1)

As shown on Figure 3-3, *Tentative Tract Map No. 36668*, grading planned by the Project generally would maintain the site's existing topographic conditions. All runoff from the site would be collected by catch basins in individual streets and conveyed to one of the site's three proposed water quality basins.

Runoff in the northern portion of the site has been engineered to be conveyed to the water quality basin proposed in the northwest corner of the site (Lot A). Flows would be treated within the infiltration/extended detention basin in Lot A for water quality and the basin would also mitigate for increased flow by utilizing an outlet structure. The basin would rely on infiltration to dewater that basin when the volume is at or below the design capture volume. The basin outlet structure would utilize a series of orifices to restrict the outflow in order to mitigate for increased runoff due to the proposed development. In addition, the outlet structure would utilize a weir in combination with the orifices to restrict the outflow from the basin during larger storm events. This is necessary as a result of the deficient downstream storm drain facility (Center Street Storm Drain) which has capacity to convey up to the 25-year storm event. The basin in Lot A would attenuate the larger storm events and reduce outflow below a 25-year storm event. (Webb, 2014b, p. 3)

The portion of the site south of Spring Street would be split into two drainage areas. The northern portions of the site south of Spring Street would be conveyed to a low point located in the northwesterly corner, adjacent to Spring Street (Lot B). Catch basins would collect the flow and discharge the flows into a proposed infiltration basin in Lot B. The infiltration basin in Lot B would discharge into the Spring Street storm drain which also lacks capacity to convey flow for events larger than a 25-year event. The basin would provide water quality treatment for flows and mitigate for increased runoff and the deficient downstream facility. The basin in Lot B would rely on infiltration for water quality purposes and utilize an outlet structure to attenuate larger storm events. (Webb, 2014b, p. 4)

The remaining southerly portion of the site would drain to the southwest corner to a proposed low point. Flows would be collected and discharged into a proposed infiltration/extended detention basin within Lot C, in a similar fashion as described above for the other basins. The basin in Lot C also would outlet into the Spring Street storm drain facility. The basin would operate similarly to the other basins relying on infiltration to treat water quality flows and utilizing an outlet structure to attenuate

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

larger storm events to mitigate for increased runoff and avoid overtaxing the downstream facility which lacks capacity. (Webb, 2014b, p. 5)

As indicated in Table EA-10, *Existing vs. Proposed Hydrologic Conditions*, peak volume of flows would be reduced following implementation of the Project as compared to existing conditions for the 2-year, 24-hour and 10-year, 24-hour storm events. Thus, there would be no chance of increased erosion downstream as a result of Project runoff. The proposed water quality basins have been designed to remove pollutants, including sediments, prior to discharging runoff to downstream tributaries. Accordingly, because the Project has been designed to minimize changes to the site's existing topography and incorporates BMPs to ensure that erosion and sedimentation does not result in substantial erosion on- or off-site, impacts would be less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana River Watershed and the Santa Ana River Subwatershed and is within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Ana River Watershed is contained in the Santa Ana Region Basin Plan. (SARWQCB, 2008)

**Table EA-10 Existing vs. Proposed Hydrologic Conditions**

| DRAINAGE BASIN | EXISTING CONDITION PEAK FLOW RATE |                         | PROPOSED CONDITION PEAK FLOW RATE |                         |
|----------------|-----------------------------------|-------------------------|-----------------------------------|-------------------------|
|                | <i>Storm Event and Duration</i>   |                         | <i>Storm Event and Duration</i>   |                         |
|                | <i>2-Year, 24-Hour</i>            | <i>10-Year, 24-Hour</i> | <i>2-Year, 24-Hour</i>            | <i>10-Year, 24-Hour</i> |
| A              | 1.39                              | 7.29                    | 1.38                              | 5.67                    |
| B              | 0.58                              | 3.05                    | 0.34                              | 2.22                    |
| C              | 0.22                              | 1.15                    | 0.19                              | 0.77                    |

Note: Refer to Figure 3-5 for the location of the drainage basins referenced in Table EA-10.  
Source: Webb, 2014b.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. As mentioned above, the Project site lies in the Santa Ana River Watershed. The receiving waters that the Project site is tributary to are Lake Evans, Reaches 3 and 4 of the Santa Ana River, and the Prado Basin Management Zone. There are no listed EPA Approved 303(d) listed impairments for Lake Evans. EPA Approved 303(d) listed impairments for the Santa Ana River include pathogens (Reaches 3 and 4) and metals (Reach 3 only). Impairments identified for the Prado Basin Management Zone include nutrients and pathogens. (Webb, 2014a, p. 7)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential

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

water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Water Quality Control Plan. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana Region Basin involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential, park, and open space) include bacterial indicators, nutrients, pesticides, sediments, trash/debris, and oil/grease (Webb, 2014a, p. 21). Based on current receiving water impairments (303(d) List) and allowable discharge requirements (United States Environmental Protection Agency's Total Maximum Daily Load List), the Project's pollutants of concern are nutrients and pathogens (Webb, 2014a, p. 7). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to one of the three on-site water quality basins. The water quality basins have been sized to treat the first flush volumes from the developed portions of the site (refer to the Project's WQMP in Appendix J).

Furthermore, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's WQMP is included as Appendix J of this IS/MND. The WQMP identifies structural controls (including the three detention basins) and programmatic controls (including educational materials for property owners, activity restrictions, common area litter control, street sweeping, drainage facility and maintenance, etc.) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) No potable groundwater wells are proposed as part of the Project. Under existing conditions, the Project site contains two existing water wells located south of Spring Street. Both well sites occur along the southern alignment of Spring Street, with one well occurring near the western property line and the other near the eastern property line. The well pumps are not operating under existing conditions. The well sites would remain on the Project site but would not serve the proposed Project.

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

The two wells are non-potable irrigation wells which would serve the proposed Spring Mountain Ranch Development located east of Mount Vernon Avenue (RHWC, 2014b).

The Project site is located within the Riverside Highland Water Company (RHWC) service area, which obtains its water resources exclusively from groundwater wells (RHWC, 2011, p. 5). The Basins of the Santa Ana River Watershed are among the most rigorously managed and regulated in the State. Planning and Management efforts evaluating groundwater needs and supplies have been established for most of the Basins within the watershed covering up to the next 20 to 40 years. (RHWC, 2011, p. 6) The Santa Ana Watershed Project Authority (SAWPA) adopted its 2005 Regional Groundwater Management Plan in May 2005, which identifies groundwater resources within the basin and establishes a management program to regulate such resources at a regional scale (SAWPA, 2005).

The RHWC adopted its 2010 Urban Water Management Plan (UWMP) in May 2011, which incorporates and is consistent with the 2005 Regional Groundwater Management Plan. The UWMP identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The UWMP demonstrates that, due to regional management of the groundwater resources, the RHWC has sufficient supplies to meet its existing and projected commitments through at least 2030 (RHWC, 2011, p. 31). Additionally, on July 10, 2014, the Riverside Highland Water Company issued a "Can Serve Letter" for the proposed Project, indicating that it has adequate capacity to serve the proposed Project from existing and planned sources (RHWC, 2014a). A copy of the "Can Serve Letter" is contained in Appendix M.

Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. Approximately 50 percent (50%) of the Project site is proposed to be either ornamental landscaping, gravel, or native soil, and infiltration would occur over these areas (Webb, 2014a, p. 8). Although the Project would result in a substantial increase in impermeable surfaces on-site, the Project site does not provide for substantial amounts of groundwater recharge under existing conditions. Because of the geologic conditions and soils on the Project site not much water infiltrates into the groundwater table, which is over 50 feet deep (Petra, 2013a, p. 7). According to infiltration testing performed on the Project site by Petra Geotechnical, Inc. in December 2013, the native older alluvium soils present on the site are sufficiently dense to exhibit relatively low permeability. (Petra, 2013c, p. 2) Furthermore, the Project proposes three (3) extended detention basins. The bottom of the basins would be unlined, which would provide an opportunity for infiltration to the extent the underlying soil can accommodate. The detention basins would function to mitigate the increase runoff and for water quality treatment. The basins would achieve the maximum feasible level of infiltration and evapotranspiration (Webb, 2014a, p. 9).

Therefore, due to the geologic conditions on-site, depth to the existing groundwater table (i.e., over 50 feet), the incorporation of unlined extended detention basins to maximize infiltration at the site, and regional management efforts for groundwater resources, the Project would not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

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

d) Under existing conditions, the northern portion of the Project site between Center Street and Spring Street drains to the northwest corner of the site. An existing 66-inch reinforced concrete pipe (RCP) that runs along Center Street collects the runoff from the tributary area. (Webb, 2014b, p. 1) The portion of the Project site located south of Spring Street exhibits two separate drainage basins. Approximately half of the area drains to the north towards an open trapezoidal channel along the southern side of Spring Street. This concrete channel flows west where it terminates just east of California Ave at a concrete drop inlet. The flow collected in the existing Spring Street channel is discharged into an existing 60" RCP storm drain through the drop inlet. Runoff is then conveyed south through the 60" storm drain that parallels the railroad tracks along California Ave. The storm drain ultimately outlets into a rectangular channel that also collects the flow from Spring Brook Wash. The southern half of the southern portion of the site drains south towards Spring Brook Wash and continues west towards the rectangular channel. The rectangular channel is part of the Spring St. storm drain which connects to a 72" culvert that crosses California Avenue and the railroad tracks and discharges flows into an unimproved creek. (Webb, 2014b, pp. 4-5)

As previously shown on Figure 3-5, under proposed conditions, catch basins and underground storm drains would be installed to collect all runoff and discharge the flows into proposed water quality basins (infiltration/extended detention) within Lots A, B, and C. The streets would be used to convey flows in compliance with Riverside County requirements keeping the 10-year flow rate depth below the top of the curb and the 100-year flow rate within the right-of-way. Catch basins would be strategically located to ensure requirements are met. The proposed streets, water quality basins, and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. (Webb, 2014b, p. 3)

In addition, with implementation of the Project, the peak flow rate from each of the three proposed drainage basins would be reduced to below existing peak flow rates with construction of the detention basins in Lots A, B, and C. Specifically, runoff from the northern portion of the site (i.e., north of Spring Street) would discharge into the Center Street Storm Drain, which has capacity to convey up to the 25-year storm event. The proposed detention basin in Lot A would attenuate the large storm events and reduce outflow below a 25-year storm event. (Webb, 2014b, p. 3)

The portion of the site south of Spring Street would be split into two drainage areas. The northern portions of the site south of Spring Street would be conveyed to a low point located in the northwestern corner, adjacent to Spring Street (Lot B). Catch basins would collect the flow and discharge the flows into a proposed infiltration basin in Lot B. The infiltration basin in Lot B would discharge into the Spring Street storm drain which also lacks capacity to convey flow for events larger than a 25-year event. The basin would provide water quality treatment for flows and mitigate for increased runoff and the deficient downstream facility. The basin in Lot B would rely on infiltration for water quality purposes and utilize an outlet structure to attenuate larger storm events. (Webb, 2014b, p. 4)

The remaining southerly portion of the site would drain to the southwesterly corner to a proposed low point. Flows would be collected and discharged into a proposed infiltration/extended detention basin within Lot C, in a similar fashion as described above for the other basins. The basin in Lot C also would outlet into the Spring Street storm drain facility. The basin would operate similarly to the other basins relying on infiltration to treat water quality flows and utilizing an outlet structure to attenuate larger storm events to mitigate for increased runoff and avoid overtaxing the downstream facility which lacks capacity. (Webb, 2014b, p. 5)

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

Table EA-10 (previously presented) provides a side-by-side comparison of peak flows from the site during the 2-year, 24-hour and 10-year, 24-hour storm events. As shown, with implementation of the Project and the proposed water quality basins, peak runoff from the site during peak storm events would be decreased as compared to existing conditions. Because the existing drainage facilities that are downstream from the site under existing conditions are adequately sized to handle flows up to the 25-year storm event, and because the proposed water quality basins would attenuate post-development runoff to below the 25-year storm flows, the proposed Project would not create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, and impacts would be less than significant. (Webb, 2014b, pp. 3-5)

Additionally, with required adherence to a SWPPP and WQMP as discussed above under Threshold 25.b), the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

e & f) Figure 3-3 (previously presented) depicts the existing approximate 100-year flood zone. As shown on Figure 3-3, no houses or structures are proposed within the existing flood zone; thus, the Project would not result in any impacts due to the placement of housing or structures within a 100-year flood zone.

As also shown on Figure 3-3, the Project has been designed to largely avoid improvements within this existing floodplain limit. The only improvements proposed by the Project that would encroach into the existing flood zone would be minor improvements to the knuckle at the corner of proposed Street "L" and "Street "O," and portions of the proposed regional trail that would occur primarily within the park site in Lot P. The portion of the proposed knuckle that would encroach into the existing flood zone would not require substantial amounts of grading as it would occur at a similar grade to existing conditions, and improvements within the flood zone would be limited to a small portion of the proposed 10-foot parkway (including a 5-foot curb-separated sidewalk) and a small area of travel lanes. Due to the limited area of encroachment into the flood zone and the minimal amount of grading required, construction of this roadway would not impede or redirect any flood flows. Similarly, because the 10-foot regional trail in the southern portions of the site would also require limited (if any) grading and would be constructed with decomposed granite materials that would not substantially affect site elevations, the proposed regional trail also has no potential to impede redirect flood flows.

There are no other structures proposed as part of the Project with the potential to impede or redirect flood flows. Thus, the Project would not place houses or structures within a 100-year flood hazard area that could impede or redirect flows, and impacts would be less than significant.

g) Mandatory compliance with the BMPs specified in the Project's WQMP contained as Appendix J to this IS/MND would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above in the responses to Thresholds 25.a), 25.b), and 25.d). Thus, no additional impact would occur.

h) The three (3) proposed water quality basins that are designed to filter the Project's stormwater would be strategically placed at the downstream points of each of the Project site's three proposed drainage areas. Runoff from the Project site would be collected in these basins and filtered to remove

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

water pollutants before being discharged into offsite facilities and Springbrook Wash. These water quality BMPs are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors (e.g. mosquitos) and odors associated with standing water (Webb, 2014a, p. 9). The basins are an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMPs are evaluated throughout this IS/MND, and where necessary, mitigation has been identified to address any impacts associated with their construction an operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: County of Riverside General Plan HAP Figure 8, *Highgrove Area Plan Flood Hazards*; Tentative Tract Map No. 36668; *Drainage Study Report*, Albert A. Webb Associates, November 2014; *Project Specific Water Quality Management Plan*, Albert A. Webb Associates, November 2014.

Findings of Fact:

a) Under existing conditions, the northern portion of the Project site between Center Street and Spring Street drains to the northwest corner of the site. An existing 66-inch reinforced concrete pipe (RCP) that runs along Center Street collects the runoff from the tributary area. (Webb, 2014b, p. 1) The portion of the Project site located south of Spring Street exhibits two separate drainage basins. Approximately half of the area drains to the north towards an open trapezoidal channel along the southern side of Spring Street. This concrete channel flows west where it terminates just east of California Ave at a concrete drop inlet. The flow collected in the existing Spring Street channel is discharged into an existing 60" RCP storm drain through the drop inlet. Runoff is then conveyed south though the 60" storm drain that parallels the railroad tracks along California Ave. The storm drain ultimately outlets into a rectangular channel that also collects the flow from Spring Brook Wash. The southern half of the southern portion of the site drains south towards Spring Brook Wash and continues west towards the rectangular channel. The rectangular channel is part of the Spring Street

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

storm drain which connects to a 72" culvert that crosses California Avenue and the railroad tracks and discharges flows into an unimproved creek (Springbrook Wash). (Webb, 2014b, pp. 4-5)

As previously shown on Figure 3-5, and as discussed under the analysis of Threshold 25.a), grading planned by the Project generally would maintain the site's existing topographic conditions. Streets proposed on-site would be used to convey flows in compliance with Riverside County requirements keeping the 10-year flow rate depth below the top of the curb and the 100-year flow rate within the right-of-way. Catch basins would be strategically located to ensure requirements are met. The proposed streets, water quality basins, and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. (Webb, 2014b, p. 3) As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site, and impacts would be less than significant.

As previously shown on Figure 3-3, the only improvements proposed by the Project that would encroach into the existing flood zone associated with Springbrook Wash would involve minor improvements to the knuckle at the corner of proposed Street "L" and "Street "O," and portions of the proposed regional trail that would occur primarily within the park site in Lot P. The portion of the proposed knuckle that would encroach into the existing flood zone would not require substantial amounts of grading as it would occur at a similar grade to existing conditions, and improvements within the flood zone would be limited to a small portion of the proposed 10-foot parkway (including a 5-foot curb-separated sidewalk) and a small area of travel lanes. Due to the limited area of encroachment into the flood zone and the minimal amount of grading required, construction of this roadway would not substantially alter the existing drainage pattern of the Springbrook Wash. Similarly, because the 10-foot regional trail in the southern portions of the site would also require limited (if any) grading and would be constructed with decomposed granite materials that would not substantially affect flows within the Springbrook Wash. As such, improvements adjacent to the Springbrook Wash would not alter the existing drainage pattern of the Springbrook Wash in a manner that would result in flooding on- or off-site.

As previously indicated in Table EA-10, with implementation of the Project and the proposed water quality basins, peak runoff from the site during peak storm events would be decreased as compared to existing conditions. Because the existing drainage facilities that are downstream from the site under existing conditions are adequately sized to handle flows up to the 25-year storm event, and because the proposed water quality basins would attenuate post-development runoff to below the 25-year storm flows, runoff from the proposed Project would not result in flooding hazards to any off-site properties. (Webb, 2014b, p. 3)

Therefore, because the Project would generally maintain the site's existing drainage pattern, avoid impacts to the Springbrook Wash, and would reduce storm flows from the site as compared to the existing condition during peak storm events, the proposed Project would not substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff, in a manner that would result in flooding on- or off-site. Therefore, impacts would be less than significant.

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. Approximately 50 percent (50%) of the Project site is proposed to be either ornamental landscaping, gravel, or native soil, and infiltration would occur over these areas (Webb, 2014a, p. 8). Although the Project would result in a substantial increase in impermeable surfaces on-site, the Project site does not provide for



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

substantial amounts of groundwater recharge under existing conditions. Because of the geologic conditions and soils on the Project site not much water infiltrates into the groundwater table, which is over 50 feet deep (Petra, 2013a, p. 7). According to infiltration testing performed on the Project site by Petra Geotechnical, Inc. in December 2013, the native older alluvium soils present on the site are sufficiently dense to exhibit relatively low permeability. (Petra, 2013c, p. 2) Furthermore, the Project proposes three (3) extended detention basins. The bottom of the basins would be unlined, which would provide an opportunity for infiltration to the extent the underlying soil can accommodate. The detention basins would function to mitigate the increase runoff and for water quality treatment. The basins would achieve the maximum feasible level of infiltration and evapotranspiration (Webb, 2014a, p. 9). Therefore, due to the geologic conditions on-site, depth to the existing groundwater table (i.e., over 50 feet), the incorporation of unlined extended detention basins to maximize infiltration at the site, and regional management efforts for groundwater resources, the Project would not result in substantial changes in absorption rates as compared to existing conditions, and impacts would be less than significant.

As previously indicated in Table EA-10, the Project's proposed extended detention basins would reduce flow rates from the site during peak storm events as compared to existing conditions. Moreover, because the Project does not propose to substantially modify the site's existing drainage pattern (as discussed in detail under the discussion and analysis of Threshold 25.a)), the Project would not affect the total volume of runoff from the site.

Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects, and impacts would be less than significant.

c) As indicated on HAP Figure 8, the Project site is not located near any Dam Hazard Zones (Riverside County, 2003b, Figure 8). Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of a levee or dam. No impact would occur and no mitigation is required.

d) As discussed in detail under the discussion and analysis of Threshold 25.a), the site's existing drainage patterns would generally be maintained under the proposed Project, with flows from the northern portions of the site being conveyed to existing drainage facilities within Center Street and runoff from the southern portions of the Project site ultimately being conveyed to the Springbrook Wash. Although the Project's proposed extended detention basins would reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

| LAND USE/PLANNING  | Would the project        |                          |                                     |                                     |  |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <b>27. Land Use</b>  |                          |                          |                                     |                                     |  |
| a) Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |  |

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

Source: RCIT; Project Application Materials; County of Riverside General Plan HAP Figure 3, *Highgrove Area Plan Land Use Plan*; Riverside County Ord. 348; Riverside General Plan 2025 Figure LU-10, *Land Use Policy Map*; County of Riverside Planning Department Staff Report, December 4, 2013.

Findings of Fact:

a) Under existing conditions, the Project site contains undeveloped land. With implementation of the proposed Project and approval of the GPA No. 01126 and CZ 07811, the site would be converted from disturbed undeveloped land to Medium Density Residential (MDR) land uses. Although the change from disturbed undeveloped land to residential uses represents a change to the site's existing use, environmental impacts associated with such conversion are evaluated throughout this IS/MND and mitigation measures are imposed where necessary to reduce potentially significant impacts to below a level of significance.

The Project site is designated by the Riverside County General Plan and the Highgrove Area Plan as "Community Development: Light Industrial (LI)". GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and Highgrove Area Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR)" which would allow for development of the site with single-family detached and attached residences with a density range of 2.0-5.0 du/ac and lot sizes ranging from 5,500 SF. to 20,000 SF. (Riverside County, 2003a, Table LU 4).

In order to support the initiation of a proposed GPA it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments. Each category has distinct findings that must be made. General Plan Amendment No. 1126 is an Entitlement/Policy General Plan Amendment (GPA) because it is changing the property's land use designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR). The Administration Element of the General Plan explains that two findings must be made and at least one of five additional findings must be made to justify an entitlement/policy amendment.

The Administration Element of the General Plan and Section 2.4 of Ordinance No. 348 sets forth the required findings for Entitlement/Policy General Plan Amendments. GPA No. 1126 satisfies the required findings for the reasons set forth below.

- a) General Plan Amendment No. 1126 does not involve a change in or conflict with:
  - I. the Riverside County Vision;
  - II. Any General Principle set forth in General Plan Appendix B; or
  - III. Or any foundation component designation in the General Plan.
- b) The proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to them.
- c) Special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.

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

The County of Riverside Planning Department Staff Report made the following findings for GPA No. 01126. (Riverside County, 2015)

***First Required Finding: The proposed change will not involve in or conflict with either the Riverside County Vision, any General Plan Principle as set forth in General Plan Appendix B, or alter any foundation component designation in the General Plan.***

**I. The proposed change does not involve a change or conflict with the Riverside Vision. The proposed Project is consistent with the Riverside county Vision because of the following:**

1. The County General Plan discusses many concepts which are broken into categories including housing, population growth, community, transportation, etc. Specifically, to identify a few key concepts, the Housing Portion of the Riverside County Vision states "Mixed-use development occurs at numerous urban concentrations in city spheres and unincorporated communities, many of which include residential uses." The proposed project site is located within the City Sphere of Riverside and located within a predominantly developed area. Existing land uses adjacent to the project site consist of single family dwellings to the east and west, an existing elementary school to the east, commercial businesses to the west, and industrial facilities to the north and south. By utilizing the existing vacant site for the continuation of single family residential development, it will assist in creating a mixed-use environment of varying uses and residential density (rural residential, medium density residential, and high density residential).
2. The Transportation Element of the Riverside County Vision outlines that the "Land use/transportation connection is a key part of the development process and has served to reduce the number of vehicle trips compared to earlier patterns of development".
3. Located along Center Street (north of project boundary) is an existing Riverside Transit Agency (RTA) bus line (Route No. 14) and the proposed Hunter Park Metrolink station located approximately 1 mile to the south of the project site. The proposed project would contribute to reducing vehicular trips and improving the land use/transportation connection through being located within close vicinity of public transit lines.

**II. The proposed project will not conflict with any General Plan Principle set forth in the General Plan Appendix B.**

Principles in General Plan Appendix B consist of seven categories of principals; these categories of principles consist of Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project is consistent with these principles. There are two principles that specifically apply to this Project:

1. The first principles of note is within the Community Design category, more specifically the Community Variety, Choice, and Balance Principle:

*Existing communities should be revitalized through the redevelopment of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements.*

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

Currently, the proposed Project site is vacant and is intended for light industrial development. Through amending the General Plan Land Use Designation, the proposed residential development would utilize a vacant site and create a compatible use within close vicinity of surrounding residential land uses that are located to the east and west of the Project site.

2. The second principle of note is within the Transportation Category, more specifically the Pedestrian, Bicycle, and Equestrian Friendly Communities Principle.

*Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling, or other non-motorized means. Typically, walking is a feasible option within a one-quarter to one-half mile distance. Streets, pedestrian paths and bicycle paths should contribute to a system of fully-connected and intersecting routes. Their design should encourage safe pedestrian and bicycle use. Bicycle and pedestrian paths should be conveniently located and linked to commercial, public, educational, and institutional uses.*

The proposed Project is located within walking distance of community centers and community designations including the adjacent Highgrove Elementary School located to the immediate east of the project site, Grand Terrace High School and Pico Park to the northwest, and Highgrove Community Park to the northeast of the project site.

- III. Finally, General Plan Amendment No. 1126 does not involve a conflict in any foundation component designation as the existing foundation component designation of Community Development will remain unchanged.

**Second Required Finding: *The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.***

One of the main purposes of the General Plan is for the logical development of the County. Land Use Policy No. 22.1 defines that one of the goals of the County is to “accommodate the development of single-and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.” Currently, the project site has a Land Use Designation of Community Development: Light Industrial (CD:LI) and a zoning classification of Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). The project is surrounded to the east and west by existing properties with residential land use designations. By amending the current Land Use Designation, the proposed project would create a logical continuation of Medium Density Residential (MDR) and would utilize existing infrastructure which services the existing residential developments that are located to the east and west of the project site. By amending the General Plan designation, the project would contribute to the achievement of the purpose and would not be detrimental to the General Plan.

**Third Required Finding: *Special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.***

The proposed Project site is in unincorporated Riverside County but within the City of Riverside’s Sphere of Influence and potential Highgrove Annexation area. At the time the County of Riverside General Plan was adopted in October 2003 the City of Riverside’s General Plan designated the Project site that is within the City’s potential annexation area as Industrial. The Riverside County

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

General Plan designated the site Industrial in order to be consistent with the City of Riverside's General Plan which was in effect at the time. In November of 2007, the City of Riverside adopted its General Plan 2025. The City's General Plan 2025 amended the land use designation of the project site that is within the City's potential annexation area from Industrial to Medium Density Residential. This change in land use designation by the City of Riverside in 2007 from Industrial to Medium Density Residential was unanticipated at the time of the County of Riverside's General Plan was prepared in 2003. Thus, GPA No. 1126 is intended to reflect this special circumstance by changing the site's land use designation to provide consistency with the City of Riverside General Plan.

In addition, historically the Highgrove area has been limited to 1/2 acre size lots since sewer service has not been available to the area. Through the approval of both the Spring Mountain Ranch (SP323) and Springbrook Estates (SP330) Specific Plans after the 2003 General Plan was adopted, sewer has become available to the greater area. Outlined in the Highgrove Area Plan, the concern over the provision of sewer services and potential for increases in density had been addressed and required that the following findings be made:

1. The existing level of public facilities and services available to serve the project is adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future; and,
2. The proposed land use designation is compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities.

Adequate public facilities are available and will be provided by this project. The project as designed includes adequate separators between this project and the neighboring 1/2 acre developments and is compatible with the existing residential land uses which consist of Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR).

Accordingly, and based on the foregoing analysis, although the Project would result in a substantial alteration of the present land use of an area, the Project satisfies the required findings of the Administration Element of the General Plan. Furthermore, the proposed residential land use designation would ensure consistency with the City of Riverside General Plan's pre-zoning designation for the site. Impacts associated with the conversion of the site from undeveloped land to that of a residential community have been evaluated throughout this IS/MND, and where necessary, mitigation measures have been identified to reduce Project impacts to a level below significant. Accordingly, impacts would be less than significant and mitigation would not be required.

b) As discussed under Threshold 27a), the proposed Project site is in unincorporated Riverside County but within the City of Riverside's Sphere of Influence and potential Highgrove Annexation area. Proposed GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR)." At the time the County of Riverside General Plan was adopted in October 2003 the City of Riverside's General Plan designated the Project site that is within the City's potential annexation area as Industrial. The Riverside County General Plan designated the site Industrial in order to be consistent with the City of Riverside's General Plan which was in effect at the time. In November of 2007, the City of Riverside adopted its General Plan 2025. The City's General Plan 2025 amended the land use designation of the project site that is within the City's potential annexation area from Industrial to Medium Density Residential. Thus, GPA No. 1126 is intended to reflect this special circumstance by changing the site's land use

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

designation to provide consistency with the City of Riverside General Plan. With approval of GPA 01126, the Project's land use designation would be fully consistent with the City of Riverside General Plan's pre-zoning designation for the site. Furthermore, the proposed MDR land use designation also would be more compatible with the existing residential land uses to the east and west of the Project site. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: Riverside County General Plan; RCIT; Project Application Materials; Riverside County Ordinance 348; Riverside County Ordinance No. 625; Riverside General Plan 2025 Figure LU-10, *Land Use Policy Map*; General Plan Figure 4, *Highgrove Area Plan Policy Areas*.

Findings of Fact:

a) Under existing conditions, the Project site is zoned for "Manufacturing-Service Commercial (M-SC)" and "Industrial Park (I-P)." The Project's proposed change of zone (CZ 07811) would change the zoning designation of the site to "One Family Dwellings (R-1)," which allows for development with one family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. The proposed R-1 zoning designation would be consistent with and would implement the site's proposed General Plan land use designation of MDR. Accordingly, impacts would be less than significant and no mitigation is required.

b) Zoning designations surrounding the Project site include One Family Dwellings (R-1) to the east and west; Manufacturing-Service Commercial (M-SC) to the north and south; Multiple Family Dwellings (R-2) adjacent to the northeast corner of the site, north of Center Street; General Commercial (C-1/C-P) near the northwest corner of the site, south of Center Street and west of California Avenue; Light-Heavy Agriculture (A-1-2½) adjacent to the southeast corner of the site; and the City of Riverside south of the site. Lands to the south of the Project site within the City of

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

Riverside are zoned for "Business and Manufacturing Park Zone (BMP)" with the lands nearest the Project site subject to a "Water Course Overlay Zone (WC)."

The Project proposes to develop the site with up to 200 single-family homes, recreational uses, detention basins, and open space. The proposed on-site land uses would be fully compatible with the R1 and R2 zoning designations that abut the site to the west, east, and northeast. In fact, the residential uses proposed as part of the Project would be more compatible with the existing residential uses to the east and west as compared to the light industrial land uses that are allowed under the property's current zoning designations. The Project also would be fully compatible with the existing commercial zoning designations located along Center Street. Although light industrial zoning designations occur north and south of the site, the Project would be separated from these sites by the Springbrook Wash to the south and by Center Street to the north. Although lands adjacent to the southeast corner of the Project site are zoned Light-Heavy Agriculture (A-1-2½), the proposed Project would be required to comply with Riverside County Ordinance No.625.1, which 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 use may cause said operation to become a nuisance. Ordinance No. 625.1 requires notification to future residents at the time homes on-site are purchased that agricultural operations are ongoing in the area and that such uses may not be the subject of nuisance complaints. With implementation of CZ 07811 and mandatory compliance with Riverside County Ordinance No. 625, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include manufacturing-commercial warehouse buildings, several single-family homes, and vacant undeveloped land to the north of the Project site, north of Center Street. Springbrook Wash is located immediately south of the Project site, beyond which are several manufacturing-commercial warehouse buildings. Immediately east of the Project site, at the southeastern corner of Center Street and Garfield Avenue, is the Highgrove Elementary School. South of the school site is undeveloped land. East of the Project site and south of Spring Street are residential land uses. Located west of the Project site is an existing single-family residential neighborhood.

GPA 01126 proposes to re-designate the 65.2-acre site from "Light Industrial (LI)" to "Medium Density Residential (MDR), 2-5 dwelling units per acre (2-5 du/ac)". CZ 07811 proposes to change the zoning designation of the site to "One Family Dwellings (R-1)," which allows for development with single family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. The proposed R-1 zoning designation would be consistent with and would implement the site's proposed General Plan land use designation of MDR.

The residential uses proposed by the Project would be fully compatible with the existing residential communities located to the west, east, and northeast. The proposed residential uses also would be consistent with the existing elementary school that occurs along the site's eastern boundary. It should be noted that development of the property with residential land uses would be much more compatible with these existing surrounding residential and school uses as compared to development of the property with light industrial uses, as called for by the site's existing General Plan land use designation. Although manufacturing-commercial buildings occur north and south of the Project site, the site is separated from these uses by the Springbrook Wash and Center Street, which would provide for an adequate buffer between these disparate land uses. Additionally, the Project has been designed to avoid direct and indirect impacts to the Springbrook Wash. Accordingly, the Project

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

would be fully compatible with, or otherwise would not conflict with, the site's existing surrounding land uses.

The County of Riverside General Plan and City of Riverside General Plan identify future planned land uses within the Project vicinity. Riverside County General Plan land use designations surrounding the Project site include: Light Industrial (LI) to the north; Medium Residential (MDR) north of Spring Street and east of Garfield Avenue; Low Density Residential (LDR) south of Spring Street and east of Garfield Avenue; Rural Residential (R-R) adjacent to the southeast corner of the Project site; Open Space-Conservation (O-SC) near the southern boundary of the Project site; Medium Density Residential (MDR) west of the Project site from the southern corner of the Project site to near the northern corner of the Project site; and Commercial-Retail (CR) west of the Project site at the southwestern corner of Center Street at California Avenue. South of the Project site is the City of Riverside. Lands within the City of Riverside immediately south of the site are designated by the Riverside General Plan for "Business/Office Park (B/OP)." With exception of the property located east of the Project site and south of the existing school site, these land use designations are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Additionally, undeveloped lands located along the eastern Project boundary are identified for future development with residential land uses; thus, the Project also would not conflict with any proposed land uses in the surrounding area.

Based on the foregoing analysis, the proposed Project would be compatible with existing and planned surrounding land uses, and impacts would be less than significant requiring no mitigation.

d) The Project site is designated by the Riverside County General Plan and the Highgrove Area Plan for "Community Development: Light Industrial (LI)". GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and Highgrove Area Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR)" which would allow for development of the site with residential uses. (Riverside County, 2003a, Table LU 4). With approval of GPA 01126, the Project would be fully consistent with the property's General Plan land use designation.

Prior to commencement of the Riverside County Integrated Project (RICP), the County adopted the Highgrove Community Plan. Rather than duplicate efforts for the Highgrove area as part of the RCIP, the County chose to incorporate the goals, issue statements, and policies of the Community Plan within the Highgrove Area Plan Land Use Plan except as necessary to reflect adoption of Specific Plan No. 323 (Spring Mountain Ranch). As shown on HAP Figure 4, *Highgrove Area Plan Policy Area*, the proposed Project is located within the Highgrove Community Policy Area (Riverside County, 2003b). An analysis of the Project's consistency with applicable policies from the Highgrove Community Policy Area is provided below in Table EA-11, *Project Consistency with the Highgrove Community Policy Area*. As indicated in Table EA-11, the Project would be consistent with, or otherwise would not conflict with, all applicable policies from the Highgrove Community Policy Area.

**Table EA-11 Project Consistency with the Highgrove Community Policy Area**

| Highgrove Community Policy Area Policies  | Discussion of Project Consistency  |
|---|--|
| <b>Community Plan Goals</b>   |  |
| HAP 1.1 Development applications shall incorporate to the maximum extent feasible elements of the existing orange groves as a design feature. The | Under existing conditions, there are no orange groves on the Project site. Accordingly, the Project would not conflict with this policy. |



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

| Highgrove Community Policy Area Policies  | Discussion of Project Consistency   |
|---|---|
| <p>intent is to provide visual and other buffering that will sustain the traditional rural sense of place that has long defined Highgrove.</p>  |   |
| <p>HAP 1.2 Development applications shall include strategies for minimizing vehicle trips generated within a project's boundaries.</p> <ol style="list-style-type: none"> <li>a. Wherever possible, the developer shall provide on-site amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance.</li> <li>b. The developer shall link these amenities to scenic recreational and transportation corridors in an effort to connect to known existing and planned area trip generators.</li> <li>c. In order to implement scenic recreational and transportation corridors and any regional trails proposed to connect thereto, development applicants shall provide easements for public access along a project's perimeter or within or along areas of the project otherwise traversed by rights-of-way dedicated to the public use.</li> <li>d. Designate the following as scenic recreational and transportation corridors:               <ol style="list-style-type: none"> <li>(1) Pigeon Pass Road, from Mount Vernon Avenue to its terminus in the vicinity of the closed Highgrove Landfill.</li> </ol> </li> <li>e. Development applications that incorporate designated scenic recreational and transportation corridors within their project boundaries shall construct or cause to be constructed the following recreational and transportation amenities for the use and enjoyment of the general public, according to current applicable Riverside County standards:               <ol style="list-style-type: none"> <li>(1) A combination Class I bikeway and jogging trail.</li> <li>(2) An equestrian path.</li> <li>(3) Adequate vegetative or other buffering features between the above facilities to increase their attractiveness, to promote privacy, and to reduce any potential conflicts between uses.</li> </ol> </li> </ol> | <p>The Project incorporates curb-separated sidewalks along all on-site roadways (except for Center Street), which would serve to promote pedestrian activity. Additionally, each of the on-site roadways would accommodate bicycles. The on-site roadway network also has been designed to provide safe and convenient access between Center Street and the Springbrook Wash, where regional trail facilities are accommodated on-site to connect to off-site portions of the trail. The on-site portions of the 20-foot regional trail would be placed in a public use easement as part of future final map applications. The Project site is located approximately 0.9 mile west of Pigeon Pass Road and would not be prominently visible from this roadway, demonstrating the Project would not adversely affect scenic views from Pigeon Pass Road. Based on the foregoing analysis, the Project would be consistent with Policy HAP 1.2.</p> |
| <p>HAP 1.3 Development applications that propose more intense residential uses than otherwise allowed within the Highgrove Area Plan Land Use Plan, must satisfy the following, in addition to those policies specified under the appropriate residential density category above:</p> <ol style="list-style-type: none"> <li>a. If a project area is greater than 40 acres in size, then a specific plan application must be submitted.</li> <li>b. Near natural open space amenities like the Box Springs Mountains and the Springbrook Wash,</li> </ol>   | <p>The Project proposes a General Plan Amendment to change the site's General Plan land use designation from LI to MDR. As shown on Figure 2-5, land located immediately northeast of the site is designated for High Density Residential (HDR) development, which is a more intense residential land use than is proposed by the Project. The property currently designated for HDR is located within the Highgrove Community Policy Area. Accordingly, the Project does not propose more intense residential uses than otherwise allowed within the Highgrove Area Plan Land Use Plan. Moreover,</p>  |

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

| Highgrove Community Policy Area Policies  | Discussion of Project Consistency   |
|---|---|
| <p>clustering of dwelling units shall be encouraged to promote protection of scenic values and provision of recreational open space. The minimum lot size to be allowed in a cluster development shall be 7,200 square feet.</p>  | <p>the Project does not propose any deviations from the County's R-1 zoning ordinance. The TTM proposes single family homes on minimum 7,200 s.f. lots, provides a setback from the Springbrook Wash, and a detailed landscaping plan is proposed that shows amenities in all common areas. Thus, there would be no benefit to the County or any environmental benefits with preparing a specific plan. Therefore, Policy HAP 1.3 is not applicable to the proposed Project.</p>  |
| <p>HAP 1.4 Development applications for commercial or industrial projects at locations designated for residential uses within the Highgrove Area Plan Land Use Plan must satisfy the following requirements, in addition to those specified under the "Commercial" or "Industrial" policies described in the Local Land Use Policies section.</p> <ul style="list-style-type: none"> <li>a. The project shall be buffered with landscaping, berms, additional setbacks or other features necessary to reduce the impacts on adjacent residential uses.</li> <li>b. Approval of a General Plan amendment is required.</li> </ul> | <p>The Project does not involve development applications for commercial or industrial land uses. Accordingly, Policy HAP 1.4 is not applicable to the proposed Project.</p>   |
| <p><b>General Policies - Administrative</b></p>   |   |
| <p>HAP 2.1 The Land Use Plan associated with the Highgrove Area Plan determines the location, extent, density, and intensity of land uses.</p>  | <p>GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "MDR." With approval of GPA 01126, the Project would be consistent with the HAP Land Use Plan, thereby demonstrating consistency with Policy HAP 2.1.</p>  |
| <p>HAP 2.2 The Highgrove Area Plan constitutes a portion of the Riverside County General Plan. In addition to the Highgrove Community Policy Area, all countywide policies, objectives, programs, and standards in the Riverside County General Plan apply in the determination of General Plan consistency for a land use development proposal.</p>  | <p>Riverside County reviewed the proposed Project and determined the Project would be consistent with, or otherwise would not conflict with, all applicable HAP and General Plan policies, objectives, programs, and standards. Accordingly, the Project is consistent with Policy HAP 2.2.</p>   |
| <p>HAP 2.3 Prior to approval of any proposed amendments that would permit more intense usage of a specific site, findings must be made that:</p> <ul style="list-style-type: none"> <li>a. The existing level of public facilities and services available to serve the project is adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future; and</li> <li>b. The proposed land use designation is compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities.</li> </ul>   | <p>GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "MDR." MDR land uses represent a less intense use than LI land uses. Nonetheless, the Project site would be adequately served by public facilities and services, as demonstrated by the discussion and analysis presented throughout this IS/MND. The proposed MDR land use also would be more compatible with existing residential neighborhoods located immediately east and west of the site. Accordingly, the Project would be consistent with Policy HAP 2.3.</p> |
| <p>HAP 2.4 Continue collaborative jurisdictional efforts with surrounding jurisdictions for the long-range planning of the Highgrove community.</p>   | <p>Policy HAP 2.4 provides direction to County staff and decision-makers, and is not applicable to the proposed Project.</p>  |

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

| Highgrove Community Policy Area Policies  | Discussion of Project Consistency   |
|---|---|
| <b>General Policies – Design and Environmental</b>  |   |
| <p>HAP 3.1 Any building constructed within the Hazardous Fire Area shall be constructed with fire retardant roofing material as described in the Uniform Building Code and shall comply with the special construction provisions contained in the Riverside County Fire Code Standards (Ordinance 787). Any wood shingles or shakes shall have a Class B (or better) rating and shall be approved by the Riverside County Fire Department prior to installation.</p>  | <p>According to HAP Figure 9, <i>Wildfire Susceptibility</i>, the Project site is not located within a Hazardous Fire Area. Accordingly, Policy HAP 3.1 is not applicable to the proposed Project.</p>  |
| <p>HAP 3.2 The installation of water efficient fixtures and drought tolerant landscaping and the use of reclaimed water for landscaping, dust control, and other uses not involving human consumption are encouraged as means of conserving water in the area.</p>  | <p>The Project would be required to install water efficient fixtures in compliance with Title 24 requirements. Additionally, the Project's proposed landscape plan is consistent with County Ordinance No. 859 (Water Efficient Landscape Requirements Ordinance), which requires substantial reductions in the amount of water used in landscaping. Additionally, the only reclaimed water facilities available in the Project vicinity are the existing reclaimed water line that would extend from the existing on-site wells to serve the Spring Mountain Ranch Development; there is insufficient capacity from the existing well sites to meet the Project's irrigation demands, and no other facilities are available in the area to serve the Project with reclaimed water. Accordingly, the Project would be consistent with Policy HAP 3.2.</p> |
| <p>HAP 3.3 Review development applications for projects along the Springbrook Wash to ensure that they complement the wash's function as a natural open space, wildlife, and recreation corridor.</p>   | <p>As depicted on TTM 36668, the Project has been designed to preserve the on-site portions of the Springbrook Wash as natural open space, and proposed residential uses would be buffered from the wash by a proposed 2.9-acre park site. A regional trail also is accommodated within the park and connects to off-site portions of this trail. Accordingly, and in conformance with Policy HAP 3.3, the Project would complement the wash's function as a natural open space, wildlife, and recreation corridor.</p>   |
| <p>HAP 3.4 Roads crossing drainage channels shall provide for proper drainage.</p>  | <p>The Project does not propose any roadway improvements that traverse drainage channels. Accordingly, Policy HAP 3.4 is not applicable to the proposed Project.</p>  |
| <p>HAP 3.5 The Riverside County Flood Control and Water Conservation District shall review developments proposed within areas subject to flooding, including the Springbrook Wash. Land use types and intensities permitted shall recognize and mitigate local flooding problems.</p> <p>HAP 3.6 Developments proposed in areas near identified flood hazard areas, which could substantially increase surface runoff or provide substantial additional sources of polluted runoff, shall be reviewed by the Riverside County Flood Control and Water Conservation District. Land use types and intensities</p> | <p>In conformance with Policies HAP 3.5 and HAP 3.6, the proposed Project and the Project's drainage study report (Appendix I) have been reviewed by the RCFCWCD, which determined that the proposed residential units would be adequately protected from flood hazards. The Project also would reduce peak runoff rates during peak storm events, thereby ensuring the Project has no potential to create flooding problems on- or off-site.</p>   |

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

| Highgrove Community Policy Area Policies  | Discussion of Project Consistency   |
|---|---|
| permitted shall recognize and mitigate surface runoff quality or quantity problems.   |   |
| HAP 3.7 Development adjacent to the Springbrook Wash shall be limited to the bluffs overlooking the wash itself. A development application proposing any alteration of the wash's banks must obtain prior approval of the Riverside County Flood Control and Water Conservation District.   | The Project has been designed so as to avoid impacts to the banks of the Springbrook Wash. The proposed residential units are situated on the upland portions of the site and would be buffered from the Springbrook Wash by a proposed 2.9-acre park site. Accordingly, the Project would be consistent with Policy HAP 3.7.   |
| HAP 3.8 Development projects within the Highgrove Community Policy Area shall implement best management practices for urban pollutant runoff as prescribed by the Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and its supplements.  | In compliance with the SAR-DAMP, the Project has incorporated BMPs as part of the Project-specific WQMP (Appendix I). Project-related BMPs would be enforced as conditions of approval for future implementing development applications. Accordingly, the Project would be consistent with Policy HAP 3.8.  |
| <b>General Policies – Recreational Trails</b>   |   |
| HAP 4.1 The Riverside County General Plan's Regional Trails Map and the Highgrove Area Plan trails maps depict conceptual trail alignments. The precise alignment of a trail shall be based on the physical characteristics of the area. Where practical, trails have been aligned along road rights-of-way and flood control and utility easements.  | According to HAP Figure 7, <i>Trails and Bikeway System</i> , a Regional Trail is planned to traverse the Project site in a northeast to southwest orientation, with an additional segment extending easterly near Spring Street. The Project proposes to accommodate a regional trail extending along the southern edge of Spring Street and extending south along Street "G" towards the proposed park site in Lot P. The on-site portion of this trail would connect to off-site portions of the trail towards the southwest. Additional trail access is available off-site along California Street. Accordingly, and in conformance with Policy HAP 4.1, the Project would be consistent with the trail designations shown on HAP Figure 7. |
| HAP 4.2 Trails will be developed in accordance with current Riverside County design criteria, standards, and practices. Function, safety, and scenic quality are the main criteria for their location and design.   | The proposed on-site regional trail has been designed to consist of a 10-foot trail within a 20-foot easement or extended parkway, in conformance with current County design criteria, standards, and practices. The County has reviewed the proposed trail design and determined that it demonstrates function, safety, and scenic quality. Accordingly, the Project would be consistent with Policy HAP 4.3.  |
| HAP 4.3 In order to implement any non-motorized regional multipurpose trails represented in these policies, trail routes will need to be acquired. The County's Regional Park and Open Space District will be responsible for the development and maintenance of such trails. Proposed new non-motorized regional multi-purpose trails for Highgrove include the following:<br>a. Along Spring Street, from Michigan Avenue easterly to near the easterly terminus of its publicly dedicated right of way, turning northerly to connect to Center Street near its easterly terminus, and continuing generally easterly to the Box Springs Mountains. (Implementation of this facility and its continuation along Center Street on the opposite side of the Box Springs Mountains could eventually permit a connection | The proposed regional trail will be maintained either by the Regional Park and Open Space District or by the County of Riverside Landscape Maintenance District. The Project site is not located along any of the roadway segments specified by this policy as requiring trails. Accordingly, the Project would be consistent with Policy HAP 4.3.  |

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

| Highgrove Community Policy Area Policies   | Discussion of Project Consistency   |
|--|---|
| <p>to Reche Canyon Road, already designated a regional multi-purpose trail in the Riverside County Comprehensive General Plan.)</p> <p>b. From the Box Springs Mountains, at a point of connection with the facility cited in the policy above, continuing generally southerly, crossing Pigeon Pass Road, and connecting to Box Springs Mountain Park.</p> <p>c. Along Mount Vernon Avenue, from Main Street to its intersection with Pigeon Pass Road.</p> <p>d. From the Gage Canal, within or along the Springbrook Wash to Mount Vernon Avenue, continuing through or along the wash to a point of connection with the current terminus of Serpentine Road.</p>   |   |
| <p>HAP 4.4 Proposed new bike trails for Highgrove include the following:</p> <p>a. A Class II facility on Center Street, from Iowa Avenue to Michigan Avenue. (Implementation of this facility is important to pursuing an eventual connection to the Santa Ana River.)</p> <p>b. A Class II facility on Mount Vernon Avenue, from Main Street to Palmyrita Avenue.</p> <p>c. A Class II facility on California Avenue, from Center Street to the City of Riverside's incorporated limits.</p> <p>d. A Class II facility on Iowa Avenue, from Main Street to the City of Riverside's incorporated limits.</p> <p>e. A Class II facility on Main Street, from Michigan Avenue to Mount Vernon Avenue.</p> <p>f. A Class II facility on Michigan Avenue, from Main Street to Spring Street.</p> <p>g. A Class II facility on Spring Street, from Michigan Avenue to Mount Vernon Avenue.</p>             | <p>The portion of Center Street that occurs along the site's frontage is currently built out, with exception of the addition of 6 feet of additional landscaped parkway that would be accommodated by the Project. According to HAP Figure 6, <i>Circulation</i>, Center Street is designated as a Secondary Highway, which is required by General Plan Figure C-4, <i>Street Classification Cross-Sections</i>, to include two 12-foot travel lanes and an 8-foot bike lane along both halves of the roadway. Similarly, Spring Street is designed to the County's standard of a Collector, which would accommodate one 12-foot travel lane and an 8-foot bike lane along both sides of the roadway. Although the Project site abuts California Avenue, no improvements to this roadway are proposed by or required of the proposed Project. Accordingly, the Project would be consistent with Policy HAP 4.4.</p> |
| <p>HAP 4.5 Diamond-shaped warning signs indicating "Warning: Horse Crossing" or depicting the equivalent international graphic symbol shall be installed where practicable at locations where regional or community trails as described in these policies cross public roads with relatively high amounts of traffic. Priority should be given to Center Street, Pigeon Pass Road, and roadways with more than two striped lanes. At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle, and pedestrian (i.e., non-motorized) traffic.</p> | <p>The on-site portions of the proposed regional trail would not cross any public roadways. Additionally, no new signalized intersections are proposed by the Project. Accordingly, the Project would not conflict with Policy HAP 4.5.</p>   |
| <p><b>Local Land Use Policies – Urban Residential Development</b></p>  |   |

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

| Highgrove Community Policy Area Policies  | Discussion of Project Consistency   |
|---|---|
| <p>HAP 5.1 Additional VHDR, HDR, or MHDR residential uses shall be located within Highgrove's western urban core. VHDR uses shall be allowed only as a component of a transit-oriented mixed-use development as specified in the policy below. HDR or MHDR uses shall be allowed either as a component of a transit-oriented mixed-use development as specified in the policy below; or on parcels with appropriate existing zoning whose development applications can satisfy all other applicable policies below.</p> | <p>The Project proposes to implement MDR land uses, and does not propose any VHDR, HDR, or MHDR land uses. Accordingly, Policy HAP 5.1 is not applicable to the proposed Project.</p>   |
| <p>HAP 5.2 Provide amenity features in conjunction with all VHDR, HDR, and MHDR developments. This may include a local park, jogging trail, or other open space feature for the use and enjoyment of residents.</p>   | <p>The Project proposes to implement MDR land uses, and does not propose any VHDR, HDR, or MHDR land uses. Accordingly, Policy HAP 5.21 is not applicable to the proposed Project.</p>  |
| <p>HAP 5.3 VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.</p>  | <p>The Project proposes to implement MDR land uses with minimum 7,200 s.f. lot sizes. To the west of the Project site is an existing residential community with lot sizes as small as 6,700 s.f. in size, while the existing residential community to the east of the site and south of Spring Street has been developed with lot sizes of approximately 20,000 s.f. in size. Six-foot community walls, which would consist of block walls with pilasters and creeping fig, would be provided along the eastern and western boundaries of the site, in conformance with Policy HAP 5.3.</p> |
| <p>HAP 5.4 MDR developments shall provide open space, neighborhood parks, or recreational areas to serve the needs of their residents.</p>  | <p>In conformance with Policy HAP 5.4, the Project has been designed to include 2.67 acres of natural open space and two community park sites on 4.01 acres. The Project's 200 residential dwelling units would produce an estimated future population of 602 residents. Based on the County's required park standard of 5.0 acres per 1,000 new residents, the future population on-site would generate a demand for 3.01 acres of parkland. Accordingly, the proposed recreational amenities on-site are adequate to meet the recreational needs of future site residents.</p>            |
| <p>HAP 5.5 All MDR, MHDR, HDR, VHDR, HHDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.</p>                            | <p>The Project would be provided water service from the Riverside Highland Water Company, and adequate facilities are available in the surrounding area to serve the Project with sewer service, electricity, natural gas, telephone, and cable service. Accordingly, the Project would be consistent with Policy HAP 5.5.</p>  |
| <p>HAP 5.6 All subdivisions proposing development at MDR, MHDR, HDR, VHDR, and HHDR densities must be part of improvement districts of water and sewer districts which are authorized to provide water and sewer service, or must provide evidence of an agreement with another entity for provision of sewer service. Commitments for water and sewer service</p>  | <p>The Project would be provided water service by the Riverside Highland Water Company, while sewer service would be provided by the City of Riverside. The Riverside Highland Water Company has confirmed it has adequate capacity to serve the Project (refer to Appendix M). Additionally, adequate capacity exists or will exist at the Riverside Water</p>   |

|                                      |  |                                    |              |
|--------------------------------------|--|------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|------------------------------------|--------------|

| Highgrove Community Policy Area Policies   | Discussion of Project Consistency  |
|--|--|
| must be confirmed by the entities responsible for providing these services. Adequate and available water supply and sewage treatment capacities must exist at the time of construction to meet the demands of the proposed project.  | Quality Control Plant (RWQCP) to serve the proposed Project (refer to the discussion and analysis of Threshold 46.b)). Accordingly, the Project would be consistent with Policy HAP 5.6. |
| <p>HAP 5.7 Development applications for transit-oriented mixed use development projects must satisfy the requirements of the VHDR, HDR, MHDR, MDR, Commercial or Industrial policies of this Plan, according to the uses incorporated within the project. In addition, such applications must satisfy the following requirements:</p> <ol style="list-style-type: none"> <li>a. The project shall be located within one-half mile of a future Highgrove transit station site.</li> <li>b. The project shall aggressively promote alternatives to vehicular traffic, by project design and amenities that encourage pedestrian and bicycle patronage.</li> <li>c. The project's residential component shall have a maximum residential density of 20 dwelling units per acre (VHDR). In its design and construction, this residential component shall implement measures appropriate to mitigate exterior noise and interior noise at levels consistent with its proximity to railroad rights-of-way or other significant noise sources.</li> <li>d. The project shall include a retail component that is centrally located, serves transit employees/passengers, the project's inhabitants, and potentially the greater Highgrove community.</li> <li>e. Approval of a specific plan application is required.</li> </ol> | The Project is not a transit-oriented mixed use development. Accordingly, Policy HAP 5.7 is not applicable to the proposed Project.  |
| <b>Local Land Use Policies – Rural Density Residential Development</b>   |  |
| The Project does not propose rural density residential development; accordingly, these policies are not applicable to the proposed Project.  |  |
| <b>Local Land Use Policies – Industrial</b>  |  |
| The Project does not propose industrial development; accordingly, these policies are not applicable to the proposed Project.   |  |
| <b>Local Land Use Policies – Rural Mountainous Areas</b>   |  |
| The Project does not propose rural mountainous land uses; accordingly, these policies are not applicable to the proposed Project.  |  |
| <b>Local Land Use Policies – Open Space-Conservation Areas</b>   |  |
| The Project site is not designated as an Open Space-Conservation area; accordingly, these policies are not applicable to the proposed Project.   |  |

Additionally, the Project site is located within the sphere of influence for the City of Riverside. The HAP incorporates policies specific to properties located within the City of Riverside sphere of influence. As indicated in Table EA-12, *Project Consistency with HAP City of Riverside Sphere of Influence Policies*, the Project would be consistent with all applicable HAP policies related to the City's sphere of influence.

