

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

901 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 10, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6935 / TENTATIVE TRACT MAP NO. 32185 - EIR464 - Beazer Homes - Third Supervisorial District - French Valley Zoning Area - 163 acres - 426 proposed lots - R-R zoning - Schedule A - Located north of Cookie Road, south of Ruff Road, east of Leon Road, and west of Elliot Road and Winchester Road. - REQUEST: CZ 6935, proposes to change the existing zoning from R-R to R-1 / TR 32185, proposes to subdivide 163 acres into 426 single family residential dwelling units, 31 open space lots used for landscaping, paseos, detention areas and a park that consists of 10 acres.

**CONTROVERSIAL ISSUES:**

Preservation of Oak Trees and TUMP fees paid at building permits – RESOLVED THROUGH CONDITIONS OF APPROVAL.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Zuppardo not participating) RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**CERTIFICATION** of Environmental Impact Report No. 464; and,

**TENTATIVE APPROVAL** of Change of Zone No. 6935, R-R to R-1 in accordance with Exhibit No. 3 and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of Tentative Tract Map No. 32185, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ;ar

REVIEWED BY EXECUTIVE OFFICE  
*Robert C. Johnson*  
DATE 11/12/04  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3

**DRAFT**

Board of Supervisors

County of Riverside

**RESOLUTION NO. 2004-531  
ADOPTING, CHANGE OF ZONE NO. 6935, TENTATIVE TRACT MAP NO. 32185  
AND  
MAKING FINDINGS OF OVER-RIDING CONSIDERATIONS  
AND  
CERTIFYING EIR NO. 464**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on \_\_\_\_\_, 2004 and before the Riverside County Planning Commission in Riverside, California on October 20, 2004 to consider EIR No. 464 (Tentative Tract Map No. 32185); and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met, and Environmental Impact Report (EIR) No. 464 prepared in connection with Tentative Tract Map No. 32185 and related cases (referred to alternatively herein as "the project"), 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 Rules; 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 Board of Supervisors of the County of Riverside, in regular session assembled on \_\_\_\_\_, that:

A. Tentative Tract Map No. 32185 is the development of a single-family residential development and public park site. The project site consists of approximately 163.6-acres of developed and undeveloped land located in an unincorporated area of southwestern Riverside County, approximately ¾ of a mile north of the City of Murrieta. The proposed site is generally located to the north of Cookie Road, to the east of Leon Road, to the south of rural residential and

1 agricultural land, and to the west of proposed Tentative Tract Nos. 30996 and  
2 30599 and Winchester Road (State Route 79 or SR-79).

3  
4 The proposed project site is currently identified by the Riverside County Tax  
5 Assessors Office as Assessor's Parcel Numbers 467-150-047, 048, 078 & 467-160-  
6 029 thru 045.

7  
8 The proposed project consists of the subdivision and development of the  
9 approximately 163.6-acre project site with 371 single-family lots on 7,200 square  
10 foot lots, 55 single-family lots on 20,000 square foot lots, a community park, open  
11 space lots for enhanced landscaping, two detention basins, a circulation system  
12 including roadways and trails, and infrastructure. The lot size and internal roadway  
13 design are consistent with the County of Riverside, *Countywide Design Standards*  
14 *and Guidelines*, dated January 13, 2004.

15  
16 The proposed project would include the construction of an on-site storm drain  
17 system that, consistent with County policy, would result in no net increase in the  
18 rate and volume of runoff leaving the project site. In addition, the proposed project  
19 would include the provision of landscaping areas, perimeter walls, and entry  
20 signage consistent with the County of Riverside, *Countywide Design Standards and*  
21 *Guidelines*, dated January 13, 2004.

22  
23 B. Tentative Tract Map No. 32185 is associated with Zone Change No. 6935 which was  
24 considered at the public hearing before the Planning Commission. Zone Change No.  
25 6935 proposes changing the zoning designations from R-R (Rural Residential) to R-1  
26 (Single-family Dwellings).

1 Potentially Significant Environmental Impacts That Will Be Avoided or Substantially Lessened by  
2 the Identified Conditions of Approval, Mitigation Measures and Features Incorporated into the  
3 Project:

4 **BE IT FURTHER RESOLVED, FOUND, DETERMINED, AND ORDERED** by the  
5 Board of Supervisors County of Riverside, in regular session assembled on \_\_\_\_\_, that the  
6 following environmental impacts associated with the project are potentially significant unless  
7 otherwise indicated, but each of these impacts will be avoided or substantially lessened by the  
8 identified conditions of approval, mitigation measures and features incorporated into the project:  
9

10 **A. Aesthetics**

11 **Mt. Palomar Observatory**

12 **1. Significant Effect:**

13 *The proposed project may have a potential impact related to light and glare.*

14 **Finding**

15 Changes or alterations have been required in, or incorporated into, the Project  
16 which mitigate or avoid the significant effects on the environment.

17 **Facts in Support of Finding** - The significant effect has been lessened to a less  
18 than significant level by incorporation of the following mitigation measures  
19 identified in Final EIR No. 464 into the Project:

- 20 a. Prior to the issuance of a building permit, the project will comply with  
21 Riverside County Ordinance No. 655.

