

**RESOLUTION NO. 2004-540
ADOPTING
AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 293
(WINCHESTER HILLS)**

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 November 30, 2004, and before the Riverside County Planning Commission in Riverside, California on September 22, 2004, to consider Amendment No. 3 to Specific Plan No. 293 (Winchester Hills), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 97-093 (dated October 28, 1997); 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 Assessment No. 35857, prepared in connection with Amendment No. 3 to Specific Plan No. 293 and related cases (referred to alternatively herein as "the proposed amendment" or "the project"), is, when considered in conjunction with previously prepared Environmental Impact Report (EIR) No. 380 and the Addendum thereto, 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 December 21, 2004, that:

1. The proposed amendment would do each of the following: reconfigure planning areas and increase the number of units permitted in planning area (PA) 27 from 228 to 379. Part of this increase in units is accomplished by combining PA 26b and the majority of 26a with the existing portion of PA 27. The additional increase will be accomplished by drawing on excess units for tracts within SP293 that are developing below the maximum number of

FORM APPROVED COUNTY COUNSEL
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BY [Signature]

1 units permitted. Open space acreage would be increased from 56 acres to 108 acres, within
2 the project area.

- 3 2. The proposed amendment is associated with Change of Zone Case No. 6877 which was
4 considered concurrently at the public hearing before the Planning Commission. Change of
5 Zone Case No. 6877 proposes to modify the development standards for the planning areas
6 affected by the proposed amendment.
- 7 3. The proposed amendment would be consistent and compatible with the existing adjacent
8 land uses within the specific plan.
- 9 4. Environmental Assessment No. 35857 concluded that the proposed amendment would
10 necessitate some changes in or additions to EIR No. 380, but none sufficient to necessitate
11 the preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum
12 to EIR No. 380 was prepared.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 14 1. The proposed amendment would be consistent with the intent, design, and mitigation
15 approved for Specific Plan No. 293.
- 16 2. The proposed amendment would be consistent with the applicable policies of the Riverside
17 County General Plan and the Winchester/Harvest Valley Area Plan.
- 18 3. The proposed amendment would not have a significant effect on the environment.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
20 Environmental Assessment No. 35857, EIR No. 380 and the Addendum thereto in evaluating Amendment
21 No. 3 to Specific Plan No. 293, that these environmental documents are accurate and objective statements
22 that comply with the California Environmental Quality Act and reflect the County's independent
23 judgement, and that they are incorporated herein by reference in their entirety.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Addendum
25 to EIR No. 380.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 3 to Specific
27 Plan No. 293, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
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1 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
2 the plan, and said real property shall be developed substantially in accordance with the plan as amended,
3 unless the plan is repealed or further amended by the Board.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 3 to
5 Specific Plan No. 293 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
6 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
7 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
8 property described and shown in the plan, as amended, unless such applications are substantially in
9 accordance therewith.

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

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- i. the proposed lots including lot lines and proposed easement, if any;
- ii. building footprints;
- iii. floor plan assignments;
- iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- v. the proposed uses, their location and architectural designs;
- vi. the proposed uses, their location and architectural designs;
- vii. buffers, if any.

C. A design manual which includes:

- i. a description of floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
 - (a) lot area and lot pad area,
 - (b) building footprint area,
 - (c) percentage of lot coverage,
 - (d) front setback,
 - (e) usable rear yard area and depth,
 - (f) building square-footage for commercial uses;
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevators, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The development standards for commercial uses within Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than single family dwellings, multiple family dwellings or apartments.

1 (4) Nonsubstantial adjustments to an approved project's design are permitted subject
2 to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,
3 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevators. All
4 other changes including changes in concept and product type shall be submitted for review in
5 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
6 tentative maps.

7 b. Planning Area 3

8 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same
9 as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No. 348.

10 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be
11 the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article XIa of Ordinance No. 348

14 c. Planning Area 5

15 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same
16 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
17 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall
18 not be permitted.

19 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be
20 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article XI of Ordinance No. 348.

23 d. Planning Areas 6, 9, 22, 39, 42, and 54

24 (1) The uses permitted in Planning Areas 6, 9, 22, 39, 42 and 54 of Specific Plan No.
25 293 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348,
26 except that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

27 (2) The development standards for Planning Areas 6, 9, 22, 39, 42 and 54 of Specific
28 Plan No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or

1 Ordinance No. 348.

2 (3) Except as provided above, all other zoning requirements shall be the same as those
3 requirements identified in Article IX of Ordinance No. 348.

4 e. Planning Areas 7, 28a, 29, 34, 46, and 58

5 (1) The uses permitted in Planning Areas 7, 28a, 29, 34, 46 and 58 of Specific Planning
6 No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
7 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and
8 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section
9 6.1.c. shall also include libraries, day care centers, and churches.

10 (2) The development standards for Planning Areas 7, 28a, 29, 34, 46 and 58 of Specific
11 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
12 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,
13 b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

14 A. Building height shall not exceed two stories with a maximum height of
15 thirty-five feet (35').

16 B. Lot area shall be not less than six thousand (6,000) square feet. The
17 minimum lot area shall be determined by excluding that portion of a lot that is used solely
18 for access to the portion of a lot used as a building site.

19 C. The minimum average width of that portion of a lot to be used as a building
20 site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). That
21 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
22 (20').

23 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
25 frontage along curvilinear streets may be measured at the building setback in accordance
26 with zone development standards.

27 E. The front yard shall be not less than eighteen feet (18'), measured from the
28 existing street line or from any future street line as shown on any Specific Plan of

1 Highways, whichever is nearer the proposed structure.

2 F. Side yards on interior and through lots shall be not less than five feet (5').
3 Side yards on corner and reverse corner lots shall not be less than ten feet (10') from the
4 existing street line or from any future street line as shown on any Specific Plan of
5 Highways, whichever is nearer the proposed structure, upon which the main building sides.

