

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

5248



FROM: TLMA - Planning Department

SUBMITTAL DATE:

October 21, 2004

SUBJECT: RESOLUTION NO. 2004-408, Certifying Environmental Impact Report No. 445 and Ordinance No. 348.4241 - Third Supervisorial District - Sun City / Menifee Area Plan - 166.2 Acres.

RECOMMENDED MOTION:

The Planning Department Recommends:

ADOPTION of Resolution No. 2004-408 Certifying Environmental Impact Report No. 445; and,

ADOPTION of Ordinance No. 348.4241 adopting R-1 zoning for properties subject to Change of Zone No. 6670.

BACKGROUND:

Public Hearings concerning Environmental Impact Report No. 445, together with the related Change of Zone No. 6670, were held by the Board of Supervisors on June 8, 2004.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE

Robert C. Johnson
Planning Director

RCJ:ar

Dep't Recomm.: ☐ Policy ☐ Policy
Per Exec. Ofc.: ☐ Consent ☐ Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

3.51

2
3 **RESOLUTION NO. 2004-408**
4 **APPROVING**
5 **TENTATIVE TRACT MAP No. 30142**
6 **(CIMARRON VALLEY ESTATES)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on June 8,
9 2004 and before the Riverside County Planning Commission in Riverside, California on January 14,
10 2004 and April 21, 2004 to consider Tentative Tract Map No. 30142 (Cimarron Valley Estates); and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and the
12 Riverside County Rules to Implement the Act have been met, and Environmental Impact Report (EIR)
13 No. 445, prepared in connection with Tentative Tract Map No. 30142 and related cases (referred to
14 alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant
15 effects of the project on the environment and measures necessary to avoid or substantially lessen such
16 effects have been evaluated in accordance with the above-referenced Act and Rules; and,

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

19 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
20 Supervisors of the County of Riverside, in regular session assembled on October 26, 2004, that:

- 21 A. Tentative Tract Map No. 30142 proposes to subdivide 166.0 acres of fallow
22 agricultural land located west of the I-215 freeway, south of Newport Road, north of
23 Scott Road and east of, and adjacent to, Murrieta Road into the following: 523 single-
24 family residential lots, 3 detention basins, one 5.3-acre improved park, 10 open
25 space/regional trail/paseo lots, and 3 storm drain/flood control swale lots.

1 B. Tentative Tract Map No. 30142 is associated with Change of Zone Case No. 6670 and
2 Environmental Assessment No. 38595, which were considered concurrently at the
3 public hearings before the Planning Commission and the Board of Supervisors.

4 C. Change of Zone Case No. 6670 proposes to change the existing zoning classification of
5 Residential Agriculture – 1 Acre Minimum (R-A-1) to One Family Dwelling (R-1),
6 Planned Residential (R-4) and Open Area Combining Zone-Residential Developments
7 (R-5).
8

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that based on the analysis in
10 Environmental Assessment No. 38595 and comments received on the Notice of Preparation, the
11 following topics were determined not to be significant and therefore, did not require additional
12 analysis in the EIR.

13 A. Mineral Resources

14 There are no known mineral resources present, and the site is not delineated as a
15 mineral resource area.

16 B. Environmental Safety

17 There are no known potential safety hazards. There are no hazardous materials present
18 on site and hazardous materials will not be involved in project implementation. The
19 site is not located within two miles of a public airport.
20

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following
22 environmental impacts associated with the project are potentially significant unless otherwise
23 indicated, but each of these impacts will be avoided or substantially lessened by compliance with, and
24 implementation of the following identified regulatory requirements, conditions of approval, and
25 mitigation measures incorporated into the project.

26 A. Land Use

27 1. Impacts:
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1 The project is generally consistent with the adjacent land uses and will
2 be compatible with the surrounding community and the developing
3 character of the Menifee Valley. The project is consistent with the
4 adopted RCIP General Plan and is below the maximum density (up to 5
5 dwelling units per acre) designated for the site by the Sun City/Menifee
6 Valley Area Plan. Project implementation will require discretionary
7 approvals to achieve zoning consistency.
8

9 2. Mitigation:

10 The project shall comply with the County's Zoning Ordinance and
11 County Conditions of Approval, including design standards; submittal
12 of minor plot plans and fees prior to issuance of building permits;
13 landscape maintenance requirements, requirements and applications for
14 Final Map and Change of Zone-Planning Review.

15 B. Geophysical Resources

16 1. Impacts:

17 The project will be subject to potential ground shaking associated with
18 seismic activity. Grading will balance onsite therefore no import or
19 export of earth material will be required. Rock fall hazards may result
20 from outcrops along the southeast portion of the site. Potential erosion
21 and off-site soil migration impacts from stockpiling of oversize rock
22 material could occur.
23

24 2. Mitigation:

25 The project shall comply with County Ordinance No. 547.7 pursuant to
26 the Alquist-Priolo Act of 1972; County Building and Fire Codes
27 standards and inspection procedures; and County Conditions of
28 Approval applicable to geophysical resources including requirements

1 for grading plans and permits, erosion control landscape plans,
2 geotechnical soils reports, easements, slope planting and irrigation,
3 finish grade, and compliance with National Pollutant Discharge
4 Elimination System (NPDES) permit requirements.

5 A qualified geologist shall evaluate the potential for rock fall/hazards
6 based on project-specific Road Improvement Plans and perform
7 inspections during site grading to assure slope cuts in rock outcrop
8 areas do not expose or dislodge large rock outcrops that impact the
9 residential building pads.

10 Oversized rock/earth material shall be handled, processed, stockpiled,
11 and disposed of in accordance with the recommendations of the
12 County-approved geotechnical /soils report.

13 Proper slope protection for drainage shall be provided and the County
14 will approve the final drainage plan prior to issuance of the Grading
15 Permit.

16
17 C. Hydrology

18 1. Impacts:

19 Project implementation will result in increased impervious surfaces and
20 storm flow runoff; modified existing topography, and minor redirection
21 of site drainage. Proposed drainage improvements will not adversely
22 impact downstream properties. A low flow drainage system will
23 maintain a reliable source of surface water to the existing offsite
24 riparian habitat north of Craig Avenue. Detention basins will collect
25 onsite storm flows. Provision of off-site storm drain facilities will
26 convey project site storm water offsite to the existing, improved
27 channel east and north of the site.
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Offsite drainage facilities within dedicated drainage easements shall be recorded and submitted to the Riverside County Flood Control & Water District (RCFCWD) prior to recordation of final map.

Site drainage shall be routed through detention basins to mitigate increased runoff; all basins must have positive drainage and meet County and District criteria; a complete drainage study shall be provided to the RCFCWD.

Homeowners Association (HOA) Covenants, Conditions and Restrictions (CC&Rs) shall contain provisions for privately-owned catch basin inspection and maintenance.

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1 quality. The project has the potential for long-term impacts due to the
2 addition of pollutants typical of urban runoff. The project will increase
3 impervious surfaces resulting in increased storm water runoff.
4 Permanent drainage facilities will be developed that will control
5 sediment and erosion. The use of storm water detention basins, low
6 flow inlet and grassy swale will filter low-flow urban runoff from the
7 site. Specific drainage improvements will not adversely impact
8 downstream properties; will serve as a water quality mitigation
9 measure; and will provide a reliable source of surface water to the
10 existing offsite riparian area north of the site. Because of ultimate
11 development planned in the watershed, the project will contribute to
12 cumulative short-term and long-term impacts due to pollutants and
13 sediment in urban runoff.
14

15 2. Mitigation:

16 The project shall comply with the Clean Water Act NPDES Permit,
17 Statewide General Permit for Construction. The project shall obtain
18 coverage under this permit prior to site disturbance.