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

Riverside County staff also reviewed the Project for conformance with all additional policies of the County's General Plan and the HAP, and determined that the Project would be consistent with, or otherwise would not conflict with, all applicable policies. In addition, the Project is not located within a Specific Plan. Based on the foregoing analysis, the Project would be consistent with the land use designations and policies of the Comprehensive General Plan, and impacts would be less than significant.

**Table EA-12 Project Consistency with HAP City of Riverside Sphere of Influence Policies**

| HAP Riverside Sphere of Influence Policies   | Discussion of Project Consistency  |
|--|--|
| HAP 11.1 Sanitary sewer service shall be provided to any new lots smaller than one acre in gross area tentatively approved through tract map or parcel map applications following the adoption of this General Plan. If sewer service is not available, a 1-acre minimum lot size shall be required.   | The Project would be served with sanitary sewer service from the City of Riverside. Accordingly, the Project would be consistent with Policy HAP 11.1.   |
| HAP 11.2 The County shall work with representatives of the City of Riverside to provide for the establishment of development standards comparable to those required by the City. Such development standards may include, but are not necessarily limited to, design standards, density, street widths, setbacks, landscaping (including reverse frontage landscaping), residential lot development (including subdivision design and grading), parking, and undergrounding of utilities.   | Policy HAP 11.2 provides direction to County staff and decision-makers, and is not applicable to the proposed Project.   |
| HAP 11.3 The County shall implement standards to provide that new development occurring in unincorporated areas will "pay its own way." The County will establish programs that will be continuing obligations of the County (utilizing Community Facilities Districts, County Service Areas, or other ongoing funding mechanisms subject to the requirements of Proposition 218) to provide for community parks, recreation programs, and libraries. The use of homeowners' associations will be limited to services or facilities serving only that specific group of property owners. | Policy HAP 11.2 provides direction to County staff and decision-makers, and is not applicable to the proposed Project.   |
| HAP 11.4 Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Riverside sphere of influence shall be forwarded to the City for review. If the development application requires zoning that would be inconsistent with the City's General Plan, a meeting shall be arranged among City staff, County staff, and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/requirements.  | In conformance with Policy HAP 11.4, a copy of the Project's MND will be forwarded to the City of Riverside for review during the MND's 20-day public review period. The City of Riverside General Plan designates the Project site for development with MDR land uses, and the Project would be consistent with the City's designation. Accordingly, the Project would comply with Policy HAP 11.4. |

e) Under existing conditions, existing residential communities occur to the east and west of the Project site. Although the Project would be located between these existing communities, the Project would effectively serve as an extension of the surrounding residential uses. The Project has been



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

designed to accommodate appropriate pedestrian, bicycle, equestrian, and vehicular access through the site. There are no components of the proposed Project that would obstruct access or neighborhood cohesiveness between these existing surrounding communities. Additionally, the proposed residential land uses would be similar in character to the existing residential uses to the east and west. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: General Plan EIR Figure 4.12.1, *Mineral Resource Areas*; Project Application Materials.

Findings of Fact:

a & b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure 4.12.1, *Mineral Resources Areas*, the Project site and off-site impact areas are designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance (CDC, 2000, p. 3). Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Thus, no impact would occur.

c & d) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing surface mine. In addition, implementation

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

of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: County of Riverside HAP Figure 4 Highgrove Area Plan Policy Areas; County of Riverside HAP Figure 5, Highgrove Area Plan March Air Reserve Base Airport Influence Policy Area; 2014 March Air Reserve Base Inland Port Airport Land Use Compatibility Plan, ALUC Staff Report for Case ZAP1122MA15; Google Earth 2014.

Findings of Fact:

a) The nearest airport to the Project site is the Flabob Airport which is located approximately 6.8 miles southwest of the Project site. Flabob airport is a small public use airport. Flabob Airport is a small public use airport and the Project site not located in an airport land use plan covering the Flabob airport (ALUC, 2004). The Project site also is located approximately 15.2 miles northwest of the March Air Reserve Base. According to County of Riverside General Plan HAP Figure 4 and County of Riverside HAP Figure 5, the Project site was not located within the March Air Reserve Base Airport Influence Policy Area or within any airport safety zone areas at the time the County's General Plan was adopted. (Riverside County, 2003b). However, based on the more recently updated 2014 March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan, the southern portion of the Project site, south of Spring Street, is located in the MARB/IP Airport Compatibility Zone E (ALUC, 2014). The County of Riverside Airport Land Use Commission (ALUC) conducted a hearing on the Project on July 9, 2015, and determined that the Project is consistent with the 2014 MARB/IP Land Use Compatibility Plan, and that the Project site falls outside of the 60 CNEL contour relative to aircraft noise. ALUC indicated that standard construction for new homes is presumed to provide adequate sound attenuation, and the Project does not require special mitigation for aircraft generated noise. (ALUC, 2015)

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

b) The Project site is located 6.8 miles from the nearest airport (Flabob airport), which is a public use airport addressed above under threshold 30.a). There are no private airstrips located within two miles of the Project site. Accordingly, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.  
Monitoring: No monitoring is required.

**31. Railroad Noise**

NA  A  B  C  D

Source: General Plan Noise Element Appendix I; County of Riverside General Plan HAP Figure 6 Highgrove Area Plan Circulation; *Noise Impact Analysis*, Urban Crossroads, November 13, 2014; Google Earth 2014.

Findings of Fact:

The nearest active railroad tracks are located approximately 867 feet from the western boundary of the Project site and run north and south parallel to Transit Avenue. Due to its proximity to the existing rail lines, the Project would experience some background noise impacts from railroad operations. The County of Riverside General Plan Noise Element requires that noise-sensitive land uses be constructed beyond the 65 dBA CNEL contour along railroad lines. Appendix I of the County's General Plan identifies railroad noise contours based on the distance to the railroad tracks. The 65 dBA CNEL noise contour extends to 648 feet and the 60 dBA CNEL noise contour extends to 1,929 feet. Accordingly, the Project site lies outside the 65 dBA CNEL noise contour and within the 60 dBA noise contour at a distance of 867 feet from the railroad tracks. (Riverside County, 2003a) Thus, future on-site homes may be exposed to noise from train horns, but the noise impacts from railroad noise would be less than significant because the Project site would not be exposed to railroad-related noise exceeding the County General Plan Noise Element standard of 65 dBA. (Urban Crossroads, 2014c, p. 47)

Mitigation: No mitigation is required.  
Monitoring: No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials; Google Earth 2014; HAP Figure 6, *Highgrove Area Plan Circulation; Noise Impact Analysis*, Urban Crossroads, November 13, 2014.

Findings of Fact: The nearest highway to the Project site is Interstate 215 (I-215) located approximately 0.65 miles west of the Project site. Due to intervening development and topography, vehicular traffic from I-215 would not expose future on-site residents to noise levels in excess of County General Plan standards and no impact would occur. Impacts from other roadways in the Project vicinity are addressed separately under Threshold 34.c).

Mitigation: No mitigation is required.  
Monitoring: No monitoring is required.

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

**33. Other Noise**

NA     A     B     C     D                

Source: On-site Inspection; Project Application Materials, Google Earth 2014; *Noise Impact Analysis, Urban Crossroads*, November 13, 2014.

Findings of Fact: Two existing non-potable irrigation wells are located on the south side of Spring Street, immediately east of California Avenue and west of Garfield Avenue. The non-potable irrigation well pumps are not operating under existing conditions. Both of these well pad sites would remain on the Project site but would not serve the proposed Project and instead are planned to serve the proposed Spring Mountain Ranch Development located east of Mt. Vernon Avenue. When operational, the non-potable irrigation wells operate up to 12 to 15 hours during the daytime hours of 7:00 AM to 10:00 PM and operate during additional hours of 11:30 PM to 5:30 PM during the summer months. (RHCW, 2014b) Urban Crossroads measured short-term noise levels at two on-site measurement locations near each of the well pad sites. Location L1 was located approximately 30 feet north of the non-potable irrigation well that exists in the northwest portion of the site south of Spring Street. Location L2 was located approximately 30 feet north of the non-potable irrigation well that exists in the northeast portion of the Project site south of Spring Street. (Urban Crossroads, 2014c, p. 25)

As noted above, the well pumps are not operating under existing conditions. Operational noise impacts from the wells would be most noticeable when the irrigation pumps are activated, due to the noise from the 200 horsepower (hp) motors and 400 amperage (amps) electrical panels within each well pad site. Because the non-potable irrigation wells are not operating under existing conditions, to estimate the on-site operational noise impacts associated with the non-potable irrigation wells, Urban Crossroads collected reference noise level measurements in October 2014 from an existing well pad site in the Coachella Valley Water District (CVWD). At a distance of 30 feet from the reference well noise source, the measurements produced an unmitigated exterior reference noise level of 56.5 dBA Leq. While the specific noise levels at the Project site would depend on the actual operation of the irrigation wells and the intensity and hours of operation, the reference noise level of 56.5 dBA Leq was used by Urban Crossroads for the analysis of on-site future operational activity of the two non-potable irrigation well pumps. (Urban Crossroads, 2014c, pp. 53-54)

The Project proposes a 6-foot community wall with pilasters along the side yards of residential homes that abut the well pad sites, which would serve to reduce noise levels affecting these three individual homes by approximately 5.1 dBA. With construction of the planned community walls, the operational noise level impacts associated with the irrigation wells are expected to remain below the daytime exterior noise level standards of 55 dBA Leq for residential land uses. Thus, stationary noise impacts associated with the two non-potable irrigation wells affecting future site residents would be less than significant. (Urban Crossroads, 2014c, p. 5)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County Ordinance No. 847 Regulating Noise; *Noise Impact Analysis*, Urban Crossroads, November 13, 2014.

**Findings of Fact:**

a) The Project proposes residential land uses. Residential land uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. The only potential for the Project to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project which could cause or contribute to increased traffic-related noise levels at off-site locations. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network and railroad operations associated with the railroad tracks located approximately 867 feet from the western boundary of the Project site.

Because all roadways in the Project's study area are existing roadways that produce traffic-related noise, the potential significance of the Project's impact to existing sensitive receptors along roadway segments would vary based on the existing noise levels that occur along each roadway segment. Table EA-13, *Significance of Cumulative Noise Impacts*, presents the significance of the Project's vehicular-related impacts in relation to the existing noise conditions of area roadways.

**Table EA-13 Significance of Cumulative Noise Impacts**

| Without Project Noise Level (CNEL) | Project Related Significant Impact |
|------------------------------------|------------------------------------|
| < 60 dBA                           | 5 dBA or more                      |
| 60 - 65 dBA                        | 3 dBA or more                      |
| > 65 dBA                           | 1.5 dBA or more                    |

Federal Interagency Committee on Noise (FICON), 1992  
(Urban Crossroads, 2014c, pp. Table 4-1)

Table EA-14, *Project-Related Off-site Traffic Noise Impacts for Existing Conditions*, presents a comparison of the existing without and with Project conditions CNEL noise levels. Table EA-14 shows that the unmitigated exterior noise levels are expected to range from 54.2 to 70.2 dBA CNEL. Existing with Project noise level contours are expected to range from 56.2 to 70.3 dBA CNEL. Overall the Project is expected to generate an unmitigated exterior noise level increase of up to 2.9 dBA CNEL in one location, Spring Street west of proposed Street "G" (Driveway 2), where an existing single family home is located. As shown in Table EA-14, this existing home is currently exposed to noise levels of 58.3 dBA CNEL under existing conditions. Based on the significance criteria presented in Table EA-13, the Project's increase of 2.9 dBA CNEL would represent a less-than-significant impact since the without Project noise levels are below 60 dBA and the Project does not

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

produce a readily perceptible 5 dBA or greater Project related noise level increase. (Urban Crossroads, 2014c, p. 45)

Table EA-15, *Year 2018 Off-Site Project Related Traffic Noise Impacts*, presents a comparison of the Year 2018 without and with Project conditions CNEL noise levels. Table EA-15 shows that the unmitigated exterior noise levels are expected to range from 56.1 to 71.1 dBA CNEL, while the Year 2018 with Project conditions noise level contours are expected to range from 57.7 to 71.2 dBA CNEL. As shown on Table EA-15 the Project is expected to generate an unmitigated exterior noise level increase of up to 2.0 dBA CNEL at Spring Street, west of Street "G" (Driveway 2). As indicated in Table EA-15, this home would be exposed to noise levels of up to 60.4 dBA CNEL without the addition of Project traffic. Based on the significance criteria presented in Table EA-13, this increase is considered less than significant since the without Project noise levels are between 60 to 65 dBA and the Project does not produce a barely perceptible 3 dBA or greater Project-related noise level increase for Year 2018 conditions. (Urban Crossroads, 2014c, p. 45)

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

**Table EA-14 Project-Related Off-site Traffic Noise Impacts for Existing Conditions**

| ID | Road          | Segment             | Adjacent Land Use <sup>1</sup> | CNEL at Adjacent Land Use (dBA) |              |                  | Potential Significant Impact? <sup>2</sup> |
|----|---------------|---------------------|--------------------------------|---------------------------------|--------------|------------------|--|
|    |               |                     |                                | No Project                      | With Project | Project Addition |  |
| 1  | Stephens Av.  | s/o Center St.      | Commercial                     | 64.1                            | 64.4         | 0.3              | No   |
| 2  | Highgrove Pl. | s/o Center St.      | Industrial                     | 61.6                            | 61.9         | 0.3              | No   |
| 3  | Iowa Av.      | n/o Center St.      | Business/Office Park           | 66.9                            | 67.0         | 0.1              | No   |
| 4  | Iowa Av.      | s/o Center St.      | Industrial                     | 68.1                            | 68.2         | 0.1              | No   |
| 5  | Iowa Av.      | n/o W Citrus St.    | Business/Office Park           | 67.8                            | 68.0         | 0.2              | No   |
| 6  | Iowa Av.      | s/o W Citrus St.    | Business/Office Park           | 67.7                            | 67.9         | 0.2              | No   |
| 7  | Iowa Av.      | n/o Palmyrita Av.   | Business/Office Park           | 68.0                            | 68.1         | 0.1              | No   |
| 8  | Iowa Av.      | n/o Columbia Av.    | Business/Office Park           | 69.3                            | 69.5         | 0.2              | No   |
| 9  | Iowa Av.      | s/o Columbia Av.    | Public Park                    | 69.9                            | 70.0         | 0.1              | No   |
| 10 | Iowa Av.      | n/o Marlborough Av. | Public Park                    | 69.7                            | 69.8         | 0.1              | No   |
| 11 | Iowa Av.      | s/o Marlborough Av. | Business/Office Park           | 69.7                            | 69.9         | 0.2              | No   |
| 12 | Iowa Av.      | n/o Spruce St.      | Business/Office Park           | 70.2                            | 70.3         | 0.1              | No   |
| 13 | Iowa Av.      | s/o Spruce St.      | Medium-High Density Res.       | 69.7                            | 69.8         | 0.1              | No   |
| 14 | Garfield Av.  | s/o Center St.      | Medium Density Residential     | 54.2                            | 56.2         | 2.0              | No   |
| 15 | Garfield Av.  | n/o Spring St.      | Medium Density Residential     | 54.2                            | 56.2         | 2.0              | No   |
| 16 | Center St.    | w/o Stephens Av.    | Medium Density Residential     | 66.0                            | 66.1         | 0.1              | No   |
| 17 | Center St.    | e/o Stephens Av.    | Medium Density Residential     | 65.9                            | 66.2         | 0.3              | No   |
| 18 | Center St.    | w/o Iowa Av.        | Business/Office Park           | 66.6                            | 67.0         | 0.4              | No   |
| 19 | Center St.    | e/o Iowa Av.        | Industrial                     | 65.1                            | 66.1         | 1.0              | No   |
| 20 | Center St.    | w/o Driveway 1      | Medium Density Residential     | 63.8                            | 64.5         | 0.7              | No   |
| 21 | Center St.    | e/o Driveway 1      | Medium Density Residential     | 63.8                            | 64.1         | 0.3              | No   |
| 22 | Spring St.    | w/o Driveway 2      | Medium Density Residential     | 58.3                            | 61.2         | 2.9              | No   |
| 23 | Spring St.    | e/o Driveway 2      | Medium Density Residential     | 58.3                            | 59.5         | 1.2              | No   |
| 24 | Palmyrita Av. | e/o Iowa Av.        | Business/Office Park           | 57.4                            | 57.4         | 0.0              | No   |
| 25 | Columbia Av.  | w/o Iowa Av.        | Business/Office Park           | 67.3                            | 67.4         | 0.1              | No   |
| 26 | Spruce St.    | w/o Iowa Av.        | Medium-High Density Res.       | 66.6                            | 66.7         | 0.1              | No   |
| 27 | Spruce St.    | e/o Iowa Av.        | High Density Residential       | 66.2                            | 66.3         | 0.1              | No   |

1. Source: City of Riverside General Plan Land Use/Urban Design Element, November 2007.

2. Significance of Cumulative Impacts (refer to Table EA-13).  
(Urban Crossroads, 2014c, Table 7-7)

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

**Table EA-15      Year 2018 Off-Site Project Related Traffic Noise Impacts**

| ID | Road          | Segment             | Adjacent Land Use <sup>1</sup> | CNEL at Adjacent Land Use (dBA) |              |                  | Potential Significant Impact <sup>2</sup> |
|----|---------------|---------------------|--------------------------------|---------------------------------|--------------|------------------|---|
|    |               |                     |                                | No Project                      | With Project | Project Addition |   |
| 1  | Stephens Av.  | s/o Center St.      | Commercial                     | 65.9                            | 66.1         | 0.2              | No  |
| 2  | Highgrove Pl. | s/o Center St.      | Industrial                     | 63.5                            | 63.8         | 0.3              | No  |
| 3  | Iowa Av.      | n/o Center St.      | Business/Office Park           | 67.5                            | 67.5         | 0.0              | No  |
| 4  | Iowa Av.      | s/o Center St.      | Industrial                     | 68.6                            | 68.8         | 0.2              | No  |
| 5  | Iowa Av.      | n/o W Citrus St.    | Business/Office Park           | 68.3                            | 68.5         | 0.2              | No  |
| 6  | Iowa Av.      | s/o W Citrus St.    | Business/Office Park           | 68.3                            | 68.5         | 0.2              | No  |
| 7  | Iowa Av.      | n/o Palmyrita Av.   | Business/Office Park           | 68.5                            | 68.7         | 0.2              | No  |
| 8  | Iowa Av.      | n/o Columbia Av.    | Business/Office Park           | 70.4                            | 70.6         | 0.2              | No  |
| 9  | Iowa Av.      | s/o Columbia Av.    | Public Park                    | 70.8                            | 70.9         | 0.1              | No  |
| 10 | Iowa Av.      | n/o Marlborough Av. | Public Park                    | 70.7                            | 70.8         | 0.1              | No  |
| 11 | Iowa Av.      | s/o Marlborough Av. | Business/Office Park           | 70.7                            | 70.8         | 0.1              | No  |
| 12 | Iowa Av.      | n/o Spruce St.      | Business/Office Park           | 71.1                            | 71.2         | 0.1              | No  |
| 13 | Iowa Av.      | s/o Spruce St.      | Medium-High Density Res.       | 70.5                            | 70.6         | 0.1              | No  |
| 14 | Garfield Av.  | s/o Center St.      | Medium Density Residential     | 58.6                            | 59.5         | 0.9              | No  |
| 15 | Garfield Av.  | n/o Spring St.      | Medium Density Residential     | 58.3                            | 59.2         | 0.9              | No  |
| 16 | Center St.    | w/o Stephens Av.    | Medium Density Residential     | 66.8                            | 66.8         | 0.0              | No  |
| 17 | Center St.    | e/o Stephens Av.    | Medium Density Residential     | 67.6                            | 67.8         | 0.2              | No  |
| 18 | Center St.    | w/o Iowa Av.        | Business/Office Park           | 68.4                            | 68.7         | 0.3              | No  |
| 19 | Center St.    | e/o Iowa Av.        | Industrial                     | 68.0                            | 68.5         | 0.5              | No  |
| 20 | Center St.    | w/o Driveway 1      | Medium Density Residential     | 67.3                            | 67.6         | 0.3              | No  |
| 21 | Center St.    | e/o Driveway 1      | Medium Density Residential     | 67.2                            | 67.4         | 0.2              | No  |
| 22 | Spring St.    | w/o Driveway 2      | Medium Density Residential     | 60.4                            | 62.4         | 2.0              | No  |
| 23 | Spring St.    | e/o Driveway 2      | Medium Density Residential     | 60.6                            | 61.2         | 0.6              | No  |
| 24 | Palmyrita Av. | e/o Iowa Av.        | Business/Office Park           | 56.1                            | 57.7         | 1.6              | No  |
| 25 | Columbia Av.  | w/o Iowa Av.        | Business/Office Park           | 68.8                            | 68.9         | 0.1              | No  |
| 26 | Spruce St.    | w/o Iowa Av.        | Medium-High Density Res.       | 67.2                            | 67.3         | 0.1              | No  |
| 27 | Spruce St.    | e/o Iowa Av.        | High Density Residential       | 66.8                            | 66.8         | 0.0              | No  |

1. Source: City of Riverside General Plan Land Use/Urban Design Element, November 2007.

2. Significance of Cumulative Impacts (refer to Table EA-13).  
(Urban Crossroads, 2014c, Table 7-8)

Table EA-16, *Year 2035 Off-Site Project Related Traffic Noise Impacts*, presents a comparison of the Year 2035 without and with Project conditions CNEL noise levels. Table EA-16 shows that the unmitigated exterior noise levels are expected to range from 59.5 to 74.1 dBA CNEL while the Year 2035 with Project conditions noise level contours are expected to range from 60.4 to 74.2 dBA CNEL. As shown on Table EA-16 the Project is expected to generate an unmitigated exterior noise level increase of up to 0.9 dBA CNEL at Garfield Avenue north of Spring Street. As indicated on Table EA-16, this home would be exposed to noise levels of up to 58.3 dBA CNEL without the addition of Project traffic. Based on the significance criteria presented in Table EA-13, this increase is considered less than significant since the without Project noise levels are below 60 dBA and the Project does not produce a readily perceptible 5 dBA or greater Project related noise level increase. (Urban Crossroads, 2014c, p. 45)



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

**Table EA-16      Year 2035 Off-Site Project Related Traffic Noise Impacts**

| ID | Road          | Segment             | Adjacent Land Use <sup>1</sup> | CNEL at Adjacent Land Use (dBA) |              |                  | Potential Significant Impact <sup>2</sup> |
|----|---------------|---------------------|--------------------------------|---------------------------------|--------------|------------------|---|
|    |               |                     |                                | No Project                      | With Project | Project Addition |   |
| 1  | Stephens Av.  | s/o Center St.      | Commercial                     | 67.2                            | 67.4         | 0.2              | No  |
| 2  | Highgrove Pl. | s/o Center St.      | Industrial                     | 64.6                            | 64.8         | 0.2              | No  |
| 3  | Iowa Av.      | n/o Center St.      | Business/Office Park           | 69.0                            | 69.0         | 0.0              | No  |
| 4  | Iowa Av.      | s/o Center St.      | Industrial                     | 72.3                            | 72.3         | 0.0              | No  |
| 5  | Iowa Av.      | n/o W Citrus St.    | Business/Office Park           | 72.8                            | 72.9         | 0.1              | No  |
| 6  | Iowa Av.      | s/o W Citrus St.    | Business/Office Park           | 72.7                            | 72.8         | 0.1              | No  |
| 7  | Iowa Av.      | n/o Palmyrita Av.   | Business/Office Park           | 73.1                            | 73.2         | 0.1              | No  |
| 8  | Iowa Av.      | n/o Columbia Av.    | Business/Office Park           | 73.5                            | 73.6         | 0.1              | No  |
| 9  | Iowa Av.      | s/o Columbia Av.    | Public Park                    | 74.1                            | 74.1         | 0.0              | No  |
| 10 | Iowa Av.      | n/o Marlborough Av. | Public Park                    | 74.1                            | 74.1         | 0.0              | No  |
| 11 | Iowa Av.      | s/o Marlborough Av. | Business/Office Park           | 74.1                            | 74.2         | 0.1              | No  |
| 12 | Iowa Av.      | n/o Spruce St.      | Business/Office Park           | 74.1                            | 74.2         | 0.1              | No  |
| 13 | Iowa Av.      | s/o Spruce St.      | Medium-High Density Res.       | 73.0                            | 73.1         | 0.1              | No  |
| 14 | Garfield Av.  | s/o Center St.      | Medium Density Residential     | 59.7                            | 60.4         | 0.7              | No  |
| 15 | Garfield Av.  | n/o Spring St.      | Medium Density Residential     | 59.5                            | 60.4         | 0.9              | No  |
| 16 | Center St.    | w/o Stephens Av.    | Medium Density Residential     | 68.3                            | 68.4         | 0.1              | No  |
| 17 | Center St.    | e/o Stephens Av.    | Medium Density Residential     | 68.9                            | 69.1         | 0.2              | No  |
| 18 | Center St.    | w/o Iowa Av.        | Business/Office Park           | 69.6                            | 69.8         | 0.2              | No  |
| 19 | Center St.    | e/o Iowa Av.        | Industrial                     | 69.2                            | 69.6         | 0.4              | No  |
| 20 | Center St.    | w/o Driveway 1      | Medium Density Residential     | 67.6                            | 67.9         | 0.3              | No  |
| 21 | Center St.    | e/o Driveway 1      | Medium Density Residential     | 67.6                            | 67.8         | 0.2              | No  |
| 22 | Spring St.    | w/o Driveway 2      | Medium Density Residential     | 62.4                            | 63.1         | 0.7              | No  |
| 23 | Spring St.    | e/o Driveway 2      | Medium Density Residential     | 62.4                            | 62.8         | 0.4              | No  |
| 24 | Palmyrita Av. | e/o Iowa Av.        | Business/Office Park           | 62.6                            | 62.6         | 0.0              | No  |
| 25 | Columbia Av.  | w/o Iowa Av.        | Business/Office Park           | 71.9                            | 72.0         | 0.1              | No  |
| 26 | Spruce St.    | w/o Iowa Av.        | Medium-High Density Res.       | 67.4                            | 67.5         | 0.1              | No  |
| 27 | Spruce St.    | e/o Iowa Av.        | High Density Residential       | 70.6                            | 70.6         | 0.0              | No  |

1. Source: City of Riverside General Plan Land Use/Urban Design Element, November 2007.

2. Significance of Cumulative Impacts (refer to Table EA-13).  
(Urban Crossroads, 2014c, Table 7-9)

Based on the foregoing analysis, the proposed Project would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project as a residential community would not result in the generation of any measurable temporary or periodic noise increases.

Riverside County Ordinance 847, *Regulating Noise*, indicates that noise sources associated with any private construction activity located within 0.75 mile from an inhabited dwelling is prohibited between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the

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

hours of 6:00 PM and 7:00 AM during the months of October through May. The County of Riverside does not specify exterior noise level limits for construction-related noise impacts. (Urban Crossroads, 2014c, p. 57)

As defined in Riverside County Ordinance No. 847, a sensitive receptor is a land use that is identified as sensitive to noise, including, but not limited to, residences, schools, hospitals, churches, rest homes, cemeteries, or public libraries. Sensitive noise receivers in the vicinity of the Project site were analyzed by Urban Crossroads to assess the off-site construction noise level impacts. As a result of this analysis, nine (9) noise receiver locations were identified as follows: (Urban Crossroads, 2014c, p. 51)

- R1: Location R1 is located approximately 100 feet southwest of the Project site and represents residential land uses on Prospect Avenue.
- R2: Location R2 represents the existing residential homes located approximately 74 feet west of the Project Site north of Spring Street.
- R3: Location R3 represents the residential uses located approximately 74 feet west of the Project site and south of Center Street.
- R4: Location R4 represents the existing residential homes located approximately 134 feet north of the Project site and north of Center Street.
- R5: Location R5 represents the existing residential homes located approximately 117 feet northeast of the Project site near the intersection of Center Street and Garfield Avenue.
- R6: Location R6 represents Highgrove Elementary School, located approximately 82 feet east of the Project site, near the intersection of Center Street and Garfield Avenue.
- R7: Location R7 represents the existing residential homes located approximately 1,030 feet east of the Project site, on Michigan Avenue.
- R8: Location R8 represents the existing residential homes located approximately 57 feet southeast of the Project site, south of Spring Street on Sweetser.
- R9: Location R9 represents existing residential homes located approximately 109 feet southeast of the Project site, on Keown Court.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. During construction, all of the long-term construction equipment (generators, compressors, pumps) staging activities would be located in areas that would create the greatest distance between construction-related noise sources and the noise sensitive receptors (as required by Mitigation Measure M-N-3). It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

In addition to the on-site construction activities, planned off-site improvements include construction of a ten-inch water line within the existing improved alignment in Center Street extending from proposed

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

Street A approximately 1,900 feet to the east to the existing intersection of Center Street and Michigan Avenue. In addition, the Project would be required to construct an eight-inch water line within the existing Spring Street from the juncture of proposed Street G and Spring Street approximately 720 feet to the east. Off-site improvements are expected to occur over a period of approximately 3 weeks. Similar to the proposed water improvements on-site, the off-site water line installations would require trenching, installation of the water line, backfilling, and repaving. Nearby sensitive noise receivers on Center Street west of Michigan Avenue include single-family residential homes north and south of Center Street, Highgrove Elementary School, and the Highgrove Library. (Urban Crossroads, 2014c, p. 58)

Tables 11-1 through 11-6 of the Project's Noise Impact Analysis (IS/MND Appendix K) indicate the construction noise levels for each phase of construction. The analysis shows that the highest construction noise level impacts would occur during grading construction activities at the edge of the Project site. As shown on Table EA-17, *Construction Equipment Noise Level Summary*, the Project's unmitigated peak construction noise levels are expected to range up to 86.1 dBA Leq. (Urban Crossroads, 2014c, p. 58)

**Table EA-17 Construction Equipment Noise Level Summary**

| Noise Receiver <sup>1</sup> | Distance To Property Line (In Feet) | Construction Phase Hourly Noise Level (dBA Leq) |         |           |          |               |        |                   |
|-----------------------------|-------------------------------------|---|---------|-----------|----------|---------------|--------|-------------------|
|                             |                                     | Site Prep.                                      | Grading | Trenching | Building | Arch. Coating | Paving | Peak <sup>2</sup> |
| R1                          | 100'                                | 76.9  | 81.2    | 75.3      | 76.7     | 68.0          | 74.8   | 81.2              |
| R2                          | 74'                                 | 79.5  | 83.8    | 77.9      | 79.3     | 70.6          | 77.5   | 83.8              |
| R3                          | 74'                                 | 79.5  | 83.8    | 77.9      | 79.3     | 70.6          | 77.5   | 83.8              |
| R4                          | 134'                                | 74.4  | 78.6    | 72.8      | 74.2     | 65.5          | 72.3   | 78.6              |
| R5                          | 117'                                | 75.5  | 79.8    | 74.0      | 75.4     | 66.6          | 73.5   | 79.8              |
| R6                          | 82'                                 | 78.6  | 82.9    | 77.0      | 78.4     | 69.7          | 76.6   | 82.9              |
| R7                          | 1,030'                              | 56.7  | 60.9    | 55.1      | 56.5     | 47.7          | 54.6   | 60.9              |
| R8                          | 57'                                 | 81.8  | 86.1    | 80.2      | 81.6     | 72.9          | 79.7   | 86.1              |
| R9                          | 109'                                | 76.2  | 80.4    | 74.6      | 76.0     | 67.3          | 74.1   | 80.4              |

<sup>1</sup> Noise receiver locations are shown on Exhibit 9-A.

<sup>2</sup> Estimated construction noise levels during peak operating conditions. (Urban Crossroads, 2014c, Table 11-7)

To control noise impacts associated with the construction of the proposed Project, the County has established limits to the hours of operation. Section 9.52.020 of the County's Noise Regulation ordinance indicates that noise sources associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is prohibited between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September, and 6:00 p.m. and 7:00 a.m., during the months of October through May. While the County of Riverside limits the hours of construction activity, it does not specifically address construction noise limits. The Project would be conditioned to comply with Section 9.52.020 of the County's Noise Ordinance pursuant to Mitigation Measure M-N-1. (Urban Crossroads, 2014c, p. 58)

The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise at receivers surrounding the Project site when certain construction activities occur near the Project boundary. Construction noise is temporary, intermittent and of short duration and

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

would not present any long-term impacts. Although not required because construction-related impacts would be less than significant assuming compliance with Section 9.52.020 of the County's Noise Regulation ordinance, Mitigation Measures M-N-1 through M-N-4 have nonetheless been imposed on the Project to reduce to the maximum feasible extent Project-related construction noise levels affecting nearby sensitive receptors.

Therefore, because the Project would be required to comply with the timing restrictions specified by Section 9.52.020 of the County's Noise Regulation ordinance, the County of Riverside does not identify any construction noise level standards, and the Project would implement design measures to reduce noise affecting nearby sensitive receptors to the maximum possible extent, impacts would be less than significant.

c) The proposed Project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standard. Sensitive receptors within the immediate vicinity of the Project site include existing residential units located east and west of the Project site and the existing Highgrove Elementary School located adjacent to the Project site's eastern boundary, while additional sensitive receptors may be located along study area roadway segments that would experience increased traffic levels as a result of the Project. The Project has the potential to result in noise levels in excess of the County's standard during Project construction activities, under long-term conditions due to the potential exposure of future on-site residents to traffic-related noise from nearby streets, and under long-term conditions due to the potential for Project-related traffic to create or contribute to noise levels along off-site streets. Each of these conditions is discussed below.

**Short-Term Construction-Related Noise**

As discussed and analyzed under Threshold 34.b) construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. Because construction activities would be limited to the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May, as required by Riverside County Ordinance No. 867, impacts resulting from short-term construction activities are less than significant. Although impacts would be less than significant, Mitigation Measures M-N-1 through M-N-4 have nonetheless been imposed on the Project to reduce to the maximum feasible extent Project-related construction noise levels affecting nearby sensitive receptors. Accordingly, impacts during construction of the proposed Project would be less than significant.

**On-Site Traffic-Related Noise Impacts**

An on-site exterior noise impact analysis was completed to determine the traffic noise exposure and to identify potential necessary noise abatement measures for the proposed Project. It is expected that the primary source of noise impacts to the Project site would be traffic noise from Center Street and Spring Street. The Project also would experience some background traffic noise impacts from Garfield Avenue and the Project's internal streets; however, due to the distance, topography and low traffic volume/speed, traffic noise from these roads would not make a significant contribution to the noise environment. (Urban Crossroads, 2014c, p. 47)

For noise sensitive uses, the Riverside County General Plan indicates that exterior noise levels should remain below 65 dBA CNEL and that interior noise levels should remain below 45 dBA CNEL. In order to evaluate future noise levels impacting the Project site, roadway noise levels from vehicular traffic were calculated using the Federal Highway Administration (FHWA) Traffic Noise Prediction Model. The on-site traffic noise calculations are provided in Appendix 8.1 of the Project's Noise Impact Analysis (IS/MND Appendix K). As shown in Table EA-18, *Exterior Noise Levels (CNEL)*,

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

based on the FHWA traffic noise prediction model, the future unmitigated exterior noise levels would range from 65.3 dBA CNEL along Spring Street and 69.1 dBA CNEL along Center Street. With the recommended noise barriers, the mitigated future noise levels would range from 59.7 dBA CNEL along Spring Street and 64.7 dBA CNEL along Center Street. (Urban Crossroads, 2014c, p. 47) Because proposed on-site lots would be exposed to unmitigated exterior noise levels in excess of 65 dBA CNEL, a potentially significant impact would occur.

**Table EA-18 Exterior Noise Levels (CNEL)**

| Lot | Roadway    | Unmitigated Noise Level (dBA CNEL) | Mitigated Noise Level (dBA CNEL) | Barrier Height (Feet) | Top Of Barrier Elevation (Feet) |
|-----|------------|------------------------------------|----------------------------------|-----------------------|---------------------------------|
| 48  | Center St. | 69.1                               | 63.3                             | 5.0'                  | 978.1'                          |
| 51  | Center St. | 69.1                               | 64.7                             | 5.0'                  | 982.1'                          |
| 2   | Center St. | 69.1                               | 63.3                             | 5.0'                  | 988.4'                          |
| 5   | Center St. | 69.1                               | 63.3                             | 5.0'                  | 993.3'                          |
| 8   | Center St. | 69.1                               | 64.2                             | 5.0'                  | 996.4'                          |
| 36  | Spring St. | 67.0                               | 63.9                             | 4.0'                  | 983.6'                          |
| 33  | Spring St. | 67.0                               | 61.6                             | 4.0'                  | 986.9'                          |
| 30  | Spring St. | 67.0                               | 63.8                             | 4.0'                  | 990.1'                          |
| 28  | Spring St. | 67.0                               | 63.9                             | 4.0'                  | 994.9'                          |
| 25  | Spring St. | 67.0                               | 63.9                             | 4.0'                  | 999.7'                          |
| 22  | Spring St. | 67.0                               | 63.1                             | 4.0'                  | 1002.5'                         |
| 151 | Spring St. | 67.0                               | 63.9                             | 4.0'                  | 989.5'                          |
| 154 | Spring St. | 67.0                               | 62.8                             | 4.0'                  | 992.7'                          |
| 132 | Spring St. | 65.4                               | 59.7                             | 5.0'                  | 998.3'                          |
| 135 | Spring St. | 65.4                               | 61.1                             | 5.0'                  | 1001.8'                         |
| 138 | Spring St. | 65.3                               | 61.3                             | 4.0'                  | 1010.9'                         |

(Urban Crossroads, 2014d, pp. Table 8-1)

However, and as shown on Figure 3-14, the Project has been designed to include 6-foot solid block Community Walls with pilasters along the Project's frontage with both Center Street and Spring Street. As indicated in Table EA-18, with construction of minimum 4- and 5-foot barriers, noise levels on-site would be reduced to below the General Plan's exterior noise standard of 65 dBA CNEL. Accordingly, and with construction of the required community walls, impacts would be less than significant.

**Interior Noise Levels**

To ensure that the interior noise levels comply with the County of Riverside 45 dBA CNEL interior noise standards, future noise levels were calculated at the first and second floor building facades. The interior noise level is the difference between the predicted exterior noise level at the building facade and the noise reduction of the structure. Typical building construction will provide a Noise Level Reduction (NLR) of approximately 12 dBA with "windows open" and a minimum 25 dBA noise reduction with "windows closed." However, sound leaks, cracks, and openings within the window assembly can greatly diminish its effectiveness in reducing noise. Several methods are used to

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

improve interior noise reduction, including: (1) weather-stripped solid core exterior doors; (2) upgraded dual glazed windows; (3) mechanical ventilation/air conditioning; and (4) exterior wall/roof assemblies free of cut outs or openings. (Urban Crossroads, 2014c, p. 48)

Table EA-19, *First Floor Interior Noise Impacts (CNEL)*, and Table EA-20, *Second Floor Interior Noise Impacts (CNEL)*, show that the future first and second floor interior noise levels are estimated to range from 58.7 dBA CNEL to 68.3 dBA CNEL, indicating that homes facing Center Street and Spring Street would require a windows closed condition and a means of mechanical ventilation (e.g. air conditioning).

**Table EA-19 First Floor Interior Noise Impacts (CNEL)**

| Lot | Noise Level at Façade <sup>1</sup> | Required Interior Noise Reduction <sup>2</sup> | Estimated Interior Noise Reduction <sup>3</sup> | Upgraded Windows <sup>4</sup> | Interior Noise Level <sup>5</sup> |
|-----|------------------------------------|--|---|-------------------------------|-----------------------------------|
| 48  | 62.1                               | 17.1   | 25  | No                            | 37.1                              |
| 51  | 63.7                               | 18.7   | 25  | No                            | 38.7                              |
| 2   | 62.1                               | 17.1   | 25  | No                            | 37.1                              |
| 5   | 62.1                               | 17.1   | 25  | No                            | 37.1                              |
| 8   | 63.2                               | 18.2   | 25  | No                            | 38.2                              |
| 36  | 62.2                               | 17.2   | 25  | No                            | 37.2                              |
| 33  | 62.3                               | 17.3   | 25  | No                            | 37.3                              |
| 30  | 62.0                               | 17.0   | 25  | No                            | 37.0                              |
| 28  | 62.0                               | 17.0   | 25  | No                            | 37.0                              |
| 25  | 62.0                               | 17.0   | 25  | No                            | 37.0                              |
| 22  | 62.3                               | 17.3   | 25  | No                            | 37.3                              |
| 151 | 62.1                               | 17.1   | 25  | No                            | 37.1                              |
| 154 | 61.4                               | 16.4   | 25  | No                            | 36.4                              |
| 132 | 58.7                               | 13.7   | 25  | No                            | 33.7                              |
| 135 | 60.3                               | 15.3   | 25  | No                            | 35.3                              |
| 138 | 60.1                               | 15.1   | 25  | No                            | 35.1                              |

- 1 Exterior noise level at the façade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).
- 2 Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.
- 3 A minimum of 25 dBA noise reduction is assumed with standard building construction.
- 4 Does the required interior noise reduction trigger upgraded with a minimum STC rating of greater than 27?
- 5 Estimated interior noise level with minimum STC rating for all windows. (Urban Crossroads, 2014c, Table 8-2)

As shown on Table EA-20, the future unmitigated noise levels at the second floor building façade are expected to range from 58.7 to 63.7 dBA CNEL. As shown on Table EA-20, the future noise levels at the second floor building façade are expected to range from 64.7 to 68.3 dBA CNEL. Accordingly, in the absence of mitigation, future interior noise levels would exceed the County's interior noise standard. This is evaluated as a potentially significant impact for which mitigation would be required.

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

**Table EA-20      Second Floor Interior Noise Impacts (CNEL)**

| Lot | Noise Level at Façade <sup>1</sup> | Required Interior Noise Reduction <sup>2</sup> | Estimated Interior Noise Reduction <sup>3</sup> | Upgraded Windows <sup>4</sup> | Interior Noise Level <sup>5</sup> |
|-----|------------------------------------|--|---|-------------------------------|-----------------------------------|
| 48  | 68.3                               | 23.3   | 25  | No                            | 43.3                              |
| 51  | 68.3                               | 23.3   | 25  | No                            | 43.3                              |
| 2   | 68.3                               | 23.3   | 25  | No                            | 43.3                              |
| 5   | 68.3                               | 23.3   | 25  | No                            | 43.3                              |
| 8   | 68.3                               | 23.3   | 25  | No                            | 43.3                              |
| 36  | 66.1                               | 21.1   | 25  | No                            | 41.1                              |
| 33  | 66.1                               | 21.1   | 25  | No                            | 41.1                              |
| 30  | 66.0                               | 21.0   | 25  | No                            | 41.0                              |
| 28  | 66.0                               | 21.0   | 25  | No                            | 41.0                              |
| 25  | 66.0                               | 21.0   | 25  | No                            | 41.0                              |
| 22  | 66.1                               | 21.1   | 25  | No                            | 41.1                              |
| 151 | 66.1                               | 21.1   | 25  | No                            | 41.1                              |
| 154 | 66.0                               | 21.0   | 25  | No                            | 41.0                              |
| 132 | 64.7                               | 19.7   | 25  | No                            | 39.7                              |
| 135 | 64.7                               | 19.7   | 25  | No                            | 39.7                              |
| 138 | 64.7                               | 19.7   | 25  | No                            | 39.7                              |

1 Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).

2 Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.

3 A minimum of 25 dBA noise reduction is assumed with standard building construction.

4 Does the required interior noise reduction trigger upgraded with a minimum STC rating of greater than 27?

5 Estimated interior noise level with minimum STC rating for all windows.  
(Urban Crossroads, 2014c, Table 8-3)

As shown on Table EA-19 and Table EA-20, the first and second floor interior noise level analysis shows that the County of Riverside 45 dBA CNEL interior noise level standards would be met using standard windows with a minimum STC rating of 27. This requirement has been imposed on the Project as Mitigation Measure M-N-5. With implementation of the required mitigation, the Project would meet the County's interior noise standard of 45 dBA CNEL, and impacts would be reduced to below a level of significance.

**Off-Site Project-Related Traffic Noise Impacts**

An analysis of the Project's potential to result in off-site traffic-related noise impacts is presented above under the discussion and analysis of Threshold 34.a). As concluded therein, the Project would not result in any direct or cumulatively significant off-site traffic-related noise impacts with the addition of Project traffic to existing traffic volumes, under future 2018 conditions, or under long-term 2035 conditions. Accordingly, impacts would be less than significant requiring no mitigation.

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

d) As noted under the discussion and analysis of Threshold 31) the western boundary of the Project site is located approximately 867 feet east of existing active railroad lines. The FTA establishes criteria for ground-borne vibration causing human annoyance due to railroad operations depending on their frequency of use. Based on the FTA criteria, the railroad operational events near the Project site are determined to be infrequent events with fewer than 30 vibration events of the same kind per day. This category includes most commuter rail branch lines. The impact vibration level for infrequent events is 80 Vibration Decibels (VdB) for residences and buildings where people normally sleep. The City of Riverside General Plan Circulation Element, Figure CCM-5, identifies the nearest operational railroad corridor as the proposed Perris Valley Metrolink Line potential alignment. For conventional commuter railroad systems, the FTA establishes a recommended buffer of 200 feet for land use Category 2 (residential). Because the Project site is located beyond the 200 foot distance for vibration impacts, the vibration levels from nearby railroad operations would not be perceptible at the Project site boundary. (Urban Crossroads, 2014c, p. 33)

Additionally, Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. As listed in Table 6-6 of the Project's Noise Impact Analysis (IS/MND Appendix K), according to the FTA 2006 Transit Noise and Vibration Impact Assessment, vibration decibels (VdB) at 25 feet are 58 VdB for small bulldozers, 79 VdB for jackhammers, 86 VdB for loaded trucks, and 87 VdB for large bulldozers (Urban Crossroads, 2014c, Table 6-6). Construction activities that are expected to occur within the Project site include grading and trenching, which have the potential to generate low levels of ground-borne vibration.