6 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
7 setbacks. No other structural encroachments shall be permitted in the front, rear or side
8 yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
11 forty percent (40%) for two story buildings.

12 BB. Where a zero lot line design is utilized, the alternate side yard shall
13 not be less than ten feet (10') in width.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 f. Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57

17 (1) The uses permitted in Planning Areas 8, 10, 18, 38a, 38b, 43 and 57 of Specific
18 Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance
19 No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In
20 addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial
21 community association recreation and assembly buildings and facilities, libraries day care centers
22 churches.

23 (2) The development standards for Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57 of
24 Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section 8.2 of
25 Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2.d
26 shall be deleted and replaced by the following:

27 A. No lot shall have more than sixty percent (60%) of its net area covered with
28 buildings or structures.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VIII of Ordinance No. 348.

3 g. Planning Areas 11, 21, 28b, 37 and 55

4 (1) The uses permitted in Planning Areas 11, 21, 28b, 37 and 55 of Specific Plan No.
5 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
6 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1) shall not be permitted. In
7 addition, the permitted uses identified under Section 8.100.a. shall also include public parks and
8 playgrounds.

9 (2) The development standards for Planning Areas 11, 21, 28b, 37 and 55 of Specific
10 Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
11 Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those,
13 requirements identified in Article VIIIe of Ordinance No. 348.

14 h. Planning Areas 12, 36 and 56

15 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall
16 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
17 the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.
18 In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

19 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.
20 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
21 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and
22 e.(1), (2) and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height of
24 thirty-five feet (35').

25 B. Lot area shall be not less than five thousand (5,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely
27 for access to the portion of a lot used as a building site.

28 C. The minimum average width of that portion of a lot to be used as a building

1 site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
2 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
3 (20').

4 D. The minimum frontage of a lot shall be forty feet (40'), except that the lots
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
6 Lot frontage along curvilinear streets may be measured at the building setback in
7 accordance with zone development standards.

8 E. The front yard shall be not less than fifteen feet (15'), measured from the
9 existing street line or from any future street line as shown on any Specific Plan of
10 Highways, whichever is nearer the proposed structure.

11 F. Side yards on interior and through lots shall be not less than five feet (5').
12 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the,
13 existing street line or from any future street line as shown on any Specific Plan of
14 Highways, whichever is nearer the proposed structure, upon which the main building sides.

15 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
16 setbacks. No other structural encroachments shall be permitted in the front, rear or side
17 yard except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following development standard shall also apply:

19 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
20 fifty percent (50%) for two story buildings.

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 i. Planning Areas 15, 16, and 17

24 (1) The uses permitted in Planning Areas 15, 15, and 17 of Specific Plan No. 293 shall
25 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
26 the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section
27 6.1.d. shall not be permitted.

28 (2) The development standards for Planning Areas 15, 16, and 17 of Specific Plan No.

1 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
2 348, except the development standards set forth in Article VI, Section 6.2.a., d., and e. (1), (2), and
3 (4) shall be deleted and replaced by the following:

4 A. Building height shall not exceed two stories with a maximum height of
5 thirty-five feet (35').

6 B. The minimum frontage of a lot shall be forty feet (40'), except that lots
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet
8 (30'). Lot frontage along curvilinear streets may be measured at the building
9 setback in accordance with zone development standards.

10 C. The front yard shall not be less than eighteen feet (18'), measured from the
11 existing street line or from any future street line as shown on any Specific Plan of
12 Highways, whichever is nearer the proposed structure.

13 D. Side yards on interior and through lots shall not be less than five feet (5').
14 Side yards on corner and reverse corner lots shall not be less than ten feet (10')
15 from the existing street line or from any future street line as shown on any Specific
16 Plan of Highways, whichever is nearer the proposed structure, upon which the main
17 building sides.

18 E. Fireplaces and roof eaves may encroach two feet (2') into side yard
19 setbacks. No other structural encroachments shall be permitted in the front, rear or
20 side yard except as provided for in Section 18.19 of Ordinance No. 348.

21 In addition, the following development standards shall also apply:

22 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
23 forty percent (40%) for two story buildings.

24 BB. Where a zero lot line design is utilized, the alternate side yard shall
25 not be less than ten feet (10') in width.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article VI of Ordinance No. 348.

28 j. Planning Area 19

1 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same
2 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
3 permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be permitted.
4 In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

5 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be
6 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
7 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2), and (4)
8 shall be deleted and replaced by the following:

9 A. Building height shall not exceed two stories with a maximum height of
10 thirty-five (35').

11 B. Lot area shall be not less than five thousand (5,000) square feet. The
12 minimum lot area shall be determined by excluding that portion of a lot that is used
13 solely for access to the portion of a lot used as a building site.

14 C. The minimum average width of that portion of a lot to be used as a building
15 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
16 That portion of a lot used for access on "flag" lots shall have a minimum width of
17 twenty feet (20').

18 D. The minimum frontage of a lot shall be forty feet (40'), except that the lots
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
20 feet (35'). Lot frontage along curvilinear streets may be measured at the building
21 setback in accordance with zone development standards.

22 E. The front yard shall be not less than fifteen feet (15'), measured from the
23 existing street line or from any future street line as shown on any Specific Plan of
24 Highways, whichever is nearer the proposed structure.

25 F. Side yards on interior and through lots shall be not less than five feet (5').
26 Side yards on corner and reverse corner lots shall be not less than ten feet (10')
27 from the existing street line or from any future street line as shown on any Specific
28 Plan of Highways, whichever is nearer the proposed structure, upon which the main

1 building sides.

2 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
3 setbacks. No other structural encroachments shall be permitted in the front rear or
4 side yard except as provided for in Section 18.19 of Ordinance No. 348.

5 In addition, the following development standard shall also apply.

6 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
7 fifty percent (50%) for two story buildings.

8 (3) Except as provided above, all other zoning requirements shall be the same as those
9 requirements identified in Article VI of Ordinance No. 348.