22 **2. Significant Effect:**

23 *Reasonably foreseeable future development may have a significant effect by the*  
24 *creation of new sources of light and glare.*

25 **Finding**

26 Changes or alterations have been required in, or incorporated into, the Project  
27 which mitigate or avoid the significant effects on the environment.  
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**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to the issuance of a building permit, the project will comply with Riverside County Ordinance No. 655.

**3. Significant Effect:**

Reasonably foreseeable future development may a significant effect may have a significant effect by the creation of new sources of light and glare (other lighting issues).

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to the issuance of a building permit, the project will comply with Riverside County Ordinance No. 655.

**B. Air Quality**

**1. Significant Effect**

**Mobile Sources**

*The proposed project will result in a potential daily mobile source air quality impact from increased automotive emissions.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

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a. Prior to issuance of a grading permit, applicant/builder shall be responsible, to the satisfaction of the Riverside County Building and Safety Department, for the reduction of impact air quality impacts during the operational phase from on-site land use by any combination of the following methods:

- Construct, contribute, or dedicate land for the provision of off-site and on-site bicycle trails linking the facility to designated bicycle commuting routes.

Provide site improvements such as street lighting, street furniture, route signs and displays, bus turnouts, and sidewalks and/or pedestrian paths.

**2. Significant Effect**

**Stationary Sources**

*The proposed project land use will result in potential stationary source air quality impact from emissions during the operational phase.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

a. Prior to issuance of a grading permit, applicant/builder shall be responsible, to the satisfaction of the Riverside County Building and Safety Department, for the reduction of impact air quality impacts during the operational phase from on-site land use by any combination of the following methods:

b. Eliminate altogether the installation of natural wood burning fireplaces. Electric or natural gas alternatives should be used as “clean burning” fireplaces per County of Riverside design guidelines.

- Eliminate the installation of wood burning stoves.
- Increase insulation in homes beyond Title 24.
- Use of central water heater where appropriate.
- Use of double-glass paned windows.
- Orient buildings north/south to reduce effects of afternoon heating where appropriate.

**3. Significant Effect**

**Short-Term Emissions**

*The proposed project construction activities will generate PM-10 emissions that exceed air quality standards.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to **SRR-1**. During grading and construction activities, the applicant/builder shall comply with the requirements of SCAQMD Rule 403.
- b. Prior to issuance of a grading permit, the applicant/builder shall submit a fugitive dust emissions plan for review and approval by the Riverside County Building and Safety Department. The applicant/builder shall be responsible, to the satisfaction of the Riverside County Building and Safety Department, for the implementation of the fugitive dust control plan during grading and construction. The fugitive dust control plan shall include the following to reduce fugitive dust:

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- All unpaved demolition, construction areas, unpaved parking areas, and unpaved road surfaces shall be watered three times per day (except during periods of rainfall) to reduce dust emissions. Additional watering or acceptable SCAQMD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
- On-site stockpiles of excavated material with a five percent or greater silt content shall be enclosed, covered, watered daily, or applied with SCAQMD approved soil binders.
- All grading operations shall be suspended during first, second, and third stage smog alerts.
- All grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour.
- Traffic speeds on all unpaved road surfaces shall be reduced to 15 miles per hour.
- Trucks hauling dirt and debris to and from the project site shall be covered to reduce windblown dust and spills.
- Trucks that have been involved in grading activities shall have their exteriors washed prior to leaving the project site.
- On dry days, dirt or debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- Construction equipment shall be washed each evening after use.

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- If on-site rock crushing is required, rock materials undergoing processing shall be watered at sufficient frequency. An on-site automatic water, mist, or sprinkler system shall be installed in areas of rock crushing and conveyor belt systems.
  
- c. During grading and construction activities, the applicant/builder shall be responsible for the proper maintenance and operation of construction equipment to reduce NO<sub>x</sub> emissions to the extent feasible. In addition, to the extent feasible, construction equipment shall be equipped with prechamber diesel engines (or equivalent).
  
- d. Prior to the issuance of grading permits, the project applicant shall evaluate the feasibility of using alternative fuels in large off-road construction equipment that will be operating for significant periods. Alternative fuels can include fuel additives or modified fuels, (e.g., PuriNO<sub>x</sub>) that have been demonstrated by CARB to result in emission reductions.
  
- e. During construction, the project applicant/builder shall be responsible for the enforcement of the prohibition of trucks idling longer than 10 minutes.
  
- f. During grading and construction activities, the applicant/builder shall utilize, to the extent feasible, existing power sources (e.g., power poles) or clean fuel generators instead of temporary portable generators.
  
- g. The applicant/builder shall be responsible, to the satisfaction of the Riverside County Building and Safety Department, for the implementation of a construction activity traffic plan. The construction activity traffic plan shall include the following to reduce construction-related vehicle emissions:
  - Haul routes shall be selected to minimize traffic flow interference and congestion.

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- Construction-related vehicle traffic and goods movement shall be scheduled to occur, to the extent feasible, during off-peak traffic hours.
- Provision of traffic control measures to guide traffic and minimize traffic disruptions.

**C. Cultural Resources**

**1. Significant Effect**

**Historical, Archaeological, and Paleontological**

*The proposed project would potentially alter or destroy a historic site or historic resources, alter or destroy an archeological site or archeological resource.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of a grading permit, standard County practices related to cultural resources require the preparation of a records review and survey (Phase I Study).