19 The project shall comply with conditions of approval applicable to
20 water quality including: inspection and maintenance of structural Best
21 Management Practices (BMPs) within the project; implementation of
22 temporary erosion control measures, development of drainage to
23 filtration BMPs; compliance with NPDES permit requirements; and
24 conformance with NPDES BMPs.
25

26 E. Transportation and Traffic

27 1. Impacts:
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1 Construction is anticipated to occur between 2004 and 2008 will result
2 in short-term traffic impacts along streets in the project vicinity.
3 Construction traffic associated with import or export of material to and
4 from the site is not anticipated as the grading quantities will be
5 balanced. Project development of 523 single family homes will
6 generate an additional 5,053 trip-ends per day. Five intersections are
7 anticipated to operate at unacceptable Levels of Service by 2004 and
8 six intersections are projected to be at unacceptable levels by 2008.
9 Four of the six intersections are currently failing.
10

11 2. Mitigation:

12 The project shall pay Transportation Uniform Mitigation Fees (TUMF).
13 The project shall contribute the required per dwelling unit TUMF to
14 fund regional transportation improvements.

15 The project shall comply with conditions of approval applicable to
16 transportation and traffic including: provision of street improvements,
17 plans, and/or road dedications per Ordinance 460 and 461; provision of
18 off-site access roads to approved County-maintained roads if the
19 project is phased; consistency with Comprehensive General Plan
20 circulation policies requiring a minimum LOS C or D; plan submittal
21 and compliance with County standards for road improvement designs,
22 landscaping, signing, and striping, and lot access; requirements for
23 traffic signal design and installation, and intersection geometrics; and
24 TUMF fee payments.
25

26 Murrieta Road, Garbani Road, Evans Road and Craig Avenue, "FF"
27 and "JJ" Streets, "A" Street entry at Murrieta Road and Evans Road,
28 "A" Street, and all interior streets shall be improved in accordance with

1 County Standards No. 100, 101, 102, 103 Section A, and 105 Section
2 A-modified, respectively.

3 Murrieta Road/Garbani Road intersection shall be improved to provide
4 the following geometrics: northbound one left turn lane, two through
5 lanes; southbound one left turn lane, two through lanes; eastbound one
6 left turn lane, one through lane; westbound one left turn lane, one
7 through lane.

8 Murrieta Road/Beth Road intersection shall be improved to provide the
9 following geometrics: northbound one left turn lane, two through lanes;
10 southbound one left turn lane, two through lanes; eastbound one left
11 turn lane, one through lane; westbound one left turn lane, one through
12 lane.

13 Traffic signals shall be installed at Murrieta Road/Garbani Road and
14 Murrieta Road/Beth Road.
15

16 F. Noise

17 1. Impacts:

18 Existing residential uses around the site are sparse and the closest
19 sensitive receptors are two schools, approximately 835 feet south of the
20 southern project boundary. Construction activities will generate an
21 approximate noise level of 90dB noise level at 50 feet and 65.5 dB at
22 the adjacent schools, slightly over the County standard of 65dB for
23 ongoing noise levels. Short-term significant impacts could occur from
24 use of rock breaking equipment of blasting if required in areas of
25 resistant bedrock. Long-term noise levels during operations by project-
26 generated 5,053 vehicle trips per day will not exceed the County
27 standard and will be less than significant without mitigation.
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The project shall comply with conditions of approval applicable to noise including a requirement for the land divider/permit holder to have an acoustical study performed to establish appropriate mitigation measures for individual dwelling units to reduce first and second story ambient interior and exterior noise levels. The acoustical report and fees shall be submitted to the County Environmental Health Department for approval. Approved mitigation measures, if any, shall be forwarded to County Department of Building and Safety and the Planning Department to implement into final building plans.

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1 grassland, disturbed and developed areas, and fallow agricultural field.
2 Loss of small pockets of fragmented sensitive habitat including 0.6
3 acres of southern willow scrub and 9.5 acres of flat-top buckwheat
4 dominated Riversidian sage scrub (RSS) will occur. The 2.7 acres of
5 California gnatcatcher occupied RSS in the southeastern corner
6 is proposed for preservation. Sensitive plant species and wildlife
7 movement corridors are not present on site and will not be impacted.
8 Wildlife species on site will be directly impacted through habitat loss
9 and displacement. No direct impacts to CAGN through removal or
10 displacement will occur. Impacts to federally-listed Stephen's
11 Kangaroo rat will occur through habitat loss. Indirect impacts to native
12 plants, wildlife, habitat, and water quality associated with the
13 development project include the introduction of night light sources,
14 traffic, dust, noise, and storm runoff discharge. Implementation of the
15 project will result in the loss of a total 0.62 acres of CDFG
16 jurisdictional wetlands, of which 0.35 acres are also USACE
17 jurisdictional waters. Project flows will drain to two proposed soft-
18 bottom detention basins in the northern portion of the site. There will
19 be cumulative impacts from loss of open space, vegetation, plant and
20 wildlife species, and jurisdictional wetland areas.

23 2. Mitigation:

24 The project shall require the following permits and payment of fees:
25 Section 404, Nationwide 39 Permit; Section 106, Protection of Historic
26 Resources review; Section 401, Water Quality Certification; 1603
27 Streambed Alteration Agreement; County of Riverside Ordinance
28 810.1 - Interim Open Space Mitigation Fee; County Ordinance No. 663

1 Stephens' Kangaroo Rat Mitigation Fee. Section 7 consultation with
2 USFWS will not be required.

3 Impacts to 0.62 acres of CDFG wetlands, of which 0.35 acres are
4 USACE jurisdictional waters, will be mitigated through a purchase of
5 1.8 acres of mitigation bank credits through the Santa Ana River
6 Mitigation Bank. Implementation of the low-flow maintenance system
7 will keep the downstream [off-site] riparian vegetation viable to
8 address USACE concerns.

9
10 The project shall comply with conditions of approval applicable to
11 biological resources including: documentation of required permits for
12 impacts to jurisdictional wetlands, streambeds, or waters provided to
13 the RCFCWD prior to final District approval of the project per County
14 Ordinance No. 458; provision of an approved Storm Water Pollution
15 Prevention Plan (SWPPP) prior to Environmental Assessment
16 adoption; final design of the detention basin(s) shall be required at the
17 improvement plan stage; project runoff shall be routed through
18 detention basins; all basins shall have positive drainage and mitigate
19 total tributary or on-site along peak flow rates; evaluation of storm
20 flows and detention basin sizing; inclusion of a plot showing pre-
21 developed, post developed and routed hydrographs with the hydrology
22 study submittal; design shall meet County requirements for outlet
23 pipes, use or orifice plates, trash racks, basin and outlet structure
24 capacity for 100-year storms, joint use mitigation basins incorporated
25 into open space; sideslope steepness and basin depth, and County and
26 RCFCWD approved maintenance mechanisms; proof of a 1603 SAA
27 and Section 404 permit and purchase of wetland mitigation bank credit
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1 from the Riverside-Corona Resource Conservation District submitted
2 prior to issuance of a grading permit; a burrowing owl survey shall be
3 conducted no sooner than 30 days prior to issuance of a grading permit,
4 and a plan for active relocation submitted to Planning for review and
5 implementation if owls are present; payment of open space fees prior to
6 a certificate of occupancy or building permit final inspection per
7 provisions of County Ordinance No. 659. Payment of Interim Open
8 Space Mitigation fees per County Ordinance No. 810 for acquisition
9 and preservation of open space. The Environmental Constraints Sheet
10 (ECS) shall note protected biological resources and restricted activities.
11 Submittal of a fire-protection/vegetation management plan to the
12 Riverside County Fire Department, and concurrence with the
13 responsible wildlife and/prior to issuance of a grading permit to the fire
14 department. Payment of Stephen's Kangaroo Rat fees, calculated in
15 accordance with the Tentative Map, per provisions of County
16 Ordinance No. 663 prior to issuance of a grading permit.
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19 H. Aesthetics and Visual

20 1. Impacts:

21 Project implementation will convert open space agricultural land to a
22 developed residential neighbored and result in alterations to the existing
23 landform, topography, aesthetic environment, and existing views from
24 the surrounding residential uses. Open space views of native
25 vegetation will be retained at the southeast portion of the site
26 (preserved for habitat conservation). Project development will add to
27 the nighttime lighting within the Mt. Palomar Nighttime Policy Area
28

1 and will modify the nighttime appearance of the area to that of a lighted
2 residential community.