10 k. Planning Area 25

11 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same
12 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses
13 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7); b.(1); and c.(1) shall not be
14 permitted.

15 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be
16 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article VIIIe of Ordinance No. 348.

19 l. Planning Area 26

20 (1) The uses permitted in Planning Area 26 of Specific Plan No. 293 shall be the same
21 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
22 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

23 (2) The development standards for Planning Area 26 of Specific Plan No. 293 shall be
24 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
25 the development standards set forth in Article VI, Section 6.2a., b., c., d., and e. (1), (2) and (3)
26 shall be deleted and replaced by the following:

27 A. Building height shall not exceed two stories with a maximum height of
28 thirty-five feet (35'), unless cluster development subject to the development standards set

1 forth in Subsection BB. of this Section is utilized.

2 B. Lot area shall be not less than forty thousand (40,000) square feet, unless
3 cluster development subject to the development standards set forth in Subsection BB. of
4 this Section is utilized. The minimum lot area shall be determined by excluding that
5 portion of a lot that is used solely for access to the portion of a lot used as building site.

6 C. The minimum average width of that portion of a lot to be used as a building
7 site shall be one hundred feet (100'), with a minimum average depth of two hundred feet
8 (200') unless cluster development subject to the development standards set forth in
9 Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag"
10 lots shall have a minimum width of twenty feet (20').

11 D. The minimum frontage of a lot shall be seventy (70') except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of forty-five feet (45'),
13 unless cluster development subject to the development standards set forth in Subsection
14 BB. of this Section is utilized. Lot frontage along curvilinear streets may be measured at
15 the building setback in accordance with zone development standards.

16 E. The front yard shall be not less than thirty feet (30'), measured from the
17 existing street line or from any future street line as shown on any Specific Plan of
18 Highways, whichever is nearer the proposed structure unless cluster development subject
19 to the development standards set forth in Subsection BB. of this Section is utilized.

20 F. Side yards on interior and through lots shall be not less than twenty feet
21 (20'), as measured from any structure unless cluster development subject to the
22 development standards set forth in Subsection BB. of this Section is utilized. Side yards on
23 corner and reverse corner lots shall be not less than twenty-five feet (25') from the existing
24 street line or from any future street line as shown on any Specific Plan of Highways,
25 whichever is nearer the proposed structure, upon which the main building sides unless
26 cluster development subject to the development standards set forth in Subsection BB. of
27 this Section is utilized.

28 G. The rear yard shall not be less than twenty-feet (20') unless cluster

1 development subject to the development standards set forth in Subsection BB. of this
2 Section is utilized.

3 In addition, the following standards shall also apply:

4 AA. No lot shall have more than twenty-five percent (25%) of its net
5 buildable area covered by buildings or structures unless cluster development
6 subject to the development standards set forth in Subsection BB. of this Section is
7 utilized.

8 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
9 development of subdivisions containing open areas that will be used for recreation
10 purposes or will tend to preserve the rural atmosphere of the area. Therefore, when
11 a cluster development design is utilized, the following development standards shall
12 be applicable:

13 1. The height of single family dwellings shall not exceed thirty-five
14 feet (35'). All other buildings and structures shall not exceed fifty feet (50') in
15 height, unless a height up to seventy-five feet (75') is specifically permitted under
16 the provisions of Section 18.34 of Ordinance No. 348.

17 2. Lot area shall be not less than seven thousand two hundred (7,200)
18 square feet. The minimum lot area shall be determined by excluding that portion of
19 a lot that is used solely for access to the portion of a lot used as a building site.

20 3. The minimum average width of that portion of a lot to be used as a
21 building site shall be sixty feet (60') with a minimum average depth of one hundred
22 feet (100'). That portion of a lot used for access on "flag" lots shall have a
23 minimum width of twenty feet (20').

24 4. The minimum frontage of a lot shall be sixty feet (60'), except that
25 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
26 five feet (35'). Lot frontage along curvilinear streets may be measured at the
27 building setback in accordance with zone development standards.

28 5. The front yard shall be not less than twenty feet (20'), measured

1 from the existing street line or from any future street line as shown on any Specific
2 Plan of Highways, whichever is nearer the proposed structure.

3 6. Side yards on interior and through lots shall be not less than ten
4 percent (10%) of the width of the lot, but not less than three feet in width in any
5 event, and need not exceed a width of five feet (5'). Side yards on corner and
6 reverse corner lots shall be not less than ten feet (10') from the existing street line
7 or from any future street line as shown on any Specific Plan of Highways,
8 whichever is nearer the proposed structure, upon which the main building sides,
9 except that where the lot is less than fifty feet (50') wide the yard need not exceed
10 twenty percent (20%) of the width of the lot.

11 7. The rear yard shall be not less than ten feet (10').

12 8. The minimum overall area for each dwelling unit, exclusive of the
13 area used for any commercial purposes and area set aside for street right of way,
14 but including recreation and open space areas, shall be forty thousand (40,000)
15 square feet.

16 9. Where a zero lot line design is utilized the alternate side yard shall
17 not be less than ten feet (10') in width.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VI of Ordinance No. 348.

20 m. Planning Area 27

21 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same
22 as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses
23 permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.

24 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be
25 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
26 the development standards set forth in Article VI, Section 6.2.a., d., and e.(1), (2) and (4) and shall
27 be deleted and replaced by the following:

28 A. Building height shall not exceed two stories with a maximum height of

1 forty feet (40').

2 B. The minimum frontage of a lot shall be fifty feet (50'), except that lots
3 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
4 frontage along curvilinear streets may be measured at the building setback in accordance
5 with zone development standards.

6 C. The front yard shall be not less than fifteen feet (15'), measured from the
7 existing street line or from any future street line as shown on any Specific Plan of
8 Highways, whichever is nearer the proposed structure.