**D. Geology and Soils**

**1. Significant Effect**

**Ground-Shaking Zone**

*The proposed project is within a County Ground Shaking Zone.*

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**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of a grading permit project compliance with County Ground Shaking Zone requires new structures on the proposed project site shall comply with the Uniform Building Code seismic design standards for Ground Shaking Zone II.

**2. Significant Effect**

**Slopes**

*The proposed project will change the topography of the proposed project site.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of a grading permit compliance with Riverside County Ordinance No. 457 related to slopes is required.

**3. Significant Effect**

**Soils**

*The proposed project may have a potential to result in soil erosion during grading and construction.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

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**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of a grading permit, compliance with the submittal of a grading plan including a Storm Water Pollution Prevention Plan (SWPP) is required by the County.

**4. Significant Effect**

**Erosion**

*The proposed project may have a potential to result in erosion during grading and construction.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of a grading permit, compliance with the submittal of a grading plan including a Storm Water Pollution Prevention Plan (SWPP) is required by the County.

**E. Hazards and Hazardous Materials**

**1. Significant Effect**

**Hazardous Fire Areas**

*Cumulative projects may be potentially impacted by hazards or hazardous materials, airport hazards, or form hazardous fire areas.*

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**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of any grading permit the Applicant will need to demonstrate compliance with standard County practices related to hazards or hazardous materials, airport hazards, or form hazardous fire areas.

**F. Hydrology and Water Quality**

**1. Significant Effect**

**Water Quality**

*The proposed project has the potential to impact downstream properties by increasing the rate and volume of flood flows due to the addition of pervious services.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Design measures Design measures (detention basins) have been incorporated on the proposed project site to ensure that downstream flows will not be significantly increased.

**2. Significant Effect**

**Floodplains**

1                    *The proposed project will result in changes in absorption rates and the rate and*  
2                    *amount of surface runoff from the proposed project site.*

3                    **Finding**

4                    Changes or alterations have been required in, or incorporated into, the Project  
5                    which mitigate or avoid the significant effects on the environment.

6                    **Facts in Support of Finding** - The significant effect has been lessened to a less  
7                    than significant level by incorporation of the following mitigation measures  
8                    identified in Final EIR No. 464 into the Project:

- 9                    a.     Design measures Design measures (detention basins) have been  
10                    incorporated on the proposed project site to ensure that downstream flows  
11                    will not be significantly increased.

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13                    **G.     Mineral Resources**

14                    **1.     Significant Effect**

15                    *Cumulative projects may be potentially impact mineral resources. However, these*  
16                    *potential impacts are not expected to be significant and with compliance with*  
17                    *standard County practices related should result in cumulative impacts that are less*  
18                    *than significant.*

19                    **Finding**

20                    Changes or alterations have been required in, or incorporated into, the Project  
21                    which mitigate or avoid the significant effects on the environment.

22                    **Facts in Support of Finding** - The significant effect has been lessened to a less  
23                    than significant level by incorporation of the following mitigation measures  
24                    identified in Final EIR No. 464 into the Project:

- 25                    a.     Prior to issuance of any grading permit the Applicant will need to  
26                    demonstrate compliance with standard County practices related to mineral  
27                    resources.

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**H. Noise**

**1. Significant Effect**

**Other Noise**

*The proposed park site activities may have a potential noise impact on the adjacent residential land uses.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. The ultimate owner of the park site shall limit activities at the park site to daytime hours between 7 A.M. and 10 P.M.

**2. Significant Effect**

**Highway Noise (Long-Term Noise)**

*Residences along Leon Road and EEE Street (Pourroy Road) will be subject to highway noise levels.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of a grading permit, The project applicant/developer shall submit an acoustical study performed by an acoustical engineer to establish appropriate design criteria that shall be applied to individual dwelling units within the subdivision to reduce the interior noise levels to 45 dBA Ldn. The acoustical study shall be submitted, along with the appropriate fee, to

1 the Department of Public Health, Riverside County Health Services Agency  
2 for review and approval. The approved noise reduction measures, if any,  
3 shall be forwarded from the Department of Public Health to the County  
4 Department of Building and Safety and the County Planning Department  
5 for implementation into the final building plans.

- 6  
7 b. The applicant/builder shall be responsible for the construction of sound  
8 barriers in accordance with the Final Noise Report.

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11 **3. Significant Effect**

12 **Noise Effects on or by the Project (Short-Term Noise)**

13 *Construction-related activities for the proposed project would occur in creating*  
14 *high noise levels.*

15 **Finding**

16 Changes or alterations have been required in, or incorporated into, the Project  
17 which mitigate or avoid the significant effects on the environment.

18 **Facts in Support of Finding** - The significant effect has been lessened to a less  
19 than significant level by incorporation of the following mitigation measures  
20 identified in Final EIR No. 464 into the Project:

- 21 a. The project applicant/developer shall comply with Riverside County  
22 Ordinance No. 457 Section 1.G.1, which states: "Whenever a construction  
23 site is within one-quarter mile of an occupied residence or residences, no  
24 construction activities shall be undertaken between the hours of 6:00 P.M.  
25 and 6:00 A.M. during the months of June through September and between  
26 the hours of 6:00 P.M. and 7:00 A.M. during the months of October through  
27 May."

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**I. Public Services**

**1. Significant Effect**

**School**

*The proposed project will result in an increased number of students and need for additional classrooms and is expected to require an incremental increase in the need for educational services.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to appropriate permits, the Applicant shall be responsible for the payment of all standard fees.