3 2. Mitigation:

4 The project shall comply with conditions of approval applicable to
5 aesthetic and visual resources including: Compliance with County
6 Ordinance No. 655 restricting permitted use of certain light fixtures that
7 impact the night sky and Mt. Palomar astronomical observation and
8 research; placement of utility lines underground per County Ordinance
9 Nos. 460 and 461; submittal of landscape plans with the street
10 improvement plans; approval of landscaping by the Transportation
11 Department and assurance of continuing maintenance through an
12 approved maintenance district/maintenance agreement or similar
13 mechanism; street lighting designed in accordance with specifications
14 of County Ordinance No. 461 or Imperial Irrigation district standards as
15 applicable; compliance with parkway landscaping requirements of
16 County Ordinance No. 499 for all General Plan Circulation Element
17 roads. Installed landscaping along Murrieta, Garbani, Evans and Craig
18 Road(s) will be maintained by annexation into a County Service Area
19 and/or Assessment District, or by continuous agreement. The ECS shall
20 note the property is subject to lighting restrictions required by County
21 Ordinance No. 655 and that all proposed outdoor lighting is in
22 conformance with the ordinance.
23
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25 I. Cultural and Paleontological Resources

26 1. Impacts:

27 The cultural resources identified onsite are determined to represent less
28 than significant resources. Project implementation will result in loss of

1 less than significant, onsite historic and prehistoric resources.
2 Additional unidentified archaeological remains could be present and
3 potentially impacted. There are potential impacts to paleontological
4 resources, however the likelihood of encountering specimens is
5 considered extremely low. No conflict with religious or sacred uses
6 will result as none are known or present onsite. Cumulative loss of
7 cultural resources by development of the project in conjunction with
8 future development projects in the area may result in the loss of
9 significant cultural resources.
10

11 2. Mitigation:

12 The project shall comply with Section 106 Protection of Historic
13 Resources review and Regulatory Historic Property Regulations (33
14 CFR 325, Appendix C).

15 The project shall comply with conditions of approval applicable to
16 cultural resources including: placement of an Environmental
17 Constraints Note on the ECS stating the County Archaeological Report
18 No. PD-A_0384 (October 21, 2001) was prepared and is on file at the
19 County Planning Department. The project site shall be subject to
20 surface alteration restrictions based on the results of the report.
21

22 The applicant shall provide written evidence to the County of Riverside
23 Historic Preservation Officer, Regional Park and Open Space District
24 that a County-certified archaeologist has been retained to monitor
25 onsite grading and excavation per recommendations of the Phase 1
26 report.
27

28 A pre-grading report shall be filed with the Regional Park and Open
Space District and Building and Safety Department by the retained

1 archaeologist documenting the proposed methodology for grading
2 activity observations, salvage and catalogue of archaeological
3 resources.

4 A County-certified archaeologist shall conduct ongoing monitoring
5 during grading and excavation in the vicinity of the prehistoric milling
6 features, and daily spot checks for the remaining project area. The
7 archaeologist shall have the authority to stop and redirect grading,
8 excavation, and ground disturbing activities to permit sampling and
9 evaluations of any archaeological resources discovered on the property.

10 The retained County-certified archaeologist shall notify Native
11 American representatives, including the Pechanga Cultural Resources
12 Department, of the grading and excavation monitoring program and
13 provisions to participate in the monitoring. The applicant shall
14 coordinate with the county Regional Park and Open Space District and
15 the PCR to negotiate an Agreement addressing the designation,
16 responsibilities, and participation of Native American monitors during
17 grading, excavation, and ground-disturbing activities, schedule,
18 compensation and disposition of resources discovered on site. The
19 County shall be the final arbiter of conditions in the agreement.

20 If human remains are discovered, work in the immediate vicinity shall
21 cease; the County Coroner shall be immediately notified; the Coroner
22 shall notify the State Native American Heritage Commission (NAHC)
23 upon determination that the remains are prehistoric; the NAHC in turn
24 shall notify the Most Likely Descendent (MLD).
25
26

27 J. Recreation

28 1. Impacts:

1 Project construction will not impact existing parks or recreational
2 facilities. The project will provide a 5.3 acre centrally-located park
3 with improvements and available to the public, to meet the project
4 demand of 4.7 acres of parkland area. Project demand is based on the
5 County's standard of 3.0 acres of public parkland per 1,000
6 population. Improvement of a multi-purpose, 12-foot wide trail along
7 the east of Evans Road will tie into proposed regional trail
8 improvements along Garbani Road and future trail system proposed
9 northerly of the site. Provision of over 10 acres of open space
10 greenbelt/paseos will provide aesthetic improvements and connectivity
11 to the park and/or trails. New residential developments including the
12 project and specific plan area in the surrounding area will result in a
13 cumulative increase in the need for recreation areas to serve the
14 developments.
15

16 2. Mitigation:

17 The project shall comply with conditions of approval applicable to
18 recreation including: Murrieta Road and Garbani Road will be
19 improved per County Standards No. 100 – modified and 101,
20 respectively; payment of fees per provisions of County Ordinance No.
21 659 for open space acquisition, prior to issuance of certificate of
22 occupancy or building permit final inspection; dedication to the County
23 for a 12-foot wide regional trail along Evans Road to tie into Garbani
24 Road shall be noted on the Final Map and ECS; seven (7) sets of
25 detailed park plans shall be submitted to and approved by the Planning
26 Department prior to approval of any building permits; provision of
27 proof that park sites have been constructed per approved park plan and
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1 is fully operational prior to issuance of the 131st building permit for the
2 project; provision of maintenance by the land developer of any trail
3 easement until maintenance is taken over by an appropriate
4 maintenance district; submittal by the land divider to the Planning
5 Department a completely executed agreement with County Service
6 Area No. 145 that demonstrates the land divider has provided for
7 payment of parks and recreation fees and/or dedication of land per
8 County Ordinance No. 460 (Quimby fees); incorporation of view/open
9 or halfblock wall/half view fencing at the lots backing up to the paseos,
10 security lighting as approved by the Regional park and Open Space
11 District and Sheriff's Department.
12

13 K. Population and Housing

14 1. Impacts:

15 Project implementation will provide an additional 523 single-family
16 homes to the Sun City/Menifee Valley area and contribute
17 approximately 2.1 percent of the projected western Riverside County
18 housing need. The project will create new construction jobs. The
19 project is consistent with the RCIP General Plan, based on long-term
20 housing/jobs balance. The project will not be growth-inducing and will
21 provide housing for Riverside County's projected growth.
22

23 2. Mitigation:

24 None required.

25 L. Fire Protection Services

26 1. Impacts:

27 Development of 523 single-family residential dwelling units will result
28 in an increased need for fire protection services. The project will not

1 generate a need for an additional fire station. No conflict with
2 applicable RCFD Code and ordinance requirements or standards are
3 anticipated. The project will contribute its fair share of property taxes
4 toward funding for fire protection services.