9 D. Side yards on interior and through lots shall be not less than five feet (5').
10 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
11 existing street line or from any future street line as shown on any Specific Plan of
12 Highways, whichever is nearer the proposed structure, upon which the main building sides,

13 E. Fireplaces and roof eaves may encroach two feet (2') into side yard
14 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
15 yard except as provided for in Section 18.19 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article VI of Ordinance No. 348.

18 n. Planning Areas 30, 45a, 45b, 48a and 48b

19 (1) The uses permitted in Planning Areas 30, 45a, 45b, 48a and 48b of Specific Plan
20 No. 293 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
21 348.

22 (2) The development standards for Planning Areas 30, 45a, 45b, 48a and 48b of
23 Specific Plan No. 293 shall be the same as those standards identified in Article XIII, Section 13.2
24 of Ordinance No. 348.

25 (3) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article XIII of Ordinance No. 348.

27 o. Planning Areas 31, 32 and 33

28 (1) The uses permitted in Planning Areas 31, 32 and 33 of Specific Plan No. 293 shall

1 be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348

2 (2) The development standards for Planning Areas 31, 32 and 33 of Specific Plan No.
3 293 shall be the same as those standards identified in Article XIV, Section 14.2 of Ordinance No.
4 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article XIV or Ordinance No. 348.

7 p. Planning Area 35

8 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
10 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.1 (1) and (3), and Section 6.1.d. shall
11 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
12 libraries, day care centers, and churches.

13 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
15 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and (4)
16 shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with a maximum height of
18 thirty-five feet (35').

19 B. Lot area shall be not less than four thousand (4,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

22 C. The minimum average width of that portion of a lot to be used as a building
23 site shall be forty feet (40'), with a minimum average depth of eighty feet (80'). That
24 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet.

25 D. The minimum frontage of a lot shall be thirty feet (30'), except that lots
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet
27 (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in
28 accordance with zone development standards.

1 E. The front yard shall be not less than fifteen feet (15', measured from the
2 existing street line or from any future street line as shown on any Specific Plan on
3 Highways, whichever is nearer the proposed structure.

4 F. Side yards on interior and through lots shall be not less than five feet (5').
5 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
6 existing street line or from any future street line as shown on any Specific Plan on
7 Highways, whichever is nearer the proposed structure, upon which the main building sides.

8 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
9 setbacks. Not other structural encroachments shall be permitted in the front, rear or side
10 yard except as provided for in Section 18.19 of Ordinance No. 348.

11 In addition, the following development standards shall also apply:

12 AA. Lot coverage shall not exceed sixty percent (60%) for one story and,
13 fifty percent (50%) for two story buildings.

14 BB. Where a zero lot line design is utilized, the alternate side yard shall
15 not be less than ten feet (10') in width.

16 q. Planning Areas 44 and 53

17 (1) The uses permitted in Planning Areas 44 and 53 of Specific Plan No. 293 shall be
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
19 uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be
20 permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
21 libraries, day care centers, and churches.

22 (2) The development standards for Planning Areas 44 and 53 of Specific Plan No. 293
23 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
24 except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(1), (2)
25 and (4) shall be deleted and replaced by the following:

26 A. Building height shall not exceed two stories with a maximum height of
27 thirty-five feet (35').

28 B. Lot area shall be not less than five thousand (5,000) square feet. The

1 minimum lot area shall be determined by excluding that portion of a lot that is used solely
2 for access to the portion of a lot used as a building site.

3 C. The minimum average width of that portion of a lot to be used as a building
4 site shall be fifty feet (50'), with a minimum average depth of eighty feet (80'). That
5 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
6 (20').

7 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
9 Lot frontage along curvilinear streets may be measured at the building setback in
10 accordance with zone development standards.

11 E. The front yard shall be not less than fifteen feet (15'), measured from the
12 existing street line or from any future street line as shown on any Specific Plan of
13 Highways, whichever is nearer the proposed structure.

14 F. Side yards on interior and through lots shall not be less than five feet (5').
15 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
16 existing street line or from any future street line as shown on any Specific Plan of
17 Highways, whichever is nearer the proposed structure, upon which the main building sides.

18 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
19 setbacks. No other structural encroachments shall be permitted in the front, rear or side
20 yard except as provided for in Section 18.19 of Ordinance No. 348.

21 In addition, the following development standards shall also apply:

22 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
23 fifty percent (50%) for two story buildings.

24 BB. Where a zero lot line design is utilized the alternate side yard shall
25 not be less than ten feet (10') in width.

26 (3) Except as provided above, all other zoning requirements shall be the same
27 as those requirements identified in Article VI of Ordinance No. 348.

28 r. Planning Areas 47, 50, 51, 52, 60 and 61

1 (1) The uses permitted in Planning Areas 47, 50, 51, 52, 60 and 61 of Specific Plan No.
2 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not
4 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
5 libraries, day care centers and churches.

6 (2) The development standards for Planning Areas 47, 50, 51, 52, 60 and 61 of
7 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
8 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,
9 d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

10 A. Building height shall not exceed two stories with a maximum height of
11 thirty-five feet (35').

12 B. The minimum frontage of a lot shall be fifty feet (50'), except that lots
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
14 frontage along curvilinear streets may be measured at the building setback in accordance
15 with zone development standards.

16 C. The front yard shall be not less than fifteen feet (15'), measured from the
17 existing street line or from any future street line as shown on any Specific Plan of
18 Highways, whichever is nearer the proposed structure.

19 D. Side yards on interior and through lots shall be not less than five feet (5').
20 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure, upon which the main building sides.

23 E. Fireplaces and roof eaves may encroach two feet (2') into side yard
24 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
25 yard except as provided for in Section 18.19 of Ordinance No. 348.

26 In addition, the following development standard shall also apply:

27 AA. Lot coverage shall not exceed forty percent (40%) for one story and
28 thirty-five percent (35%) for two story buildings.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 s. Planning Areas 49 and 59

4 (1) The uses permitted in Planning Areas 49 and 59 of Specific Plan No. 293 shall be
5 the same as those uses permitted in Article VIIIe, of Section 8.100 of Ordinance No. 348, except
6 that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7) and b.(1) shall not be
7 permitted.