As indicated on Table EA-21, *Construction Equipment Vibration Levels*, a large bulldozer represents the peak source of vibration with a reference level of 87 VdB at a distance of 25 feet. At distances ranging from 57 feet to 1,030 feet from the Project site, construction vibration levels are expected to approach 76.3 VdB. Using the construction vibration assessment methods provided by the FTA, the proposed Project would not include or require equipment, facilities, or activities that would result in perceptible human response (annoyance). Project construction activities are not anticipated to generate vibration levels exceeding the FTA maximum acceptable vibration standard of 80 VdB. Further, impacts at the site of the closest sensitive receptor are unlikely to be sustained during the entire construction period, but would occur rather only during the times that heavy construction equipment is operating proximate to the Project site perimeter. Furthermore, the Project would be required to comply with the timing restrictions specified in County Ordinance 847 which would be enforced as part of Mitigation Measure M-N-1). (Urban Crossroads, 2014c, pp. 66-67) Accordingly, Project construction vibration-related impacts would be less than significant.



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

**Table EA-21 Construction Equipment Vibration Levels**

| Noise Receiver <sup>1</sup> | Distance To Property Line (In Feet) | Receiver Vibration Levels (VdB) <sup>2</sup> |            |               |                 |                | Potential Significant Impact <sup>3</sup> |
|-----------------------------|-------------------------------------|--|------------|---------------|-----------------|----------------|---|
|                             |                                     | Small Bulldozer                              | Jackhammer | Loaded Trucks | Large Bulldozer | Peak Vibration |   |
| R1                          | 100'                                | 39.9   | 60.9       | 67.9          | 68.9            | 68.9           | No  |
| R2                          | 74'                                 | 43.9   | 64.9       | 71.9          | 72.9            | 72.9           | No  |
| R3                          | 74'                                 | 43.9   | 64.9       | 71.9          | 72.9            | 72.9           | No  |
| R4                          | 134'                                | 36.1   | 57.1       | 64.1          | 65.1            | 65.1           | No  |
| R5                          | 117'                                | 37.9   | 58.9       | 65.9          | 66.9            | 66.9           | No  |
| R6                          | 82'                                 | 42.5   | 63.5       | 70.5          | 71.5            | 71.5           | No  |
| R7                          | 1,030'                              | 9.6  | 30.6       | 37.6          | 38.6            | 38.6           | No  |
| R8                          | 57'                                 | 47.3   | 68.3       | 75.3          | 76.3            | 76.3           | No  |
| R9                          | 109'                                | 38.8   | 59.8       | 66.8          | 67.8            | 67.8           | No  |

<sup>1</sup> Noise receiver locations are shown on Exhibit 9-A.

<sup>2</sup> Based on the Vibration Source Levels of Construction Equipment included on Table 6-6.

<sup>3</sup> Does the Peak Vibration exceed the FTA maximum acceptable vibration standard of 80 (VdB)? (Urban Crossroads, 2014c, Table 11-8)

**Mitigation:**

- M-N-1: (Condition of Approval 60.Planning.026) Prior to issuance of grading or building permits, the County shall ensure that the grading or building plans include a note requiring compliance with the timing restrictions specified by Section 9.52.020 of the County's Noise Regulation ordinance (Riverside County Ordinance No. 847).
- M-N-2: (Condition of Approval 60.Planning.027) Prior to issuance of grading or building permits, the County shall ensure that grading and/or buildings plans include a note requiring the construction contractor to equip all construction equipment, fixed or mobile with properly operating and maintained mufflers, consistent with manufacture's standards. This note also shall be specified in bid documents issued to perspective construction contractors.
- M-N-3: (Condition of Approval 60.Planning.028) Prior to issuance of grading or building permits, the County shall ensure that grading and/or buildings plans include a note requiring the construction contractor to locate equipment staging in areas that would create the greatest distance between the construction-related noise sources and noise sensitive receptors nearest the Project site during all phases of construction. The note also shall require construction contractor(s) to place all stationary equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. This note also shall be specified in bid documents issued to perspective construction contractors.
- M-N-4: (Condition of Approval 60.Planning.029) Prior to issuance of grading or building permits, the County shall ensure that grading and/or buildings plans include a note requiring the construction contractor to limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 AM and 6:00 PM during the months of June through September and 7:00 AM and 6:00 PM during the months of October through May. This note also shall be specified in bid documents issued to perspective construction contractors.

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

M-N-5: (Condition of Approval 80.Planning.29) Prior to building permit final inspection for Lots facing Center Street and Spring Street (Lot Nos. 1 through 8; 22 through 29; 30 through 36; 48 through 52; 132 through 138; and 151 through 156), the Riverside Building and Safety Department shall ensure that the affected lots have been provided with a "windows closed" condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standard, the proposed Project shall provide the affected lots with the following or equivalent noise mitigation measures:

- a) All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted.
- b) All exterior doors shall be well weather-stripped solid core assemblies at least 1.75-inches thick.
- c) Roof sheathing of wood construction shall be well fitted or caulked plywood of at least 0.50-inches thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 0.50-inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- d) Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) which satisfy the requirements of the Uniform Mechanical Code shall be provided.

Monitoring:

M-N-1: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.

M-N-2: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.

M-N-3: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.

M-N-5: Prior to the issuance of building permits, the County shall review proposed building plans for compliance with the identified requirements.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: Project Application Materials, RCIT; General Plan, General Plan Housing Element.

Findings of Fact:

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. The Project proposes to develop the site with 200 single-family dwellings, which would provide for new housing opportunities within the County. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project is a proposed residential community and would provide for 200 new homes providing housing for a projected 602 residents. The Project would provide for new housing opportunities on the site, which would help meet the current population growth trends in Western Riverside County. The residential dwelling units proposed as part of the Project would not result in an increased demand for affordable housing. Thus, the proposed Project would not create a demand for additional housing, including housing affordable to households earning 80% or less of the County's median income. No impact would occur.

d) According to Riverside County's "Map My County," the Project site and off-site impact areas are not located within or adjacent to any County Redevelopment Project Areas (RCIT, 2015). Thus, the Project has no potential to affect a County Redevelopment Project area. No impact would occur.

e) The Project site is designated by the Riverside County General Plan and the Highgrove Area Plan for "Community Development: Light Industrial (LI)". GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and Highgrove Area Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR)" which would allow for development of the site with residential homes. (Riverside County, 2003a).

Development of the Project site with up to 200 single-family homes would result in an increased population of approximately 602 persons. However, and based on the Assumptions and Methodology reported in Appendix E to the County's General Plan, implementation of the site's existing Light Industrial land use designation would yield a probable future light industrial building area of approximately 863,394 s.f., which in turn would support up to 838 jobs. The participation rate reported in Appendix E to the General Plan, which is the percent of the total population that is either employed or not employed but actively seeking employment, is 44.86% for Riverside County. Thus, the 838 jobs that would result from implementation of light industrial land uses for the site would support up to 1,868 new residents in the County. (Riverside County, 2003a, Appendix E) Because regional and local population projections rely, in part, on land uses proposed as part of the County's General Plan, and because the Project would reduce the amount of future residents that could be supported by the site as compared to the site's existing General Plan land use designations, the Project would not cumulatively exceed any official regional or local population projections.

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

Accordingly, the Project's direct and cumulative impacts associated with population inducement would be less than significant.

f) The proposed Project would develop the property with 200 single-family residential homes. According to the rates utilized in the Riverside County General Plan (3.01 persons per household), the proposed Project would be expected to accommodate an estimated future population of approximately 602 residents (Riverside County, 2003a, p. Appendix E). However, and as noted under the discussion and analysis of Threshold 35.e), under the site's existing General Plan land use designation of LI, the Project site could support up to 838 jobs and up to 1,868 new residents in the County. Thus, the Project would result in a future population increase associated with the site that is less than what could have occurred with implementation of the site's existing LI land use designation.

It is unlikely that the proposed Project would induce off-site population growth because the Project site is surrounded by existing or planned development. In addition, none of the improvements planned as part of the proposed Project (e.g. improvements to Center Street, Spring Street, Garfield Avenue, on-site local streets and off-site infrastructure improvements to construct water lines in Center Street and Spring Street) would remove impediments to growth such that nearby, undeveloped properties would be induced to convert to urban uses. Although the proposed Project would be required to construct a ten-inch water line within the existing improved alignment in Center Street approximately 1,900 feet to the east of the proposed intersection of Street "A" and Center Street to the existing intersection of Center Street at Michigan Avenue and an eight-inch water line within the existing Spring Street approximately 720 feet to the east of the future intersection of Street "G" at Spring Street, these facilities would not induce substantial growth in the area because water service is currently available to all undeveloped properties in the area (though some additional infrastructure may be required). It is unlikely that implementation of the proposed Project would induce substantial population growth either directly or indirectly beyond what is proposed by the Riverside County General Plan.

Additionally, under CEQA, direct population growth by a project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities, or if it can be demonstrated that the potential growth results in a physical adverse environmental effect. As documented in this IS/MND, activities of the proposed Project's population would result in impacts to the environment; however, mitigation measures are provided in this IS/MND to address all impacts associated with the Project's population to less-than-significant levels. Accordingly, the Project's impacts associated with population inducement would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**36. Fire Services**

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

Source: General Plan Safety Element; Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. Pursuant to the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan, the Project would be considered a "Category II-Urban" development, which requires a fire station to be within three (3) roadway miles of the Project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch. The proposed Project would be primarily served by the Highgrove Fire Station (Station No. 19), located approximately 0.25 miles east of the Project site at 469 Center Street in the community of Highgrove. Thus, the Project site is adequately served by fire protection services under existing conditions. In addition, the Project has been reviewed by the Riverside County Fire Department, which determined that the Project would be served by adequate fire protection services in accordance with the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Impacts are less than significant and mitigation is not required.

Mitigation:

Although Project-related impacts associated with the provision of new or physically altered fire protection facilities would be less than significant, Mitigation Measure M-PS-1 is recommended to ensure compliance with the provisions of the County's DIF Ordinance (Ordinance 659).

M-PS-1 (Condition of Approval 10.Planning.012) The Project shall comply with County's Development Impact Fee (DIF) Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to building permit final inspection, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.

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

**Monitoring:**

M-PS-1      The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to building permit final inspection for each residential dwelling unit within Tentative Tract Map No. 36668.

**37. Sheriff Services**

Source: General Plan; Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact:

Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Sherriff's Station located approximately 8.2 miles southwest of the Project site at 7477 Mission Boulevard Jurupa Valley, CA. (Riverside County Sheriff's Department, 2014) The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people.

According to the rates utilized in the Riverside County General Plan (3.01 persons per household), the proposed Project would be expected to accommodate an estimated future population of approximately 602 residents. (Riverside County, 2003a, Appendix E, p. 2). As the population and use of an area increases, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department. To maintain the desirable level of service, buildout of the proposed Project would generate a need for less than one deputy. The proposed Project would not result in the need for new or expanded physical sheriff facilities because the addition of less than one new deputy would not necessitate the construction of new or modified sheriff facilities.

The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project and other cumulative developments would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. The Project's incremental demand for sheriff protection services would be less than significant with the Project's required payment of DIF fees.

Mitigation:

Although Project-related impacts associated with of new or physically altered sheriff protection facilities would be less than significant, the Project applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.

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

Monitoring:

The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to building permit final inspection for each residential dwelling unit within Tentative Tract Map No. 36668.

**38. Schools**

Source: Riverside County GIS (Riverside County, 2013); California Senate Bill 50 (Greene).

Findings of Fact:

The proposed Project would be served by the Riverside Unified School District (RUSD). Future students generated by the Project would attend the Highgrove Elementary School located immediately east of the site's eastern boundary; University Heights Middle School, located 1.3 miles south of the Project site; and the Grand Terrace High School, located 0.25 mile north of the Project site.

Buildout of the proposed Project would result in an increase in demand for school services as compared to existing conditions. Table EA-22, *Project-Related School Services Demand*, provides an estimate of future students that would be generated by the Project, based on the student generation factors provided by the Riverside County General Plan EIR (Riverside County, 2003a). As shown, implementation of the proposed Project would result in approximately 74 new elementary school students, 40 new middle school students, and 49 new high school students.

**Table EA-22 Project-Related School Services Demand**

| School Type                            | Project Units | Student Generation Factor | Total Number of Students |
|--|---------------|---------------------------|--------------------------|
| Elementary                             | 201           | 0.369                     | 74                       |
| Middle School                          | 201           | 0.201                     | 40                       |
| High School                            | 201           | 0.246                     | 49                       |
| <b>Total Project-Related Students:</b> |               |                           | <b>163</b>               |

(Riverside County, 2003c, Table 4.15.E)

Although it is possible that the RUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by the RUSD and is not the responsibility of the Project. Furthermore, the proposed Project would be required to contribute fees to the RUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significant, and no mitigation would be required.

Mitigation:

Although Project-related impacts associated with of new or physically altered schools would be less than significant, Mitigation Measure M-PS-2 is recommended to ensure compliance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50).

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

M-PS-2: (Condition of Approval 80.Planning.011) The Project shall comply with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50), which requires payment of a school impact fee on a per dwelling unit basis to assist in providing revenue that school districts (including RUSD) can use to ensure the adequate provision of public education facilities and services to service new development. Prior to the issuance of building permits, the Project Applicant shall pay required impact fees to the RUSD following RUSD protocol for impact fee collection.

Monitoring:

M-PS-2 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with Senate Bill 50 prior to building permit final inspection for each residential dwelling unit within Tentative Tract Map No. 36668.

**39. Libraries**

Source: General Plan; Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact:

Implementation of the Project would result in an increase in the population in the Project area and would increase the demand for library services. There are no library facilities or expansion of library facilities proposed as part of the Project.

Although the use of the internet has resulted in decreased demand being placed on library services nation-wide, the County continues to maintain its standards for book titles and library square footage. To attain the County's minimum level of service standard of 1.2 titles-per-capita, the Project-generated population would require an additional 722 book titles. To attain the County of Riverside standard of 0.5 square feet of library space per capita, the Project would create the demand for 301 square feet of additional library space.

The Project's projected population was accounted for by the General Plan EIR, which assumed development of the site with Light Industrial (LI) land uses. As discussed under Threshold 35.e), under the site's existing General Plan land use designation of LI, the Project site could support up to 838 jobs and up to 1,868 new residents in the County, as compared to the 602 new residents anticipated to result from the proposed Project. As noted in the General Plan EIR, "the increase in the County's tax base and the availability of State funding will provide the funding for the future need" of book titles and library space (Riverside County, 2003c, p. 4.15-6). Additionally, the Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees and future tax revenue generated by the Project's 200 single-family homes would ensure that Project-related impacts to library services would be less than significant.



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

**Mitigation:**

Although Project-related impacts associated with of new or physically altered library facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.

**Monitoring:**

The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to building permit final inspection for each residential dwelling unit within Tentative Tract Map No. 36668.

**40. Health Services**

**Source:** General Plan, General Plan EIR; Ord. No. 659 (Establishing Development Impact Fees).

**Findings of Fact:**

The proposed Project would accommodate additional population in the community of Highgrove and would thereby result in an increased demand for medical facilities. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this IS/MND. However, and as noted under the discussion and analysis of Threshold 35.e), under the site's existing General Plan land use designation of LI, the Project site could support up to 838 jobs and up to 1,868 new residents in the County. Thus, the Project would result in a future population increase associated with the site that is less than what could have occurred with implementation of the site's existing LI land use designation, thereby reducing the site's demand for health services. As described in the Riverside County General Plan EIR, "the increase in total population at build-out is not substantial because the increase in the County's tax base will provide additional funding for [public] medical facilities that will be determined by periodic medical needs assessments" (Riverside County, 2003c, p. 4.15-29) Additionally, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

**Mitigation:**

Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.

**Monitoring:**

Monitoring shall occur as specified above for Mitigation Measure M-PS-1.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| environment?   |                                |  |                                     |                                     |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: RCIT; Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review; General Plan Figure 7, *Highgrove Area Plan Trails and Bikeway System*.

Findings of Fact:

a) The proposed Project would develop the property with 200 single-family detached homes. According to the rates utilized in the Riverside County General Plan (3.01 persons per household), the proposed Project would be expected to accommodate an estimated future population of approximately 602 residents. (Riverside County, 2003a, Appendix E, p. 2). Based on a park standard of five acres per 1,000 residents (as per California Government Code § 66477), the Project would generate a demand for approximately 3.01 acres of parkland. The proposed Project would provide two (2) park sites on 4.01 acres; accordingly, adequate recreational facilities would be accommodated on-site, and there would be no need to expand off-site recreational facilities as a result of the Project. Environmental impacts associated with the construction of the on-site parks have been evaluated throughout this IS/MND, and where appropriate mitigation measures have been identified to reduce impact to below significance. Accordingly, impacts due to the construction or expansion of recreational facilities would be less than significant.

b) As noted in the analysis of Threshold 41.a), the proposed Project would accommodate 4.01 acres of parkland on-site, which is more than adequate to meet the future recreational demands of Project residents. Because adequate recreational facilities are accommodated on-site, it can be reasonably concluded that future Project residents would not utilize existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Accordingly, impacts would be less than significant.

c) According to RCIT, the Project site is located within a County Service Area (CSA) 126, which provides funding for parks and recreation, sheriff, and landscaping services. However, as noted in the analysis of Threshold 41.a), the Project would provide adequate parkland on-site to meet the parkland demands of future Project residents. Accordingly, the payment of Quimby fees would not be required, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Recreational Trails**

|                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|

Source: General Plan Figure 7, *Highgrove Area Plan Trails and Bikeway System*.

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

**Findings of Fact:**

According to the HAP Figure 7, *Highgrove Area Plan Trails and Bikeway System*, a Regional Trail is planned to traverse through the Project site. As shown on Figure 3-3, and discussed in Section 3.0, *Project Description*, a regional trail would be accommodated along the southern alignment of Spring Street from the site's eastern boundary to Street G, and south within Street G to the proposed on-site park, where off-site trail connections would be provided by others in the future. Impacts associated with the construction of this on-site regional trail have been evaluated throughout this IS/MND, and, where necessary, mitigation measures have been imposed on the Project to reduce impacts to below a level of significance. Furthermore, the proposed on-site alignment of the regional trail is consistent with the alignments shown on HAP Figure 7. Accordingly, impacts associated with recreational trails would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety

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

of such facilities?

**Source:** Riverside County GIS; *Bixby-Highgrove Residential Traffic Impact Analysis*, Urban Crossroads, July 2, 2014 (Appendix L); *2011 Riverside County Congestion Management Program*, Riverside County Transportation Commission, December 14, 2011; 2014 March Air Reserve Base Inland Port Airport Land Use Compatibility Plan, ALUC Staff Report for Case ZAP1122MA15.

**Findings of Fact:**

a) In order to assess the Project’s potential to result in significant impacts to the surrounding circulation system, a Project-specific traffic impact analysis (TIA) was conducted for the Project. A copy of the TIA is provided as Appendix L to this IS/MND. It should be noted that the TIA analyzes the construction of 219 detached single-family homes whereas the Project proposes only 200 homes; thus, the analysis of impacts to traffic provided below represents a conservative estimate of Project-related impacts to the circulation system. Additionally, the TIA refers to the intersection of Street “A” at Center Street as “Driveway 1” and the intersection of Street “G” at Spring Street as “Driveway 2.” Please refer to the TIA in Appendix L for a discussion of traffic-related terms and methodologies.

**Existing Conditions**

Based on the scope of the proposed Project, a study area was established encompassing a total of 13 intersections, as summarized in Table EA-23, *Intersection Analysis Locations*. The study locations include all intersections where the Project is anticipated to contribute 50 or more peak hour trips. The Project is anticipated to contribute less than 50 peak hour trips to the intersections of Garfield Avenue at Center Street and Garfield Avenue at Spring Street; nonetheless, due to the proximity of these intersections to the Project site, these intersections were nonetheless included in the analysis. (Urban Crossroads, 2014d, p. 4) Table 2-5 of the TIA (IS/MND Appendix L) presents the applicable LOS threshold for the intersections identified in Table EA-23. Additionally, the Project would not contribute 100 or more one-way peak hour trips to the I-215 mainline segments north and south of Center Street, indicating the Project has no potential to impact these segments based on CalTrans’ guidelines; however these mainline segments nonetheless have been included in the analysis for disclosure purposes. (Urban Crossroads, 2014d, p. 6).

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

**Table EA-23 Intersection Analysis Locations**

| ID | Intersection Location            | Jurisdiction        |
|----|----------------------------------|---------------------|
| 1  | Stephens Avenue / Center Street  | County of Riverside |
| 2  | Highgrove Place / Center Street  | County of Riverside |
| 3  | Iowa Avenue / Center Street      | County of Riverside |
| 4  | Iowa Avenue / Citrus Street West | City of Riverside   |
| 5  | Iowa Avenue / Citrus Street East | City of Riverside   |
| 6  | Iowa Avenue / Palmyrita Avenue   | City of Riverside   |
| 7  | Iowa Avenue / Columbia Avenue    | City of Riverside   |
| 8  | Iowa Avenue / Marlborough Avenue | City of Riverside   |
| 9  | Iowa Avenue / Spruce Street      | City of Riverside   |
| 10 | Driveway 1 / Center Street       | County of Riverside |
| 11 | Driveway 2 / Spring Street       | County of Riverside |
| 12 | Garfield Avenue / Center Street  | County of Riverside |
| 13 | Garfield Avenue / Spring Street  | County of Riverside |

(Urban Crossroads, 2014d, Table 1-1)

In order to assess the existing conditions of the study area, AM peak hour traffic volumes were determined by collecting count data over a two hour period from 7:00 to 9:00 AM in February of 2014. Similarly, the PM peak hour traffic volumes were identified by counting traffic volumes in the two hour period from 4:00 to 6:00 PM in February of 2014. The weekday AM and PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. Table EA-24, *Intersection Operations Analysis for Existing (2014) Conditions*, summarizes the existing level of service (LOS) at the three study area intersections. The intersection operations analysis results indicate that all existing study area intersections are currently operating at acceptable LOS during the peak hours with the exception of the following:

- Stephens Avenue / Center Street – LOS “D” AM and PM peak hours
- Highgrove Place / Center Street – LOS “D” PM peak hour only
- Iowa Avenue / Marlborough Avenue – LOS “E” AM peak hour only
- Iowa Avenue / Spruce Street – LOS “E” PM peak hour only

Additionally, the analysis determined that for existing conditions, no traffic signals were found to be warranted. However, a traffic signal is recommended at the intersection of Highgrove Place at Center Street to partially address the existing LOS deficiency. (Urban Crossroads, 2014d, pp. 35-38, and Table 3-3)

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

**Table EA-24 Intersection Operations Analysis for Existing (2014) Conditions**

| #  | Intersection               | Traffic Control <sup>a</sup> | Intersection Approach Lanes <sup>1</sup> |   |   |            |   |   |           |   |   |           |   |   | Delay <sup>2</sup> (Secs) |             | Level of Service |          | Acceptable LOS |
|----|----------------------------|------------------------------|--|---|---|------------|---|---|-----------|---|---|-----------|---|---|---------------------------|-------------|------------------|----------|----------------|
|    |                            |                              | Northbound                               |   |   | Southbound |   |   | Eastbound |   |   | Westbound |   |   | AM                        | PM          | AM               | PM       |                |
|    |                            |                              | L  | T | R | L          | T | R | L         | T | R | L         | T | R |                           |             |                  |          |                |
| 1  | Stephens Av. / Center St.  | TS                           | 0  | 1 | 0 | 0          | 1 | 0 | 0         | 1 | 1 | 0         | 1 | d | <b>36.3</b>               | <b>38.0</b> | <b>D</b>         | <b>D</b> | C              |
| 2  | Highgrove Pl. / Center St. | CSS                          | 0  | 1 | 1 | 0          | 1 | 0 | 0         | 1 | 1 | 0         | 1 | 0 | 20.8                      | 30.7        | C                | D        | C              |
| 3  | Iowa Av. / Center St.      | TS                           | 1  | 2 | 0 | 1          | 2 | 0 | 1         | 2 | 0 | 1         | 1 | 1 | 44.6                      | 49.0        | D                | D        | D              |
| 4  | Iowa Av. / Citrus St. West | TS                           | 1  | 2 | 1 | 1          | 2 | 0 | 0         | 1 | 0 | 0         | 1 | 1 | 21.7                      | 28.2        | C                | C        | C              |
| 5  | Iowa Av. / Citrus St. East | TS                           | 0  | 2 | 0 | 1          | 2 | 0 | 0         | 0 | 0 | 1         | 0 | 1 | 22.7                      | 26.6        | C                | C        | C              |
| 6  | Iowa Av. / Palmyrita Av.   | TS                           | 1  | 2 | 0 | 1          | 2 | 1 | 1         | 1 | 0 | 1         | 1 | 1 | 39.7                      | 43.4        | D                | D        | D              |
| 7  | Iowa Av. / Columbia Av.    | TS                           | 2  | 2 | 1 | 2          | 2 | 1 | 2         | 2 | 1 | 2         | 2 | 1 | <b>####</b>               | <b>####</b> | <b>F</b>         | <b>F</b> | D              |
| 8  | Iowa Av. / Marlborough Av. | TS                           | 1  | 2 | 0 | 1          | 2 | 1 | 1         | 1 | 0 | 1         | 1 | 1 | <b>64.3</b>               | 45.6        | <b>E</b>         | D        | D              |
| 9  | Iowa Av. / Spruce St.      | TS                           | 1  | 2 | 0 | 1          | 2 | 1 | 1         | 2 | 0 | 1         | 2 | 0 | 40.9                      | 49.0        | D                | D        | D              |
| 10 | Driveway 1 / Center St.    | --                           | Future Intersection                      |   |   |            |   |   |           |   |   |           |   |   | --                        | --          | --               | --       | C              |
| 11 | Driveway 2 / Spring St.    | --                           | Future Intersection                      |   |   |            |   |   |           |   |   |           |   |   | --                        | --          | --               | --       | C              |
| 12 | Garfield Av. / Center St.  | AWS                          | 0  | 1 | 0 | 0          | 0 | 0 | 0         | 2 | d | 0         | 2 | 0 | 11.3                      | 8.8         | B                | A        | C              |
| 13 | Garfield Av. / Spring St.  | CSS                          | 0  | 0 | 0 | 0          | 1 | 0 | 0         | 1 | 0 | 0         | 1 | 0 | 12.7                      | 9.4         | B                | A        | C              |

**Bold** = Does not meet jurisdictional standards (unacceptable LOS)

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d= Defacto Right Turn Lane

2. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3. AWS = All-Way Stop; CSS = Cross-street Stop; TS = Traffic Signal (Urban Crossroads, 2014d, Table 3-1)

Project Trip Generation and Distribution

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. (Urban Crossroads, 2014d, p. 43)

A summary of the Project's trip generation is shown in Table 3-3, *Project Trip Generation Summary*, in the introduction to this IS/MND. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition, 2012. As shown on Table 3-3, implementation of the proposed Project would result in the generation of approximately 2,085 daily trip-ends per day with 164 trips occurring during the morning peak hour and 219 trips occurring during the evening peak hour. (Urban Crossroads, 2014d, p. 43)

Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the route where the Project traffic would distribute. The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for the traffic associated with the proposed residential use. Exhibit 4-1 of the TIA (IS/MND Appendix L) shows the trip distribution patterns for the Project. (Urban Crossroads, 2014d, p. 44)

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

Background Traffic

Future year traffic forecasts have been based upon two years of background (ambient) growth at 2% per year for 2018 traffic conditions. The total ambient growth is 8.24% for 2018 traffic conditions (compounded growth of two percent per year over four years or 1.024 years). This ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. (Urban Crossroads, 2014d, p. 44)

According to information published by the Riverside County Information Technology GIS staff as input to the Southern California Association of Governments (SCAG) Regional Transportation Plan (2012), the population of Western Riverside County is projected to increase by 41% in the period between 2010 and 2035, or a compounded rate of approximately 1.38% annually. During the same period, employment in Western Riverside County is expected to increase by 112% or 3.06% compounded annually. (Urban Crossroads, 2014d, p. 47)

Therefore, the use of an annual growth rate of 2.0 percent would appear to accurately approximate the anticipated regional growth in traffic volumes in the County of Riverside, especially when considered along with the addition of project-related traffic and traffic generated by other known development projects. As such, the growth in traffic volumes assumed in the Project's TIA (IS/MND Appendix L) would tend to overstate as opposed to understate the potential deficiencies to traffic and circulation. (Urban Crossroads, 2014d, p. 47)

Cumulative Development Traffic

CEQA guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of this analysis through consultation with planning and engineering staff from the County of Riverside, City of Riverside, and the City of Grand Terrace. Exhibit 4-3 of the Project's TIA (IS/MND Appendix L) illustrates the cumulative development location map. A summary of cumulative development projects and their proposed land uses are shown on TIA Table 4-3. If applicable, the traffic generated by individual cumulative projects was manually added to both the Existing Plus Ambient Plus Cumulative (EAPC) and Horizon Year forecasts to ensure that traffic generated by the listed cumulative development projects in TIA Table 4-3 are reflected as part of the background traffic. (Urban Crossroads, 2014d, p. 47)

Traffic Forecasts

To provide a comprehensive assessment of the potential project-related and cumulative traffic deficiencies, two types of analyses, "buildup" and "buildout," were performed. The "buildup" method was used to approximate traffic forecasts for Existing plus Project (E+P), Existing plus Project plus Ambient (EAP), and EAPC traffic conditions. The E+P traffic conditions include existing traffic in addition to the traffic generated by the proposed Project. The EAP traffic conditions include existing traffic, background traffic growth, and the traffic generated by the proposed Project. The EAPC traffic conditions include background existing traffic, background traffic growth, traffic generated by other cumulative development projects within the study area, and the traffic generated by the proposed Project. The "buildout" approach is used to forecast the Horizon Year Without and With Project traffic conditions of the study area. (Urban Crossroads, 2014d, p. 47)

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

EAP (2018) and EAPC (2018) Conditions

The "buildup" approach combines existing traffic counts with a background ambient growth factor to forecast EAP and EAPC traffic conditions. An ambient growth factor of 8.24% accounts for background (area-wide) traffic increases that occur over time up to the year 2018 from the year 2014 (compounded two percent per year growth over a four year period). Traffic volumes generated by the Project and other cumulative development projects are then added to assess the EAP and EAPC traffic conditions. The 2018 roadway networks are similar to the existing conditions roadway network with the exception of future driveways proposed to be developed by the Project. (Urban Crossroads, 2014d, pp. 47-48)

The EAP and EAPC traffic analysis includes the following traffic conditions, with the various traffic components:

- EAP Conditions
  - Existing counts
  - Ambient growth traffic (8.24%)
  - Project traffic
  
- EAPC Conditions
  - Existing counts
  - Ambient growth traffic (8.24%)
  - Cumulative Development traffic
  - Project traffic

Horizon Year (2035) Volume Development

Traffic projections for Horizon Year Without Project conditions were derived from the Riverside County Traffic Analysis Model (RivTAM) using accepted procedures for model forecast refinement and smoothing. The Horizon Year Without and With Project traffic conditions analyses are utilized to determine if improvements funded through regional transportation mitigation fee programs, such as the Transportation Uniform Mitigation Fee (TUMF), County of Riverside DIF, or other approved funding mechanism can accommodate the long-range cumulative traffic at the target LOS identified in the County of Riverside General Plan. If the "funded" improvements can provide the target LOS, then the Project's payment into these existing fee programs shall be considered as cumulative improvements through the conditions of approval. (Urban Crossroads, 2014d, p. 48)

In some instances, the RivTAM model zone structure is not designed to provide accurate turning movements along arterial roadways unless refinement and reasonableness checking is performed. Horizon Year Without Project turning volumes were compared to EAPC less Project traffic turning volumes in order to ensure a minimum growth of ten percent as a part of the refinement process, where applicable. The minimum growth includes any additional growth between EAPC traffic conditions and Horizon Year Without Project traffic conditions that is not accounted for by the traffic generated by cumulative development projects and the ambient growth between Existing and EAPC traffic conditions. (Urban Crossroads, 2014d, p. 48)

Existing Plus Project Traffic Conditions (E+P)

Level of service calculations were conducted for the study area intersections to evaluate their operations under E+P conditions. As shown in Table EA-25, *Intersection Operations Analysis Summary for E+P Conditions*, no additional intersections were found to operate at an unacceptable LOS under E+P traffic conditions beyond those identified for existing conditions. The intersection



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

operations analysis worksheets for E+P traffic conditions are included in Appendix "5.1" of the TIA (IS/MND Appendix L). (Urban Crossroads, 2014d, p. 57) Accordingly, Project impacts under E+P conditions would be less than significant on a direct basis, although the contribution of Project traffic to the following intersections under E+P conditions are evaluated as cumulatively significant impacts for which mitigation would be required:

- Stephens Avenue / Center Street – AM and PM peak hours
- Highgrove Place / Center Street – PM peak hour only
- Iowa Avenue / Columbia Avenue – AM and PM peak hours
- Iowa Avenue / Marlborough Avenue – AM peak hour only

**Table EA-25 Intersection Operations Analysis Summary for E+P Conditions**

| #  | Intersection               | Traffic Control <sup>3</sup> | Intersection Approach Lanes <sup>1</sup> |          |    |   |          |   |    |   | Existing (2014)           |   |                  |   | E+P                       |              |                  |    | Acceptable LOS |              |    |    |    |
|----|----------------------------|------------------------------|--|----------|----|---|----------|---|----|---|---------------------------|---|------------------|---|---------------------------|--------------|------------------|----|----------------|--------------|----|----|----|
|    |                            |                              | NB                                       |          | SB |   | EB       |   | WB |   | Delay <sup>2</sup> (Secs) |   | Level of Service |   | Delay <sup>2</sup> (Secs) |              | Level of Service |    |                |              |    |    |    |
|    |                            |                              | L  | T        | R  | L | T        | R | L  | T | R                         | L | T                | R | AM                        | PM           | AM               | PM |                | AM           | PM | AM | PM |
| 1  | Stephens Av. / Center St.  | TS                           | 0  | 1        | 0  | 0 | 1        | 0 | 0  | 1 | 1                         | 0 | 1                | d | 36.3                      | 38.0         | D                | D  | 37.5           | 39.3         | D  | D  | C  |
| 2  | Highgrove Pl. / Center St. | CSS                          | 0  | 1        | 1  | 0 | 1        | 0 | 0  | 1 | 1                         | 0 | 1                | 0 | 20.8                      | 30.7         | C                | D  | 23.1           | 41.3         | C  | E  | C  |
| 3  | Iowa Av. / Center St.      | TS                           | 1  | 2        | 0  | 1 | 2        | 0 | 1  | 2 | 0                         | 1 | 1                | 1 | 44.6                      | 49.0         | D                | D  | 45.4           | 49.8         | D  | D  | D  |
| 4  | Iowa Av. / Citrus St. West | TS                           | 1  | 2        | 1  | 1 | 2        | 0 | 0  | 1 | 0                         | 0 | 1                | 1 | 21.7                      | 28.2         | C                | C  | 21.1           | 28.0         | C  | C  | C  |
| 5  | Iowa Av. / Citrus St. East | TS                           | 0  | 2        | 0  | 1 | 2        | 0 | 0  | 0 | 0                         | 1 | 0                | 1 | 22.7                      | 26.6         | C                | C  | 22.7           | 27.2         | C  | C  | C  |
| 6  | Iowa Av. / Palmyrita Av.   | TS                           | 1  | 2        | 0  | 1 | 2        | 1 | 1  | 1 | 0                         | 1 | 1                | 1 | 39.7                      | 43.4         | D                | D  | 40.2           | 44.7         | D  | D  | D  |
| 7  | Iowa Av. / Columbia Av.    | TS                           | 2  | 2        | 1  | 2 | 2        | 1 | 2  | 2 | 1                         | 2 | 2                | 1 | <b>124.1</b>              | <b>164.6</b> | F                | F  | <b>126.4</b>   | <b>164.6</b> | F  | F  | D  |
| 8  | Iowa Av. / Marlborough Av. | TS                           | 1  | 2        | 0  | 1 | 2        | 1 | 1  | 1 | 0                         | 1 | 1                | 1 | <b>64.3</b>               | 45.6         | E                | D  | <b>65.7</b>    | 49.2         | E  | D  | D  |
| 9  | Iowa Av. / Spruce St.      | TS                           | 1  | 2        | 0  | 1 | 2        | 1 | 1  | 2 | 0                         | 1 | 2                | 0 | 40.9                      | 49.0         | D                | D  | 41.4           | 50.1         | D  | D  | D  |
| 10 | Driveway 1 / Center St.    | CSS                          | 0  | <u>1</u> | 0  | 0 | 0        | 0 | 0  | 2 | 0                         | 0 | 2                | 0 | --                        | --           | --               | -- | 13.1           | 12.1         | B  | B  | C  |
| 11 | Driveway 2 / Spring St.    | CSS                          | 0  | <u>1</u> | 0  | 0 | <u>1</u> | 0 | 0  | 1 | 0                         | 0 | 1                | 0 | --                        | --           | --               | -- | 11.1           | 11.3         | B  | B  | C  |
| 12 | Garfield Av. / Center St.  | AWS                          | 0  | 1        | 0  | 0 | 0        | 0 | 0  | 2 | d                         | 0 | 2                | 0 | 11.3                      | 8.8          | B                | A  | 11.7           | 8.8          | B  | A  | C  |
| 13 | Garfield Av. / Spring St.  | CSS                          | 0  | 0        | 0  | 0 | 1        | 0 | 0  | 1 | 0                         | 0 | 1                | 0 | 12.7                      | 9.4          | B                | A  | 13.7           | 9.7          | B  | A  | C  |

**Bold** = Does not meet jurisdictional standards (unacceptable LOS)

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; 1 = Improvement

2. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3. AWS = All-Way Stop; CSS = Cross-street Stop; TS = Traffic Signal (Urban Crossroads, 2014d, Table 5-1)

Implementation of Mitigation Measure M-TR-1, which requires participation in the County TUMF and DIF program, and Mitigation Measure M-TR-2, requiring the Project Applicant to pay fees in accordance with the City of Riverside Traffic Signal and Railroad Mitigation Fee program, would fully mitigate the Project's cumulatively considerable impacts to the four intersections listed above as having a deficient LOS under existing conditions.

For E+P conditions, no unsignalized study area intersections are anticipated to meet peak hour volumes based, or the CalTrans planning level (ADT volume based) traffic signal warrants. However,

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

a traffic signal is recommended at the intersection of Highgrove Place at Center Street to partially address the existing LOS deficiency. The Project's cumulative contribution to a need for a traffic signal at this intersection would be mitigated to a level below of significance with implementation of Mitigation Measure M-TR-1, requiring payment of appropriate TUMF fees. (Urban Crossroads, 2014d, p. 57, Table 1-5, and Table 5-3)

Table EA-26, *Basic Freeway Segment Analysis for E+P Conditions*, provides the E+P mainline directional volumes for the AM and PM peak hours for the I-215 Freeway at Center Street interchange. As shown on Table EA-26, the I-215 Freeway segments analyzed for this study are anticipated to operate at an acceptable LOS (i.e., LOS "D" or better) during the peak hours for E+P traffic conditions. E+P basic freeway segment analysis worksheets are provided in Appendix "5.3" to the Project's TIA (IS/MND Appendix L). (Urban Crossroads, 2014d, p. 57) Accordingly, impacts to freeways under E+P conditions would be less than significant.

**Table EA-26 Basic Freeway Segment Analysis for E+P Conditions**

| Scenario              | Direction | Mainline Segment       | Volume |       | Lanes <sup>1</sup> | Density <sup>2</sup> |      | LOS |    |
|-----------------------|-----------|------------------------|--------|-------|--------------------|----------------------|------|-----|----|
|                       |           |                        | AM     | PM    |                    | AM                   | PM   | AM  | PM |
| Existing Plus Project | I-215 SB  | South of Center Street | 3,513  | 3,477 | 3                  | 18.9                 | 18.7 | C   | C  |
|                       | I-215 NB  | South of Center Street | 5,272  | 5,211 | 3                  | 31.4                 | 30.8 | D   | D  |

1. Number of lanes is in the specified direction and is based on existing conditions.
2. Density is measured by passenger cars per mile per lane (pc/mi/ln). (Urban Crossroads, 2014d, Table 5-2)

Year 2018 Existing Plus Ambient Plus Project Traffic Conditions (EAP)

Level of service calculations were conducted for the study intersections to evaluate their operations under EAP conditions with existing roadway and intersection geometrics consistent with existing conditions plus the addition of Project access driveways. As shown in Table EA-27, *Intersection Operations Analysis Summary for EAP (2018) Conditions*, the same intersections previously identified to operate at an unacceptable LOS for Existing traffic conditions are also anticipated to operate at an unacceptable LOS for EAP traffic conditions. However, the addition of 8.24% ambient growth along with Project traffic also results in a new PM peak hour LOS deficiency at the intersection of Iowa Avenue at Spruce Street, in addition to those deficiencies previously identified for Existing and E+P traffic conditions. This is evaluated as a significant direct impact of the Project for which mitigation would be required. (Urban Crossroads, 2014d, p. 65) Implementation of Mitigation Measure M-TR-3, which requires the Project Applicant to work with the City of Riverside Public Works Department to accommodate a 120 second cycle length for the traffic signal timing, would reduce the Project's impact to this intersection to below a level of significance (Urban Crossroads, 2014d, Tables 1-5 and 6-3).

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

**Table EA-27 Intersection Operations Analysis Summary for EAP (2018) Conditions**

| #  | Intersection               | Traffic Control <sup>3</sup> | Intersection Approach Lanes <sup>1</sup> |   |   |   |    |   |   |   |    |   |   |   | Existing (2014)           |       |                  |    | EAP (2018)                |       |                  |    | Acceptable LOS |
|----|----------------------------|------------------------------|--|---|---|---|----|---|---|---|----|---|---|---|---------------------------|-------|------------------|----|---------------------------|-------|------------------|----|----------------|
|    |                            |                              | NB                                       |   |   |   | SB |   |   |   | EB |   |   |   | Delay <sup>2</sup> (Secs) |       | Level of Service |    | Delay <sup>2</sup> (Secs) |       | Level of Service |    |                |
|    |                            |                              | L  | T | R | d | L  | T | R | d | L  | T | R | d | L                         | T     | AM               | PM | AM                        | PM    | AM               | PM |                |
| 1  | Stephens Av. / Center St.  | TS                           | 0  | 1 | 0 | 0 | 1  | 0 | 0 | 1 | 1  | 0 | 1 | d | 36.3                      | 38.0  | D                | D  | 38.9                      | 41.0  | D                | D  | C              |
| 2  | Highgrove Pl. / Center St. | CSS                          | 0  | 1 | 1 | 0 | 1  | 0 | 0 | 1 | 1  | 0 | 1 | 0 | 20.8                      | 30.7  | C                | D  | 25.7                      | 54.8  | D                | F  | C              |
| 3  | Iowa Av. / Center St.      | TS                           | 1  | 2 | 0 | 1 | 2  | 0 | 1 | 2 | 0  | 1 | 1 | 1 | 44.6                      | 49.0  | D                | D  | 46.9                      | 53.1  | D                | D  | D              |
| 4  | Iowa Av. / Citrus St. West | TS                           | 1  | 2 | 1 | 1 | 2  | 0 | 0 | 1 | 0  | 0 | 1 | 1 | 21.7                      | 28.2  | C                | C  | 22.7                      | 28.4  | C                | C  | C              |
| 5  | Iowa Av. / Citrus St. East | TS                           | 0  | 2 | 0 | 1 | 2  | 0 | 0 | 0 | 0  | 1 | 0 | 1 | 22.7                      | 26.6  | C                | C  | 22.8                      | 26.9  | C                | C  | C              |
| 6  | Iowa Av. / Palmyrita Av.   | TS                           | 1  | 2 | 0 | 1 | 2  | 1 | 1 | 1 | 0  | 1 | 1 | 1 | 39.7                      | 43.4  | D                | D  | 41.8                      | 46.7  | D                | D  | D              |
| 7  | Iowa Av. / Columbia Av.    | TS                           | 2  | 2 | 1 | 2 | 2  | 1 | 2 | 2 | 1  | 2 | 2 | 1 | 124.1                     | 164.6 | F                | F  | 137.4                     | 174.9 | F                | F  | D              |
| 8  | Iowa Av. / Marlborough Av. | TS                           | 1  | 2 | 0 | 1 | 2  | 1 | 1 | 1 | 0  | 1 | 1 | 1 | 64.3                      | 45.6  | E                | D  | 79.2                      | 61.9  | E                | E  | D              |
| 9  | Iowa Av. / Spruce St.      | TS                           | 1  | 2 | 0 | 1 | 2  | 1 | 1 | 2 | 0  | 1 | 2 | 0 | 40.9                      | 49.0  | D                | D  | 43.2                      | 56.9  | D                | E  | D              |
| 10 | Driveway 1 / Center St.    | CSS                          | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 2 | 0  | 0 | 2 | 0 | --                        | --    | --               | -- | 13.6                      | 12.4  | B                | B  | C              |
| 11 | Driveway 2 / Spring St.    | CSS                          | 0  | 1 | 0 | 0 | 1  | 0 | 0 | 1 | 0  | 0 | 1 | 0 | --                        | --    | --               | -- | 11.3                      | 11.4  | B                | B  | C              |
| 12 | Garfield Av. / Center St.  | AWS                          | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 2 | d  | 0 | 2 | 0 | 11.3                      | 8.8   | B                | A  | 12.5                      | 9.0   | B                | A  | C              |
| 13 | Garfield Av. / Spring St.  | CSS                          | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 1 | 0  | 0 | 1 | 0 | 12.7                      | 9.4   | B                | A  | 14.3                      | 9.8   | B                | A  | C              |

**Bold** = Does not meet jurisdictional standards (unacceptable LOS)

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; 1 = Improvement

2. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3. AWS = All-Way Stop; CSS = Cross-street Stop; TS = Traffic Signal (Urban Crossroads, 2014d, Table 6-1)

For EAP traffic conditions, there are no additional intersections anticipated to warrant a traffic signal beyond the recommended signalization of Highgrove Place at Center Street as identified above for Existing and E+P traffic conditions (Urban Crossroads, 2014d, p. 65).