**2. Significant Effect**

**Libraries**

*The proposed project will result in an incremental increased demand for library services.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to appropriate permits, the Applicant shall be responsible for the payment of all standard fees.

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**3. Significant Effect**

**Cumulative Public Services**

*Reasonably foreseeable future development would have a potential cumulative impact on public services including fire, sheriff, schools, and library services.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to appropriate permits, the Applicant shall be responsible for the payment of all standard fees.

**4. Significant Effect**

**Health Services**

*The proposed project will result in an incremental increased demand for health services.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to appropriate permits, the Applicant shall be responsible for the payment of all standard fees.

**5. Significant Effect**

1 Reasonably foreseeable future development would have a potential cumulative  
2 impact on health services

3 **Finding**

4 Changes or alterations have been required in, or incorporated into, the Project  
5 which mitigate or avoid the significant effects on the environment.

6 **Facts in Support of Finding** - The significant effect has been lessened to a less  
7 than significant level by incorporation of the following mitigation measures  
8 identified in Final EIR No. 464 into the Project:

- 9 a. Prior to appropriate permits, the Applicant shall be responsible for the  
10 payment of all standard fees.

11  
12 **J. Transportation/Traffic**

13 **1. Significant Effect**

14 **Circulation**

15 *The proposed project will impact the off-site circulation system.*

16 **Finding**

17 Changes or alterations have been required in, or incorporated into, the Project  
18 which mitigate or avoid the significant effects on the environment.

19 **Facts in Support of Finding** - The significant effect has been lessened to a less  
20 than significant level by incorporation of the following mitigation measures  
21 identified in Final EIR No. 464 into the Project:

- 22 a. Prior to the issuance of building permits, the project applicant shall submit  
23 the street improvement plans to the County Transportation Department for  
24 review and approval of the sight distance at each project entrance.
- 25  
26 b. Prior to issuance of building permits, the project applicant shall pay their  
27 "fair share" cost of off-site circulation improvements at area intersections  
28 through the payment of the County's traffic signal mitigation fee.

1 c. Prior to the issuance of building permits, the Project Applicant shall pay  
2 their "fair share" cost of off-site circulation improvements to Scott Road  
3 and the Scott Road/I-215 Interchange through the payment of the County's  
4 Road and Bridge Benefit District fee.

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6 d. The proposed project Applicant shall participate in funding of off-site  
7 improvements as maybe required by ordinance of the County. Prior to  
8 issuance of a building permit the project Applicant shall pay their "fair-  
9 share" of the off-site improvements required to achieve acceptable Levels of  
10 Service during the peak hours. This would include the installation of  
11 intersection improvements including construction of lanes and traffic  
12 signals at study area intersections as provided in Table 1-1 of the Traffic  
13 Study in Appendix D and noted below:

- 14 • I-215 South Bound Freeway Ramps (NS) at Scott Road;
- 15 • I-215 North Bound Freeway Ramps (EW) at Scott Road;
- 16 • I-215 North Bound Freeway Ramps (NS) at Clinton Keith Road  
17 (EW);
- 18 • Antelope Road (NS) at Scott Road (EW);
- 19 • Antelope Road (NS) at Clinton Keith Road (EW);
- 20 • Leon Road (NS) at Scott Road (EW);
- 21 • Winchester Road /SR-79 (NS) at Scott Road (EW);
- 22 • Winchester Road /SR-79 (NS) at Keller Road (EW);
- 23 • Winchester Road /SR-79 (NS) at Abelia Street (EW);
- 24 • Winchester Road /SR-79 (NS) at Pourroy Road(EW); and
- 25 • Winchester Road /SR-79 (NS) at Benton Road (EW).

26 **2. Significant Effect**

27 *The proposed project would potentially have on-site circulation system impacts.*

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**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to the issuance of building permits, the project applicant shall submit the street improvement plans to the County Transportation Department for review and approval of the sight distance at each project entrance.
  
- b. In conjunction with the development of the proposed project the following on-site improvements are required to achieve acceptable levels of service. This shall include the following:
  - Construct Pourroy Road (EEE Road) at its ultimate full-section width as a collector Roadway from Leon Road to Elliot Road in conjunction with development;
  - Construct Leon Road at its ultimate half-section width as a Major Roadway for the northerly project boundary to the southerly project boundary in conjunction with development;
  - Construct Elliot Road at its ultimate half-section as a general local road (34-foot part width) from the northerly project boundary to the southerly project boundary in conjunction with development;
  - Construct a 150-foot (minimum) southbound left-turn lane along Leon Road at the intersection of Pourroy Road (EEE Road) in conjunction with development;
  - Construct stop sign control at the intersection of all project access points that do not meet minimum traffic signal warrants and connect with the public roadways until warrants are met;

- On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans of the project site; and
- Sight distances at project entrances shall be reviewed with respect to standard Caltrans and County sight distance standards at the time of preparation of final grading, landscape, and street plans.

**3. Significant Effect**

*The proposed project in conjunction with cumulative projects will have public perception impacts related to transportation/traffic.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of building permits the Applicant shall pay "fair-share" fees and County-wide and project-level improvement fees.

**4. Significant Effect**

*Reasonably foreseeable future development would have a potential cumulative impact on transportation/traffic.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to issuance of building permits the Applicant shall pay "fair-share" fees and County-wide and project-level improvement fees.