8 (2) The development standards for Planning Areas 49 and 59 of Specific Plan No. 293
9 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
10 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VIIIe of Ordinance No. 348.

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Section 3. 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)

APPROVED AS TO FORM AND CONTENT:
December 16, 2004

By Karin Watts Bazan
KARIN WATTS-BAZAN
Deputy County Counsel

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2 **RESOLUTION NO. 2004-539**
3 **ADOPTING**
4 **SPECIFIC PLAN NO. 325**
5 **(LAKE MATHEWS GOLF AND COUNTRY CLUB)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a
7 public hearing was held before the Riverside County Board of Supervisors in Riverside,
8 California on June 29, 2004 and before the Riverside County Planning Commission in Riverside,
9 California on April 21, 2004 and May 5, 2004 to consider Specific Plan No. 325 (Lake Mathews
10 Gold and Country Club); and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act and the
12 Riverside County Rules to Implement the Act have been met, and Environmental Impact Report
13 (EIR) No. 433, prepared in connection with Specific Plan No. 325 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
16 such 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
18 by 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 December 21, 2004,
21 that:

- 22 A. Specific Plan No. 325 reflects the logical and orderly expansion of urban growth
23 in the Lake Mathews area and along McAllister Street, south of the City of
24 Riverside, in an unincorporated portion of Riverside County.
- 25 B. Specific Plan No. 325 proposes the construction of 295 dwelling units on 98.4
26 acres. The remaining area would be devoted to the following uses: golf course and
27 club house uses (122.6 acres), parks (3.7 acres, including a 1.2 acre regional trail
28 segment), and open space (85.2 acres), and major roads (23.9 acres).

FORM APPROVED COUNTY COUNSEL
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BY

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1 C. Specific Plan No. 325 is associated with General Plan Amendment No. 572 and
2 Change of Zone Case No. 6598, which were considered concurrently at the public
3 hearing before the Planning Commission. Comprehensive General Plan
4 Amendment No. 572 proposes to amend the Lake Mathews/Woodcrest Area Plan
5 of the General Plan to add a text description to the Land Use Element for the Lake
6 Mathews Golf and Country Club Specific Plan No. 325. Change of Zone Case
7 No. 6598 proposes to change the existing zoning classifications of "Residential
8 Agriculture, One-acre minimum lot size (R-A-1)", "Watercourse, Watershed &
9 Conservation Areas (W-1)", and "Residential Agriculture (R-A)" to "Specific Plan
10 (SP)". The SP zoning classification would establish the development standards
11 required to implement Specific Plan No. 325.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following
13 environmental impacts associated with Specific Plan No. 325 are potentially significant unless
14 otherwise indicated, but each of these impacts will be avoided or substantially lessened by the
15 identified mitigation measures:

16 A. Seismic Safety

17 1. Impacts:

18 Existing undocumented fills and recent alluvial materials on the
19 project site are likely to exhibit seismic settlement potential. As a
20 part of the grading operations for the project, all undocumented
21 fills and recent alluvial materials in development areas on the
22 project site are planned to be removed and recompact. The
23 potential for seismic settlement of these materials would then be
24 considered low because these loose and/or highly compressible
25 soils would be removed and replaced with properly compacted fill
26 soils. Potentially significant impacts associated with differential
27 settlement where the transitions between cut and fill materials
28 occur would be avoided with implementation of the standard

1 conditions of approval.

2 2. Mitigation:

3 No mitigation is required for the Lake Mathews Golf and Country
4 Club Specific Plan because no significant seismic impacts are
5 anticipated on-site. The preliminary geotechnical reconnaissance
6 prepared for the project determined that the site is generally
7 suitable for development. Possible impacts associated with
8 geology and seismicity would be avoided with implementation of
9 required standard conditions of approval.

10 B. Soils, Slopes and Erosion

11 1. Impacts:

12 The project site lies on terrain predominated by ridges and valleys,
13 and therefore, there are some topographic constraints for
14 development. Grading would encroach into slopes with a gradient
15 greater than 25 percent in various locations on-site. All areas
16 proposed for development would be potentially affected by
17 moderate to high erosion susceptible soils. Site grading has the
18 potential to result in substantial soil erosion, siltation, and the loss
19 of topsoil. If high wind conditions occur during or within close
20 proximity to the project's proposed grading activities, an increased
21 potential for wind-blown sand would occur on the project site.
22 Impacts associated with grading and erosion would be avoided
23 with implementation of the standard conditions of approval.

24 2. Mitigation:

25 No mitigation is required for the Lake Mathews Golf and Country
26 Club Specific Plan because no inherently, significant stability
27 problems are anticipated on-site. Although, two on-site soil
28 associations and two additional off-site soil associations are

1 subject to high erosion potential, the project's natural slopes are
2 generally stable. Some erosion can be expected during grading
3 operations; however, this potential can be minimized to acceptable
4 levels with implementation of the conditions of project approval.
5 Standard permit conditions of approval require replanting of
6 graded slopes, preparation of an erosion control plan, and
7 compliance with Rule 401 of the South Coast Air Quality
8 Management District's Rule Book.

9 C. Hydrology, Flooding and Drainage

10 1. Impacts:

11 Construction of the project would result in less than significant
12 impacts to the existing drainage patterns on-site. Detention basins
13 are not proposed for the southern portions of the project site
14 because a majority of the stormwater runoff from the residential
15 and golf course development would be detained at the Harrison
16 Dam. Development impacts to on-site drainage courses/streams
17 would be limited to four roadway crossings and golf course
18 encroachment. At the four road crossings, culverts would be
19 installed to convey stream flows under the roads. No structures
20 associated with residential or golf course development would be
21 placed within a natural drainage, however, minimal grading
22 associated with creating manufactured slopes would occur in areas
23 adjacent to drainages. Of the 27.0 acres onsite, within the
24 Harrison Dam inundation area, only 1.3 acres of the golf course
25 and Street "A" would be flooded during a dam failure. Because
26 the inundation would occur south of the Street "A"/Street "E"
27 intersection, the secondary access in and out of the project site
28 would not be impacted. The culvert under Street "A" would be

1 designed only to convey 100-Year storm flows and the spill way
2 volumes. No on-site residential development would be impacted if
3 there was a breach in the Harrison Dam.