Table EA-28, *Basic Freeway Segment Analysis for EAP (2018) Conditions*, provides the EAP mainline directional volumes for the AM and PM peak hours for the I-215 Freeway at Center Street interchange. As shown on Table EA-28, the I-215 Freeway segments are anticipated to operate at an acceptable LOS (i.e., LOS "D" or better) during the peak hours for EAP traffic conditions. EAP basic freeway segment analysis worksheets are provided in TIA Appendix "6.3" (IS/MND Appendix L). Thus, the Project would result in less-than-significant freeway mainline impacts under EAP (2018) conditions. (Urban Crossroads, 2014d, p. 69)

Year 2018 Existing Plus Ambient Plus Project Plus Cumulative Traffic Conditions (EAPC)

Level of service calculations were conducted for the study intersections to evaluate their operations under EAPC conditions with existing roadway and intersection geometrics consistent with those described under TIA Section 7.1. As shown in Table EA-29, *Intersection Operations Analysis Summary for EAPC (2018) Conditions*, the following study area intersections are anticipated to operate at an unacceptable LOS under EAPC traffic conditions in addition to those previously identified as deficient under Existing, E+P, and EAP traffic conditions: Iowa Avenue at Center Street,

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

**Table EA-28 Basic Freeway Segment Analysis for EAP (2018) Conditions**

| Scenario   | Direction | Mainline Segment       | Volume |       | Lanes <sup>1</sup> | Density <sup>2</sup> |      | LOS |    |
|------------|-----------|------------------------|--------|-------|--------------------|----------------------|------|-----|----|
|            |           |                        | AM     | PM    |                    | AM                   | PM   | AM  | PM |
| EAP (2018) | I-215 SB  | South of Center Street | 3,272  | 3,238 | 3                  | 17.6                 | 17.4 | B   | B  |
|            | I-215 NB  | South of Center Street | 4,910  | 4,853 | 3                  | 28.4                 | 28.0 | D   | D  |

1. Number of lanes is in the specified direction and is based on existing conditions.
2. Density is measured by passenger cars per mile per lane (pc/mi/ln). (Urban Crossroads, 2014d, Table 6-2)

**Table EA-29 Intersection Operations Analysis Summary for EAPC (2018) Conditions**

| #  | Intersection               | Traffic Control <sup>3</sup> | Intersection Approach Lanes <sup>1</sup> |   |   |            |   |   |           |   |   |           |   |   | Delay <sup>2</sup> (Secs) |        | Level of Service |    | Acceptable LOS |
|----|----------------------------|------------------------------|--|---|---|------------|---|---|-----------|---|---|-----------|---|---|---------------------------|--------|------------------|----|----------------|
|    |                            |                              | Northbound                               |   |   | Southbound |   |   | Eastbound |   |   | Westbound |   |   | AM                        | PM     | AM               | PM |                |
|    |                            |                              | L  | T | R | L          | T | R | L         | T | R | L         | T | R |                           |        |                  |    |                |
| 1  | Stephens Av. / Center St.  | TS                           | 0  | 1 | 0 | 0          | 1 | 0 | 0         | 1 | 1 | 0         | 1 | d | 62.2                      | 53.7   | E                | D  | C              |
| 2  | Highgrove Pl. / Center St. | CSS                          | 0  | 1 | 1 | 0          | 1 | 0 | 0         | 1 | 1 | 0         | 1 | 0 | 43.2                      | >100.0 | E                | F  | C              |
| 3  | Iowa Av. / Center St.      | TS                           | 1  | 2 | 0 | 1          | 2 | 0 | 1         | 2 | 0 | 1         | 1 | 1 | 74.5                      | 58.1   | E                | E  | D              |
| 4  | Iowa Av. / Citrus St. West | TS                           | 1  | 2 | 1 | 1          | 2 | 0 | 0         | 1 | 0 | 0         | 1 | 1 | 28.5                      | 22.8   | C                | C  | C              |
| 5  | Iowa Av. / Citrus St. East | TS                           | 0  | 2 | 0 | 1          | 2 | 0 | 0         | 0 | 0 | 1         | 0 | 1 | 27.8                      | 22.9   | C                | C  | C              |
| 6  | Iowa Av. / Palmyrita Av.   | TS                           | 1  | 2 | 0 | 1          | 2 | 1 | 1         | 1 | 0 | 1         | 1 | 1 | 69.0                      | 69.8   | E                | E  | D              |
| 7  | Iowa Av. / Columbia Av.    | TS                           | 2  | 2 | 1 | 2          | 2 | 1 | 2         | 2 | 1 | 2         | 2 | 1 | 140.6                     | 152.3  | F                | F  | D              |
| 8  | Iowa Av. / Marlborough Av. | TS                           | 1  | 2 | 0 | 1          | 2 | 1 | 1         | 1 | 0 | 1         | 1 | 1 | 94.0                      | 93.8   | F                | F  | D              |
| 9  | Iowa Av. / Spruce St.      | TS                           | 1  | 2 | 0 | 1          | 2 | 1 | 1         | 2 | 0 | 1         | 2 | 0 | 46.7                      | 69.1   | D                | E  | D              |
| 10 | Driveway 1 / Center St.    | CSS                          | 0  | 1 | 0 | 0          | 0 | 0 | 0         | 2 | 0 | 0         | 2 | 0 | 18.7                      | 21.5   | C                | C  | C              |
| 11 | Driveway 2 / Spring St.    | CSS                          | 0  | 1 | 0 | 0          | 1 | 0 | 0         | 1 | 0 | 0         | 1 | 0 | 12.0                      | 12.1   | B                | B  | C              |
| 12 | Garfield Av. / Center St.  | AWS                          | 0  | 1 | 0 | 0          | 0 | 0 | 0         | 2 | d | 0         | 2 | 0 | 36.1                      | 12.7   | E                | B  | C              |
| 13 | Garfield Av. / Spring St.  | CSS                          | 0  | 0 | 0 | 0          | 1 | 0 | 0         | 1 | 0 | 0         | 1 | 0 | 18.3                      | 11.0   | C                | B  | C              |

**Bold** = Does not meet jurisdictional standards (unacceptable LOS)

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
- L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; 1 = Improvement
2. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
3. AWS = All-Way Stop; CSS = Cross-street Stop; TS = Traffic Signal (Urban Crossroads, 2014d, Table 7-1)

and Iowa Avenue at Palmyrita Avenue. (Urban Crossroads, 2014d, p. 73) Project impacts to these intersections represent a cumulatively significant impact for which mitigation would be required. It should be noted the Project would not contribute 50 or more peak hour trips to the intersection of

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

Garfield Avenue at Center Street; thus, Project impacts at this intersection would be less than significant. Implementation of Mitigation Measure M-TR-1, which requires participation in the County TUMF and DIF program, and Mitigation Measure M-TR-4, which requires a fair-share payment for the Project's contribution to the need for non-TUMF funded improvements, would fully mitigate the Project's cumulatively considerable impacts to Iowa Avenue at Center Street. Implementation of Mitigation Measure M-TR-2, requiring the Project Applicant to pay fees in accordance with the City of Riverside Traffic Signal and Railroad Mitigation Fee program, would fully mitigate the Project's cumulatively considerable impacts to Iowa Avenue at Palmyrita Avenue, respectively. (Urban Crossroads, 2014d, Table 7-3)

For EAPC traffic conditions, there are no additional intersections anticipated to warrant a traffic signal beyond the recommended signalization of Highgrove Place at Center Street as identified above for Existing, E+P, and EAP traffic conditions. No additional mitigation is required under EAPC traffic conditions. (Urban Crossroads, 2014d, p. 73)

Table EA-30, *Basic Freeway Segment Analysis for EAPC (2018) Conditions*, provides the EAPC mainline directional volumes for the AM and PM peak hours for the I-215 Freeway at Center Street interchange. As shown on Table EA-30, the I-215 Freeway segments are anticipated to operate at an acceptable LOS (i.e., LOS "D" or better) during the peak hours for EAPC traffic conditions. EAPC basic freeway segment analysis worksheets are provided in TIA Appendix "7.3" (IS/MND Appendix L). Thus, the Project would result in less-than-significant freeway mainline impacts under EAPC (2018) conditions. (Urban Crossroads, 2014d, p. 77)

**Table EA-30 Basic Freeway Segment Analysis for EAPC (2018) Conditions**

| Scenario    | Direction | Mainline Segment       | Volume |       | Lanes <sup>1</sup> | Density <sup>2</sup> |      | LOS |    |
|-------------|-----------|------------------------|--------|-------|--------------------|----------------------|------|-----|----|
|             |           |                        | AM     | PM    |                    | AM                   | PM   | AM  | PM |
| EAPC (2018) | I-215 SB  | South of Center Street | 3,533  | 3,570 | 3                  | 19.1                 | 19.3 | C   | C  |
|             | I-215 NB  | South of Center Street | 5,170  | 5,194 | 3                  | 30.7                 | 30.9 | D   | D  |

1. Number of lanes is in the specified direction and is based on existing conditions.
  2. Density is measured by passenger cars per mile per lane (pc/mi/ln).
- (Urban Crossroads, 2014d, Table 7-2)

**Horizon Year (2035) Traffic Conditions**

LOS calculations were conducted for the study intersections to evaluate their operations under Horizon Year Without and With Project conditions with roadway and intersection geometrics consistent with existing conditions plus the addition of Project access driveways. As shown in Table EA-31, *Intersection Operations Summary for Horizon Year (2035) Conditions*, all study area intersections, with the exception of the Project driveways and intersections with Citrus Street, are anticipated to operate at an unacceptable LOS during either AM or PM peak hour for Horizon Year Without and With Project traffic conditions. However, the Project is anticipated to contribute less than 50 peak hour trips to the intersections of Garfield Avenue at Center Street and Garfield Avenue at Spring Street. Accordingly, Project impacts to all intersections except for Project driveways, Garfield Avenue at Center Street, Garfield Avenue at Spring Street, and the intersections of Iowa Avenue at Citrus Street, would be considered cumulatively significant impacts for which mitigation would be

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

required. Implementation of Mitigation Measure M-TR-1, which requires participation in the County TUMF and DIF program, and Mitigation Measure M-TR-2, requiring the Project Applicant to pay fees in accordance with the City of Riverside Traffic Signal and Railroad Mitigation Fee, would fully mitigate the Project's cumulatively considerable impacts to impacted intersections under Horizon Year (2035) conditions. (Urban Crossroads, 2014d, p. 81)

**Table EA-31 Intersection Operations Summary for Horizon Year (2035) Conditions**

| #  | Intersection               | Traffic Control <sup>3</sup> | Intersection Approach Lanes <sup>1</sup> |   |    |   |    |   |    |   | without Project           |   |                  |   | with Project              |        |                  |    | Acceptable LOS |        |    |    |    |
|----|----------------------------|------------------------------|--|---|----|---|----|---|----|---|---------------------------|---|------------------|---|---------------------------|--------|------------------|----|----------------|--------|----|----|----|
|    |                            |                              | NB                                       |   | SB |   | EB |   | WB |   | Delay <sup>2</sup> (Secs) |   | Level of Service |   | Delay <sup>2</sup> (Secs) |        | Level of Service |    |                |        |    |    |    |
|    |                            |                              | L  | T | R  | L | T  | R | L  | T | R                         | L | T                | R | AM                        | PM     | AM               | PM |                | AM     | PM | AM | PM |
| 1  | Stephens Av. / Center St.  | TS                           | 0  | 1 | 0  | 0 | 1  | 0 | 0  | 1 | 1                         | 0 | 1                | d | 87.3                      | 195.4  | F                | F  | 97.7           | >200.0 | F  | F  | C  |
| 2  | Highgrove Pl. / Center St. | CSS                          | 0  | 1 | 1  | 0 | 1  | 0 | 0  | 1 | 1                         | 0 | 1                | 0 | >100.0                    | >100.0 | F                | F  | >100.0         | >100.0 | F  | F  | C  |
| 3  | Iowa Av. / Center St.      | TS                           | 1  | 2 | 0  | 1 | 2  | 0 | 1  | 2 | 0                         | 1 | 1                | 1 | 64.9                      | >200.0 | E                | F  | 72.9           | >200.0 | E  | F  | D  |
| 4  | Iowa Av. / Citrus St. West | TS                           | 1  | 2 | 1  | 1 | 2  | 0 | 0  | 1 | 0                         | 0 | 1                | 1 | 24.8                      | 31.9   | C                | C  | 24.9           | 34.5   | C  | C  | C  |
| 5  | Iowa Av. / Citrus St. East | TS                           | 0  | 2 | 0  | 1 | 2  | 0 | 0  | 0 | 0                         | 1 | 0                | 1 | 23.5                      | 30.8   | C                | C  | 23.7           | 32.5   | C  | C  | C  |
| 6  | Iowa Av. / Palmyrita Av.   | TS                           | 1  | 2 | 0  | 1 | 2  | 1 | 1  | 1 | 0                         | 1 | 1                | 1 | 101.7                     | 124.6  | F                | F  | 105.6          | 135.8  | F  | F  | D  |
| 7  | Iowa Av. / Columbia Av.    | TS                           | 2  | 2 | 1  | 2 | 2  | 1 | 2  | 2 | 1                         | 2 | 2                | 1 | >200.0                    | >200.0 | F                | F  | >200.0         | >200.0 | F  | F  | D  |
| 8  | Iowa Av. / Marlborough Av. | TS                           | 1  | 2 | 0  | 1 | 2  | 1 | 1  | 1 | 0                         | 1 | 1                | 1 | 161.9                     | 156.1  | F                | F  | 170.6          | 165.8  | F  | F  | D  |
| 9  | Iowa Av. / Spruce St.      | TS                           | 1  | 2 | 0  | 1 | 2  | 1 | 1  | 2 | 0                         | 1 | 2                | 0 | 108.9                     | >200.0 | F                | F  | 115.4          | >200.0 | F  | F  | D  |
| 10 | Driveway 1 / Center St.    | CSS                          | 0  | 1 | 0  | 0 | 0  | 0 | 0  | 2 | 0                         | 0 | 2                | 0 | --                        | --     | --               | -- | 23.0           | 22.6   | C  | C  | C  |
| 11 | Driveway 2 / Spring St.    | CSS                          | 0  | 1 | 0  | 0 | 1  | 0 | 0  | 1 | 0                         | 0 | 1                | 0 | --                        | --     | --               | -- | 13.7           | 12.6   | B  | B  | C  |
| 12 | Garfield Av. / Center St.  | AWS                          | 0  | 1 | 0  | 0 | 0  | 0 | 0  | 2 | d                         | 0 | 2                | 0 | 57.7                      | 13.5   | F                | B  | 63.4           | 13.8   | F  | B  | C  |
| 13 | Garfield Av. / Spring St.  | CSS                          | 0  | 0 | 0  | 0 | 1  | 0 | 0  | 1 | 0                         | 0 | 1                | 0 | 25.6                      | 11.2   | D                | B  | 29.4           | 11.7   | D  | B  | C  |

**Bold** = Does not meet jurisdictional standards (unacceptable LOS)

- When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
- L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; 1 = Improvement
- Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
- AWS = All-Way Stop; CSS = Cross-street Stop; TS = Traffic Signal (Urban Crossroads, 2014d, Table 8-1)

For Horizon Year conditions, there are no additional intersections anticipated to meet the CalTrans planning level (ADT volume based) or peak hour volume based traffic signal warrants beyond those previously identified for Existing, E+P, EAP, and EAPC traffic conditions. No additional mitigation would be required. (Urban Crossroads, 2014d, p. 81)

Table EA-32, *Basic Freeway Segment Analysis for Horizon Year (2035) Conditions*, provides the Horizon Year (2035) mainline directional volumes for the AM and PM peak hours for the I-215 Freeway at Center Street interchange. As shown on Table EA-32, the I-215 Freeway Northbound and Southbound segments analyzed are anticipated to operate at an unacceptable LOS during both AM and PM peak hours for Horizon Year Without and With Project traffic conditions. Horizon Year Without and With Project basic freeway segment analysis worksheets are provided in TIA Appendices "8.5" and "8.6", respectively (IS/MND Appendix L). (Urban Crossroads, 2014d, p. 87) However, it should be noted that the Project would contribute fewer than 100 two-way peak hour trips to the I-215

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

segments. According to CalTrans Guidelines, Projects with fewer than 100 two-way peak hour trips would not have the potential to significantly impact freeway mainline facilities (Caltrans, 2002, p. 2). Accordingly, Project impacts to freeway mainlines would be less than significant and no mitigation would be required.

**Table EA-32 Basic Freeway Segment Analysis for Horizon Year (2035) Conditions**

| Scenario             | Direction | Mainline Segment       | Volume |       | Lanes <sup>1</sup> | Density <sup>2</sup> |       | LOS |    |
|----------------------|-----------|------------------------|--------|-------|--------------------|----------------------|-------|-----|----|
|                      |           |                        | AM     | PM    |                    | AM                   | PM    | AM  | PM |
| 2035 Without Project | I-215 SB  | South of Center Street | 7,134  | 7,772 | 3                  | 57.2                 | 76.4  | F   | F  |
|                      | I-215 NB  | South of Center Street | 6,308  | 8,720 | 3                  | 44.5                 | 154.5 | E   | F  |
| 2035 With Project    | I-215 SB  | South of Center Street | 7,165  | 7,792 | 3                  | 58.0                 | 77.3  | F   | F  |
|                      | I-215 NB  | South of Center Street | 6,336  | 8,755 | 3                  | 45.0                 | 159.8 | E   | F  |

**Bold** = Does not meet jurisdictional standards (unacceptable LOS)

1. Number of lanes is in the specified direction and is based on existing conditions.
2. Density is measured by passenger cars per mile per lane (pc/mi/ln).  
(Urban Crossroads, 2014d, Table 8-2)

Summary of Project Impacts

Based on the analysis presented above, the proposed Project would result in the following impacts during each study area scenario. The impacts listed below would be considered significant impacts for which mitigation would be required.

- Existing Plus Project Conditions:
  - *Cumulatively Significant Impacts*
    - Stephens Avenue / Center Street
    - Highgrove Place / Center Street
    - Iowa Avenue / Columbia Avenue
    - Iowa Avenue / Marlborough Avenue
  - *Cumulative Traffic Signal Impacts*
    - Highgrove Place / Center Street
- Existing Plus Ambient Plus Project (2018) Conditions:
  - *Significant Direct Impacts*
    - Iowa Avenue / Spruce Street
  - *Cumulatively Significant Impacts*
    - Stephens Avenue / Center Street
    - Highgrove Place / Center Street

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

- Iowa Avenue / Columbia Avenue
    - Iowa Avenue / Marlborough Avenue
  - *Cumulative Traffic Signal Impacts*
    - Highgrove Place / Center Street
  
- Existing Plus Ambient Plus Project Plus Cumulative (2018) Conditions:
  - *Cumulatively Significant Impacts*
    - Stephens Avenue / Center Street
    - Highgrove Place / Center Street
    - Iowa Avenue / Center Street
    - Iowa Avenue / Palmyrita Avenue
    - Iowa Avenue / Columbia Avenue
    - Iowa Avenue / Marlborough Avenue
    - Iowa Avenue / Spruce Street
  - *Cumulative Traffic Signal Impacts*
    - Highgrove Place / Center Street
  
- Horizon Year (2035) Traffic Conditions:
  - *Cumulatively Significant Impacts*
    - Stephens Avenue / Center Street
    - Highgrove Place / Center Street
    - Iowa Avenue / Center Street
    - Iowa Avenue / Palmyrita Avenue
    - Iowa Avenue / Columbia Avenue
    - Iowa Avenue / Marlborough Avenue
    - Iowa Avenue / Spruce Street
  - *Cumulative Traffic Signal Impacts*
    - Highgrove Place / Center Street

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Within the study area identified by the Project's TIA, the only facility that is identified as a CMP facility is I-215 (RCTC, 2011, Exhibit 2-1). Although nearby segments of I-215 are projected to exhibit a deficient LOS under Horizon Year (2035) Conditions (as shown in Table EA-32), the Project would contribute fewer than 100 two-way peak hour trips to the I-215. According to CalTrans Guidelines, Projects with fewer than 100 two-way peak hour trips would not have the potential to significantly impact freeway mainline facilities (Caltrans, 2002, p. 2). The Project has no other potential to conflict with the CMP. Accordingly, Project impacts due to a conflict with the 2011 RCTC CMP would be less than significant, and no mitigation would be required.

c & d) The nearest airport to the Project site is the Flabob Airport, which is located approximately 6.8 miles southwest of the Project site. Flabob airport is a small public use airport and the Project site not located in an airport land use plan covering the Flabob airport (ALUC, 2004), and has no potential to impact its air traffic patterns. The Project site also is located approximately 15.2 miles northwest of the March Air Reserve Base. According to County of Riverside General Plan HAP Figure 4 and County of Riverside HAP Figure 5, the Project site was not located within the March Air Reserve Base Airport Influence Policy Area or within any airport safety zone areas at the time the County's General Plan was adopted. (Riverside County, 2003b). However, based on the more recently updated 2014



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

March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan, the southern portion of the Project site, south of Spring Street, is located in the MARB/IP Airport Compatibility Zone E. The Land Use Compatibility Plan does not limit residential density in Compatibility Zone E. The area of the Project site north of Spring Street falls outside of the MARB/IP Airport Influence Area. The County of Riverside Airport Land Use Commission (ALUC) conducted a hearing on the Project on July 9, 2015, and determined that the Project is consistent with the 2014 MARB/IP Land Use Compatibility Plan. The elevation of MARB/IP Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level and the Project site is approximately 20,000 feet from the runway at an elevation that is more than 500 feet lower than the runway elevation (ALUC, 2015). Accordingly, the Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. Accordingly, no impact would occur.

Although the Project site is located adjacent to the Springbrook Wash, the Project has been designed to avoid this drainage area. Additionally, this wash does not support waterborne traffic. Accordingly, no impact to waterborne traffic would occur with implementation of the Project.

The nearest active railroad tracks are located approximately 867 feet from the western boundary of the Project site and run north and south parallel to Transit Avenue. Although the Project would contribute trips to the segment of Center Street that traverses this rail line, this rail line already is improved with an at-grade crossing with crossing arms to prevent collisions between rail and automobile traffic. There are no components of the Project that would result in increased safety hazards or that could affect rail traffic. Accordingly, impacts would be less than significant.

e) All roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with urban density residential units and light industrial uses. As such, the Project's proposed residential land uses has no potential to result in uses that are incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Accordingly, impacts would be less than significant.

f) Implementation of the proposed Project would result in improvements to several existing roadways and the establishment of new roadways on-site that would require maintenance. Maintenance of the major roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this IS/MND, and any identified significant impacts have been mitigated to the maximum feasible extent. Maintenance of these major roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Therefore, the maintenance of roadways proposed by the Project would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this IS/MND, and impacts would therefore be less than significant.

g) With exception of planned improvements to Spring Street and half-width improvements to Garfield Avenue, all roadway improvements planned as part of the Project would be limited to improvements within the existing parkways. Thus, with exception of Spring Street and Garfield Avenue, the Project has no potential to affect any existing roadways during Project construction. Under existing conditions, Garfield Avenue only serves an existing employee parking lot at the Highgrove Elementary School. During improvements to Garfield Avenue, the Project applicant would be required to maintain adequate access for users of this parking lot. Although Spring Street would need to be closed down during construction of the segment between California Avenue and Garfield

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

Avenue, the general grid pattern in the surrounding area provides numerous alternative routes. Furthermore, and as shown on Exhibit 3-10 of the Project's TIA (IS/MND Appendix L), the segment of Spring Street that traverses the site has a PM peak hour ADT of 42 vehicles, the diversion of which has no potential to result in any significant traffic impacts to study area intersections (Urban Crossroads, 2014d). Accordingly, impacts during construction would be less than significant.

h) The Project site is not identified as an emergency access route under any local or regional plans. As indicated under the discussion and analysis of Threshold 43.g), Project effects to the surrounding circulation system would be minimal during construction, and alternative access routes are available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, impacts due to inadequate emergency access or access to nearby uses would be less than significant.

i) According to the HAP Figure 7, *Highgrove Area Plan Trails and Bikeway System*, a Regional Trail is planned to traverse through the Project site. As shown on Figure 3-3, and discussed in Section 3.0, *Project Description*, a regional trail would be accommodated along the southern alignment of Spring Street from the site's eastern boundary to Street G, and south within Street G to the proposed on-site park, where off-site trail connections would be provided by others in the future. The Riverside County General Plan does not identify the Project site for any other transit facilities, bikeways, or pedestrian facilities. Accordingly, the Project would not conflict with any adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, nor would the Project otherwise substantially decrease the performance or safety of such facilities. Accordingly, impacts would be less than significant.

**Mitigation:** The proposed Project would result in a single direct impact to the intersection of Iowa Avenue at Spruce Street under EAP (2018) conditions, and also would result in a number of cumulative impacts to a number of study area intersections under EAP (2018), EAPC (2018), and Horizon Year (2035) conditions. Accordingly, the following mitigation measures have been identified to reduce the Project's direct and cumulative impacts to below a level of significance.

M-TR-1 (Condition of Approval 90.Trans.001) Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF), to reduce to a level below significance the Project's impacts to the following intersections within unincorporated Riverside County:

- Stephens Avenue / Center Street
- Highgrove Place / Center Street
- Iowa Avenue / Spruce Street

M-TR-2 (Condition of Approval 50.Trans.040) Prior to map redecoration, to fully satisfy the Project Applicant's obligations for cumulative improvement needs at the study area intersections located wholly or partially within the City of Riverside, the Project Applicant shall enter into an agreement with the City of Riverside to pay traffic impact fees in accordance with City of Riverside Municipal Code Chapter 16.64, *Traffic Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees*, to reduce to a level below significance the Project's impacts to the following intersections within the City limits:

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

- Iowa Avenue / Palmyrita Avenue;
- Iowa Avenue / Columbia Avenue;
- Iowa Avenue / Marlborough Avenue; and
- Iowa Avenue / Spruce Street.

M-TR-3 (Condition of Approval 50.Trans.039) Prior to the first building permit final inspection, the Project Applicant shall work with the City of Riverside Public Works Department to modify the traffic signal timing at the intersection of Iowa Avenue at Spruce Street to accommodate a 120 second cycle length, or other such adjustments or improvements, as determined necessary by the Public Works Department, to address projected near-term level of service deficiencies at this intersection.

M-TR-4 (Condition of Approval 90.Trans.013) Prior to the first building permit final inspection, the Project applicant shall pay a fair-share amount equal to 9.7% of the total cost of improving the intersection of Iowa Avenue at Center Street to provide the non-TUMF funded improvements listed in Table 1-5 of the Bixby-Highgrove Residential (TTM No. 36668) Traffic Impact Analysis prepared by Urban Crossroads, dated July 2, 2014, (IS/MND Appendix L). The fair share amount is based on the Project's share of traffic over the total growth of traffic at these intersections. The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.

Monitoring:

M-TR-1 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.

M-TR-2 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the City of Riverside Municipal Code Chapter 16.64, *Traffic Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees*.

M-TR-3 Prior to the issuance of first building permit final inspection, the Project Applicant shall provide evidence that the signal timing has been modified as required by this measure.

M-TR-4 Prior to the issuance of the first building permit final inspection, the Project Proponent shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid.

**44. Bike Trails**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: HAP Figure 7, *Trails and Bikeway System*.

Findings of Fact: According to HAP Figure 7, there are no bike trails or facilities planned within the Project vicinity, with exception of the proposed regional trail (which is addressed separately under

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

Threshold 43.i)). However, the Highgrove Community Policy Area Policy HAP 4.4 encourages the development of additional bike lanes along roadways within the Project's vicinity. As indicated in the discussion and analysis of Policy HAP 4.4 in Table EA-11 (previously presented), the Project would be consistent with all of the bike trail designations specified for the Project area. Impacts associated with the construction of trails has been evaluated throughout this IS/MND, and where necessary, mitigation measures have been imposed to reduce impacts to below a level of significance. Accordingly, impacts associated with the construction of bike trails would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Source:** *TTM 36668 Can Serve Letter*, Riverside Highland Water Company, July 10, 2014 (Appendix M); *Greenhouse Gas Analysis*, October 2, 2014, Urban Crossroads.

**Findings of Fact:**

a) The Project would be required to construct a ten-inch water line within the existing improved alignment in Center Street from the intersection of proposed Street "A" approximately 1,900 feet to the east to the existing intersection of Center Street at Michigan Avenue. This proposed ten-inch water line would connect to a proposed eight-inch water line within Street A. In addition, the Project would be required to construct an eight-inch water line within the existing Spring Street from the intersection with proposed Street "G" approximately 720 feet to the east. This proposed eight-inch water line would connect off-site to the water line proposed within Center Street via Garfield Avenue to provide a looped water system. Figure 3-6, *Proposed Off-site Infrastructure*, depicts the off-site improvements planned as part of the proposed Project.

The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this IS/MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this IS/MND to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this IS/MND. Accordingly, additional mitigation measures beyond those identified throughout this IS/MND would not be required.

b) According to the CalEEMod default parameters used by Urban Crossroads used to estimate water usage, the proposed Project is estimated to use 14.2687 million gallons (Mgal) a year for indoor

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

use and 8.9955 Mgal a year for outdoor use (Urban Crossroads, 2014b, Appendix 3.1). Riverside Highland Water Company can and will serve potable water to the Project site in ample quantity for domestic use. (RHWC, 2014a). Accordingly, the proposed Project would have sufficient water supplies available to serve the Project from existing entitlements and resources. Impacts are less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source:** City of Riverside Public Works Department, 2014

**Findings of Fact:**

a) The City of Riverside is the current provider of sewer services to the Project site. On-site wastewater would be conveyed via a series of eight-inch sanitary sewer lines to be constructed within the on-site streets (i.e. Streets A through O). These flows would then be conveyed via an existing eight-inch sewer main located in Center Street.

The installation of sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this IS/MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this IS/MND to reduce impacts to less-than-significant levels. The construction of sewer lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this IS/MND. Accordingly, additional mitigation measures beyond those identified throughout this IS/MND would not be required.

b) All sanitary sewer flows from the Project site would be conveyed to the Riverside Water Quality Control Plant (RWQCP) for treatment. The RWQCP is located approximately 10.3 miles southwest of the Project site at 5950 Acorn Street Riverside CA. The RWQCP provides primary, secondary, and tertiary treatment for a rated capacity of 40 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the RWQCP from 40 mgd to 46 mgd. (Riverside, 2014B) With completion of the expansion of the existing facility, there would be more than adequate capacity to treat wastewater flows generated by the Project. Accordingly, implementation of the proposed Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the

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

construction of which would cause significant environmental effects. Impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Source: Project Application Materials; Greenhouse Gas Analysis, October 2, 2014, Urban Crossroads; Waste Management Department, April 1, 2014; *Countywide Disposal Tonnage Tracking System Disposal Reports – 1<sup>st</sup> Quarter 2014*, Riverside County Waste Management Department, July 9, 2014.

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Departments operates six (6) landfills that serve Riverside County residents. During the first quarter of 2014 (January 1 through March 31), which is the most recent time period for which reporting data is available, waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blyth Landfill, El Sobrante Landfill, and Lamb Canyon Landfill (RCWMD, 2014b). It is anticipated that solid waste generated during construction and long-term operation of the Project would be disposed of at one of these landfills. Table EA-33, *Permitted and Remaining Capacity of Project-Related Landfills*, summarizes the maximum daily capacity, permitted capacity, and remaining capacity of each of these landfills, based on reporting provided by CalRecycle (CalRecycle, 2014).

**Table EA-33 Permitted and Remaining Capacity of Project-Related Landfills**

| Landfill      | Maximum Daily Capacity (Tons/Day) | Permitted Capacity (Cubic Yards) | Remaining Capacity (Cubic Yards) |
|---------------|-----------------------------------|----------------------------------|----------------------------------|
| Badlands      | 4,000                             | 33,560,993                       | 14,730,025                       |
| Blyth         | 400                               | 6,034,148                        | 4,159,388                        |
| El Sobrante   | 16,054                            | 184,930,000                      | 145,530,000                      |
| Lamb Canyon   | 3,000                             | 34,292,000                       | 18,955,000                       |
| <b>Total:</b> | <b>23,454</b>                     | <b>258,817,141</b>               | <b>183,374,413</b>               |

Note: Data taken from is taken from the CalRecycle Solid Waste Information System (CalRecycle, 2014).

**Solid Waste Generation – Construction Activities**

Table EA-34, *Estimated Construction Solid Waste Generation*, provides an estimate of the amount of solid waste that can conservatively be estimated to occur on a daily basis during construction of the

proposed Project. As indicated, construction waste generated by the Project would amount to approximately 6,478 pounds per day, or 3.2 tons per day. Total waste generated by construction activities over the roughly 600 working days of building construction would amount to approximately 3,886,800 pounds, or 1,943.4 tons. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 1,943.4 tons of solid waste generated during the building construction phase of the Project is equal to approximately 19,434 cubic yards (US EPA, 1994, Appendix C).

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.11% and 0.02% of the available daily disposal capacity at these landfills. Total solid waste generated during the Project's building construction phase would represent approximately 0.10% to 0.01% of the total remaining capacity at these landfills.

**Table EA-34 Estimated Construction Solid Waste Generation**

| Land Use           | Construction Rate <sup>1</sup> | Estimated Dwelling Unit Size | Solid Waste Generation Rate | Total   |          |
|--------------------|--------------------------------|------------------------------|-----------------------------|---------|----------|
|                    |                                |                              |                             | LBS/Day | Tons/Day |
| 201 Dwelling Units | 0.34 dwelling units/day        | 4,340 s.f. <sup>2</sup>      | 4.39 lb/s.f. <sup>3</sup>   | 6,478   | 3.2      |

1. Based on information presented in IS/MND Section 3.2.3.B, which indicates that building construction would occur over approximately 600 working days. Thus, the Project would be anticipated to construct an average of approximately 0.34 dwelling units per day (201 dwelling units ÷ 600 days = 0.34 dwelling units/day).
2. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36437 (72' x 100') and application of the required setbacks specified by the R-1 zone (i.e., 20-foot minimum front yard, 5-foot minimum side yards, and 10-foot minimum backyard). Application of these factors would result in a maximum single-story building measuring 70' x 62', or 4,340 s.f.
3. Source: U.S. Environmental Protection Agency. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*. Available on-line at: <http://www.epa.gov/osw/conserva/imr/cdm/pubs/cd-meas.pdf>. Accessed September 16, 2014.

**Solid Waste Generation – Long-Term Operation**

According to the CalEEMod default parameters used by Urban Crossroads used to estimate solid waste. The proposed Project is projected to generate 256.66 tons of waste per year (Urban Crossroads, 2014b, Appendix 3.1). Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 256.66 tons of solid waste generated by the Project is equal to approximately 2,566.6 cubic yards of solid waste per year (US EPA, 1994, Appendix C).

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for solid waste (i.e., 0.70 tons per day) represents only 0.02% to 0.004% of the permitted daily disposal capacity of these landfills. On an annual basis, the Project's anticipated generation of 2,566.6 cubic yards of solid waste per year would represent between 0.017% and 0.0018% of the total disposal capacity of these landfills.

**Conclusion**

Based on the analysis presented above, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill

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

expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145).

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements and the mitigation measures below provided by Riverside County Waste Management Department (RCWMD, 2014a) would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations and impacts would be less than significant with mitigation incorporated.

Mitigation:

M-SW-1 (Condition of Approval 60.Planning.025) Prior to the issuance of building permits for each phase, a Waste Recycling Plan (WRP) shall be submitted to Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During construction, the Project shall have, at minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D materials. Additional bins are encouraged to be used for further separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D materials and solid waste disposal must be kept. Arrangements can be made with the franchise hauler.

M-SW-2 (Condition of Approval 60.Planning.025) Prior to building permit final inspection for each phase, evidence (i.e. receipts or other type of verification) to demonstrate Project compliance with the approved WRP shall be presented by the Project Proponent to the Planning Division of the Riverside County Waste Management Department in order to



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

clear the Project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**Monitoring:**

M-SW-1 Prior to the issuance of building permits for each phase, the County shall verify that the required WRP has been approved by the Riverside County Waste Management Department.

M-SW-2 Prior to building permit final inspection for each phase, the County shall verify that all applicable requirements of the required WRP have been met to the satisfaction of the Riverside County Waste Management Department.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Storm water drainage?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: General Plan; Project Application Materials; Greenhouse Gas Analysis, October 2, 2014, Urban Crossroads.

**Findings of Fact:**

a through g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each type of utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company (SCGC), and communication systems would be provided by AT&T (telephone) and Time Warner Telecom (cable service). Although TTM No. 36668 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing single-family residential neighborhoods to the east and west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this IS/MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction

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

of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

**Storm Water Drainage**

Section 3.1.3.C provides a detailed description of storm water drainage improvements proposed by the Project. As indicated therein, proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this IS/MND (e.g., Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, etc.). Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

**Street Lighting**

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this IS/MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of street lights are evaluated as less than significant.

**Public Facilities Maintenance**

Landscaping along Center Street, Spring Street, Street A, and Street G would be maintained by the County of Riverside Landscape Maintenance District. Landscaping maintenance of the three (3) water quality basins, the two (2) park sites, and the open space area located south of Park Lot P would be provided by the County of Riverside Park District. There would be no impacts to the environment resulting from routine maintenance of public roads, the three (3) water quality basins, the two (2) park sites, and the open space area located south of Park Lot P. Accordingly, no impact would occur and mitigation is not required.

**Other Governmental Services**

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this IS/MND. Accordingly, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

**Source:** Project Application Materials; Greenhouse Gas Analysis, October 2, 2014, Urban Crossroads.

**Findings of Fact:** Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 200 single-family dwelling units, two park sites, three water quality basins, and open space. This land use transition

would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

According to the CalEEMod default parameters used by Urban Crossroads used to estimate electricity and natural gas demand for the proposed Project, build-out of the Project is estimated to require approximately 1,603,640 kilowatt-hours of electricity per year (kWh/yr) and approximately 6,998,980 kilo-British thermal units per year (kBTU/yr) of natural gas (Urban Crossroads, 2014b, Appendix 3.1). Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Electricity and natural gas transmission and distribution lines are located in the Project site vicinity and all new service lines to the property and Project's structures would be installed as part of the Project's construction phase. Environmental impacts associated with construction of energy transmission and distribution infrastructure have been addressed throughout this IS/MND, and mitigation has been provided in each applicable section for all potential short-term impacts. Therefore, impacts due to the construction of energy transmission and distribution infrastructure as necessary to serve the proposed Project would not occur, or would be mitigated to below a level of significance with application of mitigation measures provided throughout this IS/MND.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

|  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>50.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Source:** Staff review, Project Application Materials

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

As indicated in the discussion and analysis of Wildlife & Vegetation (IS/MND Section 7.), and assuming the implementation of Mitigation Measures M-BR-1 and M-BR-2, impacts to biological resources would be reduced to a level below significance. As indicated in the discussion of Historical and Archaeological Resources (IS/MND Sections 8. and 9.), and assuming implementation of Mitigation Measures M-CR-1 through M-CR-3, impacts to important examples of the major periods of California history or prehistory, including archaeological or historical resources, would be reduced to less-than-significant levels. Therefore, the proposed Project, with implementation of mitigation measures, would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 51. <u>Findings of Fact:</u> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would result in potentially significant cumulative effects associated with biological resources, cultural resources, noise, and transportation and traffic. These potentially significant effects have been evaluated and disclosed in IS/MND Section 7 (Biological Resources), Sections 8 through 10 (Cultural Resources), Sections 30 through 34 (Noise), and Section 43 (Circulation). As indicated in these sections, although the Project has the potential to result in cumulatively considerable effects, mitigation measures have been imposed on the Project to reduce all direct and cumulative impacts to below a level of significance. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review; Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this IS/MND (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures have been imposed on the Project to reduce these adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this IS/MND. Accordingly, no additional impacts would occur.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review: N/A

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

**VII. REFERENCES**

The following documents were referred to as information sources during the preparation of this document.

| Cited As         | Reference   |
|------------------|---|
| Alden, 2013      | Alden Environmental, Inc. 2013. Burrowing Owl Survey Results Report. September 11, 2013. (Appendix D2)  |
| Alden, 2014      | Alden Environmental, Inc. 2014. General Biological Resources Assessment. January 30, 2014. (Appendix D1)  |
| ALUC, 2004       | Riverside County Airport Land Use Commission, (2004). Flabob Airport Compatibility Plan. December 2004. Available on-line at: <a href="http://www.rcaluc.org/filemanager/plan/new/14-%20Vol.%201%20Flabob.pdf">http://www.rcaluc.org/filemanager/plan/new/14-%20Vol.%201%20Flabob.pdf</a>               |
| ALUC, 2014       | Riverside County Airport Land Use Commission, (2014). March Air Reserve Base/Inland Port Airport Compatibility Plan. October 2014. Available on-line at: <a href="http://www.rcaluc.org/plan_march_ARB.asp">http://www.rcaluc.org/plan_march_ARB.asp</a>  |
| ALUC, 2015       | Riverside County Airport Land Use Commission, (2015). Staff Report for Case Number ZAP1122MA15, Bixby Land Company. July 9, 2015. Available online at: <a href="http://www.rcaluc.org/agenda_agenda.asp">http://www.rcaluc.org/agenda_agenda.asp</a>  |
| BFSA, 2013a      | Brian F. Smith and Associates, Inc. 2013. Phase I Cultural Resources Survey. December 12, 2013. (Appendix E1)   |
| BFSA, 2013b      | Brian F. Smith and Associates, Inc. 2013. Paleontological Resource Assessment. December 10, 2013. (Appendix E2)   |
| CalRecycle, 2014 | CalRecycle, 2014. Solid Waste Information System (SWIS) Web Site. Accessed November 2014. Available on-line at: <a href="http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Riverside">http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Riverside</a> |

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

|                     |   |
|---------------------|---|
| Caltrans, 2002      | Caltrans, 2002. Guide for the Preparation of Traffic Impact Studies. December 2002. Available on-line at:<br><a href="http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf">http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf</a>  |
| CDC, 2000           | California Department of Conservation, 2000. California Surface Mining and Reclamation Policies and Procedures; Guidelines for Classification and Designation of Mineral Lands. January 2000. Available on-line at:<br><a href="http://www.consrv.ca.gov/SMGB/Guidelines/ClassDesig.pdf">http://www.consrv.ca.gov/SMGB/Guidelines/ClassDesig.pdf</a>                              |
| CDC, 2012a          | California Department of Conservation, 2012. Riverside County Important Farmland 2010, Sheet 1 of 3. January 2012. Available on-line at:<br><a href="ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/riv10_west.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/riv10_west.pdf</a>   |
| CDC, 2012b          | California Department of Conservation, 2012. Riverside County Williamson Act FY 2008/2009, Sheet 1 of 3. 2012. Available on-line at:<br><a href="ftp://ftp.consrv.ca.gov/pub/dlrp/wa/riverside_w_08_09_WA.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/wa/riverside_w_08_09_WA.pdf</a>   |
| DTSC, 2008          | California Department of Toxic Substances Control, 2008. Interim Guidance for Sampling Agricultural Properties (Third Revision). August 7, 2008. Available on-line at:<br><a href="http://www.energy.ca.gov/sitingcases/palmdale/documents/2011-02-02_Exhibits_FSA_TN-59585.pdf">http://www.energy.ca.gov/sitingcases/palmdale/documents/2011-02-02_Exhibits_FSA_TN-59585.pdf</a> |
| Kinder Morgan, 2014 | Kinder Morgan, 2014. <i>Working &amp; Digging Near Pipelines</i> . 2014. Available on-line at: <a href="http://www.kindermorgan.com/public_awareness">www.kindermorgan.com/public_awareness</a>   |
| LAFCO, 2004         | Riverside Local Agency Formation Commission, 2004. Sphere of Influence Studies. Available online at:<br><a href="http://www.lafco.org/opencms/authority_of_lafco/sphere_studies.html">http://www.lafco.org/opencms/authority_of_lafco/sphere_studies.html</a>   |
| Petra, 2013a        | Petra Geotechnical, Inc. 2013. Preliminary Geotechnical Investigation. December 13, 2013. (Appendix F1)   |
| Petra, 2013b        | Petra Geotechnical, Inc., 2013. Phase I Environmental Site Assessment. November 22, 2013. (Appendix H)  |
| Petra, 2013c        | Petra Geotechnical, Inc. 2013. Infiltration Test Results. December 19, 2013. (Appendix F2)  |
| RCIT, 2015          | Riverside County Internet Technology, 2015. Riverside County Map My County. Available on-line at:<br><a href="http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public">http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public</a>  |
| RCTC, 2011          | Riverside County Transportation Commission, 2011. 2011 Riverside County Congestion Management Program. December, 14, 2011. Available on-line at:<br><a href="http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf">http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf</a>   |
| RCTMLA, 2014        | Riverside County Transportation & Land Management Agency, 2014. RCIP Conservation Summary Report Generator (web site). Accessed September 2014. Available on-line at:<br><a href="http://onlineservices.rctlma.org/content/rcip_report_generator.aspx">http://onlineservices.rctlma.org/content/rcip_report_generator.aspx</a>  |

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

|                         |  |
|-------------------------|--|
| RCWMD, 2014a            | Riverside County Waste Management District, 2014. Correspondence regarding Tentative Tract Map No. 36668. April 1, 2014. (Appendix M)  |
| RCWMD, 2014b            | Riverside County Waste Management District, 2014. Countywide Disposal Tonnage Tracking. July 9, 2014. Available on-line at: <a href="http://www.rivcowm.org/opencms/ab939/pdf/DisposalReportsPDFs/2014-1QTR-RCDisposalReports.pdf">http://www.rivcowm.org/opencms/ab939/pdf/DisposalReportsPDFs/2014-1QTR-RCDisposalReports.pdf</a>                            |
| RHWC, 2011              | Riverside Highland Water Company, 2011. 2010 Urban Water Management Plan. May 2011. Available on-line at: <a href="http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Riverside%20Highland%20Water%20Company/2010_UWMP_2.pdf">http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Riverside%20Highland%20Water%20Company/2010_UWMP_2.pdf</a>            |
| RHWC, 2014a             | Riverside Highland Water Company, 2014. Can Serve Letter. July 10, 2014. (Appendix M)  |
| RHWC, 2014b             | Riverside Highland Water Company, 2014. Bixby Well pumps. E-mail from Craig Gudgeon to Francisco Martinez, Albert A. Webb Associates. April 29, 2014. (Appendix M)   |
| RHWC, 2014c             | Riverside Highland Water Company, 2014. Phone call and email conversation regarding irrigation well operation with Craig Gudgeon, Distribution Superintendent. April 29, 2014. (Appendix M)  |
| Riverside, 2007         | City of Riverside, 2007. Riverside General Plan 2025. November, 2007. Available on-line at: <a href="http://www.riversideca.gov/planning/gp2025program/">http://www.riversideca.gov/planning/gp2025program/</a>  |
| Riverside, 2014a        | City of Riverside Public Works Department, 2014. Sewer Service for Tentative Tract Map 36668. November 21, 2014. (Appendix M)  |
| Riverside, 2014b        | City of Riverside Public Works Department, 2014. Riverside Water Quality Control Plant (web site). Available on-line at: <a href="http://www.riversideca.gov/publicworks/sewer/wqcp.asp">http://www.riversideca.gov/publicworks/sewer/wqcp.asp</a>   |
| Riverside County, 1994  | Riverside County, 1994. Ordinance No. 625. November 8, 1994. Available on-line at: <a href="http://www.clerkoftheboard.co.riverside.ca.us/ords/600/625.1.pdf">http://www.clerkoftheboard.co.riverside.ca.us/ords/600/625.1.pdf</a>   |
| Riverside County, 2003a | Riverside County, 2003. Riverside County General Plan. October 2003. Available on-line at: <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx</a>   |
| Riverside County, 2003b | Riverside County, 2003b. County of Riverside General Plan Highgrove Area Plan. October 2003. Available on-line at: <a href="http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/Highgrove%20AP.pdf">http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/Highgrove%20AP.pdf</a> |
| Riverside County, 2003c | Riverside County, 2003. Riverside County General Plan EIR. October 2003. Available on-line at: <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx</a>   |
| Riverside County, 2013  | County of Riverside Planning Department. County of Riverside Planning Department Staff Report, Agenda Item 2.1. December 4, 2013. (Appendix M)   |

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

|   |   |
|---|---|
| Riverside County, 2014                      | Riverside County Board of Supervisors, 2014. Ordinance No. 460. August 14, 2014. Available on-line at: <a href="http://www.rivcocob.org/ords/400/460.pdf">http://www.rivcocob.org/ords/400/460.pdf</a>  |
| Riverside County Sheriff's Department, 2014 | Riverside County Sheriff's Department, 2014. Jurupa Valley Sheriff's Station (web site). Accessed September 2014. Available on-line at: <a href="http://www.riversidesheriff.org/stations/jurupa.asp">http://www.riversidesheriff.org/stations/jurupa.asp</a>   |
| SARWQCB, 2008                               | Santa Ana Regional Water Quality Control Board, 2008. Water Quality Control Plan Santa Ana River Basin (8). February 2008. Available on-line at: <a href="http://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/">http://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/</a>  |
| SAWPA, 2005                                 | Santa Ana Watershed Project Authority, 2005. Santa Ana Integrated Watershed Plan, 2005 Update. June 2005. Available on-line at: <a href="http://www.swrcb.ca.gov/waterrights/water_issues/programs/hearings/santa_a_na_river/exhibits/all_applicants/app_joint2_18.pdf">http://www.swrcb.ca.gov/waterrights/water_issues/programs/hearings/santa_a_na_river/exhibits/all_applicants/app_joint2_18.pdf</a>   |
| SCAG, 2012                                  | Southern California Association of Governments, 2012. Regional Transportation Plan 2012-2035, Sustainable Communities Strategy, Towards a Sustainable Future. April 2012. Available on-line at: <a href="http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf">http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf</a>   |
| SCAQMD, 2008                                | South Coast Air Quality Management District, 2008. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. December 5, 2008. Available on-line at: <a href="http://www.agmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2">http://www.agmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2</a> |
| Urban Crossroads, 2014a                     | Urban Crossroads, Inc. 2014. Air Quality Impact Analysis. October 2, 2014. (Appendix C)   |
| Urban Crossroads, 2014b                     | Urban Crossroads, Inc. 2014. Greenhouse Gas Analysis. October 2, 2014. (Appendix G)   |
| Urban Crossroads, 2014c                     | Urban Crossroads, Inc. 2014. Noise Impact Analysis. November 13, 2014. (Appendix K)   |
| Urban Crossroads, 2014d                     | Urban Crossroads, Inc. 2014. Traffic Impact Analysis. July 2, 2014. (Appendix L)  |
| US EPA, 1994                                | U.S. Environmental Protection Agency. Waste Prevention Recycling, and Composting Options; Appendix C, Waste Generation Calculations. February 1994. Available on-line at: <a href="http://www.epa.gov/epawaste/conserve/downloads/recy-com/appdx_c.pdf">http://www.epa.gov/epawaste/conserve/downloads/recy-com/appdx_c.pdf</a>   |
| USDA, 1971                                  | USDA Natural Resources Conservation Service. Available on-line at: <a href="http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=CA">http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=CA</a>  |
| Webb, 2014a                                 | Albert A. Webb Associates, 2014. Project Specific Water Quality Management Plan. November 2014. (Appendix J)  |
| Webb, 2014b                                 | Albert A. Webb Associates, 2014. Drainage Study Report. November 2014 (Appendix I)  |



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

Webb, 2014c      Albert A. Webb Associates, 2014. Saulina, Deborah, 2014. TTM 36668 Earthwork Quantities. E-mail to T&B Planning, Inc. July 31, 2014. (Appendix M)

Webb, 2014d      Albert A. Webb Associates, 2014. Tentative Tract Map No. 36668. November 17, 2014

**APPENDIX B:**

**MITIGATION, MONITORING AND REPORTING PROGRAM**

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS   | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES   | RESPONSIBLE PARTY/<br>MONITORING PARTY   | IMPLEMENTATION STAGE  |
|---|--|---|--|---|
| <p><b>BIOLOGICAL RESOURCES</b><br/><b>7. WILDLIFE AND VEGETATION</b></p> <p>The proposed Project has the potential to result in conflicts with MSHCP policies relating to Criteria Area Species Survey Areas (CASSA) specified in MSHCP Section 6.3.2. Mitigation Measure M-BR-1 has been identified to reduce impacts to burrowing owls that may be present on the Project site.</p> | <p>Less than Significant</p>           | <p><b>M-BR-1</b> (Condition of Approval 60.EPD.001) Within 30 days prior to initial grading or clearing activities, a qualified biologist shall conduct a survey of the Project site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report that shall be reviewed and approved by the County of Riverside prior to the issuance of a grading permit, subject to the following provisions:</p> <p>a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.</p> <p>b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the requirements of MSCHP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable Habitat, at least 90 percent of the area with long-term conservation value and burrowing owl</p> | <p>Project Applicant/ Riverside County Environmental Programs Department, Riverside County Planning Department</p> | <p><b>M-BR-1</b> Prior to commencement of grading activities, the County of Riverside shall review a report to be provided by the Project Applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.</p> |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS   | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES  | RESPONSIBLE PARTY/<br>MONITORING PARTY   | IMPLEMENTATION STAGE   |
|---|--|--|--|--|
| <p>Implementation of the proposed Project has the potential to impact active bird nests if vegetation clearance were to occur during migratory bird nesting season. Mitigation Measure M-BR-2 has been identified to ensure that the Project would have less-than-significant impacts on nesting birds.</p> | <p>Less than Significant</p>           | <p>pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall only be issued, either:</p> <ul style="list-style-type: none"> <li>• Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or</li> <li>• A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</li> </ul> | <p>Project Applicant/ Riverside County Environmental Programs Department, Riverside County Planning Department</p> | <p>M-BR-2 If grading is proposed during the migratory bird nesting season (February 1 through September 15), prior to the issuance of grading permits, the County of Riverside shall review the results of the preconstruction nesting bird species survey report and shall verify that all measures specified therein to protect nesting migratory bird species are adhered to during grading activities. Alternatively, if no grading is anticipated during the migratory bird</p> |
|   |  | <p>M-BR-2 (Condition of Approval 60.EPD.002) As a condition of grading permits, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ol style="list-style-type: none"> <li>A migratory nesting bird survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.</li> <li>A copy of the migratory nesting bird survey results shall be provided to the County of Riverside. If the survey identifies the presence of active nests, then the qualified biologist shall provide the County of Riverside with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to</li> </ol>  |  |  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS   | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES   | RESPONSIBLE PARTY/<br>MONITORING PARTY  | IMPLEMENTATION STAGE   |
|---|--|---|---|--|
|   |  | <p>protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the County of Riverside and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist verifies that the nests are no longer occupied and the juvenile birds can survive independently from their nests.</p>  |   | <p>nesting season, then the County of Riverside shall ensure that implementing grading permits are conditioned to prohibit grading activities during the nesting season (February 1 through September 15).</p>                           |
| <b>CULTURAL RESOURCES</b>   |  |   |   |  |
| <p><b>8. HISTORIC RESOURCES</b><br/>There is a potential that during grading of the property, unique historical resources or sites could be uncovered. The Project's potential to physically impact unique historical resources that could be buried beneath the surface represents a significant impact before mitigation.</p> | <p>Less than Significant</p>           | <p>M-CR-1 (Condition of Approval 10 Planning.003) The developer/permit holder shall comply with the following for the life of this permit:</p> <p>If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed (a cultural resource site is defined as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance):</p> <ol style="list-style-type: none"> <li>1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. If not already employed by the Project developer, a County-approved archaeologist shall be employed by the Project developer to assess the value/importance of the cultural resource, attend the meeting described, and continue monitoring of all future site grading activities as necessary</li> <li>2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.</li> <li>3) At the meeting with the aforementioned parties, the</li> </ol> | <p>Project Applicant, Project Grading Contractor / Riverside County Planning Department, Riverside County Archaeologist</p> | <p>M-CR-1 No monitoring is required. However, if during ground disturbance activities, unanticipated cultural resources are discovered, compliance with Mitigation Measure M-CR-1 (Condition of Approval 10 Planning.3) is required.</p> |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS  | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES  | RESPONSIBLE PARTY/<br>MONITORING PARTY  | IMPLEMENTATION STAGE  |
|--|--|--|---|---|
| <p><b>9. ARCHAEOLOGICAL RESOURCES</b><br/>There is a potential that during grading of the property, human remains could be uncovered. The Project's potential to uncover human remains represents a significant impact before mitigation.</p>  | <p>Less than Significant</p>           | <p>significance of the discoveries shall be discussed and a decision is to be made with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.</p> <p>4) Further ground disturbance shall not resume within the area of discovery until a meeting has been convened with the aforementioned parties and a decision is made with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.</p>   | <p>Project Grading Contractor, Project Applicant / Riverside County Planning Department, Riverside County Archaeologist</p> | <p>M-CR-2 No monitoring is required. However, if human remains are encountered during grading activities, compliance with Mitigation Measure M-CR-2 (Condition of Approval 10.Planning.2) is required.</p>  |
| <p><b>10. PALEONTOLOGICAL RESOURCES</b><br/>There is a potential that during grading of the property, unique paleontological resources or sites could be uncovered. The Project's potential to physically impact unique paleontological resources that could be buried beneath the surface, however remote that possibility may be, represents a significant impact before mitigation.</p> | <p>Less than Significant</p>           | <p>M-CR-2 (Condition of Approval 10.Planning.002 - If human remains found) Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the Project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.</p> | <p>Project Applicant, Project Grading Contractor, Qualified Paleontologist / Riverside County Planning Department</p>       | <p>M-CR-3 A final monitoring and mitigation report of findings and significance, including lists of all fossils, recovered and necessary maps and graphics to accurately record their original location shall be prepared. A letter documenting receipt and acceptance of all</p> |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS   | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES  | RESPONSIBLE PARTY/ MONITORING PARTY                                  | IMPLEMENTATION STAGE  |
|---|--|--|--|---|
| <b>GREENHOUSE GAS EMISSIONS</b>   |  |  |  |   |
| <p><b>21. GREENHOUSE GASES</b><br/>Implementation of the proposed Project has the potential to generate greenhouse gases that would impact the environment. Mitigation measure M-GG-1 has been identified to ensure that the Project would result in less-than-significant greenhouse gas impacts.</p>  | Less than Significant                  | <p>M-GG-1 (Condition of Approval 80.Planning.024) To reduce water demands and associated energy use, subsequent development proposals within the Project site shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Evidence of compliance with this requirement shall be documented in a technical study to be reviewed by the Riverside County Planning Department, and shall be approved prior to issuance of building permits. The technical report shall require implementation of the following measures to reduce the Project's water demands:</p> <ul style="list-style-type: none"> <li>a) Landscaping palette emphasizing drought tolerant plants;</li> <li>b) Use of water-efficient irrigation techniques;</li> <li>c) U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.</li> </ul> | Project Applicant/ Riverside County Planning Department              | M-GG-1 Prior to the issuance of building permits, the Project Applicant shall demonstrate that the target reduction in outdoor water demand has been accommodated by the Project's plans. The County shall also review final landscaping plans for compliance with this requirement, and to ensure the use of drought tolerant plants, water-efficient irrigation techniques, and the use of water saving faucets, toilets, and shower heads. |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b>  |  |  |  |   |
| <p><b>22. HAZARDS AND HAZARDOUS MATERIALS</b><br/>The Project site has the potential to be contaminated by pesticides, herbicides, and/or petroleum which may cause hazardous materials to be emitted within one quarter mile of an existing school during Project. Implementation of Mitigation Measures M-HM-1 and M-HM-2 would ensure that the site's existing</p> | Less than Significant                  | <p>M-HM-1 (Condition of Approval 60.E. Health 001) The Riverside County Department of Environmental Health Environmental Cleanup Program (RCDEH-ECP) has reviewed the Phase I Environmental Site Assessment (ESA) prepared by PETRA Geotechnical, Inc. dated November 22, 2013. Based on the information provided in the report and historic agricultural activity associated with the property soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling and analysis (i.e., Limited Phase</p>   | Project Applicant / Riverside County Environmental Health Department | M-HM-1 Prior to issuance of a grading permit, the Project Applicant shall provide evidence to the Riverside County Department of Environmental Health documenting the results of the Phase I ESA and any  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS  | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES   | RESPONSIBLE PARTY/ MONITORING PARTY  | IMPLEMENTATION STAGE   |
|--|--|---|--|--|
| <p>conditions are attenuated so as not to pose a risk to students at the Highgrove Elementary School.</p>  |  | <p>II ESA) shall be conducted prior to the issuance of grading permits, and shall be conducted in accordance to the Interim Guidance for Sampling Agricultural Properties (DTSC, 2008). In the event that the Phase II ESA identifies the presence of contaminants at levels that exceed applicable federal, state, or local regulations, then prior to commencement of grading activities, the Project Applicant shall implement the recommendations of the Phase II ESA. Grading activities at the site may not commence until completion of any required remediation efforts to the satisfaction of the Riverside County Department of Environmental Health.</p>   |  | <p>remediation activities that were required pursuant to the Phase II ESA. A grading permit may be issued once Riverside County Department of Environmental Health verifies that the existing site conditions have been appropriately remediated.</p>  |
| <p>A 6-inch petroleum pipeline owned by Kinder Morgan occurs within the existing alignment of California Street. Although impacts to this existing pipeline are not anticipated by the Project, Mitigation Measure M-HM-3 has been identified to ensure that appropriate coordination efforts are conducted with Kinder Morgan prior to the issuance of grading permits, and to ensure that grading plan designs fully avoid any impacts to this facility.</p> | <p>Less than Significant</p>           | <p>M-HM-2 (Condition of Approval 60 Planning 024) Prior to issuance of grading permits, the County shall ensure that the following note is included on the grading plans: "In the event that septic tanks or leach fields are encountered during site development, the septic tanks and/or leach fields shall be removed in accordance with current federal, state, and/or County regulations."</p> <p>M-HM-3 (Condition of Approval 60 Planning 025) Prior to issuance of a grading permit, the Project Applicant or their representative shall contact Kinder Morgan and work under their supervision and in accordance with their survey protocols to identify and flag the precise alignment of the existing 6-inch petroleum pipeline located within the existing alignment of California Street. The grading plan associated with the grading permit shall indicate the precise alignment of the Kinder Morgan pipeline, and be designed to avoid disturbance to the facility. The grading plan shall depict the Kinder Morgan pipeline in plan and profile (based on the survey data). No grading permit shall be issued until a letter of verification is received from Kinder Morgan that concurs with the measures that have been incorporated into the grading plan to ensure pipeline protection when working near this facility.</p> | <p>Project Applicant / Riverside County Building and Safety Department</p> | <p>M-HM-2 The County shall ensure that the required note is included on Project grading plans prior to issuance of grading permits.</p> <p>M-HM-3 Prior to the issuance of grading permits, the County Building and Safety Department shall ensure that appropriate measures have been undertaken to ensure pipeline protection during Project construction activities, including the required coordination and verification efforts with Kinder Morgan.</p> |
| <p><b>NOISE</b></p>  |  |   |  |  |
| <p><b>34. NOISE EFFECTS ON OR BY THE PROJECT</b></p>   |  |   |  |  |
| <p>Temporary construction-related noise impacts associated with the Project are expected to create intermittent high-level noise at receivers surrounding the Project site. Although not required because construction-related</p>   | <p>Less than Significant</p>           | <p>Mitigation for Construction Noise Impacts:<br/><br/>M-N-1: (Condition of Approval 60 Planning 026) Prior to issuance of grading or building permits, the County shall ensure that the grading or building plans include a note requiring compliance with the timing restrictions specified by</p>  | <p>Project Applicant/ Riverside County Planning Department</p>             | <p>M-N-1: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.</p>   |