5 2. Mitigation:

6 The project shall comply with California Public Resources Code
7 Section 4290; the Uniform Fire Code and the Uniform Building Code;
8 County Ordinance No. 787, fire protection standards; and County
9 Ordinance No. 671, requiring payment of fire facilities mitigation fees.

10 The project shall comply with conditions of approval applicable to fire
11 protection services including: installation of County-approved blue
12 retroreflective pavement markers; installation of Schedule A fire
13 protection approved standard fire hydrants; provision of notes on the
14 ECS map regarding gate entrance standards, requirement to submit a
15 fire protection/vegetation management plan prior to issuance of a
16 grading permit, installation of the required water system prior to
17 placement of any combustible building material on an individual lot,
18 and access gate standards; provision of a copy of the water system plan
19 for RCFD review; provision of an Alternate or Secondary Access per
20 Transportation Department conditions, and concurrence and approval
21 of the Department and RCFD; RCFD inspection of installed water
22 system; compliance with provisions of County Ordinance No. 659
23 including payment of fees prior to the issuance of a certificate of
24 occupancy or building permit final inspection; submittal of a fire
25 protection/vegetation management plan for RCFD approval prior to the
26 issuance of a grading permit; cul-de-sac lengths not exceeding 800 feet;
27
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1 provision of an alternate or secondary access that must be maintained
2 throughout all phasing.

3 M. Police Protection Services

4 1. Impacts:

5 Project implementation will increase demand for police protection
6 services. The project-related population increase will warrant two
7 additional sworn officers. Existing response times will not be
8 impacted. The project will contribute its fair share of property taxes
9 toward funding for police protection services.
10

11 2. Mitigation:

12 The project shall comply with conditions of approval applicable to
13 police protection services including: provision of street lighting
14 designed and installed in accordance with specifications of County
15 Ordinance No. 461 or Imperial Irrigation district standards as
16 applicable.
17

18 N. Schools

19 1. Impacts:

20 Schools within the Menifee Union School District and Perris Union
21 High School District are at capacity and will not have sufficient space
22 to accommodate additional students generated by the project. The
23 proposed project will be required to pay applicable developer fees to
24 offset significant impacts to schools. The applicant is considering
25 payment of school impact fees through direct payment to the school
26 Districts at issuance of building permits or payment through the
27 formation of a community facilities district or assessment district.
28

2. Mitigation:

1 The project shall comply with the School Facilities Act (Government
2 Code §65995), requiring school districts to assess developer fees.

3 O. Library Services

4 1. Impacts:

5 Existing library capacities within the project area are adequate to meet
6 the needs of the current population and expected growth. Current
7 facilities will meet the additional demand generated by implementation
8 of the project. Impacts will be less than significant.

9
10 Implementation of the project will result in a cumulative increase in fire
11 and police protection requirements and demand for school and library
12 services.

13 2. Mitigation:

14 The project shall comply with conditions of approval applicable to
15 library services including: compliance with provisions of County
16 Ordinance No. 659 including payment of fees prior to the issuance of a
17 certificate of occupancy or building permit for final inspection.

18 P. Utilities and Service Systems

19 1. Impacts:

20 No utilities or service systems are currently developed onsite.
21 Implementation of the project will result in increased demands for
22 utilities and service systems for water supply, sewer and wastewater,
23 solid waste, electricity, and natural gas. The amount of pervious area
24 for groundwater recharge will be reduced; however the proposed
25 drainage system will provide some groundwater recharge in the
26 detention basins. The project's demands for water supply and sewer
27 and wastewater services will be met by the Eastern Municipal Water
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1 District (EMWD). Solid waste collection services will be provided by
2 the Riverside County Waste Management District. The current
3 landfill(s) serving the project area have sufficient capacity for a
4 projected 15 years. Electrical service will be provided by Southern
5 California Edison (SCE) and natural gas service will be provided by
6 Southern California Gas Company (SCGC). Additional demand
7 generated by the project can be met with existing SCE and SCGC
8 resources.
9

10 2. Mitigation:

11 For Water Supply, the project shall comply with: Senate Bill 221
12 requires identification of sufficient water supply for new development
13 and residential development; Senate Bill 901 requires urban water
14 suppliers to identify existing and planned sources of water available to
15 supplier over a 5 year period; Senate Bill 610 requires the county to
16 request the project-servicing public water system to prepare a specified
17 water supply assessment; and County Conditions of Approval
18 applicable to water supply services including: provision of the project's
19 water system plans and specifications approved by the water company
20 and the County Department of Environmental Health; financial
21 arrangements shall be made for water improvements plans and
22 approved by County Counsel; provision of a Water Supply Assessment
23 Report per AB 610 and 221; removal of the existing well located onsite
24 at the time of the grading permit, or will be used for grading water but
25 will then be deferred prior to building permit issuance for the dwelling
26 on the former well site; placement of all utility extensions
27 underground.
28

1 For Sewer and Wastewater, the project shall comply with: Riverside
2 County Ordinance No. 573 establishes a procedure for the
3 determination, collection, and enforcement of charges; and County
4 Conditions of Approval applicable to sewer and wastewater including:
5 provision of sewer system plans and specifications as approved by
6 EMWD, County Survey Department, and the Department of
7 Environmental Health; annexation proceedings must be finalized with
8 the applicable purveyor; placement of all utility extensions
9 underground.
10

11 For Solid Waste, the project shall comply with: California Integrated
12 Waste Management Board (CIWMB) Model Ordinance per AB 939
13 which requires recycling; County Ordinance No. 573 which establishes
14 a procedure for the determination, collection, and enforcement of
15 charges; County Ordinance No. 745 which regulates solid waste
16 collection and disposal within unincorporated Riverside County; and
17 conditions of approval applicable to solid waste services including:
18 annexation proceedings must be finalized with the applicable purveyor.
19

20 For Electricity and Natural Gas, the project shall comply with
21 conditions of approval applicable to electrical and gas utilities and
22 services including: placement of utilities underground in accordance
23 with County Ordinance Nos. 460 and 461.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
25 potentially resulting from the approval of the project cannot be fully mitigated and will be only
26 partially avoided or lessened by the mitigation measures hereinafter specified; a statement of
27 overriding findings is therefore included herein:
28

1 A. Air Quality

2 1. Impacts:

3 Construction of the project will generate significant short-term criteria
4 pollutants (nitrogen oxides [NO_x] and PM₁₀) from grading, soil
5 disturbance, equipment and vehicle emissions, fugitive dust, erosion
6 “spill-over” from construction activity, and application of architectural
7 surface treatments. Long-term air emissions from operation of
8 additional motor vehicles will result from the 5,053 project-related,
9 new vehicle trips per day. Operational, long-term air pollutant
10 emissions for NO_x and reactive organic compounds (ROC) will also
11 exceed South Coast Air Quality Management District (SCAQMD)
12 significance thresholds. Project implementation will have an
13 incremental impact on cumulative air quality conditions in the South
14 Coast Air Basin (SCAB), which is classified as a non-attainment air
15 basin. Both project-specific and cumulative air quality impacts are
16 considered significant.

17
18 2. Mitigation:

19 The project shall comply with Wind Erosion Control Plan provisions of
20 County Ordinance No. 460.

21 The project shall comply with conditions of approval applicable to air
22 quality including implementation of all necessary dust control measures
23 during grading activities.