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**K. Utility and Service Systems**

**1. Significant Effect**

**Water**

*The proposed project will result in a project-specific impact related to water.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to appropriate permits, the Applicant shall be responsible for the payment of all standard fees.

**2. Significant Effect**

**Sewer**

*The proposed project will result in a project-specific impact related to sewer services.*

**Finding**

Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

**Facts in Support of Finding** - The significant effect has been lessened to a less than significant level by incorporation of the following mitigation measures identified in Final EIR No. 464 into the Project:

- a. Prior to appropriate permits, the Applicant shall be responsible for the payment of all standard fees.

**3. Significant Effect**

**Solid Waste**

1                    *The proposed project will result in a project-specific impact related to solid waste*  
2                    *services.*

3                    **Finding**

4                    Changes or alterations have been required in, or incorporated into, the Project  
5                    which mitigate or avoid the significant effects on the environment.

6                    **Facts in Support of Finding** - The significant effect has been lessened to a less  
7                    than significant level by incorporation of the following mitigation measures  
8                    identified in Final EIR No. 464 into the Project:

- 9                    a.        Prior to appropriate permits, the Applicant shall be responsible for the  
10                    payment of all standard fees.

11                    Potentially Significant Environmental Impacts That Cannot Be Mitigated to Below Significant  
12                    Levels and Will Be Only Partially Avoided or Lessened by the Mitigation Measures Specified: a  
13                    Statement of Overriding Considerations is Therefore Included

14                    **BE IT FURTHER RESOLVED, FOUND, DETERMINED, AND ORDERED** by the  
15                    Board of Supervisors, that EIR No. 464 identified the following environmental impacts associated  
16                    with the project remain significant after incorporating the feasible conditions of approval,  
17                    mitigation measures and features into the project:

18                    **A.     Air Quality - Cumulative**

19                    **1.     Significant Effect**

20                    *The project, in conjunction with other past, present, and reasonably foreseeable future*  
21                    *projects, would result in short-term significant cumulative impacts to emissions of CO,*  
22                    *VOCs, NOx, AND PM10 during the construction phase of the proposed project.*

23                    **Finding**

24                    The impact identified in EIR No. 464 cannot be avoided or mitigated to a level below  
25                    significant.    However, conditions of approval, mitigation measures and features  
26                    incorporated into the project will reduce, to the extent feasible, the adverse environmental  
27                    effect. A Statement of Overriding Considerations has been adopted for the project.

1 **Facts in Support of Finding** – Compliance with SCAQMD Rule 403 and incorporation of  
2 mitigation measures discussed above would reduce the adverse cumulative air quality  
3 impact. However, the cumulative impact to air quality would remain significant.

4 **B. Vehicular Noise – Cumulative**

5 **1. Significant Effect**

6 *The project, in conjunction with other past, present and reasonably foreseeable future*  
7 *projects, would result in a long-term significant cumulative impact related to noise levels*  
8 *from vehicular noise during on-going operations*

9 **Finding**

10 The project's cumulative impact to vehicular noise identified in EIR No. 464 cannot be  
11 avoided or mitigated to a level below significant. However, conditions of approval,  
12 mitigation measures and features incorporated into the project will reduce, to the extent  
13 feasible, the adverse environmental effect. A Statement of Overriding Considerations has  
14 been adopted for the project.

15 **Facts in Support of Finding** - Compliance with mitigation measures discussed above  
16 would reduce the project's adverse cumulative vehicular noise impacts. However, the  
17 project's cumulative impact to vehicular noise would remain significant.

18 **C. Transportation/Traffic – Cumulative**

19 **1. Significant Effect**

20 **Circulation**

21 *The project in conjunction with other past, present, and reasonably foreseeable future*  
22 *projects would result in a long-term significant cumulative impacts related to the public's*  
23 *perception of transportation/traffic effects to the offsite circulation system.*

24 **Finding**

25 The impact identified in EIR No. 464 cannot be avoided or mitigated to a level below  
26 significant. However, conditions of approval, mitigation measures and features  
27 incorporated into the project will reduce, to the extent feasible, the adverse environmental  
28 effect. A Statement of Overriding Considerations has been adopted for the project.

1 **Facts in Support of Finding** – Conditions of approval, mitigation measures and features  
2 have been incorporated into the project that mitigate the project’s transportation/traffic  
3 cumulative impacts to less than significant levels with the payment of “fair-share” fees and  
4 County-wide and project level improvements. However, public perception would remain  
5 that this is an unavoidable cumulative impact.  
6

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has  
8 considered the following alternatives identified in EIR No. 464 in light of the environmental  
9 impacts which cannot be avoided or substantially lessened and has rejected those alternatives as  
10 infeasible for the reasons hereinafter stated:

11 **A. Development at an Alternative Site Location**  
12

13 During the planning process for the proposed project, the Applicant reviewed the potential  
14 for the original project submitted to occur at an alternative site location. Although the  
15 Applicant owns other property in the area, these properties are presently also being  
16 developed as single-family residences. Therefore, this Alternative was rejected from  
17 further consideration during the planning and environmental review process for the  
18 proposed project.

19 **B. Alternative 1 - No Project/No Build Alternative**

20 **1. Description of Alternative**

21 The No Project Alternative would assume that the proposed project would not occur. The  
22 project site project site would remain in its current condition as previously described in  
23 Section II., Environmental Analysis, of this EIR.