**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS   | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES  | RESPONSIBLE PARTY/<br>MONITORING PARTY   | IMPLEMENTATION STAGE |
|---|--|--|--|----------------------|
| <p>impacts would be less than significant assuming compliance with Section 9.52.020 of the County's Noise Regulation ordinance. Mitigation Measures M-N-1 through M-N-4 have nonetheless been imposed on the Project to reduce to the maximum feasible extent Project-related construction noise levels affecting nearby sensitive receptors.</p> |  | <p>Section 9.52.020 of the County's Noise Regulation ordinance (Riverside County Ordinance No. 847).</p> <p>M-N-2: (Condition of Approval 60, Planning.027) Prior to issuance of grading or building permits, the County shall ensure that grading and/or buildings plans include a note requiring the construction contractor to equip all construction equipment, fixed or mobile with properly operating and maintained mufflers, consistent with manufacturer's standards. This note also shall be specified in bid documents issued to prospective construction contractors.</p> <p>M-N-3: (Condition of Approval 60, Planning.028) Prior to issuance of grading or building permits, the County shall ensure that grading and/or buildings plans include a note requiring the construction contractor to locate equipment staging in areas that would create the greatest distance between the construction-related noise sources and noise sensitive receptors nearest the Project site during all phases of construction. The note also shall require construction contractor(s) to place all stationary equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. This note also shall be specified in bid documents issued to prospective construction contractors.</p> <p>M-N-4: (Condition of Approval 60, Planning.029) Prior to issuance of grading or building permits, the County shall ensure that grading and/or buildings plans include a note requiring the construction contractor to limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 AM and 6:00 PM during the months of June through September and 7:00 AM and 6:00 PM during the months of October through May. This note also shall be specified in bid documents issued to prospective construction contractors.</p> <p>M-N-5: (Condition of Approval 80, Planning.029) Prior to building permit final inspection for Lots facing Center Street and Spring Street (Lot Nos. 1 through 8; 22 through 29; 30 through 36; 48 through 52; 132 through 138; and 151 through 156), the Riverside Building and Safety Department shall ensure that the affected lots have been provided with a "windows closed" condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standard, the proposed Project shall provide the affected lots with the following or equivalent noise mitigation measures:</p> | <p>M-N-2: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.</p> <p>M-N-3: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.</p> <p>M-N-4: Prior to the issuance of building permits, the County shall review proposed building plans for compliance with the identified requirements.</p> <p>M-N-5: Prior to the issuance of building permits, the County shall review proposed building plans for compliance with the identified requirements</p> |                      |
| <p>The future first and second floor interior noise levels at the facade are estimated to range from 58.7 dBA CNEL to 68.3 dBA CNEL for homes adjacent to Center Street and Spring Street. In order to meet the County of Riverside 45 dBA CNEL interior noise level standard, mitigation measure M-N-5 has been identified.</p>                  | <p>Less than Significant</p>           |  | <p>Project Applicant/ Riverside County Planning Department</p>   |                      |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS  | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES  | RESPONSIBLE PARTY/<br>MONITORING PARTY                                     | IMPLEMENTATION STAGE   |
|--|--|--|--|--|
| <p><b>PUBLIC SERVICES</b></p> <p><b>36. FIRE SERVICES</b></p> <p>Although Project-related impacts associated with the provision of new or physically altered fire protection facilities would be less than significant, Mitigation Measure M-PS-1 is recommended to ensure compliance with the provisions of the County's DIF Ordinance (Ordinance 659).</p> | <p>Less than Significant</p>           | <p>a) All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted.</p> <p>b) All exterior doors shall be well weather-stripped solid core assemblies at least 1.75-inches thick.</p> <p>c) Roof sheathing of wood construction shall be well fitted or caulked plywood of at least 0.50-inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 0.50-inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <p>d) Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) which satisfy the requirements of the Uniform Mechanical Code shall be provided.</p> | <p>Project Applicant / Riverside County Building and Safety Department</p> | <p>M-PS-1 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to building permit final inspection for each residential dwelling unit within Tentative Tract Map No. 36668.</p> |
| <p><b>37. SHERIFF SERVICES</b></p> <p>Although Project-related impacts associated with of new or physically altered sheriff protection facilities would be less than significant, the Project applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.</p>   | <p>Less than Significant</p>           | <p>Mitigation Measure M-PS-1 shall apply.</p>  | <p>Project Applicant / Riverside County Building and Safety Department</p> | <p>Monitoring shall occur as specified above for Mitigation Measure M-PS-1.</p>  |
| <p><b>38. SCHOOLS</b></p> <p>Although Project-related impacts associated with of new or physically altered schools would be less than significant, Mitigation Measure M-PS-2 is recommended to ensure compliance with the Leroy F. Greene School Facilities Act of 1998 (Senate</p>  | <p>Less than Significant</p>           | <p>Mitigation Measure M-PS-2 shall apply.</p>  | <p>Project Applicant / Riverside County Building and Safety Department</p> | <p>M-PS-2 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with Senate Bill 50 prior to building permit final</p>   |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS   | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES   | RESPONSIBLE PARTY/<br>MONITORING PARTY                              | IMPLEMENTATION STAGE   |
|---|--|---|---|--|
| Bill 50).   |  | issuance of building permits, the Project Applicant shall pay required impact fees to the RUSD following RUSD protocol for impact fee collection.   |   | inspection for each residential dwelling unit within Tentative Tract Map No. 36668.  |
| <b>39. Libraries</b><br>Although Project-related impacts associated with of new or physically altered library facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.   | Less than Significant                  | Mitigation Measure M-PS-1 shall apply.  | Project Applicant / Riverside County Building and Safety Department | Monitoring shall occur as specified above for Mitigation Measure M-PS-1.   |
| <b>40. HEALTH SERVICES</b><br>Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.   | Less than Significant                  | Mitigation Measure M-PS-1 shall apply.  | Project Applicant / Riverside County Building and Safety Department | Monitoring shall occur as specified above for Mitigation Measure M-PS-1.   |
| <b>TRANSPORTATION/TRAFFIC</b>   |  |   |   |  |
| <b>43. CIRCULATION</b>  |  |   |   |  |
| The proposed Project would result in the following impacts to study area intersections.   | Less than Significant                  | M-TR-1 (Condition of Approval 90.Trans 001) Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF), to reduce to a level below significance the Project's impacts to the following intersections within unincorporated Riverside County:<br><br><ul style="list-style-type: none"> <li>• Stephens Avenue / Center Street</li> <li>• Highgrove Place / Center Street</li> <li>• Iowa Avenue / Spruce Street</li> </ul> M-TR-2 (Condition of Approval 50.Trans 040) To fully satisfy the Project Applicant's obligations for cumulative improvement needs at the study area intersections located wholly or partially within the City of Riverside, the Project Applicant shall enter into an agreement with the City of Riverside to pay traffic impact fees in accordance with City of Riverside Municipal Code Chapter 16.64, Traffic Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees, to reduce to a level below significance the Project's impacts to the following intersections within the City limits: | Project Applicant / Riverside County Building and Safety Department | M-TR-1 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.<br><br>M-TR-2 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the City of Riverside Municipal Code Chapter 16.64, Traffic |
| Existing Plus Project Conditions:<br><i>Cumulatively Significant Impacts</i>  |  |   |   |  |
| <ul style="list-style-type: none"> <li>▪ Stephens Avenue / Center Street</li> <li>▪ Highgrove Place / Center Street</li> <li>▪ Iowa Avenue / Columbia Avenue</li> <li>▪ Iowa Avenue / Marlborough Avenue</li> <li>▪ Cumulative Traffic Signal Impacts</li> <li>▪ Highgrove Place / Center Street</li> </ul> |  |   |   |  |
| Existing Plus Ambient Plus Project (2018) Conditions:<br><i>Significant Direct Impacts</i>  |  |   |   |  |
| <ul style="list-style-type: none"> <li>▪ Iowa Avenue / Spruce Street</li> </ul>   |  |   |   |  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS  | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES   | RESPONSIBLE PARTY/<br>MONITORING PARTY | IMPLEMENTATION STAGE   |
|--|--|---|--|--|
| <p><i>Cumulatively Significant Impacts</i></p> <ul style="list-style-type: none"> <li>▪ Stephens Avenue / Center Street</li> <li>▪ Highgrove Place / Center Street</li> <li>▪ Iowa Avenue / Columbia Avenue</li> <li>▪ Iowa Avenue / Marlborough Avenue</li> </ul>   |  | <ul style="list-style-type: none"> <li>• Iowa Avenue / Palmyrita Avenue;</li> <li>• Iowa Avenue / Columbia Avenue;</li> <li>• Iowa Avenue / Marlborough Avenue; and</li> <li>• Iowa Avenue / Spruce Street.</li> </ul>  |  | <p>Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees.</p>  |
| <p><i>Cumulative Traffic Signal Impacts</i></p> <ul style="list-style-type: none"> <li>▪ Highgrove Place / Center Street</li> </ul>  |  | <p>M-TR-3 (Condition of Approval 50.Trans.039) Prior to the first building permit final inspection, the Project Applicant shall work with the City of Riverside Public Works Department to modify the traffic signal timing at the intersection of Iowa Avenue at Spruce Street to accommodate a 120 second cycle length, or other such adjustments or improvements, as determined necessary by the Public Works Department, to address projected near-term level of service deficiencies at this intersection.</p>   |  | <p>M-TR-3 Prior to the issuance of first building permit final inspection, the Project Applicant shall provide evidence that the signal timing has been modified as required by this measure.</p>                            |
| <p><u>Existing Plus Ambient Plus Project Plus Cumulative (2018) Conditions:</u></p> <p><i>Cumulatively Significant Impacts</i></p> <ul style="list-style-type: none"> <li>▪ Stephens Avenue / Center Street</li> <li>▪ Highgrove Place / Center Street</li> <li>▪ Iowa Avenue / Center Street</li> <li>▪ Iowa Avenue / Palmyrita Avenue</li> <li>▪ Iowa Avenue / Columbia Avenue</li> <li>▪ Iowa Avenue / Marlborough Avenue</li> <li>▪ Iowa Avenue / Spruce Street</li> </ul> |  | <p>M-TR-4 (Condition of Approval 90.Trans.013) Prior to the first building permit final inspection, the Project applicant shall pay a fair-share amount equal to 9.7% of the total cost of improving the intersection of Iowa Avenue at Center Street to provide the non-TUMF-funded improvements listed in Table 1-5 of the Bixby-Highgrove Residential (TTM No. 36668) Traffic Impact Analysis prepared by Urban Crossroads, dated July 2, 2014, (IS/MND Appendix L). The fair share amount is based on the Project's share of traffic over the total growth of traffic at these intersections. The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.</p> |  | <p>M-TR-4 Prior to the issuance of the first building permit final inspection, the Project Proponent shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid.</p> |
| <p><i>Cumulative Traffic Signal Impacts</i></p> <ul style="list-style-type: none"> <li>▪ Highgrove Place / Center Street</li> </ul>  |  |   |  |  |
| <p>Horizon Year (2035) Traffic Conditions:</p> <p><i>Cumulatively Significant Impacts</i></p> <ul style="list-style-type: none"> <li>▪ Stephens Avenue / Center Street</li> <li>▪ Highgrove Place / Center Street</li> <li>▪ Iowa Avenue / Center Street</li> <li>▪ Iowa Avenue / Palmyrita Avenue</li> <li>▪ Iowa Avenue / Columbia Avenue</li> </ul>   |  |   |  |  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| IMPACTS  | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES   | RESPONSIBLE PARTY/ MONITORING PARTY   | IMPLEMENTATION STAGE  |
|--|--|---|---|---|
| <ul style="list-style-type: none"> <li>▪ Iowa Avenue / Marlborough Avenue</li> <li>▪ Iowa Avenue / Spruce Street</li> </ul> <p><i>Cumulative Traffic Signal Impacts</i></p> <ul style="list-style-type: none"> <li>▪ Highgrove Place / Center Street</li> </ul> <p>Mitigation Measures M-TR-1 through M-TR-8 have been identified to ensure that the Project would not conflict with any applicable plans, ordinances or policies establishing a measure of effectiveness for the performance.</p>                                 |  |   |   |   |
| <b>UTILITY AND SERVICE SYSTEMS</b>   |  |   |   |   |
| <p><b>47. SOLID WASTE</b></p> <p>The proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although impacts solid waste would be less than significant, mitigation measures provided by Riverside County Waste Management Department (RCWMD, 2014) are provided to reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites.</p> | Less than Significant                  | <p><b>M-SW-1</b> (Condition of Approval 60.Planning.025) Prior to the issuance of building permits for each phase, a Waste Recycling Plan (WRP) shall be submitted to Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During construction, the Project shall have, at minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&amp;D) materials. Additional bins are encouraged to be used for further source separation of C&amp;D materials. Additional bins are encouraged to be used for further separation of C&amp;D recyclable materials. Accurate record keeping (receipts) for recycling of C&amp;D materials and solid waste disposal must be kept. Arrangements can be made with the franchise hauler.</p> <p><b>M-SW-2</b> (Condition of Approval 60.Planning.025) Prior to building permit final inspection for each phase, evidence (i.e. receipts or other type of verification) to demonstrate Project compliance with the approved WRP shall be presented by the Project Proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the Project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&amp;D) materials recycled.</p> | Project Applicant/ Riverside County Planning Department/ Riverside County Waste Management Department | <p><b>M-SW-1</b> Prior to the issuance of building permits for each phase, the County shall verify that the required WRP has been approved by the Riverside County Waste Management Department.</p> <p><b>M-SW-2</b> Prior to building permit final inspection for each phase, the County shall verify that all applicable requirements of the required WRP have been met to the satisfaction of the Riverside County Waste Management Department</p> |

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP- PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is for a Schedule "A" subdivision of 65.2 acres into 200 residential lots, three (3) water quality basins, two (2) park sites, and eleven (11) open space lots.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10. EVERY. 3                      MAP- DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36668 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36668, Amended No. 1, dated 4/9/2015.

GPA = General Plan Amendment No. 1126, dated 3/18/2014.

CHANGE OF ZONE = Change of Zone 7811, dated 5/9/2015.

EXHIBIT L= Landscape Plan, dated 5/11/2015.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3                      MAP - OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.BS GRADE. 4                    MAP - DISTURBS NEED G/PMT                    RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.BS GRADE. 6                   MAP - NPDES INSPECTIONS (cont.)                   RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                   MAP - EROS CNTRL PROTECT                   RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                   MAP - DUST CONTROL                   RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                   MAP - 2:1 MAX SLOPE RATIO                   RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                  MAP - MINIMUM DRNAGE GRADE                  RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13                  MAP - SLOPE SETBACKS                   RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14                  MAP - SLOPES IN FLOODWAY                  RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.BS GRADE. 14                   MAP - SLOPES IN FLOODWAY (cont.)                   RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19                   MAP - RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                   MAP - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   MAP - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   RIV HIGHLAND WTR CO-WATER SVC                   RECOMMND

Tract Map 36668 is proposing to obtain potable water service from Riverside Highland Water Company per "Will-Serve" Letter dated 7-10-14. It is the responsibility of the developer to ensure that all requirements to receive potable water service are met with Riverside Highland Water Company as well as all other applicable agencies.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - SEWER SERVICE RECOMMND

TR36668 is proposing sanitary sewer service from City of Riverside Public Works as per the will serve letter dated November 21, 2014. It is the responsibility of the developer to ensure that all requirements to obtain sanitary sewer service are met with the appropriate purveyor as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule \_ fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map (TR) 36668 proposes to subdivide the 65-acre site into residential lots and a park in the Highgrove area. The site is located on the south side of Center Street bounded by California Street to the west and Garfield Avenue to the east. Change of Zone 07811, which proposes to change the current zoning of the site from Industrial Park (I-P) and Manufacturing - Service Commercial (M-SC) to One Family Dwellings (R-1), is being processed concurrently.

The conditions listed here are in reference to the Amended

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.)                    RECOMMND

Number 1 Exhibit "F" received November 25, 2014 (dated November 19, 2014):

The southern boundary of the site is located within the 100-year Zone A flood plain limits for Spring Brook Wash as delineated on Panel Number 06065C-0065G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The map layout shows Lot 145 is impacted by this floodplain. A Conditional Letter of Map Revision (CLOMR) shall be obtained prior to the recordation of the map and a Letter of Map Revision (LOMR) to remove any residential lots from the floodplain shall be obtained prior to occupancy.

The site presently drains in a sheet flow manner in a northwesterly direction. The two District owned and maintained facilities, Center Street Storm Drain and Spring Street Channel which each run along/in their respective named roadways, both serve as adequate outlets for this project. However, both facilities lack capacity as they each have a conveyance capacity for only the 25-year tributary peak discharge and the both discharge storm flows on to private property downstream. Therefore, increased runoff mitigation is required for all post-development runoff tributary to these drainage facilities. The volume requirement for mitigation of the increased runoff is separate from but overlaps the volume requirement for water quality treatment. The drainage report indicates the development has three basins propose to satisfy the increased runoff and water quality mitigation requirements.

The review and approval of the preliminary and final Water Quality Management Plan (WQMP), along with any associated drainage and grading plans, is being processed by the Transportation Department.

The District owned and maintained Spring Street Channel is an open, concrete-lined channel that runs along the south side of Spring Street. The existing channel provides an adequate outlet to convey the mitigated onsite stormwater runoff from the southern portion of the site. The developer intends to enclose the channel and convert it to a storm drain in order to maximize the required road improvements to Spring Street. The District does not oppose to this design concept provided the new storm drain

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.) (cont.)                    RECOMMND

has 100-year capacity (flowing full) and is constructed to the District's standards. The District will not release occupancy permits for any buildings within the southern portion of the map that drains to Spring Street Storm Drain (Lots 132-200) until the new storm drain and the drainage system are deemed substantially complete. Also, the District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

10.FLOOD RI. 3                    MAP 10 YR CURB - 100 YR ROW                    RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.FLOOD RI. 12                    MAP INCREASED RUNOFF                    RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA                    RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA (cont.)                    RECOMMND

mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 15                    MAP FEMA PANEL NO                    RECOMMND

The southern portion of Tract Map (TR) 36668 is within the 100-year Zone A flood plain limits as delineated on Panel No. 06065C-0065G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

- 10.FLOOD RI. 15            MAP FEMA PANEL NO (cont.)            RECOMMND  
    (FEMA).
- 10.FLOOD RI. 16            MAP WATERS OF THE US (FEMA)            RECOMMND

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.FLOOD RI. 16                      MAP WATERS OF THE US (FEMA) (cont.)                      RECOMMND

Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

PARKS DEPARTMENT

10.PARKS. 1                              MAP - PARK PLAN                              RECOMMND

The applicant shall provide park plan for both park sites to the Riverside County Regional Park and Open-Space District for review and approval.

10.PARKS. 2                              MAP - MAINTENANCE MECHANISM                              RECOMMND

The applicant shall submit a maintenance plan for both parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

10.PLANNING. 1                              MAP - PDA04845                              RECOMMND

County Archaeological Report (PDA) No. 4845 submitted for this project (TR36668) was prepared by Brian F. Smith and Associates and is entitled: "Phase I Cultural Resources Survey for the Bixby Highgrove Project TTM 36668, County of Riverside," dated December 12, 2013. This report was received by the County on March 24, 2014.

PDA 4845 concluded that the record search and field survey results were both negative and no cultural resources were identified on the subject property.

PDA 4845 recommended that mitigation measures will not be required and monitoring of grading will not be recommended.

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

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

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

10.PLANNING. 3 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 3                    MAP - UNANTICIPATED RESOURCES (cont.)                    RECOMMND

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 4                    MAP- MAP ACT COMPLIANCE                    RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 5                    MAP - FEES FOR REVIEW                    RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 10 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 13                   MAP - ORD 810 OPN SPACE FEE (cont.)                   RECOMMND

County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14                   MAP- REQUIRED MINOR PLANS                   RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Wall and Fencing Plan for the entire tract.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 15 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 19 MAP - GEO02361 RECOMMND

County Geologic Report (GEO) No. 2361, submitted for this project (TR36668) was prepared by Petra Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, 65(+/-)- Acre Property, Located at the Southeast Corner of the Intersection of Center and California Streets, Highgrove Area of Riverside County, California", dated December 13, 2013. In addition, the following documents were submitted for this project:

Petra, December 9, 2013, "Infiltration Test Results, 65(+/-)- Acre Property, Located at the Southeast Corner of the Intersection of Center and California Streets, Highgrove Area of Riverside County, California"

NorCal Engineering, January 31, 2005, "Geotechnical Engineering Investigation, Proposed Highgrove Business Park Development, Southwest Corner of Garfield Avenue and Spring Street, Highgrove, County of Riverside, California"

These documents are herein incorporated as a part of GEO02361.

GEO02361 concluded:

1.No active or potentially active faults are known to project through the site.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - GEO02361 (cont.)

RECOMMND

2.The potential for active fault rupture at the site is considered to be very low.

3.Groundwater as not encountered to the maximum depth explored of 51.5 feet and groundwater is not expected to impact the planned construction.

4.The potential for liquefaction and seismically induced settlement is considered low.

5.The potential for ground subsidence, ground lurching, and lateral spreading are considered low.

6.The potential for landsliding is considered low.

7.Inundation of the site due to tsunamis is considered nil because the site is locate over 41 miles from the Pacific Ocean.

8.Inundation of the site due to dam failure or seiches during an earthquake event is considered low.

GEO02361 recommended:

1.Prior to commencement of rough grading operation, all existing asphalt, weeds, grasses, and similar vegetation should be stripped and removed from the site prior to grading.

2.All near surface low-density native materials should be removed to underlying competent alluvial materials and replaced as properly compacted fill materials.

3.Exposed bottom surfaces in each remedial removal area should be observed and approved by a representative of the project geotechnical consultant prior to the placement of fill.

GEO No. 2361 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2361 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 19           MAP - GEO02361 (cont.) (cont.)           RECOMMND

comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 20           MAP - AQ-1           RECOMMND

The Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

10.PLANNING. 21           MAP - AQ-2           RECOMMND

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

10.PLANNING. 22           MAP - AQ-3           RECOMMND

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

10.PLANNING. 23           MAP - AQ-4           RECOMMND

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

10.PLANNING. 24           MAP - OUTDOOR LIGHTING           RECOMMND

Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflections into the sky. Outdoor lighting shall be downward facing.

10.PLANNING. 25           MAP - ALUC DEV STANDARDS           RECOMMND

The determination of consistency for the proposed Tentative Tract Map is based on the permissible uses within the



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 25                   MAP - ALUC DEV STANDARDS (cont.)                   RECOMMND

proposed R-1 zone. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Highgrove Area Plan:

Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.  
Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 26                   MAP-NOTICE OF AIRPORT VICINITY                   RECOMMND

The attached disclosure notice shall be provided to all potential purchasers of the proposed lots southerly of Spring Street and to tenants of the homes thereon.

10.PLANNING. 27                   MAP- ALUC LANDSCAPING REQ                   RECOMMND

The proposed water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaces as to prevent large expanses of contiguous canopy, when mature.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.PLANNING. 28 MAP -ALUC PROHIIBITED USE RECOMMND

The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

10.PLANNING. 29 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.TRANS. 1                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    RECOMMND

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

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 4                    MAP - DRAINAGE 1                    RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5                    MAP - DRAINAGE 2                    RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 9                    MAP - OFF-SITE PHASE                    RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.TRANS. 10

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

10.TRANS. 11

MAP - TS/CONDITIONS

RECOMMND

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

10. GENERAL CONDITIONS

10.TRANS. 11 MAP - TS/CONDITIONS (cont.)

RECOMMND

of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Stephens Avenue (NS) at:  
Center Street (EW)

Highgrove Place (NS) at:  
Center Street (EW)

Iowa Ave (NS) at:  
Center Street (EW)  
Citrus Street West (EW)  
Citrus Street East (EW)  
Palmyrita Avenue (EW)  
Columbia Avenue (EW)  
Marlborough Avenue (EW)  
Spruce Street (EW)

Project Access (NS) at:  
Center Street (EW)

Project Access (NS) at:  
Spring Street (EW)

Garfield Avenue (NS) at:  
Center Street (EW)

Garfield Avenue (NS) at:  
Spring Street (EW)

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

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

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

40.PLANNING. 4 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 4                   MAP - CONCEPTUAL PHASE GRADING (cont.)                   RECOMMND

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                   CDPH CLR LETTER-EXISTING WELL                   RECOMMND

Per Albert A Webb Associates letter dated July 11, 2014, the existing wells will remain onsite. Ownership of these wells will be transferred to Riverside Highland Water Company (RHWC).

Prior to the Recordation of the Tract Map, the applicant shall provide a clearance letter from the California Department of Public Health, Drinking Water Program to the Department of Environmental Health for review and acceptance.

For further information, please contact:

State of California, Department of Public Health  
Drinking Water Field Operations Branch  
Attn: J.Steven Williams, P.E.  
1350 Front Street, Room 2050  
San Diego, CA 92101  
(619) 525-4159

EPD DEPARTMENT

50.EPD. 1                   MAP - ECS                   RECOMMND

Prior to map recordation an Environmental Constraints Sheet (ECS) must be prepared.

The constrained areas will conform to the areas mapped as "Southern Willow Scrub," "Mule Fat Scrub" and must include three patches of "Eucalyptus Woodland" located within and

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP - ECS (cont.)

RECOMMND

directly adjacent to the Southern Will Scrub and Mule Fat Scrub areas as depicted in the "General Biological Resources Assesment For The Bixby Highgrove Project" prepared by Alden Enviromental Inc. on January 30, 2014. These areas shall be mapped and labeled as "Delineated Constraint Area (Riparian/Riverine) on the Enviromental Constraints Sheet to the satisfaction of the Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"No disturbances may occur within the boundaries of the constraint areas"

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas"

"Night lighting shall be directed away from the constarint area. Shielding shall be incorporated in project desins to ensure ambient lighting in the constraint areas is not increased"

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal tresspass or dumping in the constraint area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      RECOMMND

within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 2                      MAP-#46-WATER PLANS                      RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3                      MAP SUBMIT CLOMR                      RECOMMND

A portion of the site is located within the 100-year Zone A flood plain limits as delineated on Panel Number 06065C-0065G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

A Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA for all residential lots impacted by a FEMA floodplain prior to the recordation of the map.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8

MAP ENCROACHMENT PERMIT REQ

RECOMMND

For the outlets for Basin A and C:  
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1                      MAP - TRAILS MAINTENANCE REGIO                      RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

50.PARKS. 2                      MAP - PROJ EXHIBIT TRAIL PLAN                      RECOMMND

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

50.PARKS. 3                      MAP - PROJ MAINTENANCE ENTITY                      RECOMMND

Prior to or in conjunction with the project approval the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP - PREPARE A FINAL MAP                      RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1           MAP - PREPARE A FINAL MAP (cont.)           RECOMMND

with Article IX of County Ordinance No. 460.

50.PLANNING. 2           MAP - FINAL MAP PREPARER           RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3           MAP- SURVEYOR CHECK LIST           RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 4           MAP- REQUIRED APPLICATIONS           RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1126 and Change of Zone No. 7811 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 8                   MAP- QUIMBY FEES (1)                   RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 126 (Highgrove) which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9                   MAP- OFFER OF TRAILS                   RECOMMND

An offer of dedication to the County of Riverside for a fourteen to twenty foot (14'-20') wide regional trail would be accomodated along the south side of Spring Street east of Street G and would transverse south along the eastern side of Street G to the park site proposed in Lot P. The proposed trail shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 12                  MAP - ECS SHALL BE PREPARED                  RECOMMND

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

50.PLANNING. 13                  MAP- ECS NOTE RIGHT-TO-FARM                  RECOMMND

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

Lots No. 140-143, 191-192, 199-200, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13                   MAP- ECS NOTE RIGHT-TO-FARM (cont.)                   RECOMMND

facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 14                   MAP- ECS NOTE ARCHAEOLOGICAL                   RECOMMND

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

"County Archaeological Report no. PD-A-4845 was prepared for this property on December 12, 2013 by Brian F. Smith & Associates and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 17                   MAP - ECS NOTE MAP CONSTRAINT                   RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 28                   MAP - FEE BALANCE                   RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 28                   MAP - FEE BALANCE (cont.)                   RECOMMND

MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 34                   MAP - COMMON AREA MAINTANCE                   RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. Maintenance organizations shall be established for the tract, to assume ownership and maintenance responsibility for all common recreation and park space, open space, trail, flood control facilities and landscaped areas. These organizations may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. In the event that one or more of these common areas do not have an organization responsible for their ownership and maintenance, HOA must be established and shall:

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

MAP - COMMON AREA MAINTANCE (cont.)

RECOMMND

documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 34                    MAP - COMMON AREA MAINTANCE (cont.) (cont.)                    RECOMMND

other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 37                    MAP\*- ECS AFFECTED LOTS                    RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_.

TRANS DEPARTMENT

50.TRANS. 3                        MAP - EASEMENT/SUR                        RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 3                    MAP - EASEMENT/SUR (cont.)                    RECOMMND

the nature of their interests, shown on the map.

50.TRANS. 4                    MAP - ACCESS RESTRICTION/SUR                    RECOMMND

Lot access shall be restricted on Center Street, Garfield Avenue, Spring Street, and California Road and so noted on the final map.

50.TRANS. 5                    MAP - STREET NAME SIGN                    RECOMMND

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

50.TRANS. 9                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 13                    MAP - CORNER CUT-BACK I/SUR                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 18                    MAP - LIGHTING PLAN                    RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 19                    MAP - ANNEX L&LMD/OTHER DIST                    RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

- (1) Landscaping along Center Street, Spring Street, Garfield Avenue and street "A".
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

50.TRANS. 24                      MAP - UTILITY PLAN                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 24                    MAP - UTILITY PLAN (cont.)                    RECOMMND

purposes.

50.TRANS. 26                    MAP - LANDSCAPING                    RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Center Street, Spring Street, Garfield Avenue, and street "A".

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 28                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 29                    MAP - IMP PLANS                    RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 30                    MAP - CONSTRUCT RAMP                    RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 32                    MAP - SIGNING & STRIPING PLAN                    RECOMMND

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

50.TRANS. 33                    MAP - EXISTING MAINTAINED                    RECOMMND

Spring Street along project boundary is a paved County maintained road designated COLLECTOR and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE: A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

50.TRANS. 34                    MAP - PART-WIDTH                    RECOMMND

Garfield Avenue along project boundary is designated LOCAL STREET and shall be improved with 35' part-width AC pavement, (20' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 63' part-width dedicated right-of-way (33' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 104, Section "A". (Modified for increase half-width right-of-way, project side, from 30' to 33'.)

NOTE: A 5' sidewalk shall be constructed 3' from the property line within the 13' parkway (project side).

50.TRANS. 35                    MAP - DEDICATIONS                    RECOMMND

Street "C", a portion of street "F", and a portion of street "L" (adjacent to the park) along project boundary is designated ENHANCED LOCAL STREET and shall be improved with 42' full-width AC pavement, (22' on the park side and 20' on

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 35

MAP - DEDICATIONS (cont.)

RECOMMND

opposite side of the centerline), 6" concrete curb and gutter within a 63' full-width dedicated right-of-way, (33' on the park side and 30' on the opposite side of the centerline), in accordance with County Standard No. 104, Section "A". (Modified for reduced AC improvement from 44' to 42' and reduced right-of-way from 66' to 63'.)

- NOTE: 1. An 11' concrete sidewalk shall be constructed adjacent the park side within the 11' parkway.
2. A 5' sidewalk (on the other side of the park) shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "A" (Entry) along project boundary is designated ENTRY STREET and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, 6" raised curb landscape median within 80' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified for median and increase right-of-way from 74' to 80'.)

- NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.
2. A 10' landscape raised median shall be constructed at the center line.
3. The nose of the raised median shall be 35' radial from the flowline of adjacent street.

All other interior roads are designated LOCAL STREET and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 36

MAP - R-O-W DEDICATIONS 1

RECOMMND

Sufficient public street right-of-way along Center Street shall be conveyed for public use to provide for a 50' half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 37

MAP-LC LNDS CP COMMON AREA MAIN

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

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

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

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

50.TRANS. 38

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Iowa Avenue (NS) at Spruce Street (EW) (signal  
modification)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 38                      MAP - TS/DESIGN (cont.)                      RECOMMND

reimbursement prior to start of construction of the signal.  
All work shall be pre-approved by and shall comply with  
the requirements of the Transportation Department and the  
public contract code in order to be eligible for fee credit  
or reimbursement.

50.TRANS. 39                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Project Access (NS) at Center Street  
(EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
Southbound: N/A  
Eastbound: two through lanes  
Westbound: two through lanes

The intersection of Project Access (NS) at Spring Street  
(EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one shared left-turn/through/right-turn lane  
Eastbound: two through lanes  
Westbound: two through lanes

The intersection of Iowa Avenue (NS) at Spruce Street (EW)  
is signalized and shall be improved to provide the  
following geometrics:

Northbound: one left-turn lane, two through lanes  
Southbound: one left-turn lane, two through lanes, one  
right-turn lane  
Eastbound: one left-turn lane, two through lanes  
Westbound: one left-turn lane, two through lanes

NOTE: Per the project traffic study, the improvements  
consist of modifying the traffic signal timing to  
accommodate a 120-second cycle length for increase  
green times. During final design the project  
proponent shall reevaluate the signal timing to  
determine the optimum cycle length at the time the  
signal modification is ready to be implemented.

or as approved by the Transportation Department.

All improvements listed are requirements for interim  
conditions only. Full right-of-way and roadway half  
sections adjacent to the property for the ultimate roadway



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 39                      MAP - TS/GEOMETRICS (cont.)                      RECOMMND

cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

50.TRANS. 40                      MAP - CITY AGREEMENT (M-TR-2)                      RECOMMND

To fully satisfy the Project Applicant's obligations for cumulative improvement needs at the study area intersections located wholly or partially within the City of Riverside, the Project Applicant shall enter into an agreement with the City of Riverside to pay traffic impact fees in accordance with City of Riverside Municipal Code Chapter 16.64, Traffic Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees, to reduce to a level below significance the Project's impacts to the following intersections within the City limits:

- Iowa Avenue/Palmyrita Avenue
- Iowa Avenue/Columbia Avenue
- Iowa Avenue/Marlborough Avenue; and
- Iowa Avenue/Spruce Street

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP - NPDES/SWPPP (cont.)                    RECOMMND

a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3                    MAP - IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS (cont.)                    RECOMMND

reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                    MAP - OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

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

60.BS GRADE. 9                    MAP - RECORDED ESMT REQ'D                    RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15                    MAP - SWPPP REVIEW                    RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1                    ENVIRONMENTAL CLEANUP PROGRAM                    RECOMMND

RCDEH-ECP has reviewed the Phase I Environmental Site Assessment prepared by PETRA Geotechnical, Inc. dated November 22, 2013. Based on the information provided in the report and historic agricultural activity associated with the property soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling and analysis shall be conducted in accordance to the Interim Guidance for Sampling Agricultural Properties (DTSC, 2008). For further information, please contact DEH-ECP at (951) 955-8980.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2

EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2                      EPD - MBTA SURVEY (cont.)                      RECOMMND

permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

60.EPD. 3                      EPD - BIO MONITOR                      RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities that occur within proximity to or have the potential to impact any sensitive habitat present within or adjacent to the project site. Riparian/Riverine areas identified as "Southern Willow Scrub," "Mule Fat Scrub'" and "Eucalyptus Woodland" that is within or directly adjacent to the Southern Willow Scrub or Mule Fat Scrub as depicted in the "General Biological Resources Assesment For The Bixby Highgrove Project" prepared by Alden Enviromental Inc. on January 30, 2014 are considered to be sensitive habitat. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4                      EPD - PERMANENT FENCING                      RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Southern Willow Scrub," "Mule Fat Scrub"

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

EPD - PERMANENT FENCING (cont.)

RECOMMND

and including three patches of "Eucalyptus Woodland" located within and directly adjacent to the Southern Willow Scrub and Mule Fat Scrub areas as depicted in the "General Biological Resources Assesment For The Bixby Highgrove Project" prepared by Alden Enviromental Inc. on January 30, 2014. shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 5

EPD - TEMPORARY FENCE

RECOMMND

The areas mapped as "Southern Willow Scrub," "Mule Fat Scrub" and including three patches of "Eucalyptus Woodland" located within and directly adjacent to the Southern Willow Scrub and Mule Fat Scrub areas as depicted in the "General Biological Resources Assesment For The Bixby Highgrove Project" prepared by Alden Enviromental Inc. on January 30, 2014, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and it effectively protects the Riparian/Riverine Areas. EPD may also inspect the site prior to grading permit issuance to confirm proper fence installation.

60.EPD. 6

EPD - GRADING PLAN CHECK

RECOMMND

The areas mapped as " Southern Willow Scrub," "Mule Fat Scrub" and including three patches of "Eucalyptus Woodland" located within and directly adjacent to the Southern Willow Scrub and Mule Fat Scrub areas as depicted in the "General





TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

For the outlets for Basin A and C:  
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 10                  MAP SUBMIT CLOMR                    RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

PARKS DEPARTMENT

60.PARKS. 1                    MAP - TRAIL PLAN APPROVED REGI                    RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 3                  MAP - PALEONTOLOGIST REQUIRED                    RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3                    MAP - PALEONTOLOGIST REQUIRED (cont.)                    RECOMMND

the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 12                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 13                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15                    MAP- SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15                   MAP- SKR FEE CONDITION (cont.)                   RECOMMND

shall be calculated on the approved development project which is anticipated to be 65.1 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16                   MAP - FEE BALANCE                   RECOMMND

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

60.PLANNING. 20                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1126 and Change of Zone No. 7811 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 21                   MAP - PLANNING DEPT REVIEW                   RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23                   MAP - PALEO PRIMP & MONITOR                   RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

employed.

10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 24 MAP- MM-HM-2 RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT:

The County shall ensure that the following note is included on the grading plans: "In the event that septic tanks or leach fields are encountered during site development, the septic tanks and/or leach fields shall be removed in

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24                   MAP- MM-HM-2 (cont.)                   RECOMMND

accordance with current federal, state, and/or County regulations.

60.PLANNING. 25                   MAP- MM-HM-3                   RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

The Project Applicant or their representative shall contact Kinder Morgan and work under their supervision and in accordance with their survey protocols to identify and flag the precise alignment of the existing 6-inch petroleum pipeline located within the existing alignment of California Street. The grading plan associated with the grading permit shall indicate the precise alignment of the Kinder Morgan pipeline, and be designed to avoid disturbance of the facility. The grading plan shall depict the Kinder Morgan pipeline in plan and profile (based on the survey data). No grading permit shall be issued until a letter of verification is received from Kinder Morgan that concurs with the measures that have been incorporated into the grading plan to ensure pipeline protection when working near this facility.

60.PLANNING. 26                   MAP- M-N-1                   RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that the grading plans include a note requiring compliance with the timing restrictions specified by Section 9.52.020 of the County's Noise Regulations ordinance (Riverside County Ordinance No. 847).

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

60.PLANNING. 27                   MAP- M-N-2                   RECOMMND

Prior to issuance of grading permits, the County shall ensure that grading plans include a note requiring the construction contractor to equip all construction equipment, fixed or mobile with properly operating and maintained mufflers, consistent with manufacture's standards. This note also shall be specified in bid documents issued to perspective construction contractors.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP- M-N-2 (cont.)

RECOMMND

This condition need only to be satisfied during the building or grading permit phase rather than each phase respectively.

60.PLANNING. 28 MAP- M-N-3

RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that grading plans include a note requiring the construction contractor to locate equipment staging in areas that would create the greatest distance between the construction-related noise sources and noise sensitive receptors nearest the Project site during all phases of construction. The note also shall require construction contractor(s) to place all stationary equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. This not also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

60.PLANNING. 29 MAP- M-N-4

RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that grading plans include a note requiring the construction contractor to limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 am and 6:00 pm during the months of June through September and 7:00 am and 6:00 pm during the months of October through May. This note also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

07/20/15  
12:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 59

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 3

MAP - CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

70. PRIOR TO GRADING FINAL INSPECT



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1                      MAP - TRAIL GRADE                      RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

70.PLANNING. 2                      MAP - PALEO MONITORING REPORT                      RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP - NO B/PMT W/O G/PMT                      RECOMMND

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

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL                      RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL (cont.)                      RECOMMND

grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1                      USE - WASTE MNGEMNT PLAN                      RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):  
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1.Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.

2.Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).

3.Identify diversion facilities where the construction and

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN (cont.) RECOMMND

waste material will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department at (951)486-3200.

EPD DEPARTMENT

80.EPD. 1 MAP - BIO MONITOR REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

80.EPD. 2 MAP - PERMANENT FENCE RECOMMND

Prior to the issuance of a building permit, the areas mapped as "Southern Willow Scrub," "Mule Fat Scrub" and including three patches of "Eucalyptus Woodland" located within and directly adjacent to the Southern Willow Scrub and Mule Fat Scrub areas as depicted in the "General Biological Resources Assesment For The Bixby Highgrove Project" prepared by Alden Enviromental Inc. on January 30, 2014. shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50C-TRACT WATER VERIFICA                      RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 2                      PC - FIRE SPRINKLER SYSTEM                      NOTAPPLY

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department prior to building permit.

West County - Riverside Office 951-955-4777  
Website - rvcfire.org

80.FIRE. 3                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - ROOF MOUNTED EQUIPMENT                      RECOMMND

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

80.PLANNING. 2                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6                   MAP - CONFORM FINAL SITE PLAN                   RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11                MAP- SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 12                MAP - FEE BALANCE                   RECOMMND

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

80.PLANNING. 16                MAP - BUILDING SEPARATION 2                RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 18                MAP- Walls/Fencing Plans                RECOMMND

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

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

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

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

E. Side yard gates are required on one side of front yard,

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP- Walls/Fencing Plans (cont.)

RECOMMND

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

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

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

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

Dated November 18, 2014, The County of Riverside Department of Environmental Health identified that the following wall heights shall be applicable to this project.

Five-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (Center Street.) of lots 1 - 8 & 48 - 52 of Tentative Tract No. 36668.

Four-foot high (noise barriers) masonry block walls shall be constructed along the southern site boundary (Springs Street) of lots 23 - 29 & 30 - 36 of Tentative Tract No.No. 36668.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18                    MAP- Walls/Fencing Plans (cont.) (cont.)                    RECOMMND

Six-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (Springs Street.) of between lots 137 - 138 of Tentative Tract No. 36668

Five-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (Springs Street.) of lots 132 - 137 of Tentative Tract No. 36668

Four-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (Springs Street.) of lots 138 & 151 - 156 of Tentative Tract No. 36668.

These walls shall be erected so that the top of each wall extends at least 4 to 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 4 to 6 feet (depending on location) above the highest point between the house and the road.

80.PLANNING. 19                    MAP- M-N-1                    RECOMMND

Prior to the issuance of grading or building permits, the County shall ensure that the building plans include a note requiring compliance with the timing restrictions specified by Section 9.52.020 of the County's Noise Regulation ordinance (Riverside County Ordinance No. 847).

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

80.PLANNING. 20                    MAP- M-N-2                    RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that building plans include a note requiring the construction contractor to equip all construction equipment, fixed or mobile with properly operating and maintained mufflers, consistent with manufacture's standards. This note also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20                   MAP- M-N-2 (cont.)                   RECOMMND

the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

80.PLANNING. 21                   MAP- M-N-3                   RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that building plans include a note requiring the construction contractor to locate equipment staging in areas that would create the greatest distance between the construction-related noise sources and noise sensitive receptors nearest the Project site during all phases of construction. The note also shall require construction contractor(s) to place all stationary equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. This not also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

80.PLANNING. 22                   MAP- M-N-4                   RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that building plans include a note requiring the construction contractor to limit haul truck deliveries to the same hours specified for construction equipment between the hours of 6:00 am and 6:00 pm during the months of June through September and 7:00 am and 6:00 pm during the months of October through May. This note also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

80.PLANNING. 24                   MAP- GG-1                   RECOMMND

Prior to the issuance of building permits, To reduce water demands and associated energy use, the project shall incorporate a Water Conservation Strategy and demonstrate a



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP- GG-1 (cont.)

RECOMMND

minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Evidence of compliance with this requirement shall be documented in a technical study to be reviewed by the Riverside County Planning Department, and shall be approved prior to issuance of building permits. The technical report shall require implementation of the following measures to reduce the Project's water demands:

- a). Landscaping palette emphasizing drought tolerant plants;
- b). Use of water-efficient irrigation techniques;
- c). U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETS), and water-conserving shower heads.

80.PLANNING. 25 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25            MAP- ENTRY MONUMENT PLOT PLAN (cont.)            RECOMMND

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 26            MAP - MODEL HOME COMPLEX            RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26                    MAP - MODEL HOME COMPLEX (cont.)                    RECOMMND

concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 27                    MAP- FINAL SITE PLAN                    RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 2nd District.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 MAP- FINAL SITE PLAN (cont.)

RECOMMND

maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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

6. 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.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPEMENT plot plan conditon of approval shall be cleared individually.

80.PLANNING. 28 MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 1, 2014 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28

MAP- AGENCY CLEARANCE (cont.)

RECOMMND

Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit for Each Phase, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management for approval. At a minimum the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate. During the construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oils, and solvents.

80.PLANNING. 29

MAP- M-N-5

RECOMMND

Prior to the issuance of building permits for Lots facing Center Street and Spring Street (Lot Nos. 1 through 8, 22 through 29; 30 through 36; 48 through 52; 132 through 138; and 151 through 156), the Riverside County Building and Safety Department shall ensure that the affected lots have been provided with a "windows closed" condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 MAP- M-N-5 (cont.)

RECOMMND

noise standard, the proposed Project shall provide the affected lots with the following or equivalent noise mitigation measures:

- A. All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted.
- B. All exterior doors shall be well weather-stripped solid core assemblies at least 1.75-inches thick.
- C. Roof sheathing of wood construction shall be well fitted or caulked plywood of at least 0.50-inche thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 0.50-inch thick, Insulation with at least a rating of R-19 shall be used in the attic space.
- D. Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) which satisfy the requirements of the Uniform Mechanical Code shall be provided.