24 The project shall implement dust control measures including: twice-
25 daily site watering; covered haul trucks; watering unpaved
26 parking/staging areas four times daily; sweeping/washing site access
27 points; covering or watering debris/dirt/dusty material stockpiles;
28

1 suspension of operations on unpaved surfaces if winds exceed 25 miles
2 per hour; stabilized any cleared area that will remain inactive for more
3 than 96 hours after clearing.

4 The project shall implement construction-related emission controls
5 including: using off-road equipment built within the past ten years;
6 providing low- NO_x tune-ups of equipment at least every 90 days;
7 limiting idling of trucks and heavy equipment to ten minutes.

8 The project shall implement emission control measures related to off-
9 site impacts including: limiting roadway land closures to off-peak
10 travel periods; construction vehicles shall not be parked on heavily-
11 traveled roadways; encouraging receipt of materials during non-peak
12 traffic hours; providing ride-share incentives for contractor and
13 subcontractor personnel.
14

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the
16 following alternatives identified in EIR No. 445 in light of the environmental impacts which cannot be
17 avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons
18 hereinafter stated:
19

20 A. No Project Alternative (Remain Vacant or Revert to Agricultural Use)

- 21 1. The No Project Alternative would result in no onsite development; the
22 166.3- acre site would remain in its present condition.
- 23 2. The No Project Alternative would maintain existing zoning
24 classifications and environmental conditions.
- 25 3. The No Project Alternative would retain the existing landform and
26 topography. If farming were resumed at the site, the fallow fields would
27 be replaced with at least seasonal crops. No elements would be
28

1 introduced that would detract from the existing aesthetic character or
2 the site or surrounding area.

3 4. Under the No Project Alternative, the open field or future farming of
4 the site would result in some level of fugitive dust (PM10) emissions
5 and some farming equipment emissions. Depending on the agricultural
6 use, this alternative could also result in odor emissions. Under this
7 alternative, there would be no construction-related or on-going
8 operational, mobile or stationary emissions related to the site. Air
9 quality impacts associated with the ongoing fallow condition or site or
10 re-introduced agricultural use would be less than air quality impacts
11 associated with the project.
12

13 5. The No Project Alternative would continue to avoid onsite
14 jurisdictional waters and sensitive Riversidean habitat as in previous
15 agricultural operations. This alternative would not result in loss of
16 existing habitat or result in significant impacts to local populations of
17 on-site wildlife species. Biological resource impacts associated with
18 this alternative would be less than the project.
19

20 6. The No Project Alternative would not result in excavation or any
21 activities that could result in loss of cultural or paleontological
22 resources. Impacts to cultural and paleontological resources would be
23 less than the project.

24 7. The No Project Alternative would not increase in population at the
25 project site. Under this alternative, there would be no additional
26 exposure to seismic risk. In addition, no grading would occur. Impacts
27 to geophysical resources would be reduced relative to the project.
28

- 1 8. Under the No Project Alternative, the existing drainage patterns or
2 volume of storm water runoff would not be modified because the total
3 impervious area on-site would remain unchanged from present
4 conditions. Without mitigation, use of pesticides or herbicides for
5 agricultural operations could potentially impact downstream surface
6 water quality and/or percolate to ground water. Overall impacts to
7 hydrology and water quality would be similar to the project.
8
9 9. Under the No Project Alternative, no additional traffic trips would be
10 generated under this alternative. Continuation of the site in a fallow or
11 agricultural use condition, however, would not generate funds for local
12 and regional transportation system improvements. Overall, traffic
13 impacts would be less than the project.
14
15 10. With the No Project Alternative, if the site remains vacant, no noise
16 would be generated. Agricultural operations (equipment) could result
17 in a periodic noise source. The project site would not generate the
18 additional traffic trips or construction-related noise impacts associated
19 with the proposed project. Overall noise impacts would be less than the
20 project.
21
22 11. The No Project Alternative would not generate additional population or
23 result in additional demand for area recreational resources. Unlike the
24 proposed project, however, it would not provide new recreational
25 amenities (such as the active sports park) or contribute to the extension
26 and improvement of regional trails. Overall, recreational impacts for
27 this project would be greater than the project, which would result in
28 beneficial impacts.

12. The No Project Alternative would not generate additional housing or population. It would not assist in meeting the projected housing demand for western Riverside County. Impacts to housing and population are considered greater for this alternative in comparison to the project.
13. The No Project Alternative would not generate additional population and therefore, would not increase demands on public services (Fire Protection, Police Protection, Schools, and Libraries). Impacts would be less than the project.
14. Under the No Project Alternative, reversion to agricultural uses at the project site would require irrigation water. Often, water supply requirements for irrigation purposes exceed requirements for residential developments. Reclaimed water, however, is typically made available for agriculture. Overall, water supply impacts would be considered similar to the project.
15. Under the No Project Alternative alternative, water and sewer services would not be extended to the project site. Impacts would be less than the project.
16. The No Project Alternative would not generate solid waste and impacts would be less than the project.
17. The No Project Alternative would not generate additional demand for electricity or natural gas and impacts would be less than the project.
18. Implementation of the No Project alternative would eliminate the significant short-term and long-term air quality impacts associated with the project. Overall, this alternative would reduce environmental impacts. Due to benefits of the project, however, impacts associated

1 with recreational resources and housing and population would be
2 considered greater than the project. Water supply, hydrology, and
3 water quality impacts would be different than the project, but would be
4 considered a similar impact level.

- 5 19. The No Project Alternative would not meet any of the project
6 objectives.
7

8 B. Sun City/Meniffee Valley Community Plan (SMVP) Land Use Designation

- 9 1. The previous SMVP Community Plan Land Use Designation
10 (Alternative 2) would result in the development of 104 minimum 1-acre
11 lots representing an 80 percent reduction in the number of housing
12 units. Public service and utility impacts are substantially reduced from
13 the proposed project.
14 2. Implementation of Alternative 2 would result in conversion of vacant
15 land to that of a residential development, although at a lower residential
16 density, consistent with land uses to the west and north of the project
17 site. Views from residential and institutional uses adjacent to the site
18 would be changed; however, this alternative would not conflict with
19 County regulations regarding view resources. Visually, the
20 development of the site would be in character with the rapidly growing
21 nature of the Meniffee Valley. Visual impacts would be similar to the
22 project.
23 3. Under Alternative 2, the number of residential units, compared to the
24 proposed project of 523, would decrease by approximately 80 percent.
25 The site plan incorporates larger lots but, like the project, the entire
26 project site would be graded. Air quality impacts associated with
27 grading would therefore, be similar to the project. As with the project,
28

grading would be limited to 30,000 cubic yards of material per day. Impacts associated with home construction (minimal compared to grading impacts) would be reduced relative to the proposed project. Long-term air quality impacts, primarily associated with vehicle trips generated by the development would be substantially reduced relative to the proposed project. An 80 percent reduction in the number of housing units would result in a proportional reduction in vehicle trip generation. Although short-term construction NO_x emissions would likely remain significant under this alternative, long-term air quality emissions would be reduced below SCAQMD's significance thresholds, thereby eliminating a significant impact of the project.

4. Under Alternative 2, site disturbance would be similar to the project. Although disturbance to the Riversidean sage scrub habitat located in the southeast corner of the site would occur in this alternative, the site plan could be modified, similar to the project, to avoid this sensitive resource. Similar to the project, this alternative would affect on-site wildlife species, CDFG-regulated riparian habitat, and USACE-regulated waters. As with the project, implementation of mitigation measures would reduce site impacts to less than significant. Biological resource impacts would be similar to the project.