24 **2. Finding**

25 Specific economic, legal, social, technological, or other considerations, including  
26 considerations for the provision of employment opportunities for highly trained  
27 workers, make infeasible Alternative 1 - No Project/No Build Alternative identified  
28 in Final EIR No. 464.

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**3. Facts in Support of Finding**

- a. The No Project/No Build Alternative does not meet the Project objective to provide for the development of residential units to meet the demand for housing in the community of French Valley and the surrounding region.
- b. The No Project/No Build Alternative does not meet the Project objective to develop the project site with a single-family residential neighborhood at a density of 2 to 5 dwelling units per acre with a minimum lot size of 7,200 square foot minimum lot size.
- c. The No Project/No Build Alternative does not meet the objective to provide for the long-term preservation of existing natural features of the project site
- b. The No Project/No Build Alternative does not meet the objective to meet the demand for housing in the community and the surrounding region;
- c. The No Project/No Build Alternative does not meet the Project objective to develop the project site with a single-family residential neighborhood at a density of 2 to 5 dwelling units per acre with a 7,200 square foot minimum lot size;
- d. The No Project/No Build Alternative does not meet the Project objective to develop the project site with 426-single family homes;
- e. The No Project/No Build Alternative does not meet the Project objective to preserve the existing natural features;
- f. The No Project/No Build Alternative does not meet the Project objective to provide an on-site curvilinear circulation system consistent with the County of Riverside, *Countywide Design Standards and Guidelines*, dated January 13, 2004;
- g. The No Project/No Build Alternative does not meet the Project objective to provide off-site circulation improvements that address deficiencies in the local vicinity;

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- h. The No Project/No Build Alternative does not meet the Project objective to provide a circulation system including roadways and trails that meets the needs of the proposed residential community;
- i. The No Project/No Build Alternative does not meet the Project objective to provide a regional community park that will serve the residents of the community and the surrounding area;
- j. The No Project/No Build Alternative does not meet the Project objective to provide open space lots for enhanced landscaping and design;
- k. The No Project/No Build Alternative does not meet the Project objective to provide a park/detention basin that meet the needs of the project and water quality standards;
- l. The No Project/No Build Alternative does not meet the Project objective to provide infrastructure to meet the demands and needs of the project;
- m. The No Project/No Build Alternative does not meet the Project objective to provide landscaping areas, perimeter walls, and entry signage that are consistent with the County of Riverside, *Countywide Design Standards and Guidelines*, dated January 13, 2004; and
- n. The No Project/No Build Alternative does not meet the Project objective to create a community that will age gracefully.
- o. The No Project/No Build Alternative does not meet the Project objective to
- p. The No Project/No Build Alternative does not provide site preparation, grading, or construction-related activities to occur.
- q. The No Project/No Build Alternative would avoid the proposed project's short-term significant impact to air quality from regional emissions due to

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construction-related activities. In addition, no emissions would occur due to the ongoing operations of a residential development.

r. The No Project/No Build Alternative would avoid the proposed project's long-term significant impact from regional emissions due to the ongoing operations of the residential development.

s. The No Project/No Build Alternative would avoid the proposed project's less than significant impact from local CO emissions due to the ongoing operations of the residential development. The No Project/No Build Alternative would avoid the proposed project's short-term and long-term significant cumulative impacts.

t. The No Project/No Build Alternative would avoid the proposed project's less than significant impact related to compatibility with surrounding land uses, consistency with the land use designations and policies of the Southwest Area Plan, and consistency with the zoning.

u. The No Project/No Build Alternative would avoid the proposed project's less than significant cumulative impact related to land use and planning as a result of incompatibility with adjacent land uses and inconsistencies with adopted land use plans and policies.

v. The No Project/No Build Alternative would not provide site preparation, grading, or construction-related activities to occur. In addition, no residential development would occur on the project site.

w. The No Project/No Build Alternative would avoid the proposed projects less than significant impacts related to short-term noise levels during grading and construction activities.

x. The No Project/No Build Alternative would avoid the proposed project's less than significant impacts related to the projected on-site noise levels due

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to traffic on Leon Road and off-site noise levels due to traffic on Maxine Lane.

y. The No Project/No Build Alternative would avoid the proposed project's long-term significant cumulative impact related to noise levels from vehicular traffic during on-going operations.

z. The No Project/No Build Alternative would not provide site preparation, grading, or construction-related activities to occur. In addition, no residential development and the on-site and off-site circulation improvements for the proposed project would occur.

aa. The No Project/No Build Alternative would avoid the proposed project's less than significant impacts related to the addition of project-related traffic within the traffic study area for the Opening Year (2006) Traffic Conditions and General Plan Buildout (2020) Traffic Conditions.

bb. The No Project/No Build Alternative would avoid the proposed project's less than significant cumulative impact to the study area intersections.

cc. The No Project/No Build Alternative would avoid the proposed project's potentially significant impact to drainage area A-1.

dd. The No Project/No Build Alternative would avoid the proposed projects less than significant cumulative impact related to Jurisdictional (U.S. Waters).

ee. The No Project/No Build Alternative would be technically feasible.



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the same area of disturbance, quantities of grading materials, and construction of infrastructure would occur.