TRANS DEPARTMENT

80.TRANS. 2 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Center Street, Spring Street, Garfield Avenue, and street "A".
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as CSA/CFD/LMD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3                      MAP - LC LANDSCAPE PLOT PLAN (cont.)                      RECOMMND

the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 4                      MAP - LC LANDSCAPE SECURITY                      RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1           MAP - WQMP BMP INSPECTION (cont.)           RECOMMND

final can be obtained.

90.BS GRADE. 2           MAP - WQMP BMP CERT REQ'D           RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3           MAP - BMP GPS COORDINATES           RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4           MAP - WQMP BMP REGISTRATION           RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5           MAP - WQMP ANNUAL INSP FEE           RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6           MAP - REQ'D GRDG INSP'S           RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                    MAP - REQ'D GRDG INSP'S (cont.)                    RECOMMND

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL                    RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 4                   MAP FACILITY COMPLETION                   RECOMMND

The District will not release occupancy permits for any buildings within the southern portion of the map that drains to Spring Street Storm Drain (Lots 132-200) until the new storm drain and the drainage system are deemed substantially complete. Also, the District will not release occupancy permits for any residential lot exceeding the 80% of the same southern portion of the recorded map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5                   MAP SUBMIT LOMR                   RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain (Lot 144) prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1                   MAP - TRAIL CONSTRUCTION COMPL                   RECOMMND

Prior to the issuance of the 101 occupancy permit or Phase I, whichever occurred first, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2                   MAP - TRAIL MAINTENANCE MECHAN                   RECOMMND

Prior to the issuance of the 101 occupancy permit or Phase I, whichever occurs first, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3                   MAP- QUIMBY FEES (2)                   RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3                   MAP- QUIMBY FEES (2) (cont.)                   RECOMMND

Ordinance No. 460 has taken place. aid certification shall be obtained from CSA No. 126 (Highgrove).

90.PLANNING. 5                   MAP - FENCING COMPLIANCE                   RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 9                   MAP- AGENCY CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 1, 2013, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit for Each Phase, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management for approval. At a minimum the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangement can be made through the franchise hauler. Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts of other type of verification) to

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9

MAP- AGENCY CLEARANCE (cont.)

RECOMMND

demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

90.PLANNING. 10

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 65.2 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11

MAP- MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and the mitigation monitoring program included.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11           MAP- MITIGATION MONITORING (cont.)           RECOMMND

Environmental Assessment No. 42636.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12           MAP- ROLL-UP GARAGE DOORS           RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 15           MAP - CONCRETE DRIVEWAYS           RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 16           MAP- AGENCY CLEARANCE           RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 1, 2014 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit for Each Phase, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management for approval. At a minimum the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate. During the construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16                    MAP- AGENCY CLEARANCE (cont.)                    RECOMMND

separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oils, and solvents.

TRANS DEPARTMENT

90.TRANS. 1                    MAP - WRCOG TUMF                    RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2                    MAP - STREETLIGHTS INSTALL                    RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3                    MAP - UTILITY INSTALL                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - UTILITY INSTALL (cont.)

RECOMMND

approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.



TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - 80% COMPLETION (cont.) RECOMMND

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 7 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Center Street, Spring Street, Garfield Avenue, and street "A".

90.TRANS. 8 MAP-LC LNDS CP INSPECT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 9 MAP - LNDS CP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION

07/20/15  
12:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 85

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9                      MAP - LNDSCP INSPECTION RQMT (cont.)                      RECOMMND

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80.TRANS.4 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS.8 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 10                      MAP - LC COMPLY W/LNDSCP/IRR                      RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 11                      MAP - TS/INSTALLATION                      RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - TS/INSTALLATION (cont.)

RECOMMND

Signals not eligible for fee credit:  
Iowa Avenue (NS) at Spruce Street (EW) (signal  
modification) or as approved by the Transportation  
Department.

For improvements eligible for fee credit, the project  
proponent shall contact the Transportation Department and  
enter into an agreement for signal mitigation fee credit or  
reimbursement prior to start of construction of the signal.  
All work shall be pre-approved by and shall comply with the  
requirements of the Transportation Department and the  
public contract code in order to be eligible for fee credit  
or reimbursement.

90.TRANS. 12 MAP - SIGNAL TIMING (M-TR-3)

RECOMMND

Prior to the first building permit final inspection, the  
Project Applicant shall work with the City of Riverside  
Public Works Department to modify the traffic signal timing  
at the intersection of Iowa Avenue at Spruce Street to  
accommodate a 120 second cycle length, or other such  
adjustments or improvements, as determined necessary by the  
Public Works Department, to address projected near-term  
level of service deficiencies at this intersection or as  
approved by the Director of Transportation.

90.TRANS. 13 MAP - FAIR SHARE

RECOMMND

Prior to the first building permit final inspection, the  
Project applicant shall pay a fair-share amount equal to  
9.7% of the total cost of improving the intersection of  
Iowa Avenue at Center Street to provide the non-TUMF funded  
improvements listed in Table 1-5 of the Bixby-Highgrove  
Residential (TTM No. 36668) Traffic Impact Analysis  
prepared by Urban Crossroads, dated July 2, 2014, (IS/MND  
Appendix L). The fair share amount is based on the  
Project's share of traffic over the total growth of traffic  
at these intersections. The fair share contribution shall  
be used to fund future improvements or a combination of  
improvements of these intersections or as approved by the  
Director of Transportation.

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                   MAP - TRAIL/PARK CONSTRUCTION                   RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall begin construction of the trails and parks as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2                   MAP - TRAIL/PARK MAINT MECHANI                   RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

100.PARKS. 3                   MAP - TRAIL/PARK CONSTR COMPLE                   RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the trail(s)/park(s) as shown on the exhibit/trail/park plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

100.PARKS. 4                   MAP - EQUESTRIAN CROSSINGS                   RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the painted equestrian crossings at the Spring Street and California Avenue on the east side of California Avenue and at the Spring Street and Garfield Avenue on the north side of Spring Street. Also include appropriate signage and raised crossing walk signal button.

100.PARKS. 5                   MAP - EQUEST CROSSING STREET G                   RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the "soft" connection between two park sites in the tract development. Provide painted equestrian crossings at the Spring Street

07/20/15  
12:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 88

TRACT MAP Tract #: TR36668

Parcel: 255-110-015

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 5

MAP - EQUEST CROSSING STREET G (cont.)

RECOMMND

and Street "G" on either west or east side of Street "G."  
Also include appropriate signage and raised crossing walk  
signal button.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 20, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section

P.D. Archaeology Section  
Riv. Co. Surveyor – Bob Robinson  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area No. 126<sup>c/o</sup> EDA  
5th District Supervisor  
5th District Planning Commissioner  
City of Riverside  
Riverside Unified School Dist.

Riverside Highland Water Company  
Southern California Edison  
Southern California Gas Co.  
Santa Ana Reg. Water Qlty. Control Board  
South Coast Air Quality Mgt. District  
Soboba  
Pechanga

**GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE TRACT MAP NO. 36668** – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The **Change of Zone** proposes to change the site's zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule A subdivision of 65.1 acres into 209 residential lots, three water quality basins, two park sites and open space lots. - APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 10, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955- 5719 or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / MAILSTOP# 1070.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>ND</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 23, 2014

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson  
Pechanga

**TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on August 14, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070.**

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**LAND DEVELOPMENT COMMITTEE**  
**3<sup>RD</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: November 19, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Fire Dept.

**TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811**

Please review the attached map(s) and/or exhibit(s) for the above-described project by December 19, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**3<sup>RD</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: January 29, 2015

TO  
Riv. Co. Environmental Programs Dept.

**TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811**

Please review the attached map(s) and/or exhibit(s) for the above-described project. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**3<sup>RD</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 11, 2014

TO  
Riv. Co. Environmental Programs Dept.

**TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811**

Please review the attached map(s) and/or exhibit(s) for the above-described project. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



COUNTY OF RIVERSIDE  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

**Date:** November 18, 2014

**To:** Damaris Abraham  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631

**From:**   
Steven Hinde, REHS, CIH  
Senior Industrial Hygienist  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Ste. 200  
Riverside, California 92501  
Office (951) 955-8980  
Fax: (951) 955-8988



**Project Reviewed:** Tentative Tract No. 36668

**Reference Number:** **SR# 31622**

**Applicant:** Michael Severson  
Bixby Land Company  
2211 Michelson Drive, Ste. 500  
Irvine, CA 92612

**Noise Consultant** Urban Crossroads, Inc.  
41 Corporate Park, Suite 300  
Irvine, CA 92606

**Review Stage:** Second Review

**Information  
Provided:**

""Bixby-Highgrove (Tract No. 36668, Noise Impact Study  
County of Riverside" dated Nov. 13, 2014, Ref. 08835-11  
Noise Study

**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 20,400 assumed for Center Street (the County General Plan classifies Center Street as a "Secondary" highway. ADT design capacity of 10,700 assumed for Springs Street (the County General Plan classifies Springs Street as a "Collector" highway) quoted from the Highgrove Area Plan Circulation, Vol. 1 - Figure 6, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Collectors & Secondary Highways**

| VEHICLE     | Overall % | DAY(7AM-7PM) | EVENING(7PM-10PM)% | NIGHT(10PM-7AM)% |
|-------------|-----------|--------------|--------------------|------------------|
| Auto        | 97.2      | 73.6         | 13.6               | 10.22            |
| Med. Truck  | 1.87      | 0.9          | 0.04               | 10.9             |
| Heavy Truck | 0.74      | 0.35         | 0.04               | 0.35             |

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Center Street and Springs Street to the nearest building face is estimated to be 80 feet and 47 respectively.

5. Modeling for Center Street and Springs Street done using “hard site” assumption for exterior.
- 6 The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
- 7 Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8 Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

### **Findings:**

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to 65 Ldn. In addition, with the following construction recommendations listed below should provide sufficient attenuation to reduce interior noise levels to 45 Ldn

### **Recommendations:**

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

**Five-foot high** (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Center Street.**) of lots 1 – 8 & 48 - 52 of Tentative Tract No. 36668.

**Four-foot high** (noise barriers) masonry block walls shall be constructed along the southern site boundary (**Springs Street**) of lots 23 – 29 & 30 - 36 of Tentative Tract No.No. 36668.

**Six-foot high** (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Springs Street.**) of between lots 137 – 138 of Tentative Tract No. 36668

**Five-foot high** (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Springs Street.**) of lots 132 – 137 of Tentative Tract No. 36668

**Four-foot high** (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Springs Street.**) of lots 138 & 151 – 156 of Tentative Tract No. 36668.

(Height taken from page 3 & 4 of the Acoustical Report, see attached maps)

These walls shall be erected so that the top of each wall extends at least 4 to 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 4 to 6 feet (depending on location) above the highest point between the house and the road.

2. All windows and glass door facing on facing Center Street and Spring Street shall use dual glazing at STC rating of 27 or higher. Air gaps and rattling shall not be permitted.
3. Provide "windows closed" condition requiring mechanical ventilation per the 2010 California Building Code requirements in Section 1203 Ventilation for residential units for all homes along Center Street and Spring Street. Wall-mounted air conditioners shall not be used.
4. Attic vents should be oriented away from Center Street and Spring Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
5. The roof system at all units should have a minimum ½ "plywood sheathing that is well sealed to form a continuous barrier to the noise. Minimum R-19 insulation batts should be placed in the rafter space underside of the roof sheathing.
6. All exterior doors shall be well weather-stripped core assemblies at least one and three-fourths-inch thick.
7. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.
8. All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

**Construction –Related Mitigation Measures:**

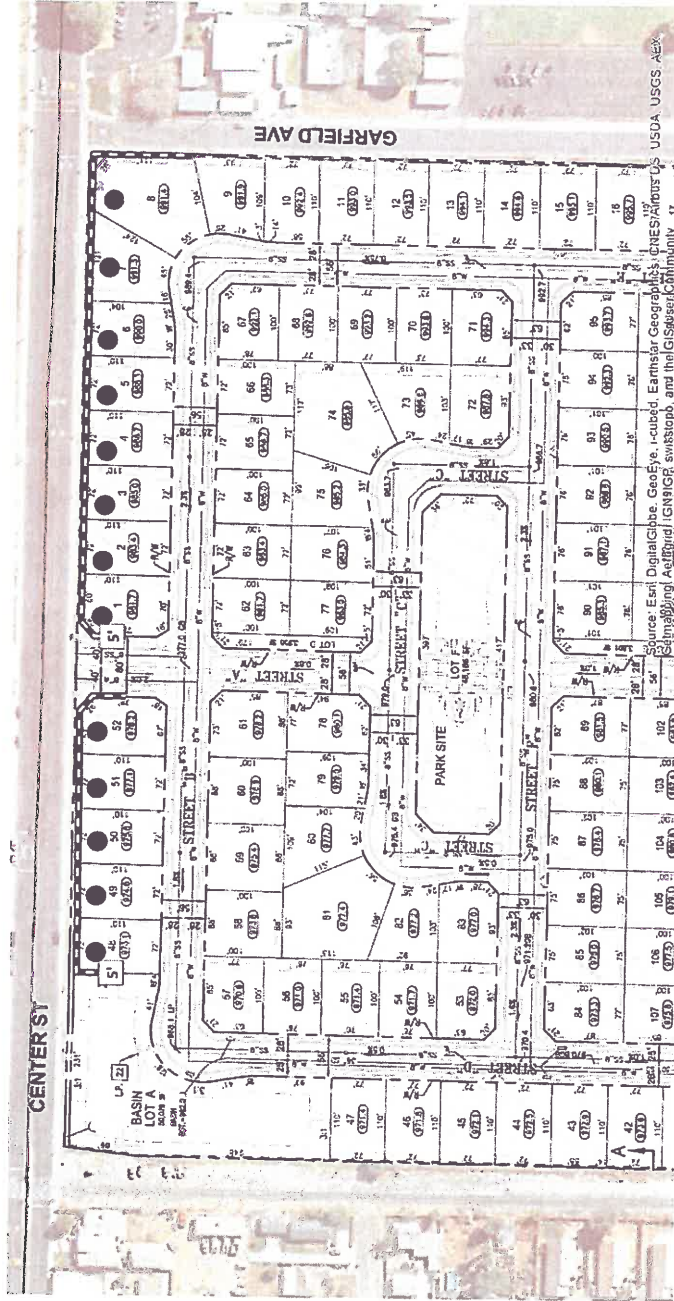
9. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
10. All construction vehicles, equipment fixed or mobile shall be equipped with properly

operating and maintained mufflers.

11. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
12. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
13. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.



EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS



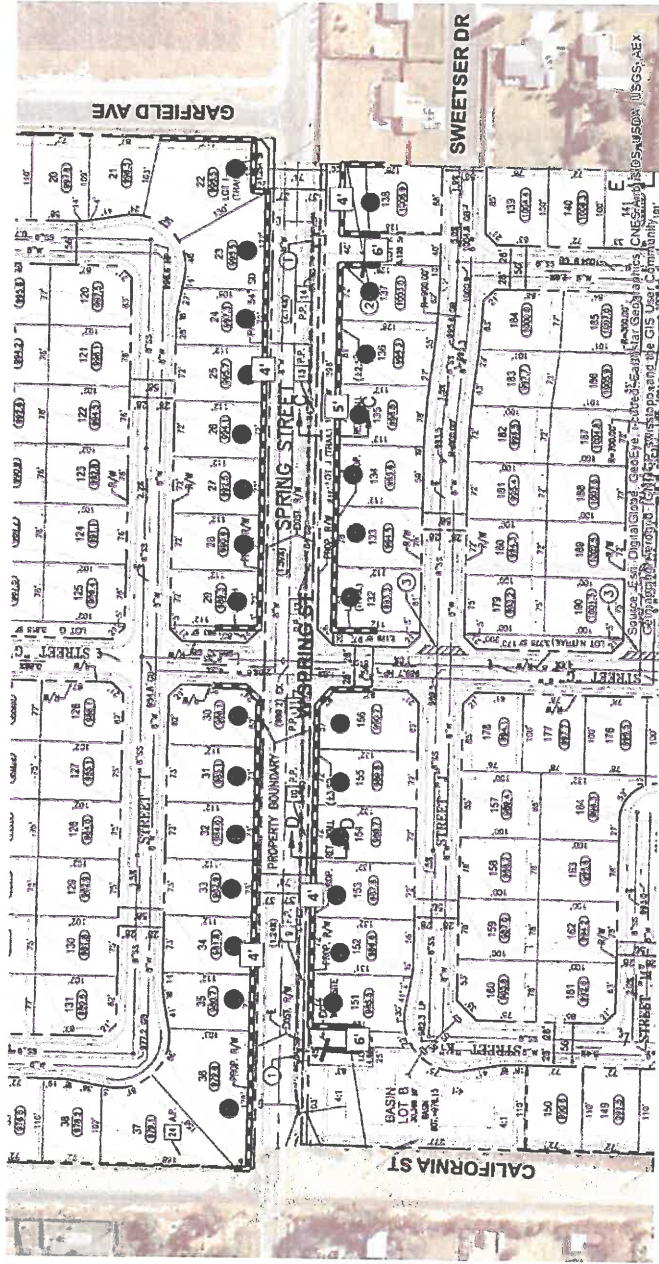
LEGEND:

5' Noise Barrier Height (in feet)

Recommended Noise Barrier Location

Lois requiring standard windows with a minimum STC rating of 27 and a means of mechanical ventilation (e.g. air conditioning).

EXHIBIT ES-B: SUMMARY OF RECOMMENDATIONS



LEGEND:

- 5' Noise Barrier Height (in feet)
- Lots requiring standard windows with a minimum STC rating of 27 and a means of mechanical ventilation (e.g. air conditioning).
- Recommended Noise Barrier Location
- Planned Noise Barrier Location

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 13, 2015

CHAIR

Simon Housman  
Rancho Mirage

Mr. Peter Lange, Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, Twelfth Floor  
Riverside CA 92501

VICE CHAIRMAN

Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

STAFF

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**HAND DELIVERY**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1122MA15

Related File No.: GPA01126 (General Plan Amendment), CZ07811 (Change of Zone), and TR36668 (Tentative Tract Map)

APN: 255-060-014 through 255-060-018; 255-110-003 through 255-110-006; 255-110-015; 255-110-019; 255-110-029

Dear Mr. Lange:

On July 9, 2015, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. GPA01126, a proposal to change the General Plan (Highgrove Area Plan) land use designation of 65.2 acres located southerly of Center Street and easterly of California Avenue in the unincorporated community of Highgrove from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). The area proposed for this change includes land both northerly (37.96 acres) and southerly (27.15 acres) of Spring Street.

On July 9, 2015, the Riverside County Airport Land Use Commission found County of Riverside Case No. CZ07811, a proposal to change the zoning classification of the site referenced above from Manufacturing – Service Commercial (M-SC) on 60.28 acres and Industrial Park (I-P) on 4.83 acres to One-Family Residential (R-1), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP).

These findings of consistency relate to airport compatibility issues and do not necessarily constitute an endorsement of these proposals. As the site is located partially within Airport Compatibility Zone E and partially outside the Airport Influence Area boundary, both the existing and the proposed General Plan designations and zoning are consistent with the March ALUCP.

On July 9, 2015, the Riverside County Airport Land Use Commission found Tentative Tract Map No. 36668, a proposal to divide the site referenced above into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and 3 detention basin lots), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. This determination of consistency for the proposed Tentative Tract Map is based on the permissible uses within the proposed R-1 zone. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Highgrove Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots southerly of Spring Street and to tenants of the homes thereon.
4. The proposed water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



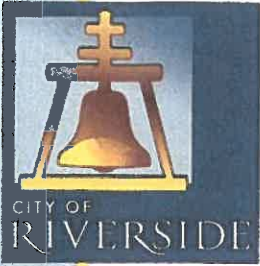
Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity

cc: Bixby Land Company (Attn.: Michael Severson) (applicant/landowner/payee)  
Fayres Hall, Albert A. Webb and Associates (representative)  
R. A. "Barney" Barnett, Chairman, Highgrove MAC (interested party)  
Riverside County Flood Control and Water Conservation District  
Riverside Unified School District  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\ALUC\Airport Case Files\March\ZAP1122MA15\ZAP1122MA15.LTR



Public Works  
Department

November 21, 2014

**Sewer Service for Tentative Tract Map 36668**

This letter is sent to confirm the availability of sanitary sewer service for the above-referenced subdivision. The property is located outside of the City of Riverside in the unincorporated area of Highgrove. Pursuant to agreements executed by the two agencies, the City of Riverside operates and maintains the County-owned sanitary sewer collection system in this area.

In accordance with the sewer master plan for the community of Highgrove, the proposed subdivision can be accommodated. The designated point of connection for this property is located in Citrus Avenue approximately 1,400 feet westerly of Prospect Avenue. In order to extend sewer facilities to the site, a metering manhole must be installed in Citrus Avenue and a 15" trunk line extended up Citrus Avenue to Prospect Avenue and up Prospect Avenue to Spring Street. A 12" sewer main must be installed in Spring Street and extend to the easterly subdivision boundary. Local 8" collection mains and 4" laterals are required within the subdivision to serve the individual lots.

If you have any comments or questions, please call Public Works Engineering @ (951) 826-5341.

*Sincerely,*

Robert Van Zanten, PE  
Principal Engineer  
Public Works Department

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org  
164152

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

September 30, 2014

Riverside County Planning Department  
County Administrative Center  
Riverside, California

Attn: Ms. Damaris Abraham

Dear Ms. Abraham:

Re: Change of Zone 7811  
Tract Map 36668  
Area: Highgrove

Change of Zone 7811 is a proposal to change the current zoning from Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1) on a 65.1 acre site in the Highgrove area. This project is being processed concurrently with Tentative Tract Map (TR) 36668.

The District has reviewed this case and has the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

A handwritten signature in blue ink, appearing to read "H. Olivo".

HENRY OLIVO  
Engineering Project Manager

MMM:blm

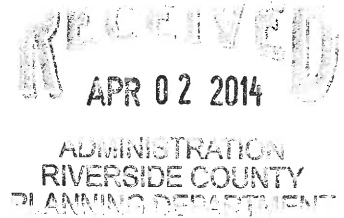


*Riverside County*  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

April 1, 2014

Damaris Abraham  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



**RE: Tentative Tract Map No. 36668**  
**Proposal: Schedule a subdivision of 65.1 acres into 209 residential lots, three water quality basins, two park sites, and open space lots.**  
**APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019**

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Center Street and east of California Avenue, in the Highgrove Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.**
- 2. Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division**



Damaris Abraham  
Riverside County Planning Department  
Tract Map No. 36668  
April 1, 2014  
Page 2

of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at (888) 722-4234.

Thank you for the opportunity to review this proposal. If you have any questions, please contact me at (951) 486-3200.

Sincerely,



Ryan Ross  
Principal Planner

RR:lg

PD 151592



Sent Via Email and Courier

June 25, 2015

Bill Gayk  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92502

**RE: REQUEST TO REMOVE TENTATIVE TRACT MAP NO. 36668 FROM THE PROPOSED 2013-2021 HOUSING ELEMENT UPDATE**

Dear Mr. Gayk:

Bixby Land Company has requested that we contact you in regards to their active applications for a proposed General Plan Amendment (GPA No. 01126), Change of Zone (CZ 07811) and Tentative Tract Map (TTM 36668) on a 65.2-acre site in the High Grove community. These single-family residential development applications have been active for more than 18 months and are being scheduled for Planning Commission hearing. We believe this site was inadvertently and an inappropriately included on the preliminary draft High Grove Town Center GPLU map within Neighborhood 1.

Therefore, the Bixby Land Company respectfully requests that TTM 33668 be excluded from Neighborhood 1 on the preliminary draft High Grove Town Center GPLU map of the 2013-2021 Housing Element Update.

The subject site consists of twelve (12) parcels having Assessor Parcel Numbers (APNs) 255-060-014, 015, 016, 017, and 018, along with 255-110-003, 004, 005, 006, 015, 019, and 029. The site is located within the High Grove Area Plan, and is currently designated as "Community Development: Light Industrial (LI)" and "Community Development: Medium Density Residential (MDR)" on the General Plan Land Use Map. The applications for the TTM 36668 project were originally submitted in October, 2013 and went to the Land Development Committee in April, 2014, which proposes a single-family residential use on the site. Since 2013, the applicant has diligently worked with Planning and other County departments, including presentation of the project to the High Grove Municipal Advisory Council.

We appreciate your prompt attention to this matter. Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Morse'.

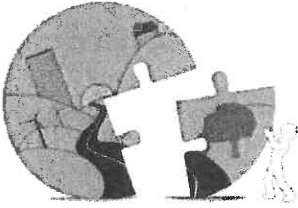
T&B PLANNING, INC.

Joel Morse

Principal

CC: Mike Severson, Bixby Land Company





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP                       MINOR CHANGE                       VESTING MAP  
 REVISED MAP                       REVERSION TO ACREAGE                       EXPIRED RECORDABLE MAP  
 PARCEL MAP                       AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 2211 Michelson Drive, Suite 500

\_\_\_\_\_ Irvine \_\_\_\_\_ Street CA 92612  
 \_\_\_\_\_ City State ZIP

Daytime Phone No: (949) 336-7000 Fax No: (949) 336-7080

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: Francisco.martinez@webbassociates.com

Mailing Address: 3788 McCray Street

\_\_\_\_\_ Riverside \_\_\_\_\_ Street CA 92506  
 \_\_\_\_\_ City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 2211 Michelson Drive, Suite 500

\_\_\_\_\_ Irvine \_\_\_\_\_ Street CA 92612  
 \_\_\_\_\_ City State ZIP

Daytime Phone No: (949) 336-7000 Fax No: (949) 336-7080

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

MICHAEL F. SEVERSON  
PRINTED NAME OF APPLICANT

*Michael F. Severson*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

MICHAEL F. SEVERSON  
PRINTED NAME OF PROPERTY OWNER(S)

*Michael F. Severson*  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 255-060-014,-015,-016,-017,-018; 255-110-003,-004,-005,-006,-015

Section: 8 Township: 2S Range: 4W

Approximate Gross Acreage: 64.53

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Citrus Avenue, South of Center Street, East of California Avenue, West of Garfield Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2007 Ed. San Bernardino & Riverside Cty; pg. 646; Grid C6,C7,D6, D7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Planned for single family residential development, Schedule A= for a total of 219 lots

Related cases filed in conjunction with this request:

CZ07811, EA42636, GPA01126

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). CZ07620, PM35612, CFG05053, PP23256, PDB05308, PDB05309, GEO01985 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA41705 E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: Preliminary Geotechnical Reports (3), Burrowing Owl Survey, Cultural Resource Survey, Traffic Impact Analysis, General Biology Resource Assessment

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 52,000CY

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 52,000CY

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 6,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River  Santa Margarita River  Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Michael Swenson Date 1-6-14

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

|                                       |  |
|---------------------------------------|--|
| <b>Project File No.</b>               |  |
| <b>Project Name:</b>                  | Bixby Land TTM 36668                               |
| <b>Project Location:</b>              | South of Center Street                             |
| <b>Project Description:</b>           | Tentative Tract Map 36668, single family residence |
| <b>Applicant Contact Information:</b> | Michael Severson, 949-336-7000                     |

| <b>Proposed Project Consists of, or includes:</b>   | <b>YES</b>                          | <b>NO</b>                           |
|---|-------------------------------------|-------------------------------------|
| Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <sup>1</sup> Land area is based on acreage disturbed.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.



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



*George A. Johnson  
Agency Director*

|   |  |  |   |  |  |
|---|--|--|---|--|--|
| <i>Katherine Gifford<br/>Director,<br/>Administrative<br/>Services<br/>Department</i> | <i>Ron Goldman<br/>Director,<br/>Planning<br/>Department</i> | <i>Juan C. Perez<br/>Director,<br/>Transportation<br/>Department</i> | <i>Mike Lara<br/>Director,<br/>Building &amp; Safety<br/>Department</i> | <i>John Boyd<br/>Director,<br/>Code<br/>Enforcement<br/>Department</i> | <i>Carolyn Syms<br/>Luna<br/>Director,<br/>Environmental<br/>Programs Department</i> |
|---|--|--|---|--|--|

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**

Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Bixby Land Company hereafter "Applicant" and Bixby Land Company "Property Owner".

Description of application/permit use:  
Tentative Tract Map 36668, R-1

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 255-060-014, -015, -016, -017, 018; 255-110-003, -004, -005, -006, -015

Property Location or Address: \_\_\_\_\_  
 \_\_\_\_\_

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Bixby Land Company Phone No.: 949-336-7000  
 Firm Name: Bixby Land Company Email: mseverson@bixbyland.com  
 Address: 2211 Michelson Dr., Suite 500  
Irvine, CA 92612

**3. APPLICANT INFORMATION:**

Applicant Name: Bixby Land Company Phone No.: 949-336-7000  
 Firm Name: Bixby Land Company Email: mseverson@bixbyland.com  
 Address (if different from property owner) \_\_\_\_\_  
 \_\_\_\_\_

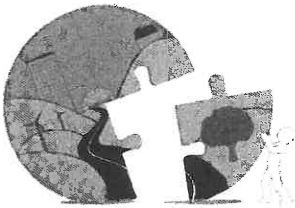
**4. SIGNATURES:**

Signature of Applicant: Michael F. Severson Date: 1-6-14  
 Print Name and Title: MICHAEL F. SEVERSON SENIOR VICE PRESIDENT

Signature of Property Owner: Michael F. Severson Date: 1-6-14  
 Print Name and Title: MICHAEL F. SEVERSON SENIOR VICE PRESIDENT

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

|   |                         |
|---|-------------------------|
| <b>FOR COUNTY OF RIVERSIDE USE ONLY</b> |                         |
| Application or Permit (s)#: _____       |                         |
| Set #: _____                            | Application Date: _____ |



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CE 07811

DATE SUBMITTED: 10-24-13

### APPLICATION INFORMATION

Applicant's Name: Bixby Land Company

E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500

|                     |                       |                    |
|---------------------|-----------------------|--------------------|
| Irvine              | <small>Street</small> |                    |
|                     | CA                    | 92612              |
| <small>City</small> | <small>State</small>  | <small>ZIP</small> |

Daytime Phone No: (949 ) 336-7019 Fax No: (949 ) 336-7080

Engineer/Representative's Name: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

|                     |                       |                    |
|---------------------|-----------------------|--------------------|
| Tustin              | <small>Street</small> |                    |
|                     | CA                    | 92780              |
| <small>City</small> | <small>State</small>  | <small>ZIP</small> |

Daytime Phone No: (714 ) 505-6360 ext. 105 Fax No: (949 ) 505-6361

Property Owner's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500

|                     |                       |                    |
|---------------------|-----------------------|--------------------|
| Irvine              | <small>Street</small> |                    |
|                     | CA                    | 92612              |
| <small>City</small> | <small>State</small>  | <small>ZIP</small> |

Daytime Phone No: (949 ) 336-7019 Fax No: (949 ) 336-7080

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE**

---

Thomas Brothers map, edition year, page number, and coordinates: Page: 646 Grid: C6, C7, D6, D7

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The proposed project changes the site's zoning from "Manufacturing-Service Commercial (M-SC)" to "One Family Dwellings (R-1)." The zone change would allow for the proposed 227 units on the approximately 65 acre site at a gross density of 3.5 du/ac utilizing 7,200 sf lots.

---

Related cases filed in conjunction with this request:

General Plan Amendment. Tentative Tract Map.

---

---

---

**APPLICATION FOR CHANGE OF ZONE**

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

|  | Zone Change Type |   |   |   |
|--|------------------|---|---|---|
|  | Standard         | 1 | 2 | 3 |
| 1. Completed and signed application.   | X                | X | X | X |
| 2. Change of Zone Deposit-based fee.   | X                | X | X | X |
| 3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.   | X                | X |   | X |
| 4. One (1) copy of Assessor's Map, with the subject property identified.   | X                | X |   | X |
| 5. One (1) copy of property's legal description as recorded in the Office of the County Recorder.  | X                | X |   | X |
| 6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)                                     |                  |   | X |   |
| 7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison. |                  |   | X |   |

**CHANGE OF ZONE PRIMARY EXHIBIT**

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

|  |
|--|
| 1. Name, address, and telephone number of applicant.                           |
| 2. Name, address, and telephone number of landowner.                           |
| 3. Name, address, and telephone number of exhibit preparer.                    |
| 4. Assessor's Parcel Numbers and, if available, address of the property.       |
| 5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. |
| 6. North arrow.  |
| 7. Date Exhibit Prepared.  |

**APPLICATION FOR CHANGE OF ZONE**

|   |
|---|
| 8. Title of Exhibit (i.e. "Change of Zone").  |
| 9. Complete legal description of property.  |
| 10. Overall dimensions and total net and gross acreage of property.   |
| 11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.) |
| 12. Thomas Brothers map page and coordinates. (Identify edition year used)  |
| 13. Location of adjoining property and lot lines.   |
| 14. Existing and proposed zoning and land use of property.  |
| 15. Existing use and zoning of property immediately surrounding subject property.   |
| 16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.                |
| 17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.   |
| 18. FEMA mapped floodplains and floodways including zone designations.  |

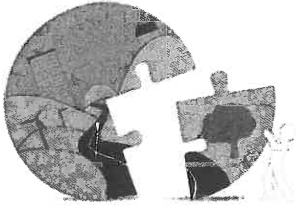
**CHANGE OF ZONE FINAL MAP REQUIREMENTS**

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

**Prior to completion of administrative review of the Change of Zone application**, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT;" or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPAO 1126 DATE SUBMITTED: 10-24-13

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500  
Irvine CA 92612  
*City State ZIP*

Daytime Phone No: (949) 336-7019 Fax No: (949) 336-7080

Engineer/Representative's Name: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100  
Tustin CA 92780  
*City State ZIP*

Daytime Phone No: (714) 505-6360 ext. 105 Fax No: (714) 505-6361

Property Owner's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500  
Irvine CA 92612  
*City State ZIP*

Daytime Phone No: (949) 336-7019 Fax No: (949) 336-7080

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

MICHAEL F. SEVERSON  
PRINTED NAME OF APPLICANT

*Michael F. Severson*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

MICHAEL F. SEVERSON  
PRINTED NAME OF PROPERTY OWNER(S)

*Michael F. Severson*  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:** 255-060-014, 255-110-003, 255-110-004, 255-110-015, 255-110-019,  
255-110-029, 255-060-015, 255-060-016, 255-060-017, 255-060-018,  
Assessor's Parcel Number(s): 255-110-005, 255-110-006 **255**

Section: 8 Township: T2S Range: R4W

Approximate Gross Acreage: 66

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

General location (nearby or cross streets): North of Palmyrita Ave., South of Center St., East of California Ave., West of Garfield Ave.

Thomas Brothers map, edition year, page number, and coordinates: Page: 646 Grid: C6, C7, D6, D7

Existing Zoning Classification(s): I-P and M-SC

Existing Land Use Designation(s): Light Industrial

Proposal (describe the details of the proposed general plan amendment):

The proposed project amends the land use designation from "Light Industrial" to "Medium Density Residential (2-5 du/ac)." The amended land use would allow for the proposed 227 units on the approximately 65 acre site at a gross density of 3.5 du/ac utilizing 7,200 sf lots.

Related cases filed in conjunction with this request:

Change of Zone. Tentative Tract Map.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. CFG05053, CZ07620, EA41705, EHW070124, GEO01985, MAP35612, PDB05308, PDB05309, PM35612 PP23256

E.A. Nos. (if known) N/A E.I.R. Nos. (if applicable): N/A

| Name of Company or District serving the area the project site is located (if none, write "none.") | Are facilities/services available at the project site? |     |    |
|---|--|-----|----|
|   |  | Yes | No |
| Electric Company  | City of Riverside                                      | X   |    |
| Gas Company   | Southern California Gas Company                        | X   |    |
| Telephone Company   | AT&T   | X   |    |
| Water Company/District  | Riverside Highland Water                               | X   |    |
| Sewer District  | City of Riverside                                      | X   |    |

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Michael J. Swenson Date 10-17-13  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Highgrove Area Plan

EXISTING DESIGNATION(S): Light Industrial

PROPOSED DESIGNATION(S): Medium Density Residential (2-5 du/acre)



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): N/A

---

---

---

---

---

---

---

---

---

---

**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: N/A  
(Please name)

Proposed Boundary Adjustment (Please describe clearly): N/A

---

---

---

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

Road Segment(s) N/A

---

---

Existing Designation: N/A

Proposed Designation: N/A

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

N/A

**V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

**FILING INSTRUCTIONS FOR  
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

**THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

based fee.

1. The site plan must contain the following:
  - A. Name, address, and telephone number of applicant.
  - B. Name, address, and telephone number of land owner.
  - C. Name, address, and telephone number of map preparer.
  - D. Scale (number of feet per inch).
  - E. A vicinity map showing the location and names of adjoining streets.
  - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
  - G. North arrow (top of map north).
  - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
  - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
  - J. Area calculations including total area involved and property size.
  - K. Date the site plan was prepared.
  - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
  - M. Overall dimensions of the property and location of adjoining lot lines.
  - N. Location and dimensions of existing structures, easements and/or uses onsite.
  - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

### **FOR ALL APPLICATIONS:**

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE TRACT MAP NO. 36668** – Adopt a Mitigated Negative Declaration – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.2 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to alter the project site zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 65.2 acres into 200 residential lots, three water quality basins, two park sites and eleven open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**JULY 29, 2015**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Peter Lange, at 951-955-1417 or email [plange@rctlma.org](mailto:plange@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Peter Lange  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 4/7/2015,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07811/GPA01126/TR36668 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

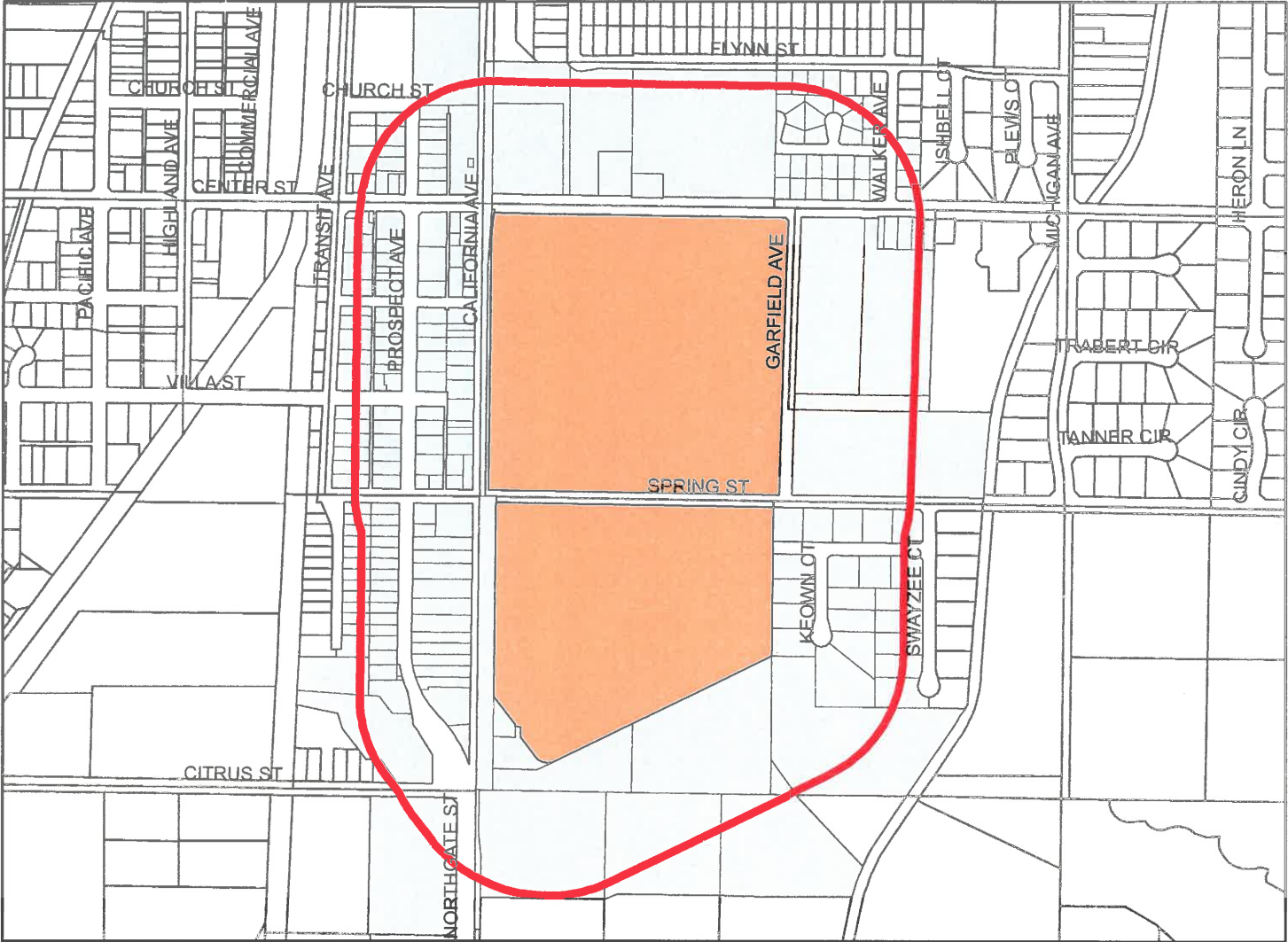
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**CZ07811 GPA01126 TR36668 (600 feet buffer)**



**Selected Parcels**

- 247-121-010 255-051-016 247-160-043 247-125-001 247-160-053 255-051-013 247-126-013 247-126-012 255-051-003 247-063-017
- 255-371-002 247-125-005 247-125-004 255-372-015 247-122-015 255-372-011 255-060-016 255-060-018 255-110-015 255-110-029
- 255-110-004 255-060-015 255-110-003 255-110-005 255-060-017 255-110-006 255-110-019 255-060-014 255-372-004 247-063-015
- 247-160-038 247-123-001 255-120-014 247-126-006 255-052-006 247-126-002 247-126-007 255-051-009 247-124-022 255-372-008
- 247-062-007 247-160-064 247-160-051 247-160-040 255-372-013 247-160-046 247-160-036 247-160-054 247-160-055 247-160-056
- 247-126-014 247-121-018 247-126-004 255-372-007 255-372-012 247-123-012 247-160-071 255-372-014 255-051-014 247-160-030
- 255-372-006 255-053-011 247-123-008 247-160-031 247-160-020 247-062-019 247-124-027 247-124-021 247-124-013 247-124-020
- 247-062-013 247-160-019 247-124-016 255-372-009 247-160-027 247-160-028 255-371-005 255-051-008 255-110-026 247-126-

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Riverside Transit Agency  
1825 3<sup>rd</sup> Street  
Riverside CA 92507

City of Riverside  
Attention: Planning Department  
3900 Main Street, Suite 3  
Riverside, CA 92522

Riverside Unified School District  
3380 14<sup>th</sup> Street  
Riverside, CA 92501

Waste Resources Management,  
Riverside County  
Mail Stop 5950

Riverside Highland Water Company  
12374 Michigan Street  
Grand Terrace, CA 92313

Southern California Gas Co.  
4495 Howard Avenue  
Riverside, CA 92507

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Santa Ana Regional Water Quality  
Control Board  
3737 Main Street Suite 500  
Riverside, CA 92501

Southern California Gas Co.  
4495 Howard Avenue  
Riverside, CA 92507

South Coast Air Quality Management  
District  
21865 Copley Drive  
Diamond Bar, CA 91765

Pechanga Band of Luiseno Indians  
12705 Pechanga Road  
Temecula, CA 92593

Soboba Band of Luiseno Indians  
23904 Soboba Road  
San Jacinto, CA 92583

ASMT: 247061013, APN: 247061013  
SVS PROP MANAGEMENT  
65 VIA DEL CIELO  
RCH PALOS VERDES CA 90275

ASMT: 247062019, APN: 247062019  
ELEANOR MOJICA VENTURA, ETAL  
313 MAGNOLIA AVE  
GLENDALE CA 91204

ASMT: 247062007, APN: 247062007  
DARLENE AYALA  
963 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247062020, APN: 247062020  
PATRICIA KITCHEN  
215 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247062008, APN: 247062008  
SALVADOR RUVALCABA  
P O BOX 56074  
RIVERSIDE CA 92517

ASMT: 247062021, APN: 247062021  
RUDY FLORES  
971 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247062013, APN: 247062013  
FORREST MCKINLEY  
1186 CENTER ST STE A  
RIVERSIDE CA 92507

ASMT: 247063005, APN: 247063005  
RTH PROP MANAGEMENT  
3334 E COAST HWY STE 364  
CORONA DEL MAR CA 92625

ASMT: 247062016, APN: 247062016  
RUBY SNODGRASS  
10345 WALNUT GROVE CT  
YUCAIPA CA 92399

ASMT: 247063008, APN: 247063008  
RICHARD WEST  
737 FOREST PARK DR  
RIVERSIDE CA 92501

ASMT: 247062017, APN: 247062017  
MINERVA BLANCO  
12157 MT VERNON  
GRAND TERRACE CA 92313

ASMT: 247063013, APN: 247063013  
SHARON COBB, ETAL  
1845 PORT STANHOPE PL  
NEWPORT BEACH CA 92660

ASMT: 247062018, APN: 247062018  
MARIA GONZALEZ, ETAL  
247 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247063015, APN: 247063015  
CHRISTINA EVERINGTON, ETAL  
268 PROSPECT AVE  
RIVERSIDE CA 92507

ASMT: 247063016, APN: 247063016  
HIGHGROVE CENTER STREET  
P O BOX 790  
REDLANDS CA 92373

ASMT: 247121014, APN: 247121014  
JOSE ALVARADO  
P O BOX 77636  
CORONA CA 92877

ASMT: 247063017, APN: 247063017  
HIGHGROVE CENTER STREET, ETAL  
C/O LAND MANAGEMENT/ANIL MAKHIJA  
10 PRESIDENTIAL WAY  
WOBBURN MA 1801

ASMT: 247121017, APN: 247121017  
ELINOR LAFEVERS, ETAL  
12536 MIRADO AVE  
GRAND TERRACE CA 92313

ASMT: 247121004, APN: 247121004  
MARYLUE QUIROGA  
980 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247121018, APN: 247121018  
DENIS KIDD  
22874 PICO ST  
GRAND TERRACE CA 92324

ASMT: 247121010, APN: 247121010  
ALEJANDRO CAPIZ  
240 ISHBELL CT  
RIVERSIDE CA 92507

ASMT: 247122004, APN: 247122004  
MARCELO FARIAS  
390 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247121011, APN: 247121011  
ISRAEL ZAMORANO  
367 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247122010, APN: 247122010  
PSY PROP  
1602 TURNPOST LN  
HACIENDA HEIGHTS CA 91745

ASMT: 247121012, APN: 247121012  
RICARDO PADILLA  
21233 BRONCO LN  
DIAMOND BAR CA 91765

ASMT: 247122012, APN: 247122012  
HIGHGROVE METHODIST CHURCH  
938 CENTER ST  
RIVERSIDE CA 92507

ASMT: 247121013, APN: 247121013  
KATHLEEN MULLANEY, ETAL  
391 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247122015, APN: 247122015  
ASSET SENTRY  
C/O WILLIAM LEONG  
915 W FOOTHILL BLV STE C  
CLAREMONT CA 91711

ASMT: 247122016, APN: 247122016  
DONNA GARRETT, ETAL  
2250 ROSEDALE AVE  
COLTON CA 92324

ASMT: 247123006, APN: 247123006  
BOBBIE HERSHMAN, ETAL  
975 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247122017, APN: 247122017  
SP ASSETS  
8628 HILLSIDE RD  
ALTA LOMA CA 91701

ASMT: 247123007, APN: 247123007  
LINDA GOMEZ, ETAL  
443 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247122018, APN: 247122018  
HIGHGROVE METHODIST CHURCH  
938 W CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247123008, APN: 247123008  
EULOGIO HERNANDEZ  
433 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123001, APN: 247123001  
MARTHA GONZALEZ, ETAL  
9275 DARREN CIR  
RIVERSIDE CA 92509

ASMT: 247123009, APN: 247123009  
APRIL REID, ETAL  
427 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123003, APN: 247123003  
MONICA ZAVALA ARIAS  
420 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123010, APN: 247123010  
RAQUEL HERNANDEZ  
6614 ALDAMA ST  
LOS ANGELES CA 90042

ASMT: 247123004, APN: 247123004  
MARIA CASTILLO, ETAL  
430 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123011, APN: 247123011  
RAMONA ANDERSON  
415 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123005, APN: 247123005  
FRANK VILLALOBOS, ETAL  
415 TRANSIT AVE  
RIVERSIDE CA 92507

ASMT: 247123012, APN: 247123012  
MARLENE RITZ, ETAL  
480 E MAIN ST  
RIVERSIDE CA 92507

ASMT: 247124012, APN: 247124012  
RUBEN CHAGOLLA  
406 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124026, APN: 247124026  
KATHLEEN RUIZ  
879 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247124013, APN: 247124013  
RENEE MUNOZ, ETAL  
416 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124027, APN: 247124027  
FERNANDO GUARDIAN  
863 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247124014, APN: 247124014  
PEDRO SANCHEZ  
422 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124029, APN: 247124029  
YESENIA MEDINA, ETAL  
851 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247124015, APN: 247124015  
JOSE DELEON  
430 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125001, APN: 247125001  
ALICIA CASILLAS  
450 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124016, APN: 247124016  
GUADALUPE MAI, ETAL  
444 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125002, APN: 247125002  
ALICIA GONZALEZ, ETAL  
460 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124019, APN: 247124019  
PEDRO SANCHEZ  
422 PROSPECT  
RIVERSIDE CA 92507

ASMT: 247125004, APN: 247125004  
JOVITA SANCHEZ, ETAL  
493 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124022, APN: 247124022  
RAFAELA GOMEZ, ETAL  
6699 RIVERSIDE DR  
CHINO CA 91710

ASMT: 247125005, APN: 247125005  
MARIA PEREZ, ETAL  
485 PROSPECT AVE  
RIVERSIDE, CA. 92507



ASMT: 247125006, APN: 247125006  
YOLANDA MUNOZ  
24025 PARK SORRENTO 210  
CALABASAS CA 91302

ASMT: 247125015, APN: 247125015  
JUANA SERRATO  
490 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125007, APN: 247125007  
MARY VASQUEZ  
471 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126001, APN: 247126001  
NANCY RICE, ETAL  
456 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125008, APN: 247125008  
PATRICIA RAMOS, ETAL  
465 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126002, APN: 247126002  
VIRGINIA VARGAS, ETAL  
466 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125009, APN: 247125009  
LEONARDO RAMOS  
455 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126003, APN: 247126003  
RICHARD BARNETT  
474 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125011, APN: 247125011  
SUSAN PADILLA, ETAL  
470 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126004, APN: 247126004  
DIANE FRANKS  
484 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125013, APN: 247125013  
VICTORIA GOMEZ  
480 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126005, APN: 247126005  
SPSSM INVESTMENTS VI  
4900 SANTA ANITA STE 2C  
EL MONTE CA 91731

ASMT: 247125014, APN: 247125014  
SYLVIA RABAGO, ETAL  
498 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126006, APN: 247126006  
RAYMOND STODDARD, ETAL  
931 SPRING ST  
RIVERSIDE, CA. 92507

ASMT: 247126007, APN: 247126007  
AMY RICH, ETAL  
C/O AMY RICH  
12195 ORANGEMONT LN  
RIVERSIDE CA 92503

ASMT: 247160012, APN: 247160012  
MARIA CAMACHO  
514 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126009, APN: 247126009  
THEODORE SZUSZKIEWICZ, ETAL  
27885 VISTA RD  
ROMOLAND CA 92585