4 2. Mitigation:

5 No mitigation is required for the proposed Lake Mathews Golf and
6 Country Club Specific Plan because the project would not create
7 significant impacts associated with hydrology, flooding, and
8 drainage. However, standard conditions of approval would be
9 required of the project to insure that the project's drainage
10 facilities would be in conformance with the County's standard
11 requirements.

12 D. Noise

13 1. Impacts:

14 In areas where granitic rock and rock outcrops exist within the
15 proposed grading footprint, blasting of hard rock would be
16 required to create fracturing which would allow the rock to be
17 excavated. Operation of a rock crusher may be audible at a
18 distance of one-half mile from the crushing activities. A
19 potentially significant short-term impact would occur if the
20 blasting activity noise results in substantially louder noise than the
21 background noise.

22 Long term noise impacts from the increased urbanization of the
23 project site would result primarily from mobile source noise
24 emissions on project area roadways. Exterior yards associated
25 with any residential units located within 55 feet of the McAllister
26 Street centerline (near Street "B") would be exposed to traffic-
27 related noise exceeding the County's CNEL noise standard. The
28 clubhouse facility and park located within Planning Areas 9 and

1 10A, respectively, are less sensitive noise receptors and therefore
2 would not be significantly affected by local traffic noise.
3 Consequently, noise constraints on the project site would be
4 limited to usable outdoor space located within Planning Area 1.
5 There would be no noise constraints on any other portion of the
6 project site. At buildout (Year 2020) of the project, the maximum
7 project-related, traffic noise increase on area roadways would not
8 measurably impact off-site land uses, and thus, would not be
9 considered significant.

10 2. Mitigation:

11 Short-term: If the project applicant/developer proposes rock
12 blasting within 250 feet of any existing residence, the project
13 applicant/developer shall notify the occupant(s)/owner(s) within
14 48 hours of the scheduled blasting time.

15 Long-term: If useable outdoor spaces (i.e., rear yards), within
16 Planning Area 1, are constructed within 55 feet of the centerline of
17 McAllister Street (near Street "B"), a 5-foot noise abatement wall
18 shall be constructed on the perimeter of those outdoor spaces
19 abutting McAllister Street.

20 Those homes requiring exterior noise protection in Planning Area
21 1 shall be provided with closeable windows. Each unit requiring
22 such protection shall be provided with a means of supplemental
23 ventilation to meet UBC/CBC requirements (two air changes per
24 hour with at least 20 percent fresh "make-up" air). Central air
25 conditioning as a standard feature would allow the interior
26 standard to be met at all project residences.

27 E. Water Quality

28 1. Impacts:

1 Project implementation would result in grading cut and fill
2 operations that could result in short-term erosion and
3 sedimentation impacts. Project grading would result in the
4 creation of temporarily exposed ground surfaces, thereby creating
5 the potential for erosion and sedimentation of local drainage
6 courses. Implementation of the project would also alter the
7 composition of the surface runoff by grading the site surfaces; by
8 construction of impervious streets, roofs and parking facilities; and
9 by irrigation of landscaped areas.

10 The project would impact perched groundwater and/or
11 groundwater quality if runoff containing pesticides, herbicides, and
12 fertilizers (nitrate-nitrite, nitrogen, ammonia nitrogen) from the
13 golf course and residential landscaped areas flow to the various
14 on-site streams and/or percolates to the groundwater.
15 Additionally, if the proposed golf course operates a fuel storage
16 and golf cart and tractor maintenance/wash area, stormwater runoff
17 from these areas would potentially release petroleum hydrocarbons
18 to the subsurface and impact perched groundwater.

19 2. Mitigation:

20 Pursuant to requirements of the State Water Resources Control
21 Board, the project applicant/developer shall obtain a State-wide
22 general National Pollutant Discharge Elimination System
23 (NPDES) construction permit, prior to issuance of grading permits.
24 The NPDES permit would apply to all construction activities,
25 including, clearing, grading, or excavation, that results in the
26 disturbance of at least one (1) acre of total land area, or activity
27 which is part of a larger common plan of development of one (1)
28 acre or greater. Therefore, as mitigation for this project, the

1 applicant/developer shall comply with the appropriate NPDES
2 construction permit prior to commencing grading activities. All
3 development within the Specific Plan boundaries shall be subject
4 to future requirements adopted by the County to implement the
5 NPDES program.

6 Prior to issuance of a grading permit, the project
7 applicant/developer shall obtain a NPDES permit for industrial
8 (Services) activities on the golf course and residential
9 development. That permit would require the applicant to prepare a
10 Stormwater Pollution Prevention Plan that incorporates current
11 Best Management Practices and Best Available Technologies
12 (BMPs and BATs) for pollution and erosion/siltation control on
13 both the residential and golf course portions of the site. a)

14 BMPs shall include prudent irrigation practices to eliminate
15 excessive water of the golf course. Additionally, to mitigate
16 impacts associated with use of fertilizers, insecticides, herbicides
17 and fungicides, the following BMPs should be considered for
18 inclusion in the golf course SWPPP:

19 1) Low maintenance turf grass shall be used for all
20 fairways. Turf grass type shall be noted on the golf course
21 landscape plans.

22 2) All chemicals shall be judiciously applied at
23 application rates which allow for optimum absorption by the turf.

24 3) Only pesticides, herbicides and fungicides which
25 are EPA registered chemicals shall be used; and further, only those
26 chemicals so registered which are listed under the EPA's
27 "Caution" and "Warning" categories shall be used. The volumes
28 and rates of application must not exceed the manufacturer's

1 recommended dosages.