- b. The Development Under Existing County Designations/Reduced Intensity Alternative would not be financially feasible due to the site preparation and infrastructure costs and mitigation costs related to resources on the project site.
- c. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to meet the demand for housing in the community and the surrounding region;
- d. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to develop the project site with a single-family residential neighborhood at a density of 2 to 5 dwelling units per acre with a 7,200 square foot minimum lot size;
- e. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to develop the project site with 426-single family homes;
- f. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to preserve the existing natural features;
- g. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to provide an on-site curvilinear circulation system consistent with the County of Riverside, *Countywide Design Standards and Guidelines*, dated January 13, 2004;
- h. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to provide off-site circulation improvements that address deficiencies in the local vicinity;

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- i. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to provide a circulation system including roadways and trails that meets the needs of the proposed residential community;
  - j. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to provide a regional community park that will serve the residents of the community and the surrounding area;
  - k. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to provide open space lots for enhanced landscaping and design;
  - l. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to provide a park/detention basin that meet the needs of the project and water quality standards;
  - m. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to provide infrastructure to meet the demands and needs of the project;
  - n. Provide landscaping areas, perimeter walls, and entry signage that are consistent with the County of Riverside, *Countywide Design Standards and Guidelines*, dated January 13, 2004; and
  - o. The Development Under Existing County Designations/Reduced Intensity Alternative does not meet the project objective to create a community that will age gracefully.
  - p. The Development Under Existing County Designations/Reduced Intensity Alternative has the potential for less site preparation, grading, or

1 construction-related activities to occur. In addition, substantially less  
2 residential development would occur on the project site. This Alternative  
3 would reduce the proposed project's short-term significant air quality  
4 impact from regional emissions due to construction-related activities.  
5 Similar to the proposed project, the short-term significant impact due to  
6 construction-related activities could be mitigated to the extent feasible.  
7 However, it is assumed that due to the amount of site preparation and  
8 grading required to provide residential lots, this impact would remain a  
9 short-term significant unavoidable adverse impact, similar to the proposed  
10 project. In addition, this Alternative would reduce the proposed project's  
11 long-term significant impact from regional emissions and the long-term less  
12 than significant impact from local CO emissions due to the ongoing  
13 operations of the residential development. Similar to the proposed project,  
14 there are no feasible mitigation measures to reduce the regional emissions  
15 and this impact would remain a long-term significant unavoidable adverse  
16 impact. This Alternative would reduce the proposed project's short-term  
17 and long-term significant cumulative impacts to air quality.

18 q. The Development Under Existing County Designations/Reduced Intensity  
19 Alternative would avoid the proposed project's less than significant impact  
20 related to compatibility with surrounding land uses and inconsistencies with  
21 the land use designations and policies of the Southwest Area Plan and  
22 zoning. In addition, this Alternative would avoid the proposed project's  
23 less than significant cumulative impact related to land use and planning as a  
24 result of incompatibility with adjacent land uses and inconsistencies with  
25 adopted land use plans and policies.

26 r. The Development Under Existing County Designations/Reduced Intensity  
27 Alternative has the potential for less site preparation, grading, or  
28 construction-related activities to occur. In addition, substantially less

1 residential development would occur on the project site. This Alternative  
2 would reduce the proposed project's less than significant impacts related to  
3 short-term noise levels during grading and construction activities. In  
4 addition, this Alternative would reduce the proposed project's less than  
5 significant impact related to the projected on-site noise levels due to traffic-  
6 related noise and off-site noise levels.

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8 s. The Development Under Existing County Designations/Reduced Intensity  
9 Alternative would not provide noise walls along Leon Road, there would be  
10 the potential for existing traffic-related ambient noise levels to affect on-site  
11 residential units that are sited in close proximity to Leon Road. This  
12 potential significant impact, which is not an impact of the proposed project,  
13 could be mitigated through increased setbacks or individual noise barriers  
14 for the residential units. In addition, this Alternative would reduce the  
15 proposed project's long-term significant cumulative impact related to noise  
16 levels from vehicular traffic during on-going operations.

17 t. The Development Under Existing County Designations/Reduced Intensity  
18 Alternative would provide substantially less residential development on the  
19 project site. In addition, the on-site and off-site circulation Improvements  
20 for the proposed project would not occur.

21  
22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the  
23 benefits of the project against the adverse environmental effects thereof, and has determined that  
24 the following benefits outweigh and render acceptable those environmental effects, and makes the  
25 following Statement of Overriding Considerations:

- 26 1. The Project meets all objectives as defined in Final EIR No. 464 by the  
27 County and the Project Applicant. (Final EIR No. 464)

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2. The Project will be consistent with the Riverside County Integrated Project goals and land use designations. (Final EIR No. 464)
3. The Project will be consistent with the French Valley Area Plan policies and land use designations. (Final EIR No. 464 and County Staff Report for October 20, 2005 Planning Commission Hearing)
4. The Project will be consistent with and supportive of the County Wide Design Standards and Guidelines. (Final EIR No. 464)
5. The Project will meet the demand for housing in the community of French Valley and the surrounding region. (Final EIR No. 464)
6. The Project will develop the project site with a single-family residential neighborhood within the specified RCIP density range of 2 to 5 dwelling units per acre.
7. The Project will be developed with a 7,200 square foot minimum lot size. (Applicant Presentation at October 20, 2004 Planning Commission Hearing, Final EIR No. 464, and County Staff Report for October 20, 2004 Planning Commission Hearing)
8. The Project will be developed with an over 10,000 square foot average size. (Applicant Presentation at October 20, 2004 Planning Commission Hearing, Final EIR No. 464, and County Staff Report for October 20, 2004 Planning Commission Hearing)
9. The Project will be developed with three distinctive single-family residential neighborhoods, a public park site, and paseo system. (Applicant Presentation at October 20, 2004 Planning Commission Hearing, Final EIR No. 464, and County Staff Report for October 20, 2004 Planning Commission Hearing)
10. The Project will contribute to circulation system improvements in the project vicinity. (Final EIR No. 464)