5. Without mitigation, grading activities associated with Alternative 2 would have the potential to damage cultural resources on the project site. The same mitigation measures (monitoring and recovery) would be implemented for this alternative and no significant impacts would be anticipated. Cultural and paleontological resource impacts would be similar to the project.

- 1 6. Under Alternative 2, the total disturbed area would be similar to that
2 with the project. Grading for this alternative would require an
3 estimated 365,160 cubic yard (cy) cut and 365,160 cy fill, similar to the
4 project. Risk associated with exposure of residents to seismic hazards
5 and on-site soils would be similar to that with the project. Overall,
6 geophysical and soils impacts for this alternative would be similar to
7 the project and would be less than significant.
- 8 7. Drainage improvements required for Alternative 2 would essentially be
9 the same as those for the project. Due to larger lots, however,
10 impervious areas would be reduced compared to the project, and the net
11 increase in surface water flow from the site would be less than the
12 project. Due to the reduction in units and population, urban
13 contaminants (grease, oil, paints, household cleaners, etc.) that may end
14 up in storm drains, would be reduced relative to the project. Overall,
15 this alternative would slightly reduce hydrology and water impacts in
16 comparison to the project.
- 17 8. Under Alternative 2, the approximate 80 percent reduction in housing
18 units would result in a proportionate reduction in the number of project-
19 related vehicle trips. For the proposed project, project-specific trip
20 generation causes the AM peak service of three intersections to fall
21 below an acceptable level of service (without mitigation). The 80
22 percent trip reduction of this alternative would probably be sufficient
23 change to result in maintenance of acceptable service at those
24 intersections. The funding contribution to regional and local
25 transportation improvements (TUMF program) would be substantially
26 less for this alternative. Overall, the reduction in trips, however, is

1 considered to outweigh the benefit of funding, and transportation
2 impacts would be reduced under this alternative relative to the project.

3 9. Alternative 2 would result in construction noise impacts primarily
4 related to grading activities and would be similar to the project.
5 Mitigation, as with the project, would be implemented to assure that
6 blasting or rock breaking did not significantly impact nearby school
7 occupants. Since fewer homes would be constructed, noise generation
8 associated with the building phase would be reduced in comparison to
9 the proposed project. Vehicle trip generation would be reduced by
10 approximately 80 percent with a proportionate reduction in traffic-
11 generated noise, and with the proposed project, would be less than
12 significant. Noise impacts would be reduced compared to the project.

13
14 10. Alternative 2 would result in a reduction in population and would
15 reduce demand for recreational services in comparison to the project.
16 The Site Plan offers a community park similar to the project. Since the
17 cost for park improvements (basketball, baseball, and soccer) would be
18 amortized over a much smaller development, this alternative may not
19 support the proposed active uses for this park. It is anticipated, that
20 improvements to the Garbani Trail abutting the property boundary
21 would still be required. Overall, recreational impacts would be similar
22 to the project, and would be less than significant.

23
24 11. Alternative 2 would substantially reduce the population introduced at
25 the project site. The provision of new housing would also be
26 substantially reduced. Considering the projected housing need for
27 western Riverside County, impacts to population and housing would be
28 considered greater for this alternative in comparison to the project.

12. Under Alternative 2, the 80 percent reduction in the number of housing units would substantially reduce the public service demands (Fire Protection, Police Protection, Schools and Libraries) in comparison to the project. Fire and police response times, however, would remain similar to the project. The reduction in service demand would be offset by a reduction in property taxes generated by the project site. Similarly, the contribution to school fees (or alternate agreement with the local school district) would be reduced proportionate to the reduction in number of students to be generated by this alternative. Overall, public service impacts would be reduced, and like the project, would be less than significant.
13. Water demand for Alternative 2 would be substantially reduced for this project. Domestic water supply required for new residents would be reduced concomitant with the 80 percent reduction in housing units. The demand for irrigation water (larger lots) would increase. Overall, water supply impacts would be reduced as compared to the project, and would be less than significant.
14. Under Alternative 2, the number of residential units and expected population would be reduced compared to the project. The amount of wastewater generation would be reduced by approximately 80 percent. Infrastructure to serve the project, however, would require extension to connect to existing services. Wastewater generation impacts would be reduced as compared to the project and not significant.
15. Solid waste generation associated with Alternative 2 would be reduced approximately proportionate with the reduction in number of units. Green waste (lawn and garden clippings, etc) would likely be greater

1 than the project. Overall, solid waste impacts would be less than the
2 project and would not be significant.

3 16. Under Alternative 2, demand for electricity and natural gas would be
4 reduced by approximately 80 percent for this alternative in comparison
5 to the project. As with the project, this impact would be less than
6 significant.

7 17. Compared to the project, Alternative 2 would reduce impacts to
8 transportation/traffic, noise, public services and utilities, and water
9 supply. It would eliminate the long-term significant air quality impact
10 associated with the project. Visual, biological, cultural/paleontological,
11 and geophysical resource impacts would be similar to the project.
12 Hydrology and water quality impacts may be slightly greater under this
13 alternative than the project. Housing and population impacts would
14 also be considered greater for this alternative. Overall, Alternative 2
15 would result in a reduction of environmental impacts and would
16 eliminate a significant impact associated with the project.

17 18. Alternative 2 would generally meet the objectives for the project. This
18 alternative may not result in a reasonable return of investment for the
19 project proponent. Site development grading and infrastructure costs
20 would not be substantially reduced, and these costs would have to be
21 amortized over 80 percent fewer housing units. Alternative 2 would
22 not meet the objective of satisfying market conditions for housing and
23 providing affordable housing because of its substantially greater per-lot
24 improvement costs.
25
26
27
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits
2 of the project against the unavoidable adverse environmental effects thereof, and has determined that
3 the following benefits outweigh and render acceptable those environmental effects:

- 4 A. The project would create a Medium Density Residential (MDR), single-family
5 community proposed to meet the growing need for housing in the Meniffee Valley and
6 assist in meeting the regional projected need for housing in western Riverside County.
7
8 B. The project would be consistent with the vision and plan for this area as recently set
9 forth in the adopted October 2003 County of Riverside General Plan component of the
10 Riverside County Integrated Project (RCIP) and Sun City/Meniffee Valley Area Plan to
11 assure a balanced community including housing opportunities and employment growth.
12 The site plan incorporates a variety of community-wide recreational amenities to meet
13 the needs of existing and future area residents and to create a sense of community.
14
15 C. The project would integrate the new development with both existing and future area
16 land uses by providing for landscape treatments, setbacks and pedestrian and
17 equestrian connections that integrate with the mix of residential and institutional land
18 uses in the immediate vicinity.
19
20 D. The project would provide an onsite, improved, multi-purpose trail that will eventually
21 tie-in to future regional trails.
22
23 E. The project would provide park and recreation amenities including the provision of a
24 large (5.3-acre), centrally-located park with improvements that will be available to the
25 public. In addition, over 10 acres of open space greenbelt/paseos incorporated
26 throughout the project will provide aesthetic amenities and on-site and offsite
27 connectivity park and trail facilities.
28
29 F. The project would incorporate specialized drainage devices to enhance onsite and
30 watershed-wide water quality while providing a reliable source of surface water to
31 maintain and preserve the off-site riparian habitat resources located north of the site.