ASMT: 247160013, APN: 247160013  
JOSEFINA VALDEZ, ETAL  
520 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126012, APN: 247126012  
ALTAGRACIA SANCHEZ  
854 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247160015, APN: 247160015  
MILTON HERNANDEZ  
542 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126014, APN: 247126014  
DEBRA HYSMITH  
866 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247160016, APN: 247160016  
LILCHUND NATHRAJ, ETAL  
4931 W MONT ST  
RIVERSIDE CA 92507

ASMT: 247126016, APN: 247126016  
LORRAINE BUXTON, ETAL  
222 W AVENUE L  
CALIMESA CA 92320

ASMT: 247160017, APN: 247160017  
WILLIE TOWNSEND  
558 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126017, APN: 247126017  
REGINA SAFFOLD SANDERS  
P O BOX 4545  
CARSON CA 90749

ASMT: 247160019, APN: 247160019  
FRANCES AYERS  
570 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160011, APN: 247160011  
HERMELINDA LEDESMA, ETAL  
510 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160020, APN: 247160020  
FABIOLA BRICENO  
576 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160021, APN: 247160021  
MARITZA CRISTALES  
584 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160030, APN: 247160030  
ARMANDO MENDEZ, ETAL  
555 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160022, APN: 247160022  
NEAL FORTIN  
596 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160031, APN: 247160031  
ROBERT WOMBLE, ETAL  
C/O ROBERT L WOMBLE  
561 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160023, APN: 247160023  
ROBERT MAXWELL  
509 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160032, APN: 247160032  
GARY BAZO, ETAL  
571 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160025, APN: 247160025  
MARITZA LOZANO, ETAL  
517 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160033, APN: 247160033  
LORNA NICOLAS  
575 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160026, APN: 247160026  
JOSEPH QUATROCHI  
29270 EAGLE DR  
MURRIETA CA 92563

ASMT: 247160034, APN: 247160034  
RENE SOLORIO  
585 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160028, APN: 247160028  
JEANNE FERGUSON SASO, ETAL  
2369 W 248TH ST  
LOMITA CA 90717

ASMT: 247160035, APN: 247160035  
JORGE PENA  
593 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160029, APN: 247160029  
MARIA RODRIGUEZ, ETAL  
549 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160036, APN: 247160036  
DEAN HALL  
510 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160037, APN: 247160037  
GUADALUPE NAVARRO, ETAL  
516 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160044, APN: 247160044  
TONI CABRERA  
1333 RECHE CYN RD APT 501  
COLTON CA 92324

ASMT: 247160038, APN: 247160038  
CARL ROBINSON  
880 SPRING ST  
RIVERSIDE, CA. 92507

ASMT: 247160045, APN: 247160045  
CONSUELO AREVALO, ETAL  
588 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160039, APN: 247160039  
IRENE CLETO  
528 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160046, APN: 247160046  
DAVID RUBIO  
592 PROSPECT AVE  
RIVERSIDE CA 92501

ASMT: 247160040, APN: 247160040  
DAVID HEARD  
538 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160047, APN: 247160047  
JOSE MENDOZA  
600 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160041, APN: 247160041  
MARGARET BIXLER, ETAL  
546 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160048, APN: 247160048  
MIGUEL TREJO  
605 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160042, APN: 247160042  
PATRICIA MCGINNIS  
558 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160049, APN: 247160049  
MARCELLA RIVERA, ETAL  
599 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160043, APN: 247160043  
ALFONSO LARA  
570 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160051, APN: 247160051  
MARY CARRILLO, ETAL  
13381 MAGNOLIA AVE NO 114  
CORONA CA 92879

ASMT: 247160052, APN: 247160052  
LORENA ARELLANO  
621 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160072, APN: 247160072  
CHIU WONG, ETAL  
524 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160053, APN: 247160053  
MARTIN GONZALEZ, ETAL  
610 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247170022, APN: 247170022  
HLK GROUP  
C/O DANIEL GAO  
20069 SHADOW MOUNTAIN RD  
WALNUT CA 91789

ASMT: 247160054, APN: 247160054  
DEBORAH FURY  
620 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 255040017, APN: 255040017  
W PROP, ETAL  
807 CENTER ST  
RIVERSIDE CA 92507

ASMT: 247160058, APN: 247160058  
SHELBY SHINKLE  
955 CITRUS ST  
RIVERSIDE, CA. 92507

ASMT: 255051001, APN: 255051001  
JAMES WISNER  
698 FLYNN ST  
RIVERSIDE, CA. 92507

ASMT: 247160064, APN: 247160064  
LORRAINE ANTON, ETAL  
973 CITRUS ST  
RIVERSIDE, CA. 92507

ASMT: 255051002, APN: 255051002  
MARSHA CLARK  
4359 BANDINI AVE  
RIVERSIDE CA 92506

ASMT: 247160070, APN: 247160070  
NATALIA MCCALL, ETAL  
15718 PARAMOUNT BL STE E  
PARAMOUNT CA 90723

ASMT: 255051003, APN: 255051003  
AMBER AUGUSTINE  
674 FLYNN ST  
RIVERSIDE, CA. 92507

ASMT: 247160071, APN: 247160071  
MARLENE RITZ, ETAL  
536 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 255051004, APN: 255051004  
SUSAN LOFTIN, ETAL  
666 FLYNN ST  
RIVERSIDE, CA. 92507

ASMT: 255051008, APN: 255051008  
ELIZABETH TOWNSON, ETAL  
193 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255051015, APN: 255051015  
LYNDA SCHNUR  
205 WARING AVE  
RIVERSIDE, CA. 92507

ASMT: 255051009, APN: 255051009  
CHARLES ROBERSON  
205 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255051016, APN: 255051016  
MINTA RAMIREZ, ETAL  
673 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255051010, APN: 255051010  
DONNA ZINCHUK, ETAL  
12225 OVERCREST DR  
YUCAIPA CA 92399

ASMT: 255051017, APN: 255051017  
DIANNA GUYER, ETAL  
683 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255051011, APN: 255051011  
KATIE WILSHIRE  
222 WARING AVE  
RIVERSIDE, CA. 92507

ASMT: 255051018, APN: 255051018  
MICHAEL JIBAJA  
7063 FREESIA CT  
EASTVALE CA 92880

ASMT: 255051012, APN: 255051012  
ROSE COOLEY  
2849 MOORGATE PL  
RIVERSIDE CA 92506

ASMT: 255051019, APN: 255051019  
NORMA PEREZ, ETAL  
194 HARVEY AVE  
RIVERSIDE, CA. 92507

ASMT: 255051013, APN: 255051013  
DIXIE HESS, ETAL  
194 WARING ST  
RIVERSIDE, CA. 92507

ASMT: 255052005, APN: 255052005  
DOROTHY ALZEN, ETAL  
234 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255051014, APN: 255051014  
LYNDA SCHNUR, ETAL  
P O BOX 15884  
BEVERLY HILLS CA 90209

ASMT: 255052006, APN: 255052006  
MARIA OCHOA, ETAL  
250 WALKER AVE  
RIVERSIDE, CA. 92507



ASMT: 255052007, APN: 255052007  
JULIA MENA, ETAL  
PO BOX 51793  
RIVERSIDE CA 92517

ASMT: 255053006, APN: 255053006  
REBEKAH LUTHER, ETAL  
268 OWETZAL LN  
RIVERSIDE CA 92507

ASMT: 255052008, APN: 255052008  
JACQUELINE SHEWALTER, ETAL  
290 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255053007, APN: 255053007  
PAULA RUDD, ETAL  
630 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053001, APN: 255053001  
NINABELLE BUSBOOM, ETAL  
26031 HOLLY VISTA BLV  
SAN BERNARDINO CA 92404

ASMT: 255053008, APN: 255053008  
LIVIER MARISCAL  
629 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 255053002, APN: 255053002  
LADONNA GARRISON, ETAL  
682 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053009, APN: 255053009  
JENNIE GARCIA, ETAL  
9549 51ST ST  
RIVERSIDE CA 92509

ASMT: 255053003, APN: 255053003  
OTR VENTURES  
3528 KING PL  
SIMI VALLEY CA 93063

ASMT: 255053010, APN: 255053010  
LIBERTAD PINEDA, ETAL  
1412 BLAIR LN  
TUSTIN CA 92780

ASMT: 255053004, APN: 255053004  
JANE BRUINS, ETAL  
666 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053011, APN: 255053011  
ESTELA RODRIGUEZ  
665 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 255053005, APN: 255053005  
IMOGENE POWELL  
654 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053012, APN: 255053012  
SHIRLEY MACARTHUR  
2185 ADAMS ST  
RIVERSIDE CA 92507

ASMT: 255110006, APN: 255110006  
BIXBY LAND CO  
C/O JIM O'DONNELL  
2211 MICHELSON DR NO 500  
IRVINE CA 92612

ASMT: 255120014, APN: 255120014  
CAROLYN CARTY  
807 PALMYRITA AVE  
RIVERSIDE, CA. 92507

ASMT: 255110016, APN: 255110016  
MAGNON CO  
815 MARLBOROUGH STE 200  
RIVERSIDE CA 92507

ASMT: 255120031, APN: 255120031  
CRESCENT ASSOC, ETAL  
C/O ROGER GIMBEL  
185 MADISON AVE  
NEW YORK NY 10016

ASMT: 255110023, APN: 255110023  
WATER CONS DIST, ETAL  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 255250007, APN: 255250007  
HIGHGROVE ELEMENTARY SCHOOL DIST  
UNKNOWN 03-30-94

ASMT: 255110026, APN: 255110026  
GENARO RIVAS  
880 N LAKE ST SP 62  
HEMET CA 92544

ASMT: 255250008, APN: 255250008  
HIGHGROVE PROP OWNER  
4590 MACARTHUR BLV NO 600  
NEWPORT BEACH CA 92660

ASMT: 255110029, APN: 255110029  
BIXBY LAND CO  
C/O JIM O'DONNELL  
2211 MICHELSON DR STE 500  
IRVINE CA 92612

ASMT: 255250010, APN: 255250010  
JOANNA GRANADOS, ETAL  
608 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 255110030, APN: 255110030  
TSG BLUE WATER CAPITAL  
2 PARK PLAZA STE 700  
IRVINE CA 92614

ASMT: 255250011, APN: 255250011  
ISABEL GONZALES, ETAL  
630 CENTER ST  
RIVERSIDE CA 92507

ASMT: 255120012, APN: 255120012  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 255250012, APN: 255250012  
NANCY TRUJILLO, ETAL  
22140 LADERA ST  
GRAND TERRACE CA 92313



ASMT: 255250013, APN: 255250013  
JUANA CASTILLO, ETAL  
620 CENTER ST  
RIVERSIDE CA 92507

ASMT: 255372002, APN: 255372002  
ROBERT KLINE  
563 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371001, APN: 255371001  
SUSAN KELLY, ETAL  
605 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372003, APN: 255372003  
WANDA MILLER, ETAL  
583 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371002, APN: 255371002  
CHRISTINA TAGALOA, ETAL  
625 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372004, APN: 255372004  
DEBORAH PIERCE, ETAL  
603 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371003, APN: 255371003  
NOE PEREZ  
645 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372005, APN: 255372005  
SARAH RUSSELL, ETAL  
608 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371004, APN: 255371004  
SARAH LIVERMORE, ETAL  
5 FALLING LEAF  
IRVINE CA 92612

ASMT: 255372006, APN: 255372006  
ELSIE CARBAJAL  
600 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371005, APN: 255371005  
JOY LIESENFELT, ETAL  
685 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007  
MARCELO JUAREZ, ETAL  
154 HIGHLAND AVE  
RIVERSIDE CA 92507

ASMT: 255372001, APN: 255372001  
VICTOR QUEZADA  
543 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008  
CYNTHIA HAYES PEREZ  
560 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009  
FRANCISCO RAMIREZ  
640 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372016, APN: 255372016  
NATALIE RABONE  
627 SWAYZEE CT  
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010  
RUBEN RODRIGUEZ, ETAL  
620 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011  
BEATRICE ETCHISON  
602 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012  
REGINA RUBIDOUX, ETAL  
577 SWAYZEE CT  
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013  
DAVID NICHOLS  
597 SWAYZEE CT  
RIVERSIDE, CA. 92507

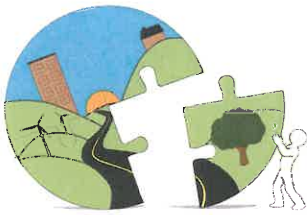
ASMT: 255372014, APN: 255372014  
CHRISTINA SEGOVIA, ETAL  
607 SWAYZEE CT  
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015  
ARMANDO HERNANDEZ  
617 SWAYZEE CT  
RIVERSIDE, CA. 92507

5/11/2015 8:38:28 AM

Albert Webb and Associates  
Attention: Jason Ardery  
3788 McCray Street  
Riverside CA 92506

Bixby Land Company  
Attention: Michael Severson  
2211 Michelson Drive, Suite 500  
Irvine, CA 92612



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP  
Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR 36668/ GPA 1126/ CZ 7811

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

### COMPLETED/REVIEWED BY:

By: Peter Lange Title: Project Planner Date: 7/14/2015

Applicant/Project Sponsor: Bixby Land Company, LLC Date Submitted: 2/26/2014

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: 7/14/2015

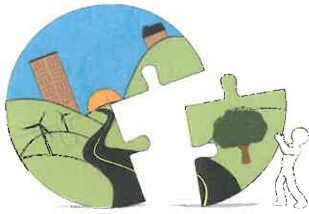
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42636 ZCFG 6013

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

TR36668/CZ7811/GPA1126  
*Project Title/Case Numbers*

Peter Lange  
*County Contact Person*

951-955-1417  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Bixby Land Company, LLC  
*Project Applicant*

2211 Michelson Drive, Suite 500, Irvine, CA 92612  
*Address*

The proposed project is located southerly of Center Street and easterly of California Avenue  
*Project Location*

A schedule "A" subdivision of 65.2 acres into 200 residential lots, three (3) water quality basins, two (2) park sites, eleven (11) open space lots. In addition, the project will alter the current sites zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (IP) to One Family Dwellings (R-1) and amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR).  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

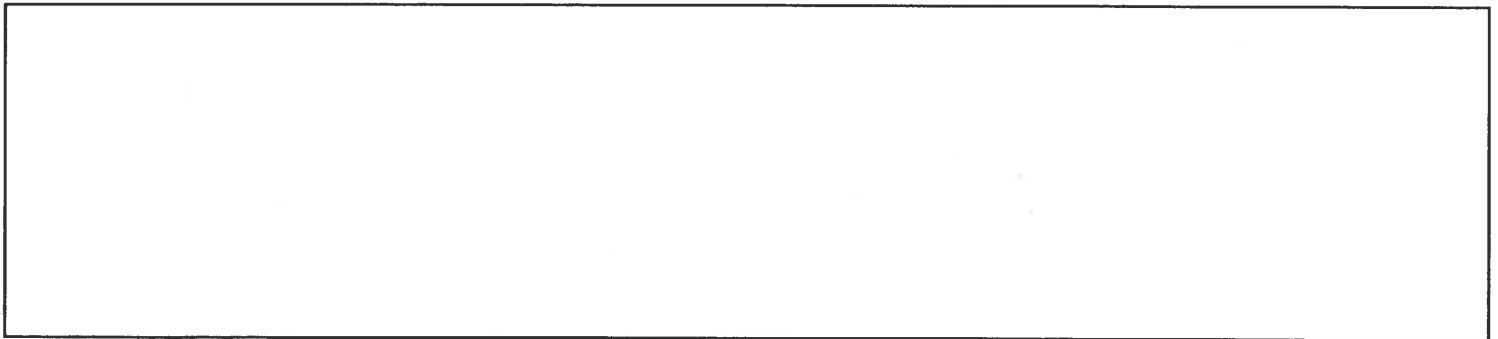
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date* 7/14/2015

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1310264

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BIXBY LAND COMPANY \$50.00  
paid by: CK 4758  
EA42636  
paid towards: CFG06013 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 24, 2013 15:18  
MGARDNER posting date Oct 24, 2013

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1409834

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: BIXBY LAND COMPANY \$2,181.25  
paid by: CK 6683  
paid towards: CFG06013 CALIF FISH & GAME: DOC FEE  
EA42636  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Sep 09, 2014 07:59  
MGARDNER posting date Sep 09, 2014

\*\*\*\*\*  
\*\*\*\*\*


| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,181.25 |

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.: 4.2  
Area Map: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: July 29, 2015

CONDITIONAL USE PERMIT NO. 3723  
Exempt from CEQA  
Applicant: Roy Askar  
Representative: Keefer Consulting

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit No. 3723** proposes 1,641 square foot convenience/liquor store that would include alcohol sales for off-premises consumption (Type 21 Off-Sale General ABC License) with operating hours from 8:00 a.m. to 11:00 p.m., and proposes a determination for Public Necessity & Convenience (PNC). The project site is located within an existing retail commercial center building and includes eight (8) allocated parking spaces.

The project site is located in the Community of Bermuda Dunes within the Western Coachella Area Plan in Eastern Riverside County; more specifically, north of Varner Road, south of Marketplace Drive, west of Washington Street.

### BACKGROUND:

The subject site consists of an existing 12,900 square foot retail/commercial building with eight (8) suites that was originally approved under Plot Plan No. 20466 in 2006. Conditional Use Permit No. 3723 (CUP 3723) now proposes to occupy a portion of the retail/commercial building consisting of Suite A with a new 1,641 square foot convenience/liquor store. Suite A is currently unoccupied.

No exterior changes are proposed to the existing retail building or suite with the 1,641 square foot convenience/liquor store other than potential future commercial signage which would be administratively reviewed in accordance with Zoning Ordinance No. 348 as stated under Condition of Approval (COA) 10.Planning.7- Permit Signs Separately. Interior improvements such as shelving and coolers are proposed as a building tenant improvement in accordance with proposed floor plan.

### ISSUE OF POTENTIAL CONCERN:

The proposed convenience/liquor store is located within the Del Webb Specific Plan (SP) within Planning Area 15 commercial portion of the SP. Planning Area 15 which references the Scenic Highway Commercial (C-P-S) zone, does not indicate convenience/liquor stores as being prohibited, but may be allowed as a conditional use. The proposed project is adjacent to existing commercial businesses and hotels along with nearby residences and golf course areas of the SP.



The ABC (Alcohol Beverage Control Board) has four (4) licenses for the census block 0514.00 and would be over concentrated by one (1) license with approval of CUP 3723. However, a determination can be made by Letter of Public Convenience and Necessity to support this additional license, as stated below.

Permitting alcohol sales at a small liquor sale in a shopping center generally does not have the social impacts of such a permit of other types of liquor sales since most of the customers arrive and depart the site in cars, and loitering does not occur. Also, with the lack of impacts to schools, churches, and parks in the immediate vicinity or within 1,000 feet of the proposed liquor store, and being located within an existing developed commercial area, staff finds that the additional ABC license would not have a negative impact to the community. Therefore, staff supports adding the use of alcohol sales for off-premises consumption to this site.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing Land Use (Ex. #1):                 | Commercial retail center  |
| 2. Surrounding Land Use (Ex. #1):              | Commercial shopping center, single family residences, banks, hotels, golf course area.  |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan (S-P)   |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan (S-P), Scenic Highway Commercial (C-P-S), Industrial Park (I-P), General Commercial (C-1/C-P)   |
| 5. General Plan Land Use (Ex. #5):             | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.25 - 0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre), Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) |
| 7. Project Data:                               | Total Acreage: 0.50<br>Total Number of Existing Buildings: 1<br>Total Existing Building Sq. Ft.: 1,641 (Suite A)<br>Total Existing Parking Spaces: 8<br>Liquor License Type: Off Sale General Type 21                                   |
| 8. Environmental Concerns:                     | Exempt from CEQA  |

**RECOMMENDATIONS:**

**ADOPT** a **FINDING** of “**PUBLIC NECESSITY AND CONVENIENCE,**” regarding the sale of liquor from the subject site for off-premises consumption, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3723**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Western Coachella Valley Area Plan.
2. The proposed use, a convenience/liquor store with sale of liquor (Type 21 Off-Sale General ABC License) for off-premises consumption, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.25 - 0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre), and Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio).
4. The zoning for the subject site is Specific Plan (S-P) and is located within Planning Area 15 of the Sun City Del Webb Specific Plan No. 281A5.
5. The project site is surrounded by properties which are zoned Specific Plan (S-P), Scenic Highway Commercial (C-P-S), Industrial Park (I-P), and General Commercial (C-1/C-P)
6. The project is surrounded by existing urbanized development consisting of commercial retail businesses, existing banks, single family residences, hotels, restaurants, a golf cart sales shop, and vacant land. The project is located within an existing developed retail, industrial, and residential area.
7. The proposed site plan with existing building and existing 1,641 square foot suite (Suite A) for the proposed convenience/liquor store is consistent with the development standards including existing 25 foot building height, eight (8) existing parking spaces for the proposed Suite A which meet or exceed the minimum parking, and the existing building screening roof mounted mechanical equipment.
8. The project has adequate access to paved roads. Washington Street (116' ROW) and Market Place are paved and improved. The project site has paved access through the internal drive aisles of the existing parking lot.
9. The project was transmitted to the City of Palm Desert (Sphere of Influence) with no comments received either in support of or opposition to the project.
10. The project was transmitted to the County Sheriff Palm Desert Office with no comments received in support of or opposition to the project.
11. No exterior changes are proposed to the existing retail building or suite with the convenience/liquor store other than minor security lighting to be hooded and potential future commercial signage which would be administratively reviewed in accordance with Zoning Ordinance No. 348. Interior improvements such as shelving and coolers are proposed as a building tenant improvement.

12. The project was reviewed by the Airport Land Use Commission (ALUC) and was found to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan as stated in the ALUC letter dated June 22, 2015.
13. Visual impacts are addressed with existing project architecture including varied roof lines, perimeter landscaping including along Washington Street to buffer adjacent commercial center and residential properties within Del Webb.
14. The year 2010 census population for census tract 0514.00 was 6,956 persons according to the US Census Bureau (Census 2010).
15. Per email letter received June 29, 2015 from ABC, there are currently four (4) alcohol beverage control licenses allowed in Census Tract 0514.00. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from four (4) to five (5) requiring a determination for Public Necessity and Convenience (PNC).
16. With no sensitive land uses such as a school, church, public park, or playground within the immediate vicinity or within a 1,000 feet, and existing commercial land uses such as hotels and mixed use development in the immediate area, a determination of Public Necessity and Convenience (PNC) is warranted for the proposed convenience/liquor store with alcohol sales for off-premises consumption.
17. The project site is consistent with the objectives and development standards of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 in that vehicle traffic from the liquor store will not be potential hazard to a school, church, public park or playground as these uses are not currently present in the immediate vicinity of the project or within a 1,000 feet.
18. Pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures), the Riverside County Planning Department has determined the project for a convenience/liquor store within an existing vacant 1,641 square foot commercial suite is exempt from CEQA in that:
  - i) Section 15303 indicates projects may be exempt that entail the conversion of existing small structures from one use to another where only minor modifications are made to the exterior. The project meets this criteria in that the liquor store is proposed within an existing vacant commercial suite with no exterior changes proposed to the existing building.
  - ii) Section 15303 indicates a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area on sites zoned for such use in urbanized areas and where necessary public facilities area available, may be exempt from CEQA. The project meets this criteria due to the fact that it is vacant suite being converted into a small convenience/liquor store, which is allowed under the applicable zoning, it is only 1,641 square feet, and it has existing urban improvements and required public facilities.
  - iii) Additionally, the existing commercial building was previously reviewed and approved under Plot Plan No. 20466 / Environmental Assessment No. 40161 which determined Mitigated Negative Declaration with less than significant impacts.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project consisting of a convenience/liquor store is consistent with the Specific Plan (S-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSCHP).
6. The proposed project is exempt from CEQA in accordance with Section 15303, Class 3 (New Construction or Conversion of Small Structures).

**INFORMATIONAL ITEMS:**

1. As of this writing (7/15/15), no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agriculture Preserve;
  - b. A Policy Area;
  - c. A High Fire area;
  - d. A County Fault Zone;
  - e. An Area Drainage Plan Area; or,
  - f. A Dam Inundation Area.
3. The project site is located within:
  - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
  - b. A City of Sphere of Influence (Palm Desert);
  - c. An Airport Influence Area (Bermuda Dunes);
  - d. An Area of Liquefaction Potential (Moderate);
  - e. An Area Susceptible to Subsidence;
  - f. A Development Impact Fee Area (Ordinance No. 659) (Western Coachella Valley);
  - g. The Bermuda Dunes Community Service District (#121);
  - h. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 748-370-045.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03723**  
**VICINITY/POLICY AREAS**

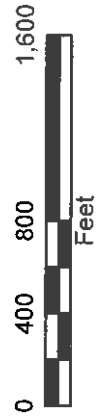
Supervisor Benoit  
 District 4

Date Drawn: 06/30/2015  
 Vicinity Map



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. These General Plans may contain different types of land use than is provided in the current zoning map. The County of Riverside Planning and Community Development Department is currently reviewing the General Plan for the City of Palm Desert at 670000-9277 (Riverside County) or Website: <http://www.riverside.ca.gov/Planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03723

LAND USE

Supervisor Benoit

District 4

Date Drawn: 06/30/2015

Exhibit 1



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rctma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

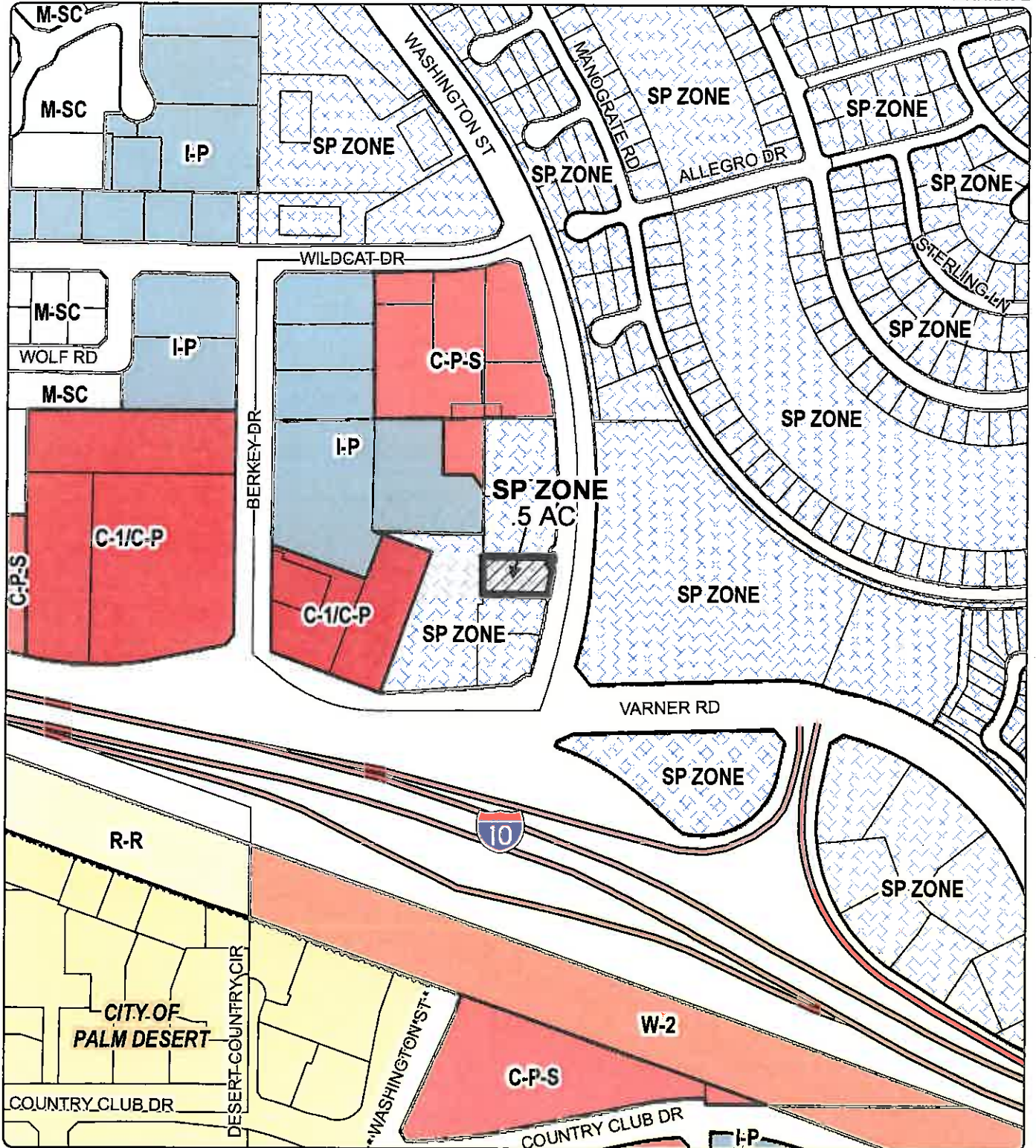
CUP03723

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 06/30/2015

Exhibit 2



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

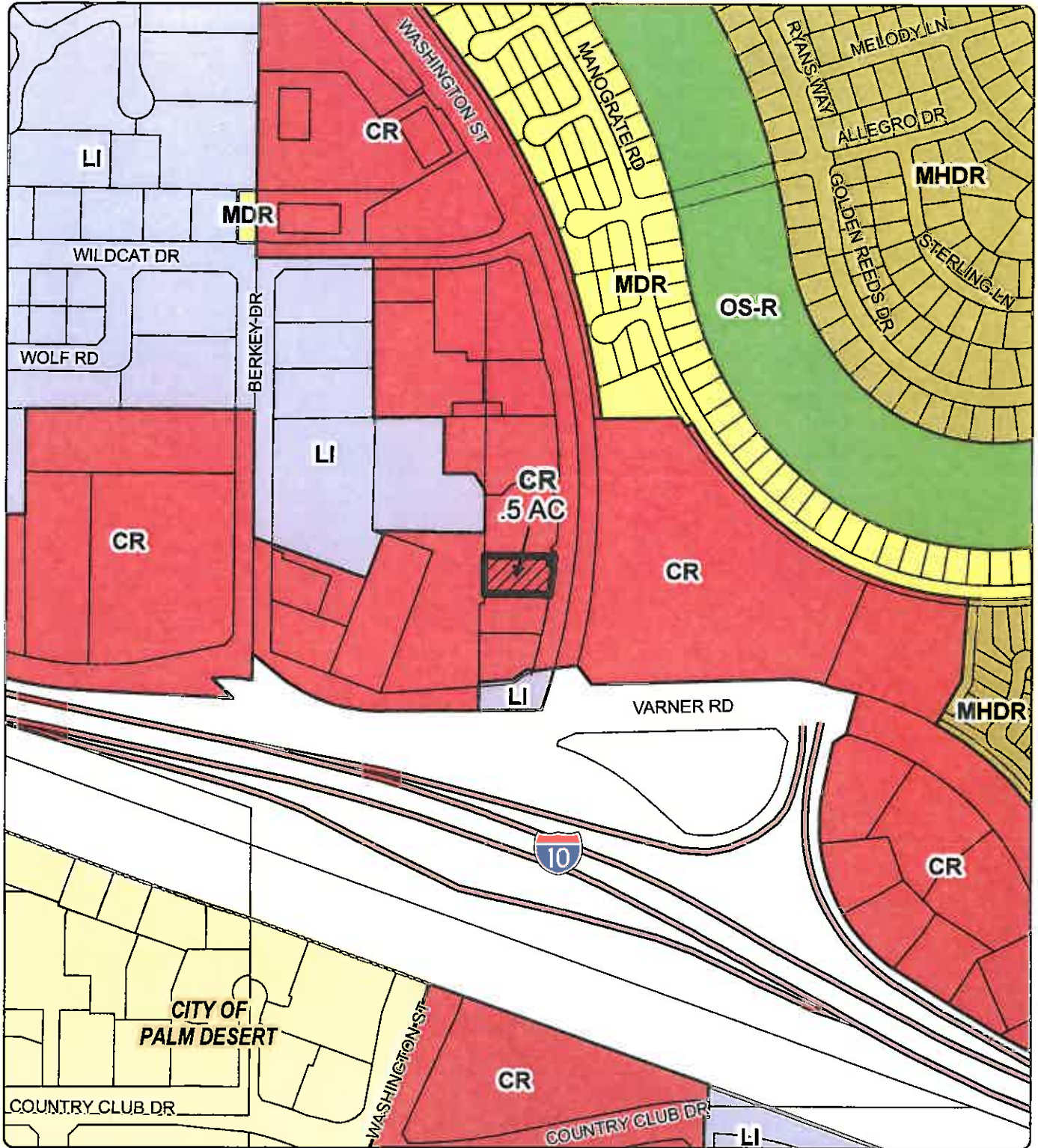
CUP03723

EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 06/30/2015

Exhibit 5



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.ri.cnhc.org>







6149 BLUFFWOOD DR.  
RIVERSIDE, CA. 92506  
(951)533-2934

OWNER:  
P.D. GROUP LLC  
1891 E. MIRA LOIMA AVE.  
PLACENTIA, CA 92870

APPLICANT:  
ROY ASKAR  
4580 CARMEN STREET  
CHINO, CA 92710

CONDITIONAL USE PERMIT  
39615 WASHINGTON, SITE A  
CA 92211

EXISTING PROPOSED  
SITE PLAN

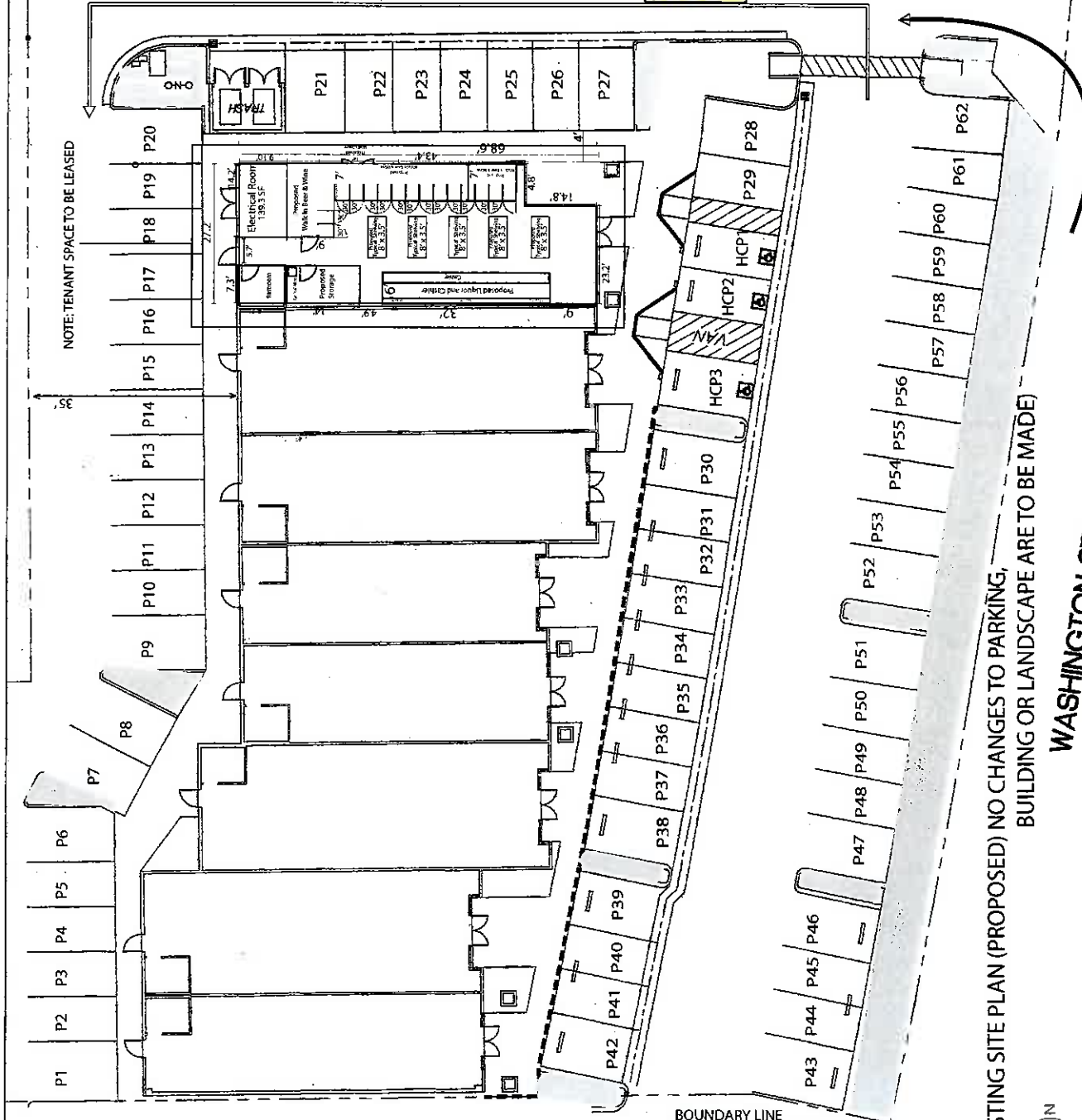
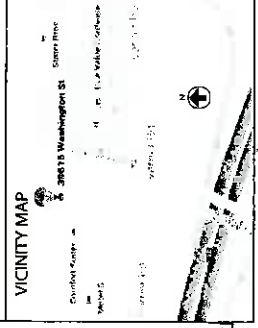
DATE: 03/10/2015  
DRAWN BY: J.HOFFMAN  
SCALE: 1"=10'  
APN: 748-370-045  
SHEET NO.

**PROJECT DATA**

- 10. PAR 4 OF PARCEL MAP NO.29251
- 11. RECORDED LOT SIZE IS 0.5 ACRES
- 14. PAGE-819 GRID.P2
- 16. Total 1641.3 SF
- 19. CURRENT AND PROPOSED ZONING: SP
- 20. CURRENT AND PROPOSED LAND USE: CR
- 21. SPECIFIC PLAN NO. 286 P415
- 22. COACHVAL CO WTR STORM WTR UNIT  
COACHELLA VALLEY COUNTY WATER  
COUNTRY WASTE RESOURCE MGMT DIST  
DESERT SANDS UNIFIED SCHOOL DIST.
- 23. NO EASEMENTS KNOWN
- 28./29 NO STREET IMPROVEMENT
- 30./31./32. NO GRADING PROPOSED
- 33. N/A
- 34./35./36. ON PROPOSED REPORT
- 37. NO CONSTRUCTION GRADE PROPOSED
- 38. NO OPEN CHANNELS
- 39./40. NOT AVAILABLE
- 41. NO SIGN ON FRONT OF PROPERTY
- 42. PARKING SPACE 18X8 FEET  
ACCESSIBLE PARKING SPACES 8 FT WIDE  
VAN ACCESSIBLE SPACES ARE 11 FT WIDE  
ACCESS AISLE FOR EITHER SPACE IS 5FT WIDE
- 43. SEE AERIAL
- 45. NO PROPOSED BUILDINGS
- 47. NO PROPOSED STRUCTURES
- 49. SEE PHOTOS, CODE C
- 50. ESTIMATE FOR FLOOR PLAN SHOWN
- 51. NO NEW LANDSCAPE PROPOSED
- 52. NO NEW PARKING PROPOSED
- 53. NO NEW CONSTRUCTION

**CASE: CUP03723**  
**EXHIBIT: A**  
**DATE: 4/13/15**  
**PLANNER: J. Olivias**

LANDSCAPE AREAS



NOTE: TENANT SPACE TO BE LEASED

BOUNDARY LINE

VARNER RD.

BOUNDARY LINE

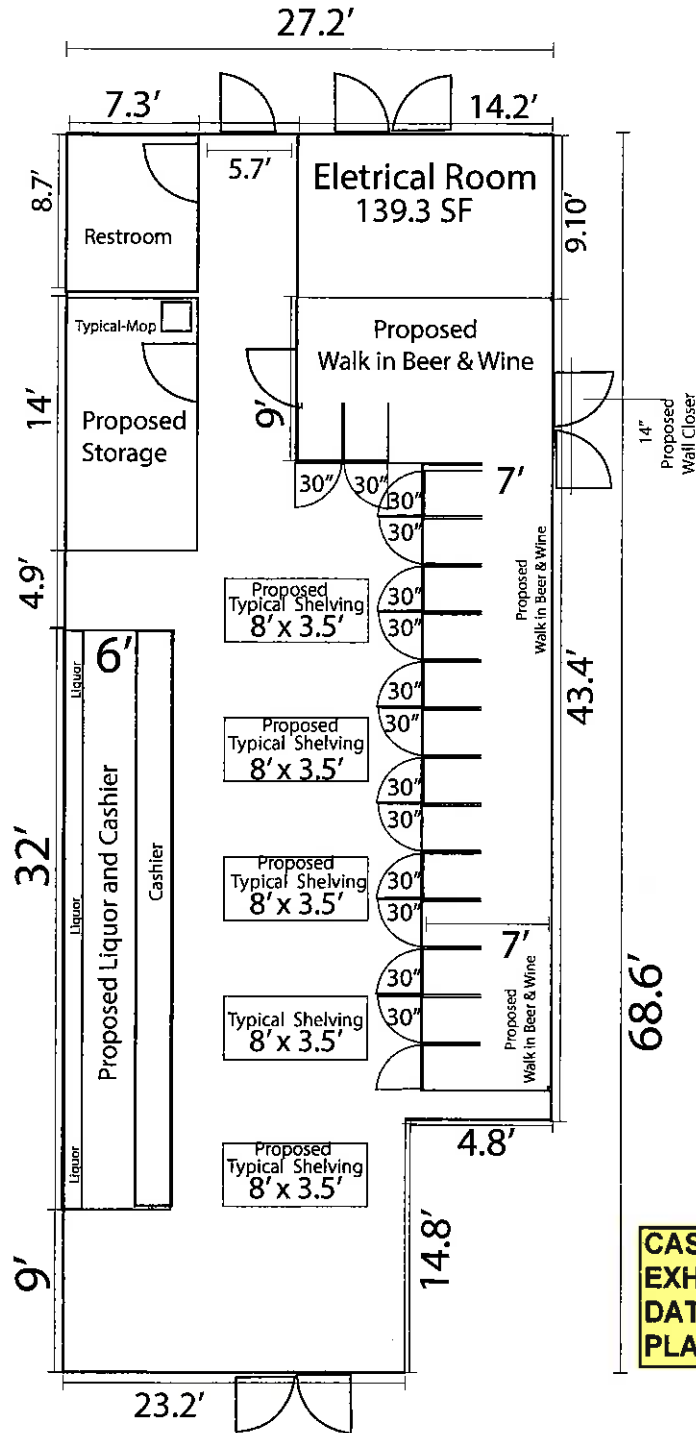
EXISTING SITE PLAN (PROPOSED) NO CHANGES TO PARKING,  
BUILDING OR LANDSCAPE ARE TO BE MADE

WASHINGTON STREET





1' = 10"



**CASE: CUP03723**  
**EXHIBIT: C**  
**DATE: 4/13/15**  
**PLANNER: J. Olivas**

**Proposed Land Use:**  
 New convenience store/liquor store

**APN**  
 748-370-045-0

**Applicant**  
 Roy Askar  
 4580 Carmen Street  
 Chino, CA 92710  
 951-966-6412

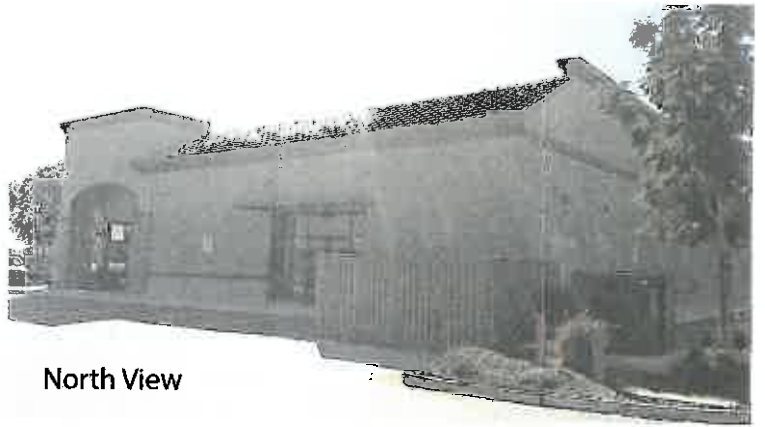
**Owner**  
 P.D. Group, LLC  
 1891 E. Mira Loma Ave.  
 Placentia, CA 92870

**Address**  
 39615 Washington ST  
 Palm Desert, CA 92211

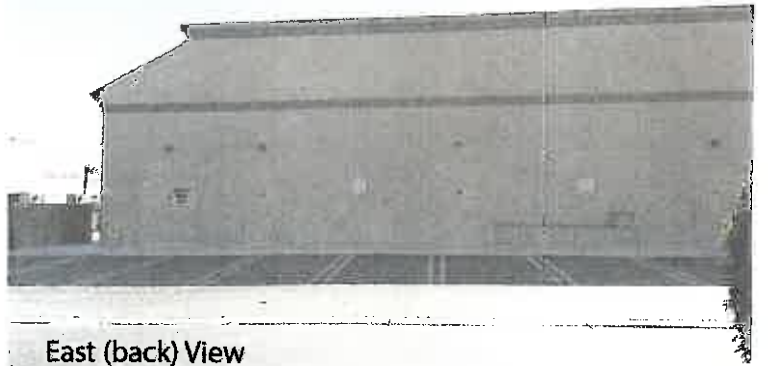


6149 Bluffwood Dr.  
 Riverside, CA 92506  
 951-533-2931

3/9/2015



North View



East (back) View



South View From  
Washington



West View From  
Washington

**Address**  
39615 Washington ST  
Palm Desert, CA 92211



6149 Bluffwood Dr.  
Riverside, CA 92506  
951-533-2931

**APN**  
748-370-045-0

3/9/2015

**Owners /Applicant**  
Roy Askar  
4580 Carmen Street  
Chino, CA 92710  
951-966-6412

# Aerial Photo with Vehicular Circulation



CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a 1,641 square foot convenience/liquor store that would include alcohol sales for off-premises consumption (Type 21 Off-Sale General ABC License) with operating hours from 8:00 a.m. to 11:00 p.m., and includes determination for Public Necessity & Convenience (PNC). The project site is located within an existing retail commercial center building and includes eight (8) allocated parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

10. EVERY. 2                   USE - HOLD HARMLESS (cont.)                   RECOMMND  
its Office of County Counsel.

10. EVERY. 3                   USE - DEFINITIONS                   RECOMMND  
The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3723 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Site plan) & Exhibit C (Floor plan) dated April 13, 2015.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                USE - PLAN CHECK COMMENTS                RECOMMND

NOTE:  
VAN ACCESSIBLE PARKING SPACE TO BE 12'x18' WITH A 5' ACCESS AISLE ON THE PASSENGER SIDE. STANDARD SPACES TO REMAIN AT 9'X18' WITH A 5' ACCESS AISLE.

PERMIT ISSUANCE:  
Per section 105.1 (2013 California Building Code, CBC):  
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.  
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.  
At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

Craig Lobnow  
Principal Building Inspector  
Riverside County Building & Safety  
(951) 955-8578

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1                   USE\* - #23 - MIN REQ FIRE FLOW                   RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 2                   USE - #89 - KNOX BOX                   RECOMMND

Knox Box key storage cabinet shall be installed on the outside of the building. Applications for the Knox Box caan be picked up at 77933 Las Montanas Rd. Ste. 201, Palm Desert, CA

PARKS DEPARTMENT

10.PARKS. 1                 USE - CLASS 2 BIKEPATH                 RECOMMND

The Class 2 bikepath located on Washington Street will not require bikepath improvements for CUP03723.

PLANNING DEPARTMENT

10.PLANNING. 1             USE - COMPLY WITH ORD./CODES             RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 3             USE - LIGHTING HOODED/DIRECTED             RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4             USE - LAND DIVISION REQUIRED             RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8:00 a.m. to 11:00 p.m., excepting for maintenance and cleaning, Monday through Sunday in order to reduce conflict with nearby residential zones and/or land uses.

10.PLANNING. 7 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 8 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Alcoholic Beverage Control Board, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 10 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured



CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

testimony, or  
c) is found to be detrimental to the public health, safety  
or general welfare, or is a public nuisance, this permit  
shall be subject to the revocation procedures.

10.PLANNING. 11 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation  
for a period of one (1) year or more, this approval shall  
become null and void.

10.PLANNING. 12 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval  
of these conditions to protest, in accordance with the  
procedures set forth in Government Code Section 66020, The  
imposition of any and all fees, dedications, reservations  
and/or other exactions imposed on this project as a result  
of this approval or conditional approval of the project.

10.PLANNING. 13 USE - ABC21 OFF SALE GENERAL RECOMMND

OFF SALE GENERAL - (Package Store) Authorizes the sale of  
beer, wine and distilled spirits for consumption off the  
premises where sold. Minors are allowed on the premises.

10.PLANNING. 14 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in  
Ordinance No. 655, low pressure sodium vapor lighting or  
overhead high pressure sodium vapor lighting with shields  
or cutoff luminaires, shall be utilized.

10.PLANNING. 15 USE - PLANNING AREA 15 RECOMMND

The proposed project shall comply with Planning Area 15  
standards of the Del Webb Sun City Palm Desert Specific  
Plan No. 281A5.

10.PLANNING. 17 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti  
shall be removed from any structures within one week of  
observation and/or notification.

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

10.PLANNING. 18 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 19 USE - ALUC LETTER RECOMMND

The permit holder shall remain in compliance with the attached Airport Land Use Commission (ALUC) letter dated June 22, 2015, summarized as follows:

- 1) Any new outdoor lighting that is installed shall be hooded or shielded;
- 2) The following uses shall be prohibited:
  - a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations.
  - b) Any use which would cause sunlight to be reflected towards an aircraft.
  - c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds.
  - d) Any use which would generate electrical interference that may be detrimental to aircraft.
- 3) The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit,

the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

10.TRANS. 1                   USE - STD INTRO 3(ORD 460/461) (cont.)                   RECOMMND

Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                   USE - NO ADD'L ON-SITE R-O-W                   RECOMMND

No additional on-site right-of-way shall be required on Washington Street since adequate right-of-way exists.

10.TRANS. 3                   USE - NO ADD'L ROAD IMPRVMENTS                   RECOMMND

No additional road improvements will be required at this time along Washington Street due to existing improvements.

10.TRANS. 4                   USE - ACCESS RESTRICTION                   RECOMMND

Access from Washington Street is restricted to right-in right-out only. Applicant is responsible to construct a raised median on Washington Street to restrict this access. No additional Driveway is allowed on Washington Street or as approved by the Transportation Department.

10.TRANS. 5                   USE - UTILITY INSTALL. 1                   RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 6                   USE - ENCROACHMENT PERMIT                   RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

10. GENERAL CONDITIONS

10.TRANS. 6 USE - ENCROACHMENT PERMIT (cont.) RECOMMND  
work within the county road right-of-way.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND  
A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers. This area is currently serviced by Coachella Valley Water District.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND  
A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND  
Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE\*-#51-WATER CERTIFICATION RECOMMND  
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO FLOOR PLANS RECOMMND  
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 15, 2015, summarized as follows: prior to issuance of building permit, the developer shall submit a Waste Recycling Plan (WRP) to the Riverside County Waste Management Department for approval.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Maintain new/existing Fire Lanes with painted red curbs or signs.

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (If existing building, we will need a copy of the 5 year certificate of the sprinkler system from the owner/landlord.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#37-EXIT SIGN

RECOMMND

Exit signs, exit markers and exit path marking shall be installed per the California Building Code.