- 1 11. The Project will provide off-site circulation improvements that address  
2 deficiencies in the local vicinity. (Final EIR No. 464)
- 3 12. The Project will result in the payment of fees to provide for transportation  
4 improvements including the circulation system, signals and intersection  
5 improvements. (Applicant Presentation at October 20, 2004 Planning  
6 Commission Hearing)
- 7 13. The Project will not be incompatible with existing and future developments  
8 within project vicinity. (Applicant Presentation at October 20, 2004  
9 Planning Commission Hearing)
- 10 14. The Project will result in adequate provisions for water, wastewater, and  
11 public and services to ensure that the proposed development is not  
12 detrimental to public health and safety. (Final EIR No. 464)
- 13 15. The Project will result in the payment of fees to provide for local school  
14 improvements. (Applicant Presentation at October 20, 2004 Planning  
15 Commission Hearing)
- 16 16. The Project will provide for flood control improvements. (Applicant  
17 Presentation at October 20, 2004 Planning Commission Hearing)
- 18 17. The Project would provide an on-site multi-use recreational trail along Leon  
19 Road which would serve as a linkage to the regional trail system.  
20

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.  
22 32185 will implement applicable elements of the Riverside County Comprehensive General Plan  
23 as follows:

24 A. Land Use Element

25 The project is consistent with the Riverside County Integrated Project goals and  
26 land use designations and the French Valley Area Plan policies and land use  
27 designations of the project site. The project is within an area that exhibits  
28 characteristics conducive to accommodating growth. Factors pertaining to

1           aesthetics, circulation and access, noise, public services, sewer and water  
2           availability and utilities have been addressed through project design, mitigation  
3           measures, and the conditions of approval. The project is participating in regional  
4           transportation improvements and other major circulation improvements in the area.  
5           Project related employment opportunities, are intended to serve the future residents  
6           of the French Valley Area Plan.

7           B.     Regional Element

8           The Regional Element requires major land use projects to be consistent with SCAG  
9           sub regional population forecasts or to provide mitigation of regional public  
10          services and facilities impacts. Additionally, the Regional Element sets forth  
11          policies for achieving a jobs/housing balance within these sub regions. The  
12          jobs/housing ration for the unincorporated portion of western Riverside County  
13          indicates that it is a housing-rich/jobs-poor region as defined by SCAG.

14          C.     Public Facilities and Services Element

15          The project through its design, mitigation measures and conditions of approval will  
16          provide adequate circulation, water, sewer, fire protection, and other services to  
17          comply with public facilities and services element requirements.

18          D.     Environmental Hazards and Resources Element

19          EIR No. 464 assessed the full range of concerns associated with the project, and  
20          proposed mitigation for each of the potentially significant impacts.

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

26                A.     Economic, Population or Housing Growth

27                The project is expected to result in the development of a total 426 dwelling units at  
28                build out, resulting in a resident population of 1,334 persons. This represents a

1 very small percent of the population expected in the unincorporated portion of the  
2 western Riverside County sub region by the Year 2020.

3 B. Removal Of An Impediment To Growth

4 The proposed project is adjacent to existing roadways and there are existing water  
5 and sewer lines in proximity to the project site. The project would not result in the  
6 removal of an impediment to growth. The project is an in-fill project with  
7 development approved/planned to the west, east, and south. Development to the  
8 north is anticipated to be filled with the County of Riverside, consistent with the  
9 adopted General Plan, in the immediate future.

10 C. Precedent - Setting Effects

11 There are no precedent-setting effects of the proposed project.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map  
13 No. 32185 is consistent with the Riverside County Integrated Plan.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
15 considered EIR No. 464 in evaluating the project that EIR No. 464 is an accurate and objective  
16 statement that complies with the California Environmental Quality Act and reflects the County's  
17 independent judgment, and that EIR No. 464 is incorporated therein by this reference.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the  
19 Statement of Findings pursuant to CEQA Guidelines Section 15091 and Statement of Overriding  
20 Considerations pursuant to CEQA Guidelines Sections 15093, which are contained herein,  
21 **CERTIFIES** EIR No. 464, and **ADOPTS** the Mitigation Monitoring Plan specified herein.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map  
23 No. 32185, on file with the Clerk of the Board of Supervisors, including the final conditions of  
24 approval and exhibits, is hereby approved for the real property described and shown in Tentative  
25 Tract Map No. 32185, and said real property shall be developed substantially in accordance with  
26 Tentative Tract Map No. 32185, unless the Tentative Tract Map is amended pursuant to County  
27 Ordinance No. 348 procedures.  
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**BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Tentative Tract Map No. 32185 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director, and in the Office of the Building and Safety Director, and that no applications for development approvals shall be accepted for the real property described and shown on the Tentative Tract Map, unless such applications are substantially in accordance therewith.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodian of the documents upon which this decision is based is the County Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.