2 Only pesticide products least likely to leach to ground water or
3 runoff to surface waters shall be used. Sound cultural management
4 techniques such as choosing disease and insect resistant plant
5 species and prompt removal of severely diseased or dead plants
6 shall be employed to minimize pesticide use; and, whenever and
7 wherever possible, the pesticides that are least persistent and least
8 toxic to non-target species shall be chosen.

9 5) A detailed golf course maintenance program and
10 employee training manual shall be developed by the golf course
11 operator. This manual shall describe in detail the areas within
12 maintenance sheds where these chemicals would be stored, how
13 the chemicals are to be handled by each employee, the maximum
14 usage for each such chemical (i.e., maximum training for all
15 employees handling the chemicals).

16 6) A SWPPP shall be prepared by the golf course
17 operator based on the philosophy that the growth and maintenance
18 of healthy turf would minimize the need for pesticides. The
19 IGCMP should be prepared by a qualified, independent turf
20 management consultant and should be completed prior to
21 construction of the golf course. The IGCMP should provide the
22 following:

23 a) Explanation of a description of the basic
24 concepts of Integrated Pest Management (IPM) and
25 how these concepts can be put into practice within
26 the scope of an IGCMP.

27 b) A detailed plan for operating and
28 maintaining the proposed golf course in a safe,

1 effective and environmentally responsible manner.

2 c) A description of current pest prevention
3 controls and establishment of baseline pest
4 thresholds in accordance with IPM principles.

5 d) Site-specific recommendations to the owner
6 on methods of designing, building, and growing-in
7 the golf course to reduce the need for pesticide use
8 and to minimize the impacts of management.

9 e) A program to minimize the quantities of
10 fertilizers and pesticides used on golf course
11 vegetation.

12 f) Procedures for recording quantities of the
13 compounds used.

14 g) Regulations as to chemical applications in
15 relation to weather conditions and watering
16 regimes.

17 h) Methods of controlling runoff and leaching
18 potential and systems for addressing other
19 management concerns expressed by the Regional
20 Water Quality Control Board.

21 i) A worst-case scenario of pesticide use on
22 the proposed golf course in response to severe pest
23 infestations, for the purpose of identifying potential
24 risk and allowing an adequate safety margin to deal
25 with such pest pressures.

26 The project shall comply with the requirements of the State Water
27 Quality Control Board, Santa Ana Region.

28 F. Toxic Substances

1 1. Impacts:

2 The proposed 18-hole golf course has the potential to store,
3 handle, or generate toxic substances on-site. However, impacts
4 associated with a potential release would be avoided with
5 compliance of federal, state, and regional regulations. Although
6 there is evidence of illegal dumping (55-gallon drums) on the
7 project site, the County's CHA determined there was no health
8 concern and no further assessment was necessary.

9 2. Mitigation:

10 No mitigation is required for the project because no inherently,
11 significant impacts associated with toxic substances are anticipated
12 on-site. Although, there is a remote potential for exposure to toxic
13 substances during construction activities and the proposed golf
14 course would potentially store, handle, or generate toxic
15 substances on-site, potential impacts associated with exposure
16 would be minimized to acceptable levels with implementation of
17 the standard conditions of approval.

18 G. Agriculture

19 1. Impacts:

20 A small portion (14.8 acres) of the project site contains "locally
21 important farmland." Consequently, with project implementation,
22 farming on the "locally important farmland" portion of the site
23 would be precluded. The project would cause development of non-
24 agricultural uses adjacent to agriculturally zoned property. The
25 project would contribute incrementally to a cumulative impact
26 which would involve the conversion of undeveloped lands to urban
27 uses. Consequently, increased development pressure would be
28 placed on agricultural areas located southerly of the site.

1 However, this development pressure exists today and would
2 increase over time with or without the project.

3 2. Mitigation:

4 No mitigation is required. The General Plan attempts to preserve
5 prime agricultural and or unique farm lands, allowing conversion
6 of prime agricultural and or unique farm lands only after careful
7 evaluation. The project would not impact prime agricultural and
8 or unique farm lands, and is, therefore, consistent with the goals
9 and intent of the General Plan.

10 H. Energy Resources

11 1. Impacts:

12 On-site natural gas demand for the project is estimated at
13 23,802,900 cubic feet (c.f.) per year. On-site electricity for the
14 project is estimated at 2,013,495 kilowatt hours per year (kWh/yr).
15 Consequently, the project would consume energy and have an
16 impact on available energy resources. Due to long range planning
17 by energy purveyors, the demands related to the project can be
18 accommodated and impacts therefore would not be considered
19 significant.

20 2. Mitigation:

21 No mitigation is required. Impacts associated with energy
22 resources would be minimized to acceptable levels with
23 implementation of the standard conditions of approval.

24 I. Historic and Prehistoric Resources

25 1. Impacts:

26 The seven (7) previously recorded prehistoric sites and two newly
27 discovered sites that exist within the project boundaries are all
28 bedrock milling sites. None of the sites were determined to be

1 important cultural resources pursuant to the criteria listed in
2 CEQA, Section 15064.5, and County guidelines. The sites exhibit
3 no artifacts, no segregated special uses areas beyond the bedrock
4 milling function (utilized primarily for plant and animal resource
5 processing), and no unique elements. Additionally, the likelihood
6 of finding any fossiliferous deposits during construction activity
7 would be extremely remote. Accordingly, the project would not
8 impact significant, paleontological resources.

9 2. Mitigation:

10 There would be no impacts to archaeological resources or
11 paleontological resources; therefore no mitigation is required. As a
12 condition of approval, measures shall be implemented to satisfy
13 any concerns that the Cahuilla and/or Serrano Indian tribes may
14 have with the project.