90.FIRE. 6 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of eight (8) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The existing parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

07/16/15  
08:53

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

CONDITIONAL USE PERMIT Case #: CUP03723

Parcel: 748-370-045

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - INSTALL BIKE RACKS RECOMMND

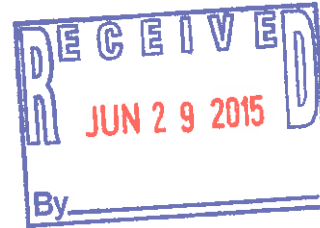
A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle rack shall be shown on project plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 5 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 15, 2105, summarized as follows: prior to final inspection, evidence to demonstrate project compliance with the approved WRP shall be presented by project proponent to the Planning Division of the Riverside County Waste Management Department.



AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY



June 22, 2015

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

**Director**  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Jay Olivas, Urban Regional Planner IV  
Riverside County Planning Department  
Desert Permit Assistance Center  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1058BD15  
Related File No.: CUP03723 (Conditional Use Permit)  
APN: 748-370-045

Dear Mr. Olivas:

Pursuant to the project-specific delegation of the Riverside County Airport Land Use Commission (ALUC) authorized at its June 11, 2015 meeting, staff reviewed the above-referenced proposal to utilize a 2,055 square foot suite within an existing 13,800 square foot retail building on two adjoining half-acre properties located on the westerly side of Washington Street, northerly of its intersection with Varner Road (to wit, Suite A at 39615 Washington Street), as a liquor store/convenience store.

The site is located within Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area (AIA). Airport Compatibility Zone C allows up to 75 people per acre. The three northerly suites at this address share Assessor's Parcel Number 748-370-045, a parcel that is one-half acre in area, thereby permitting an occupancy of 37 persons. Suite A is slightly larger than Suites B and C and is, therefore, allocated 36 percent of the parcel's allocated occupancy (13 persons). It is highly unlikely that a liquor store/convenience store of this size would ever be occupied by more than 13 persons at any given time.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not authorized pursuant to this Conditional Use Permit and are prohibited on this site pursuant to Note 1 of Table 4 of the Western Coachella Valley Area Plan:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants of the building, and shall be recorded as a deed notice.
4. Future changes in tenancy of this suite to establish a different type of retail facility or office shall not require ALUC review. However, the County of Riverside or its successor-in-interest shall submit any proposal to establish a more intensive use to ALUC for review. These more intensive uses would be uses that permit more than one occupant per 30 square feet pursuant to the Uniform Building Code (minimum square feet per occupant less than 30), and include, but are not necessarily limited to, the following:
- Assembly areas, churches and places of worship, dance floors, fraternal lodges, conference facilities, restaurants (dine-in), bars and cocktail lounges, gymnasiums, stages, gaming, auction rooms, classrooms.
5. Pursuant to the 2004 Riverside County Airport Land Use Compatibility Plan, none of the suites in this structure shall be utilized as a children's school, day care center or nursery, hospital (excluding animal hospitals), skilled nursing facility, or community care facility.

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

Attachments: Notice of Airport in Vicinity

**AIRPORT LAND USE COMMISSION**

**June 22, 2015**

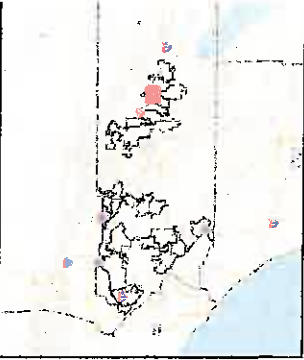
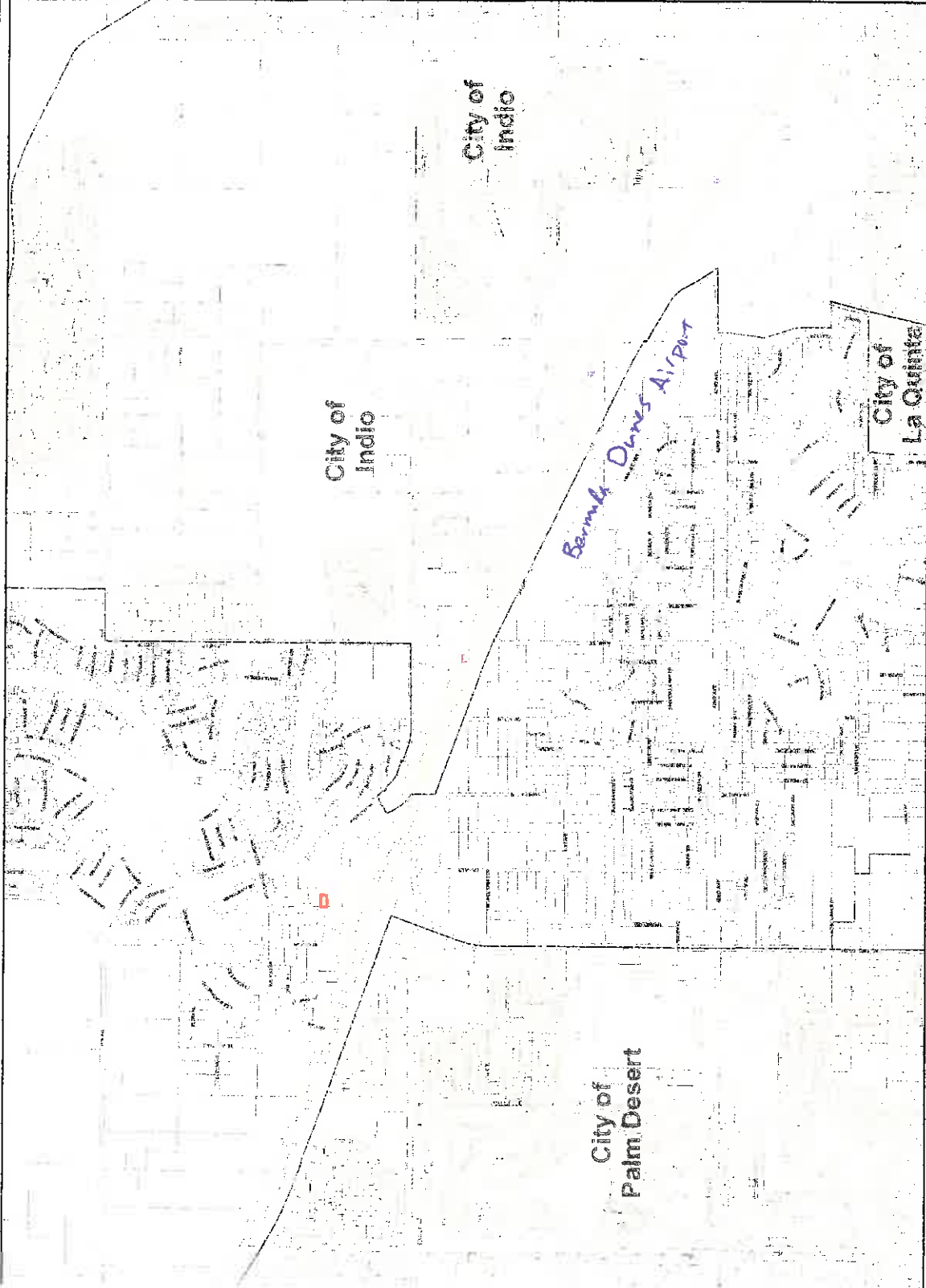
cc: Roy and Nahla Askar (applicant/payee)  
P. D. Group, LLC – Tustin address (property owner)  
P. D. Group, LLC – Placentia address (property owner)  
Keith Gardner, Keefer Consulting (representative)  
Kathleen Browne (alternative representative/advocate)  
Jeff Porras, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1058BD15\ZAP1058BD15.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party) accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 3,258

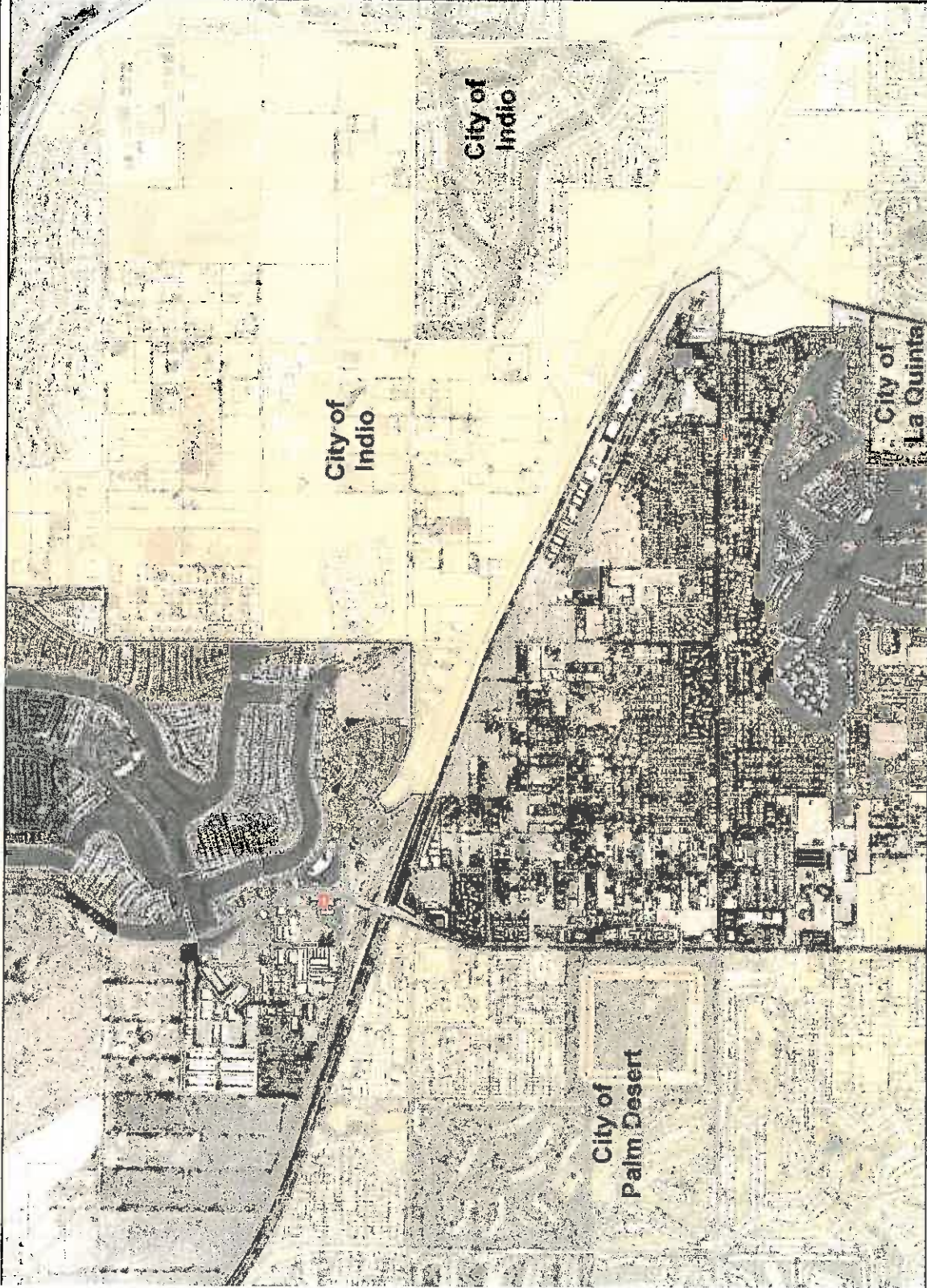
6,516 Feet



REPORT PRINTED ON... 5/20/2015 7:27:42 AM

© Riverside County TLMA GIS

# My Map



## Legend

- City Boundaries
- Cities
- roads
- roads
- highways
- HIWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- countries
- cities
- hydrography/hyelines
- waterbodies
- Lakes
- Rivers

## Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 3,258

6,516 Feet



REPORT PRINTED ON... 5/20/2015 7:29:20 AM

© Riverside County TLMA GIS

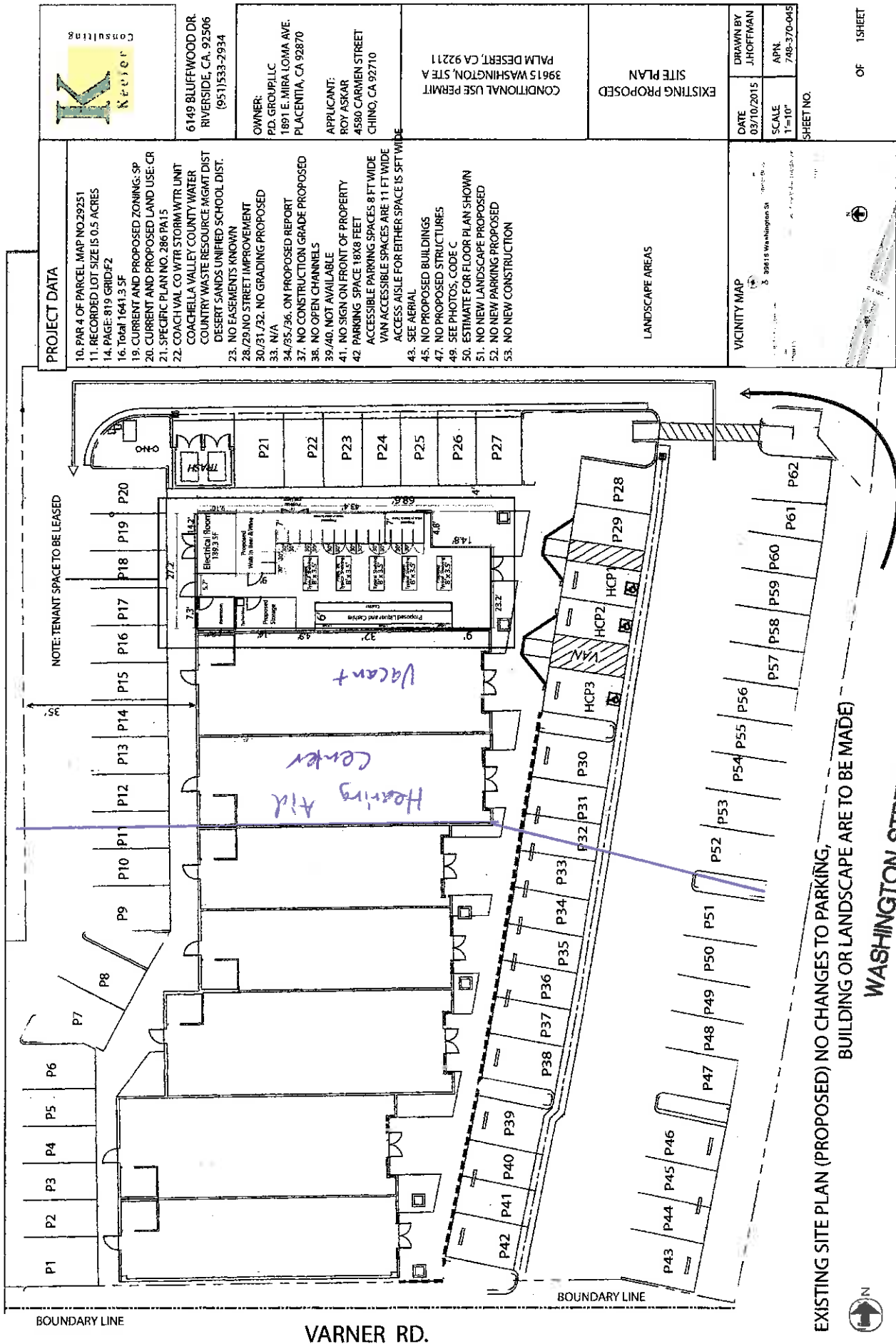
All Available Layers



Lat: >  
Lon: >

<

APN 748-370-045

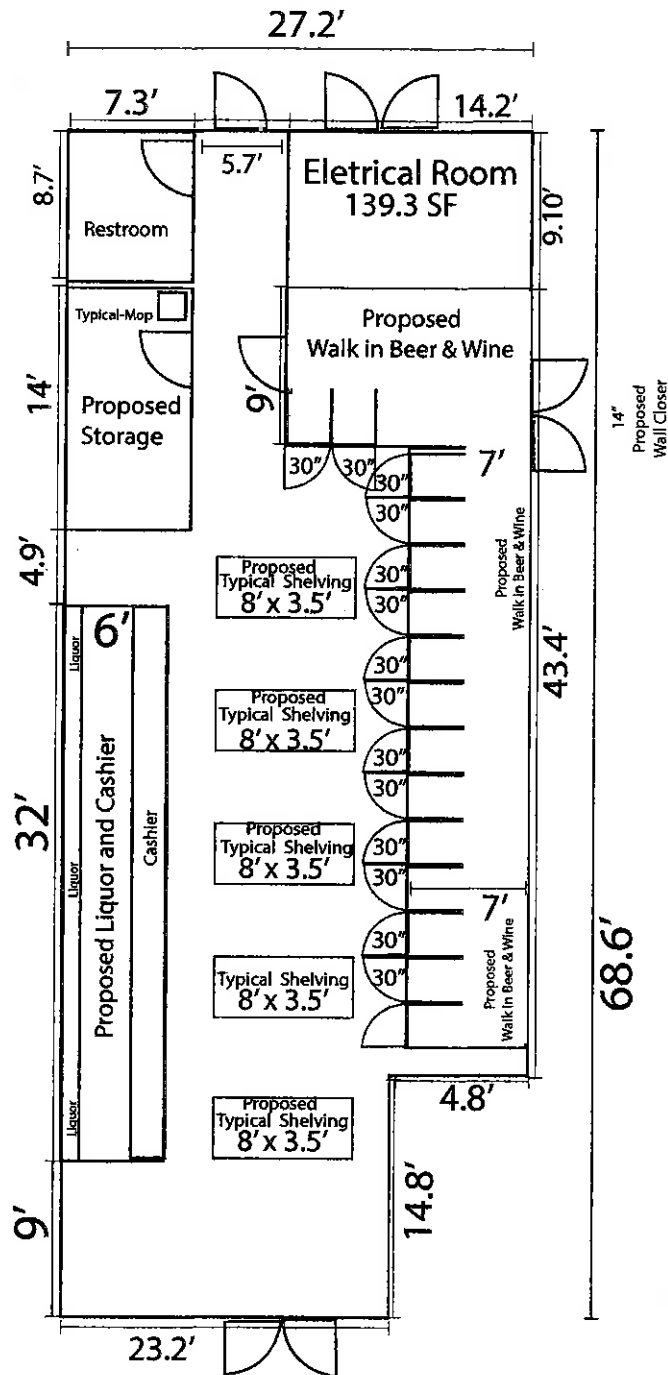








1' = 10"



**Proposed Land Use:**  
New convenience store/liquor store

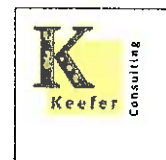
**APN**  
748-370-045-0

3/9/2015

**Applicant**  
Roy Askar  
4580 Carmen Street  
Chino, CA 92710  
951-966-6412

**Owner**  
P.D. Group, LLC  
1891 E. Mira Loma Ave.  
Placentia, CA 92870

**Address**  
39615 Washington ST  
Palm Desert, CA 92211



6149 Bluffwood Dr.  
Riverside, CA 92506  
951-533-2931



Other tenant spaces  
on the same property

# FOR LEASE

## RETAIL SUITES

**COLDWELL BANKER COMMERCIAL**  
**LYLE & ASSOCIATES**  
 CalBRE 01462012



### 39615 WASHINGTON STREET / PALM DESERT, CA

- 13,800 SF Center
- Join Sherwin-Williams & Papa John's Pizza
- 2 Suites Available
- 1,687 SF to 1,821 SF
- Up to 3,488 SF Contiguous
- \$1.75 PSF/Mo NNN
- 5.0 / 1,000 Parking

### DEMOGRAPHICS

|                 | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------|----------|----------|----------|
| POPULATION:     | 6,663    | 46,306   | 115,952  |
| HOUSEHOLDS:     | 3,340    | 20,900   | 46,897   |
| MED. HH INCOME: | \$56,161 | \$60,618 | \$55,883 |



**Washington Street at  
 Interstate 10 (Varner Road)  
 Across from The Marketplace Center**

**DAN O'DONNELL** CalBRE# 00558058  
 dodonnell@cbclyle.net

Office: 760.772.6400 X230 Cell: 925.813.1333

78-000 Fred Waring Drive, Suite 200 Palm Desert, CA 92211 www.cbclyle.com

The information above has been obtained from sources believed to be reliable. While we do our best to ensure accuracy, we do not warrant, represent or guarantee the information and make no representation as to its accuracy.

# FOR LEASE

RETAIL SUITES



**LYLE & ASSOCIATES**

CalBRE 01462012



## AVAILABLE SUITES

| Suite Number | Size (SF) | Rent/SF/Month |
|--------------|-----------|---------------|
| B            | 1,822     | \$1.75        |
| F            | 1,802     | \$1.75        |
| G            | 1,687     | \$1.75        |

**DAN O'DONNELL** CalBRE# 00558058

dodonnell@cbclyle.net

Office: 760.772.6400 X230 Cell: 925.813.1333

78-000 Fred Waring Drive, Suite 200 Palm Desert, CA 92211 [www.cbclyle.com](http://www.cbclyle.com)

Information herein is based on information available to the advertiser. While every effort is made to ensure the accuracy of the information, the advertiser does not warrant the accuracy of the information. The advertiser is not responsible for any errors or omissions. The advertiser is not responsible for any damages or losses resulting from the use of the information. The advertiser is not responsible for any legal action taken against the advertiser or any third party. The advertiser is not responsible for any other matters.



*Riverside County*  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

April 15, 2015

Jay Olivas, Project Planner  
County of Riverside Planning Department  
77588 El Duna Ct.  
Palm Desert, CA 92211

**RE: Conditional Use Permit (CUP) No. 3723**  
**Proposal: The CUP proposes the conversion of a vacant, 1,641 sq. ft. suite, to a liquor store on an existing retail commercial center building.**  
**APN: 748-370-045**

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Varner Road, south of Marketplace Drive and west of Washington Street in the Western Coachella Valley Community Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries,

oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

4. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
  - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
  - Subscribe to a recycling service with their waste hauler.
  - Provide recycling service to their tenants (if commercial or multi-family complex).
  - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Jose L. Merlan  
Urban/Regional Planner II

PD# 173771



Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

John P. Powell, Jr., President - Div. 3  
Peter Nelson, Vice President - Div. 4  
G. Patrick O'Dowd - Div. 1  
Ed Pack - Div. 2  
Cástulo R. Estrada - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

April 30, 2015

File: 0163.1  
0421.3  
0721.3  
1150.011  
Geo. 050706-3  
PZ 15-6305

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit 3723, Marketplace, APN 748-370-045

The proposed Conditional Use Permit (CUP) 3723 does not conflict with Coachella Valley Water District (CVWD) stormwater facilities.

Approval of the proposed CUP 3723 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County (County) Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is designated partially Zone AO, depth 3 feet on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA). The remainder is designated Zone X.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.





This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant  
Engineering Manager

Jay Olivas  
Riverside County Planning Department 3

April 30, 2015

cc: Majeed Farshad  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

Roy Askar  
4580 Carmen Street  
Chino, CA 92710

RM: kf\Eng\Dev Svcs\2015\Apr\DRL CUP 3723



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT                       VARIANCE

PROPOSED LAND USE: New convenience store / liquor store (type 41 ABC licence)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.1-D.17 & 18.48

*ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: CUP 3723                      DATE SUBMITTED: 3/17/15

### APPLICATION INFORMATION

Applicant's Name: Roy Askar                      E-Mail: royaskar@yahoo.com

Mailing Address: 4580 Carmen Street  
Chino, CA 92710  
Street City State ZIP

Daytime Phone No: (951) 966-6412                      Fax No: (    )     

Engineer/Representative's Name: Keith Gardner                      E-Mail: keefergard@gmail.com

Mailing Address: 6149 Bluffwood Drive  
Riverside, CA 92506  
Street City State ZIP

Daytime Phone No: (951) 533-2934                      Fax No: (951) 682-2876

Property Owner's Name: P.D. Group, LLC a California Limited Liability Company                      E-Mail: Jasmin Hsu, Managing Member  
2445 Kiser                      jasminsm@aol.com

Mailing Address: Tustin CA 92782  
City State ZIP

Daytime Phone No: (714) 617-2958                      Fax No: (    )     

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Roy Askar

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

SHELDON MCKNIGHT  
P.D. Group LLC, a California Limited Liability Company

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Joemin Has Managing Member

PRINTED NAME OF PROPERTY OWNER(S)

X

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 748-370-045

Section: 6 southwest Township: 5 south Range: 7 East

[Handwritten mark]

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: .5

General location (nearby or cross streets): North of Varner, South of Wildcat, East of Berkey, West of Washington Street

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Leasing out space for a liquor store / convenience store

8am - 10pm hours of operation (8-11pm Friday (Saturday))  
2-3 full time employees ~ 1641 sq ft

Related cases filed in conjunction with this application:

n/a

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). PP23148 / PP 23928 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: n/a

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: Roy Askar  
Address: 5580 Corona St, Chino, CA 91710  
Phone number: 951-966-6412  
Address of site (street name and number if available, and ZIP Code):  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 748-370-045  
Specify any list pursuant to Section 65962.5 of the Government Code:  
Regulatory Identification number:  
Date of list:

Applicant (1)  Date 3-17-15  
Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 25505 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.  
Yes  No



**APPLICATION FOR LAND USE PROJECT**

---

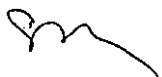
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) John J. Marking Date 3/5/15

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

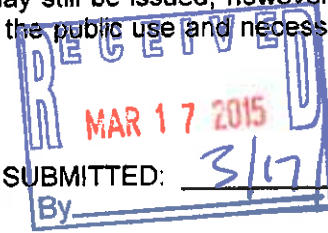
## APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE

In accordance with the Business and Professions Code, Section 23958.4, the State of California Department of Alcoholic Beverage Control (ABC) has been granted the authority to deny an application for an ABC License if there is "undue concentration of licenses." An "undue concentration" exists if the site for the license is deemed to be in a census tract where the ratio of on-sale or off-sale retail ABC licenses to population exceeds the ratio of on-sale or off-sale retail ABC licenses to population in the county in which the applicant premises are located. A license may still be issued, however, if the local agency (Riverside County Board of Supervisors) determines that the public use and necessity would be served by issuance of the license.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: CUP03723

DATE SUBMITTED: 3/17/15



### APPLICATION INFORMATION

Applicant's Name: Ray Askar

Mailing Address: 4580 Carner Street

Chino CA 92710  
City State ZIP

Daytime Phone No: (951) 966 6412 Fax No: ( )

Engineer/Representative's Name: Keith Gardner E-Mail: keefergard@gmail.com

Mailing Address: 6149 Bluffwood Drive

Riverside CA 92506  
City State ZIP

Daytime Phone No: (951) 533 2934 Fax No: ( )

Property Owner's Name: P.D. Group, LLC E-Mail: terwin@me.aol.com

Mailing Address: 2445 Kiser

Tustin CA 92782  
City State ZIP

Daytime Phone No: (714) 617 2958 Fax No: ( )

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE**

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**PROJECT INFORMATION**

Proposal (Describe Project/Ordinance No. 348 Reference No.):

New liquor store

Identify the particular type of license is being sought from the ABC: 41

Related cases or underlying case: CUP 03723

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 748-370-045

Section: 6 S.W. Township: 5 S. Range: 7 East

Approximate Gross Acreage: .5

General location (nearby or cross streets): North of Vanner, South of Vidder, East of Berlay, West of Washington St

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE**

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

ROY ASKAR      [Signature]  
PRINTED NAME OF APPLICANT      SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable). Use additional sheets as necessary.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Sheldon McKnight, mgin member      [Signature]  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)  
P.D. Group LLC      [Signature]  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

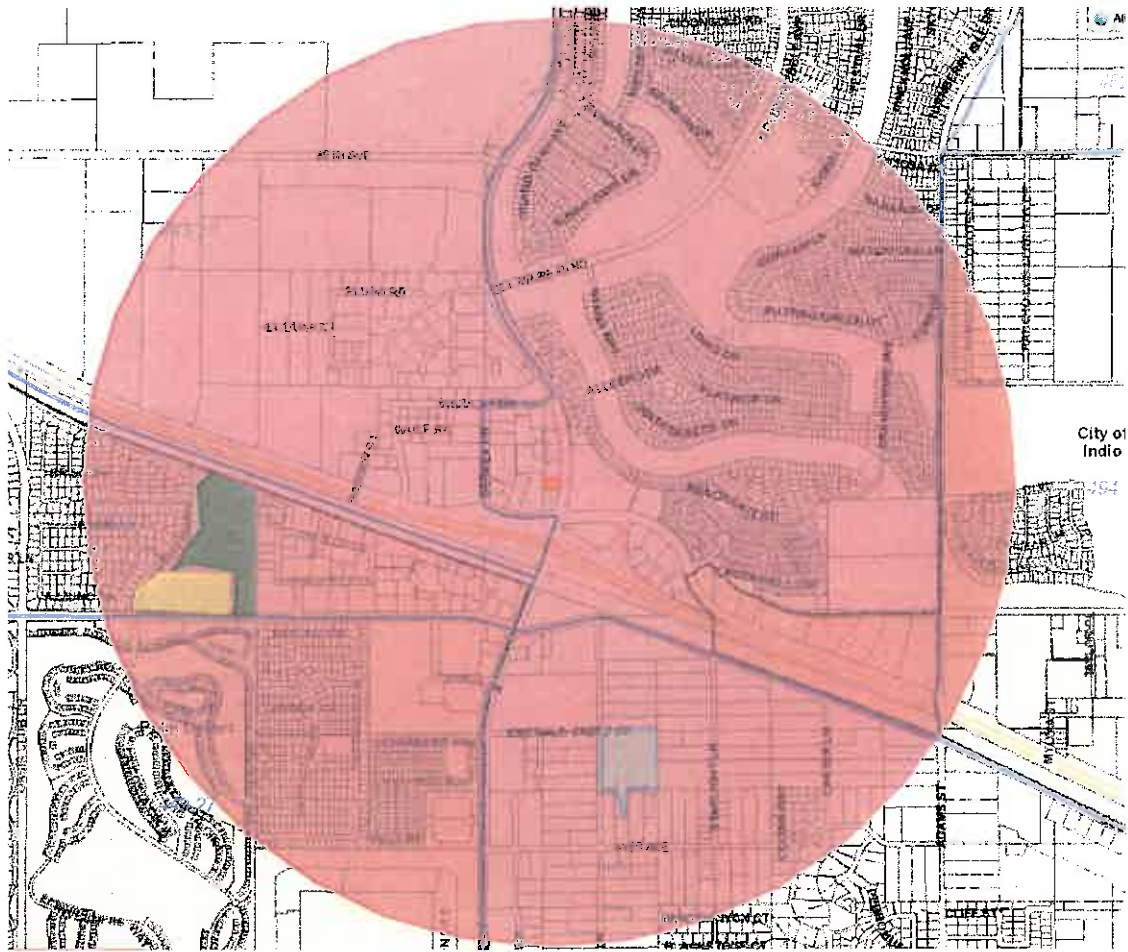
If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.




- THE DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE FILING PACKAGE MUST CONSIST OF THE FOLLOWING:
1. One completed and signed application form.
  2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.
  3. One exhibit (map) of the Census Tract the project site is located (with the project site identified, as well as the location of all other licensed facilities within said Census Tract.)
  4. One Exhibit (map) with the project site identified, as well as the location of any church, school (public, private, day care), and playground or park within a 1 mile radius of the project site. The Exhibit shall also provide a ½ mile radius circle to help determine the proximity of said facilities to the proposed project site.
  5. Applicable deposit-based fees.

Project site within Census Tract (Red bubble)

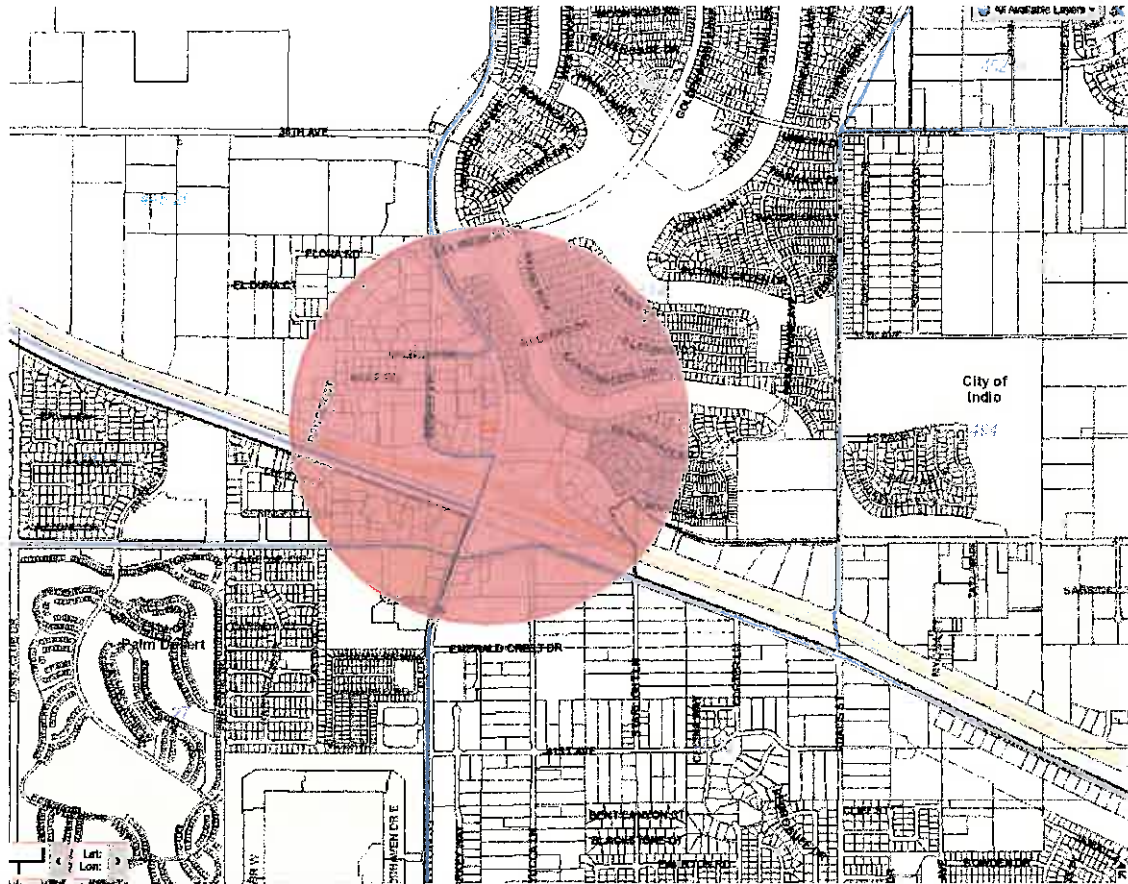


**1 Mile Radius from project site (red square in middle of circle)**



-  Freedom Park
-  Ronald Reagan Elementary School
-  Desert Christian Academy

**½ Mile Radius around the project site**



no known churches schools or parks within ½ mile of the project site

## NOTICE OF PUBLIC HEARING

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CONDITIONAL USE PERMIT NO. 3723** – Exempt from CEQA – Applicant: Roy Askar – Representative: Keefer Consulting – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: Northerly of Varner Road, southerly of Market Place, and westerly of Washington Street at 39615 Washington Street, Suite A, Palm Desert – .50 Acres – **REQUEST:** The conditional use permit proposes 1,641 square foot convenience/liquor store that would include alcohol sales for off-premises consumption (Type 21 Off-Sale General ABC License) with operating hours from 8:00 a.m. to 11:00 p.m., and proposes a determination for Public Necessity & Convenience (PNC). The project site is located within an existing retail commercial center building and includes eight (8) allocated parking spaces.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: July 29, 2015  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Jay Olivas, Project Planner at 951-863-7050 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 30, 2015,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03723 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

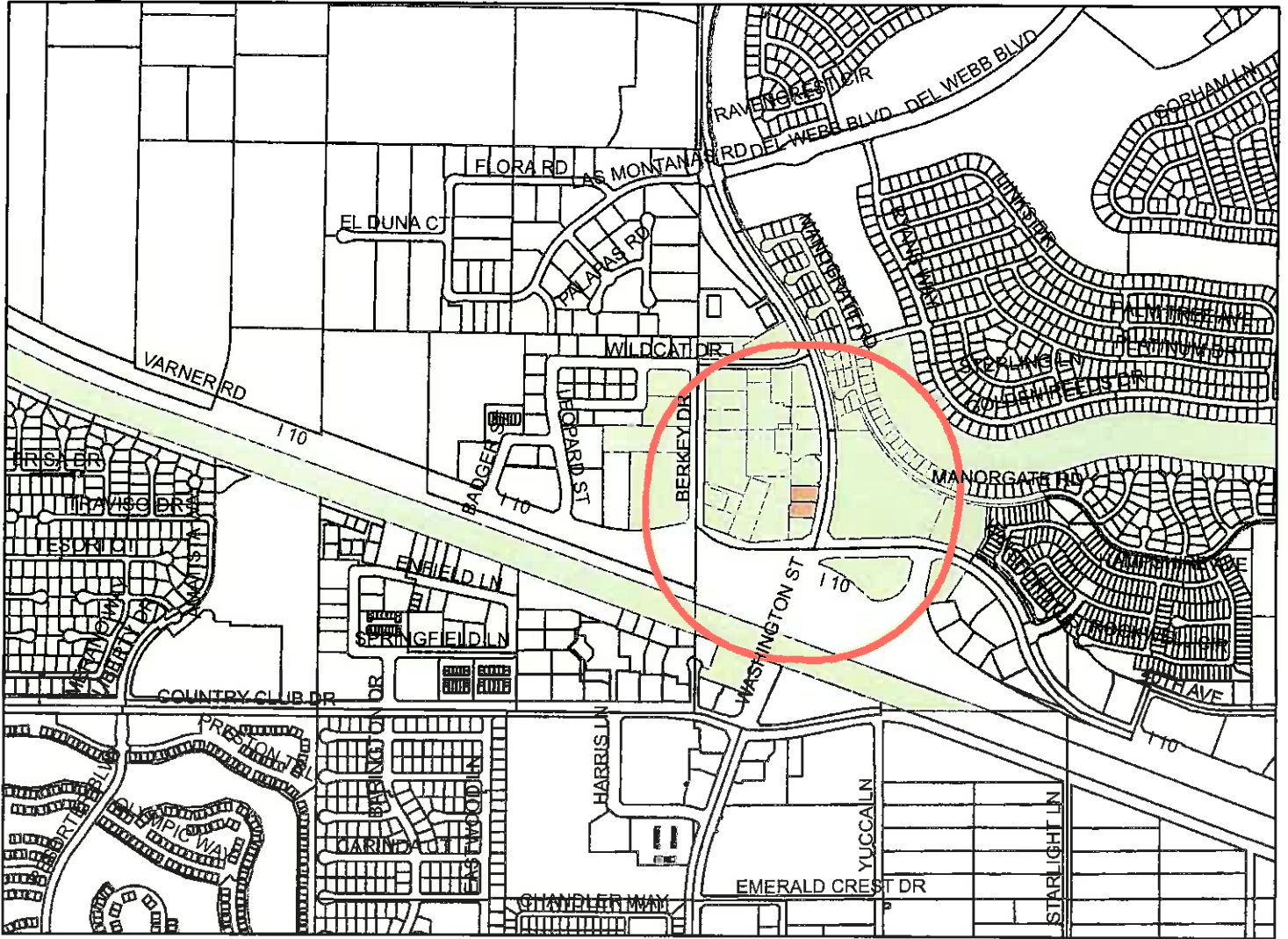
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**APN: 748-370-044, 045 (1000 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 748-350-005 | 748-360-014 | 748-350-048 | 748-350-050 | 748-360-019 | 748-370-015 | 748-340-048 | 748-370-062 | 748-360-024 | 748-350-002 |
| 748-370-031 | 748-350-052 | 748-380-001 | 748-360-023 | 748-370-011 | 748-370-012 | 748-360-026 | 748-360-016 | 626-330-029 | 748-350-006 |
| 748-350-051 | 748-360-022 | 748-350-054 | 748-430-008 | 748-370-025 | 748-380-023 | 748-360-020 | 748-360-017 | 748-350-056 | 748-370-054 |
| 748-370-058 | 748-370-033 | 748-360-012 | 748-350-047 | 748-360-018 | 748-340-047 | 748-350-003 | 748-370-023 | 748-370-024 | 748-350-055 |
| 748-350-004 | 748-350-001 | 748-380-002 | 748-350-049 | 748-360-013 | 748-360-009 | 748-370-042 | 748-370-014 | 748-370-013 | 748-360-010 |
| 748-370-044 | 748-370-045 | 748-370-040 | 748-370-052 | 748-370-060 | 748-370-065 | 748-370-066 | 748-370-053 | 748-370-056 | 748-350-053 |
| 748-360-021 | 748-360-015 | 748-350-046 | 626-330-030 | 626-330-042 | 626-330-044 | 626-140-002 | 748-380-014 | 748-350-057 | 748-350-058 |
| 748-360-025 | 748-360-027 | 748-390-022 | 748-360-011 | 748-390-024 | 748-390-025 | 748-430-005 | 748-370-039 |             |             |



1,000 500 0 1,000 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 626330030, APN: 626330030  
SANDDRIFT PROP  
P O BOX 1208  
CARPINTERIA CA 93014

ASMT: 748350003, APN: 748350003  
SHIRLEY CELLI, ETAL  
39567 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 626330042, APN: 626330042  
SECURITY PACIFIC STORAGE BERMUDA DUNES  
C/O BACO REALTY  
51 FEDERAL ST STE 402  
SAN FRANCISCO CA 94107

ASMT: 748350004, APN: 748350004  
JUDITH JACKSON  
39571 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 626330044, APN: 626330044  
SECURITY PUBLIC STORAGE BERMUDA DUNES  
C/O BACO REALTY  
51 FEDERAL ST NO 202  
SAN FRANCISCO CA 94107

ASMT: 748350005, APN: 748350005  
DAKENDA MARKETING, ETAL  
904 228 26TH AVENUE SW  
CALGARY AB CANADA T2S3C6

ASMT: 748340047, APN: 748340047  
JOHN BRIGHAM  
78291 GOLDEN REED DR  
PALM DESERT, CA. 92211

ASMT: 748350006, APN: 748350006  
CAROLYN MOSS, ETAL  
39579 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748340048, APN: 748340048  
BRADLEY WILDE  
NO 209  
2750 SIERRA SUNRISE TER  
CHICO CA 95928

ASMT: 748350046, APN: 748350046  
ROBERT HART  
78038 ALLEGRO CT  
PALM DESERT, CA. 92211

ASMT: 748350001, APN: 748350001  
JUDY GIGANTE  
5924 VIENNA WY  
LANSING MI 48917

ASMT: 748350047, APN: 748350047  
ELIZABETH ROBERSON, ETAL  
78008 ALLEGRO CT  
PALM DESERT, CA. 92211

ASMT: 748350002, APN: 748350002  
CATHERINE ROMMAL  
P O BOX 132127  
BIG BEAR LAKE CA 92315

ASMT: 748350048, APN: 748350048  
BARBARA BANSMER  
232 S ALMONT DR  
BEVERLY HILLS CA 90211

ASMT: 748350049, APN: 748350049  
MARIANNE VANDIJK, ETAL  
285 MOBILE DR  
ASHLAND OR 97520

ASMT: 748350056, APN: 748350056  
KATHRYN WYATT, ETAL  
78083 DEERBROOK CIR  
PALM DESERT, CA. 92211

ASMT: 748350050, APN: 748350050  
BARBARA SANTY  
78071 ALLEGRO CT  
PALM DESERT, CA. 92211

ASMT: 748360009, APN: 748360009  
MARIANNE TEASLEY  
39499 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748350051, APN: 748350051  
DIANA HAMMONS  
554 BRODERICK ST  
SAN FRANCISCO CA 94117

ASMT: 748360010, APN: 748360010  
N TRUST, ETAL  
PO BOX 1354  
CHICAGO IL 60690

ASMT: 748350052, APN: 748350052  
CAROL RIGGS, ETAL  
78040 DEERBROOK CIR  
PALM DESERT, CA. 92211

ASMT: 748360011, APN: 748360011  
JANICE WAKEFIELD, ETAL  
39507 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748350053, APN: 748350053  
MARY ANDERSON, ETAL  
78010 DEERBROOK CIR  
PALM DESERT, CA. 92211

ASMT: 748360012, APN: 748360012  
SHARON CHASE, ETAL  
39511 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748350054, APN: 748350054  
MARIAN TOCCI, ETAL  
11181 ETRICK ST  
OAKLAND CA 94605

ASMT: 748360013, APN: 748360013  
M GEFFEN  
39515 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748350055, APN: 748350055  
THERESA FEMENELLA, ETAL  
21762 CHATHAM  
MISSION VIEJO CA 92692

ASMT: 748360014, APN: 748360014  
DIANA THAU, ETAL  
78206 VARNER RD STE D150  
PALM DESERT CA 92211

ASMT: 748360015, APN: 748360015  
ELLEN DEWAAYER, ETAL  
1812 MACDONALD ST  
VANCOUVER BC CANADA V6K3X9

ASMT: 748360022, APN: 748360022  
DIANE BOGER, ETAL  
75 PARTRIDGE CT  
ALAMO CA 94507

ASMT: 748360016, APN: 748360016  
GWENDOLYN GILBERT, ETAL  
39527 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748360023, APN: 748360023  
DAVID NOORTHOEK  
488 OAK BROOK CT  
SANTA ROSA CA 95409

ASMT: 748360017, APN: 748360017  
GEORGE SAHAGIAN  
667 N SUNNYSLOPE AVE  
PASADENA CA 91107

ASMT: 748360024, APN: 748360024  
C V W D  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 748360018, APN: 748360018  
JO PERRY  
39535 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748360026, APN: 748360026  
DEL WEB CALIF CORP  
39775 BERKEY DR  
PALM DESERT CA 92211

ASMT: 748360019, APN: 748360019  
SARAH GONZALES, ETAL  
39539 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748360027, APN: 748360027  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BL  
PALM DESERT CA 92211

ASMT: 748360020, APN: 748360020  
GARY CLARK  
39543 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748370012, APN: 748370012  
DEL GUIDICE INV  
42104 WASHINGTON ST NO 1B  
BERMUDA DUNES CA 92203

ASMT: 748360021, APN: 748360021  
ESTHER BLOCH, ETAL  
39547 MANORGATE RD  
PALM DESERT, CA. 92211

ASMT: 748370013, APN: 748370013  
SUNNY ASCH, ETAL  
PO BOX 457  
LA CANADA 91012

ASMT: 748370014, APN: 748370014  
MOTEL 6 OPERATING  
C/O TAX DEPT  
P O BOX 117508  
CARROLLTON TX 75011

ASMT: 748370042, APN: 748370042  
OLEANDER, ETAL  
88 LENORA ST  
SEATTLE WA 98121

ASMT: 748370015, APN: 748370015  
BIG SKY INV HOSPITALITY INC  
2545 RUDY ST  
ROWLAND HEIGHTS CA 91748

ASMT: 748370045, APN: 748370045  
P D GROUP  
2445 KISER  
TUSTIN CA 92782

ASMT: 748370024, APN: 748370024  
JOHNSON FAMILY  
78005 WILDCAT DR NO 107  
PALM DESERT CA 92211

ASMT: 748370056, APN: 748370056  
PSTB  
C/O CRAIG A LANGEL  
2700 RADIO WAY  
MISSOULA MT 59808

ASMT: 748370025, APN: 748370025  
FORCE WILDCAT  
C/O ERICKSON  
P O BOX 13164  
PALM DESERT CA 92255

ASMT: 748370058, APN: 748370058  
SHOLEH HANSHAW, ETAL  
4438 E WICKHAM AVE  
ORANGE CA 92867

ASMT: 748370031, APN: 748370031  
CLAIRE MCBRIDE, ETAL  
P O BOX 235  
ROSS CA 94957

ASMT: 748370062, APN: 748370062  
BRAVO PROP INC  
C/O CLAUDIO BRAVO  
P O BOX 820  
DSRT HOT SPG CA 92240

ASMT: 748370033, APN: 748370033  
HLDG  
ATTN WESLEY D OLIPHANT  
77900 AVE OF THE STATES  
PALM DESERT CA 92211

ASMT: 748370066, APN: 748370066  
PASSCO WASHINGTON SQUARE  
2050 MAIN ST STE 650  
IRVINE CA 92614

ASMT: 748370039, APN: 748370039  
ALLIANCE JN HOSPITALITY GROUP, ETAL  
21520 YORBA LINDA BL G338  
YORBA LINDA CA 92887

ASMT: 748380001, APN: 748380001  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 748380002, APN: 748380002  
LASSEN MARKET INC  
C/O MIDLAND OIL GROUP  
3270 INLAND EMPIRE NO 430  
ONTARIO CA 91764

ASMT: 748380014, APN: 748380014  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 748380023, APN: 748380023  
FOUNTAINHEAD INDIO  
1401 QUAIL ST STE 100  
NEWPORT BEACH CA 92660

ASMT: 748390022, APN: 748390022  
SUN CITY PALM SPRINGS COMMUNITY ASSN  
C/O THOMAS LUCAS  
2231 E CAMELBACK RD  
PHOENIX AZ 85016

ASMT: 748390025, APN: 748390025  
THE MARKETPLACE, ETAL  
C/O GEORGE CHAMI JR  
1667 E LINCOLN AVE  
ORANGE CA 92865

ASMT: 748430005, APN: 748430005  
WILDCAT DRIVE I  
C/O BEARLAND IMPROVEMENT  
530 11TH ST  
MODESTO CA 95354

ASMT: 748430008, APN: 748430008  
EISENOWER MEDICAL CENTER  
ATTN CHIEF FINANCIAL OFFICER  
39000 BOB HOPE DR  
RANCHO MIRAGE CA 92270



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  77588 El Duna Ct  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

**Project Title/Case No.:** Conditional Use Permit No. 3723

**Project Location:** In the unincorporated area of Riverside County, more specifically located north of Varner Road, south of Market Place Drive, west of Washington Street at 39615 Washington Street

**Project Description:** Conditional Use Permit proposes 1,641 square foot convenience/liquor store with alcohol sales for off-premises consumption (Type 21 Off-Sale General ABC License) from 8:00 a.m. to 11:00 p.m. daily with determination for Public Necessity & Convenience (PNC).

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Roy Askar

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15303 Class 3)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** Pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small structures), the Riverside County Planning Department has determined the project for a convenience/liquor store within an existing vacant 1,641 square foot commercial suite is exempt from CEQA in that: i) Section 15303 indicates projects may be exempt that entail the conversion of existing small structures from one use to another where only minor modifications are made to the exterior. The project meets this criteria in that the liquor store is proposed within an existing vacant commercial suite with no exterior changes proposed to the existing building. ii) Section 15303 indicates a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area on sites zoned for such use in urbanized areas and where necessary public facilities area available, may be exempt from CEQA. The project meets this criteria due to the fact that it is vacant suite being converted into a small convenience/liquor store, which is allowed under the applicable zoning, it is only 1,641 square feet, and it has existing urban improvements and required public facilities. iii) Additionally, the existing commercial building was previously reviewed and approved under Plot Plan No. 20466 / Environmental Assessment No. 40161 which determined Mitigated Negative Declaration with less than significant impacts.

Jay Olivas, Project Planner 760-863-8271  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 07/16/2015: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZCFG No. 06167 - County Clerk Posting Fee

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* I1500571

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: ASKAR ROY \$50.00  
paid by: CK 1854  
CFG FOR EA42783  
paid towards: CFG06167 CALIF FISH & GAME: DOC FEE  
at parcel: 39615 WASHINGTON ST PDES  
appl type: CFG3

By \_\_\_\_\_ Mar 17, 2015 12:09  
SSALOME posting date Mar 17, 2015

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

Overpayments of less than \$5.00 will not be refunded!