- 1 G. The project would provide onsite preservation of sensitive Riversidian Sage Scrub and
2 offsite habitat improvements through the purchase of mitigation credits to improve the
3 Santa Ana River.
- 4 H. The project would provide traffic improvements including installation of new signals at
5 Murrieta Road/Craig Avenue and Beth Road/Murrieta Road intersections. These
6 improvements would serve to reduce the deteriorating intersection conditions in the
7 project area, and improve vehicle and emergency access.
- 8
- 9 I. The project would provide approximately \$3.6 million to regional Transportation
10 Uniform Mitigation Fee (TUMF) to fund regional and arterial highway improvements
11 for western Riverside County.
- 12 J. The project would provide funding for various elements of regional infrastructure
13 through the County's mitigation fee programs.
- 14 K. The project would provide extensions of utilities and services to an area projected for
15 future growth and residential development. The site is currently undeveloped and
16 served by an existing water well.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
18 (Section 15126 (d)) require an EIR to discuss how a proposed project could directly or indirectly lead
19 to economic, population, or housing growth. A project may be growth-inducing if it removes
20 obstacles to growth, taxes community service facilities or encourages other activities which cause
21 significant environmental effects. The discussion is as follows:

22

23 A. Economic, Population Or Housing Growth

24 The project proposes development of 523 single-family residential uses. The
25 project would not impact County employment trends; however it would create
26 new construction jobs and contribute to the economic growth of the area.

27 B. Removal Of An Impediment To Growth

28

1 The project would not displace existing housing or people, require the
2 construction of replacement housing elsewhere or induce population growth,
3 but rather accommodate growth by providing housing for the projected growth
4 of the County. The project is adjacent to existing roadways and existing water
5 and sewer lines, the project should not result in the removal of an impediment
6 to growth.

7
8 C. Precedent - Setting Effects

9 The project has no precedent-setting effects.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project will implement
11 applicable elements of the adopted RCIP General Plan as follows:

12 A. Land Use Element

13 The project is generally consistent with the adjacent land uses and would be
14 compatible with the surrounding community and the developing character of
15 the Menifee Valley. The project is consistent with the adopted RCIP General
16 Plan and is below the maximum density (up to 5 dwelling units per acre) for
17 the site. The project is consistent with the Sun City/Menifee Valley Area Plan
18 (SCMVAP) Land Use Plan designation of Medium Density Residential (2-5
19 dwelling units/acre). The project is within an area that exhibits characteristics
20 conducive to accommodating growth. Factors pertaining to circulation,
21 drainage, aesthetics, biological and cultural resources, recreation, school and
22 library services, water and sewer availability, and utilities have been addressed
23 through project design, mitigation measures and the conditions of approval.
24 The project is participating in regional transportation improvements and other
25 major circulation improvements in the area. Project related employment
26 opportunities, are intended to serve the future residents of the SCMVAP area.
27
28 The provision of service and utilities is covered under the RCIP General Plan

1 Land Use Element policies. The project through its design, mitigation
2 measures and conditions of approval would provide adequate circulation,
3 water, sewer, solid waste, police and fire protection, and other services to
4 comply with public facilities and services element requirements.

5 B. Circulation Element

6 The intent of the Circulation Element is to establish a comprehensive multi-
7 modal transportation system that is coordinated with the Land Use Element
8 relative to projected future travel demand, growth and development in the
9 County. The project's onsite circulation system would be designed to County
10 Transportation and Land Management Agency design criteria and right-of-way
11 requirements listed in the RCIP General Plan. The project would also include
12 roadway and intersection improvements, provision of emergency access, and
13 trail improvements that will tie into proposed regional trail improvements and
14 future trail systems. The project would provide a substantial contribution to
15 regional Transportation Uniform Mitigation Fee (TUMF) to fund regional and
16 arterial highway improvements in the County. Upon project buildout and
17 implementation of project, the intersections within the project area would
18 operate at acceptable levels of service as targeted in the RCIP General Plan.

19 C. Housing Element

20 The RCIP General Plan Housing Element assesses the current and project
21 housing needs for the County and establishes policy for providing adequate
22 housing and related action programs. The project would provide an
23 additional 523 single-family homes to the developing Sun City/Menifee Valley
24 area of western Riverside County. The new housing would contribute
25 approximately 2.1 percent of the projected need in the western portion of the
26 County and 1.7 percent of the County-wide need. The project is consistent
27
28

1 with the County's and community's objectives and projects for existing
2 conditions and future growth in relationship with population employment and
3 housing included in the RCIP General Plan.

4 D. Safety Element

5 Based on the Initial Study and Phase 1 site assessments, no significant safety
6 hazards or issues or impacts from hazardous materials or airport hazards would
7 be associated with the site. The project through its design, mitigation and
8 conditions of approval would reduce impacts from potential seismic hazards,
9 drainage, and rock fall hazards during construction to less than significant.
10

11 E. Air Quality Element

12 The RCIP General Plan Air Quality Element requires projects to mitigate
13 anticipated emissions which exceed allowable emissions as established by the
14 SCAQMD. Implementation of mitigation measures and conditions of
15 approval would reduce PM₁₀ emissions to a less than significant level during
16 peak grading activity days. NO_x reduction measures would also
17 substantially reduce construction-related emissions, but NO_x generated from
18 construction would exceed the significance thresholds. Long-term emissions
19 during operation are project to exceed significance thresholds for NO_x and
20 ROC. Overriding findings are required for air quality impacts.
21

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project is consistent
23 with the RCIP General Plan.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
25 considered EIR No. 445 in evaluating the project, that EIR No. 445 is an accurate and objective
26 statement that complies with the California Environmental Quality Act and reflects the County's
27 independent judgment, and that EIR No. 445 is incorporated herein by this reference.
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No.
2 445, **ADOPTS** the Mitigation Monitoring Plan specified therein and **APPROVES** the project.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
4 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
5 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
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ORDINANCE NO. 348.4241

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as
Follows:

Section 1. Section 4.2 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Antelope Valley Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2103, Change of Zone Case No. 6670" which map is made a part of this ordinance.

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

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

By: _____
Chairman, Board of Supervisors

ATTEST:

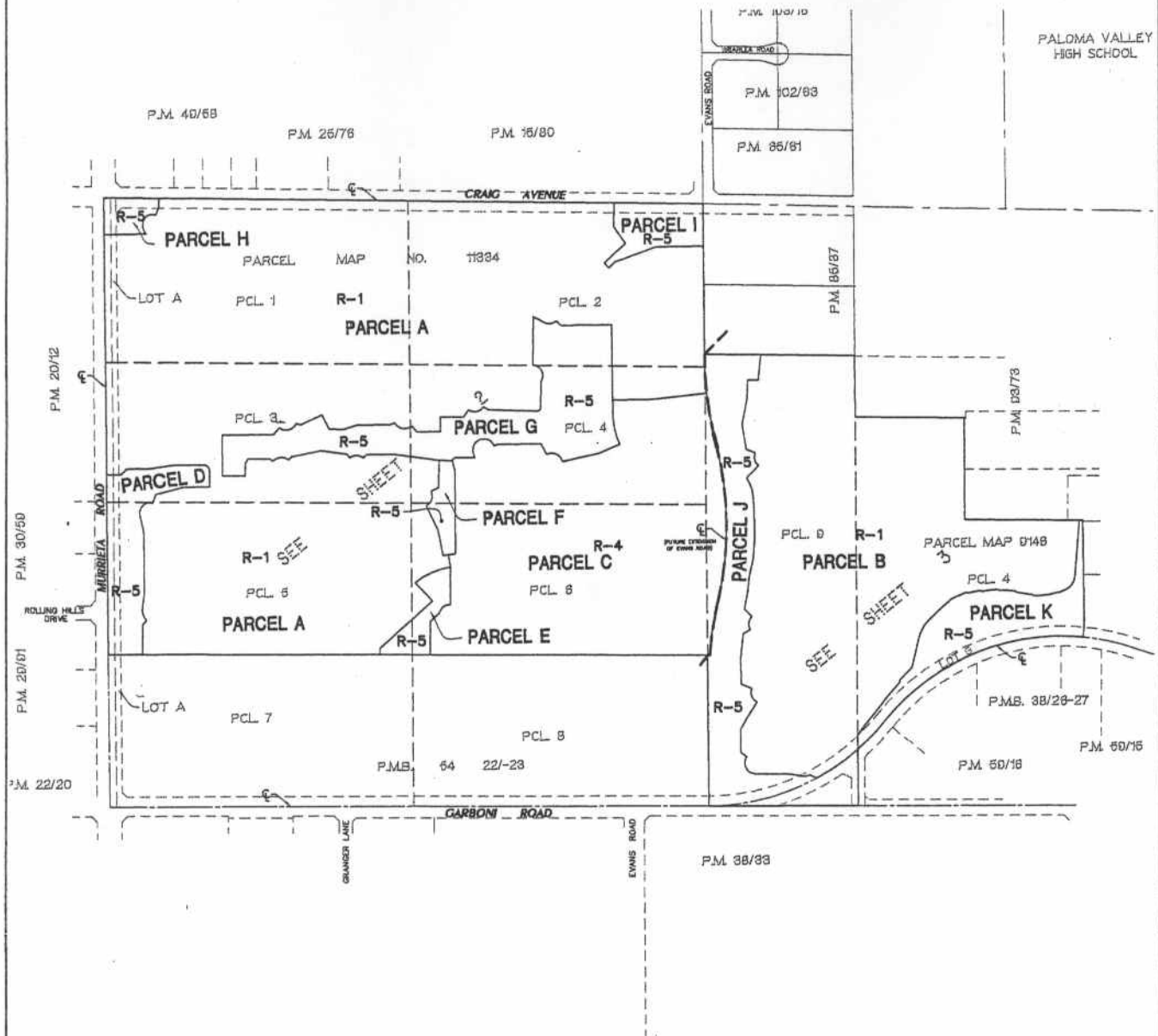
NANCY ROMERO
Clerk to the Board

By: _____
Deputy

(SEAL)

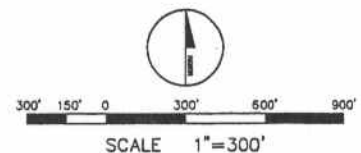
ANTELOPE VALLEY AREA

SECTION 9, T.6.S., R.3.W., S.B.B.&M.



LEGEND

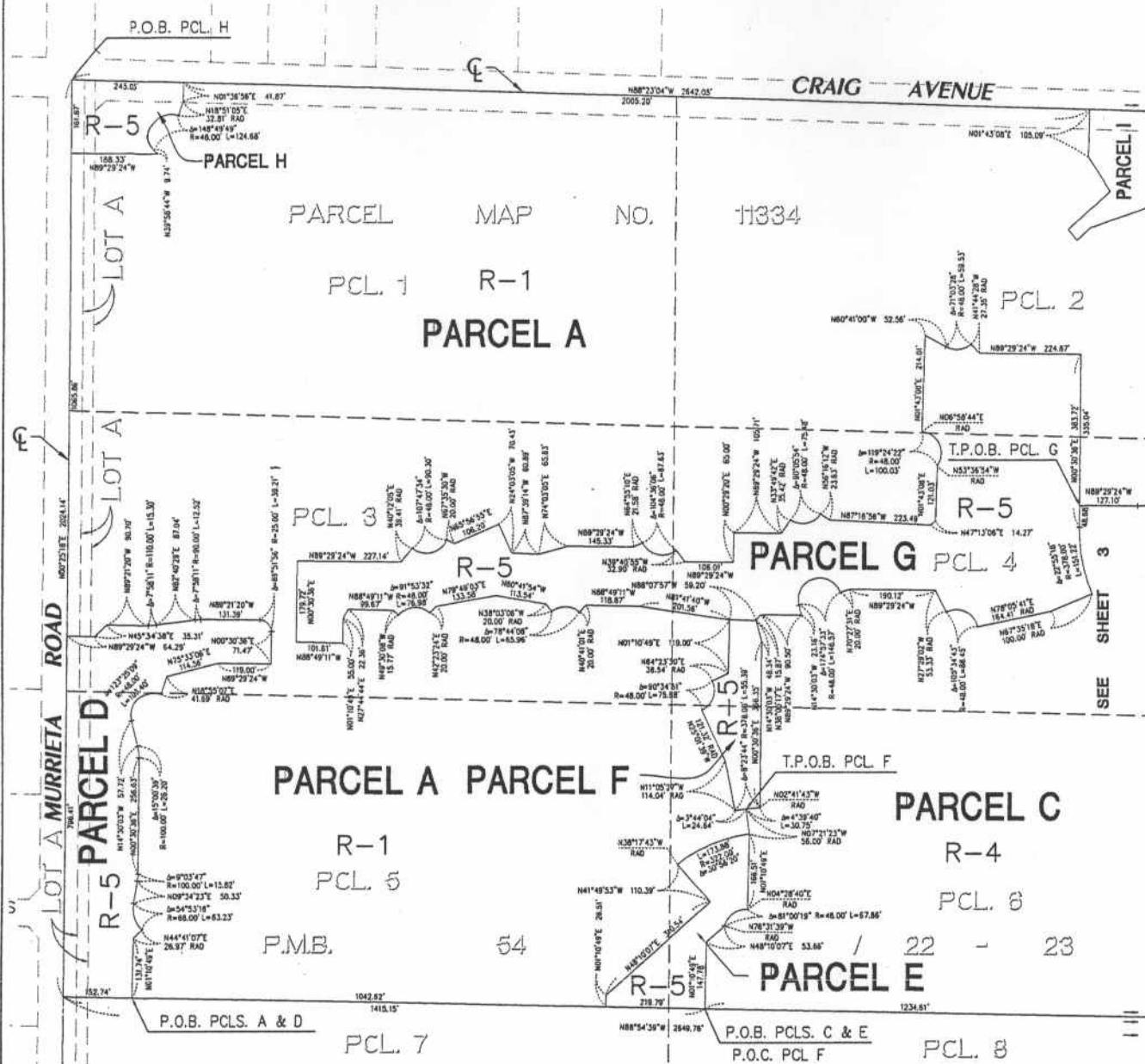
R-1	ONE - FAMILY DWELLINGS
R-4	PLANNED RESIDENTIAL
R-5	OPEN AREA COMBINING ZONE - RESIDENTIAL DEVELOPMENTS



MAP NO. 2.2103
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6670
ADOPTED BY ORDINANCE NO. 348.4241
OCTOBER 26, 2004
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ANTELOPE VALLEY AREA

SECTION 9, T.6.S., R.3.W., S.B.B.&M.



P.O.B. PCL 1

R-5

PCL 2 R-1

PARCEL A

PARCEL

R-5

PCL. 4

PARCEL MAP NO.

R-5  +1334

PARCEL C

R-4

(FUTURE EXTENSION
OF EVANS ROAD)

PCL. 8

P.M.B. 54

PCL. 3

GARBONI ROAD

LEGEND

R-1
R-4
R-5

ONE - FAMILY DWELLINGS

PLANNED RESIDENTIAL

OPEN AREA COMBINING

ZONE - RESIDENTIAL DEVELOPMENTS

MAP NO. 2.2103

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6670

ADOPTED BY ORDINANCE NO. 348.4241

OCTOBER 26, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ACCESSOR'S PARCEL NO. 360-180-003, 004,
005, 006, 009, 010, 011, & 360-200-013

Sheet 3 of 3

WO: 2399-5X

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