15 J. Water and Sewer Services

16 1. Impacts:

17 Water: The average annual water demand for the proposed
18 residential uses and club house is estimated to be approximately
19 338,800 gallons per day. Pursuant to the North Added Facilities
20 Area Master Plan (NAFAMP, January 1996), the project would be
21 served domestic water by the WMWD. Because the project (295
22 dwelling units) would construct fewer dwelling units than planned
23 for in the NAFAMP, the WMWD has determined that the La
24 Sierra tank would provide more than adequate water storage to
25 meet the fire flow and operational and emergency storage
26 requirements for the project. It is estimated that the proposed golf
27 course would require 800,000 to 1,200,000 gallons of water per
28 day for irrigation. WMWD would provide sufficient non-potable

1 water supplies to the project site to meet this irrigation
2 requirement. Because the project is not proposing to use
3 groundwater, the project would not significantly impact a
4 groundwater table, the County's ability to provide potable water
5 supplies in the future, and the surrounding land owners to exercise
6 their right to use groundwater.

7 Sewer: The project would generate approximately 249,625 gallons
8 of sewage per day. The WMWD has indicated that there is
9 sufficient capacity (together with the project's proposed sewer
10 improvements) to serve the project. Accordingly, there would be
11 no impacts to the sewer system.

12 2. Mitigation:

13 The project would not result in any significant impacts to
14 groundwater supplies or water and wastewater facilities, and no
15 mitigation measures are required beyond the standard conditions
16 of approval set forth by the County.

17 K. Fire Services

18 1. Impacts:

19 Because the project site is within a designated high fire hazards
20 area and the fire station servicing the site is outside the 5-minute
21 response requirement, development on the site would be exposed
22 to potentially significant impacts. The demands of the project on
23 fire services would exceed the present capabilities of the County
24 Fire Department. The County Fire Code requires that a Fire Fuel
25 Modification Zone be maintained along residential edges at natural
26 open space areas in order to reduce potential impacts from fires in
27 the nearby natural open space as well as to help reduce the
28 potential for fires within developed areas to spread to the natural

1 open space. The fuel modification zones would be identified on
2 the project's landscape plans to provide assurance that the zones
3 are provided and maintained.

4 2. Mitigation:

5 Prior to issuance of building-occupancy permits, the project
6 applicant/developer shall participate in the existing Fire Protection
7 Impact Mitigation Program (\$400.00 per dwelling unit and \$.25
8 per square foot for commercial/industrial), which provides funds
9 for the purchase of land to build new fire stations, remodel existing
10 fire stations, or for the purchase of equipment when necessary as
11 development occurs.

12 All water mains and fire hydrants providing fire flows shall be
13 constructed in accordance with the appropriate sections of County
14 Ordinance No. 460 and/or No. 787, subject to the approval by
15 County Fire Department and the Lee Lake Water District. Fire
16 flows over 3000 gpm shall be for three hours duration.

17 All structures on-site shall be constructed with fire retardant
18 roofing material as described in the 1998 California Fire Code.
19 Wood shingles shall not be allowed within the project area. Gated
20 communities are not encouraged and flag lots and dead-end streets
21 in excess of the county standard would not be allowed.

22 Prior to issuance of building occupancy permits, the project
23 applicant/developer shall provide a buffer of fire retardant
24 landscaping from appropriate distances from structures, as detailed
25 on a County-approved landscape plan.

26 a. Those tree/plant species identified with an "R" designation
27 on the landscape plan's plant palette shall be considered highly
28 flammable and shall not be planted within 100 feet of Fuel

1 Modification Zones 1 through 3 (including areas on residential
2 pads).

3 L. Sheriff Services

4 1. Impacts:

5 The project would result in a population increase of 764 residents
6 in western Riverside County. The project would contribute
7 incrementally to population growth in the region, which also
8 would result in an incremental increase in criminal activity such as
9 burglaries, thefts, auto thefts, vandalism, etc. The demands of the
10 project on Sheriff services would result in incremental impacts to
11 the present capabilities of the County Sheriff's Department; thus,
12 increasing the need to plan and provide for additional staff and
13 facilities to accommodate future growth.

14 2. Mitigation:

15 Prior to issuance of building-occupancy permits, the project
16 applicant/developer shall pay fees in accordance with the
17 provisions of the Development Mitigation Fee as outlined in the
18 County Comprehensive Mitigation Fee Review. The fees will be
19 used by the County to acquire and construct Sheriff Department
20 facilities, as the need arises due to the population growth in the
21 region.

22 The project applicant shall inform the Crime Prevention Unit of
23 the Sheriff's Department of all new Home Owners Associations.
24 These associations can be used as the foundation for establishing
25 Neighborhood Watch Programs.

26 The project applicant/developer shall work with the Riverside
27 County Sheriff's Department to implement the principles of the
28 COPPS program. The program may require the placement of a

1 Sheriff's satellite office within the project site and/or would
2 require working closely with the Home Owner's Association for
3 Lake Mathews Golf and Country Club.

4 M. Schools

5 1. Impacts:

6 Project implementation would result in the construction of 295
7 dwelling units (single-family residential units) and would increase
8 the demand on existing educational facilities and services by
9 generating additional students to be served by the Riverside
10 Unified School District (RUSD). Approximately 121 elementary
11 school students, 32 intermediate school students, and 53 high
12 school students or a total 206 students could result from project
13 implementation. Elementary, middle, and high school students
14 would attend Harrison Elementary, Chemawa Intermediate, and
15 Arlington High, respectively, all of which is operating above
16 capacity. Accordingly, the additional 206 students that would be
17 generated as a result of project implementation would add to the
18 existing capacity problems at the elementary, middle, and high
19 schools. Thus, the project would create a cumulatively significant
20 impact to County schools.

21 2. Mitigation:

22 Prior to the issuance of building-occupancy permits, the project
23 applicant/developer shall mitigate impacts to schools by payment
24 of school impact fees.

25 N. Parks and Recreation

26 1. Impacts:

27 Project development is estimated to generate a population of
28 approximately 764 persons. The estimated population to be

1 produced from the project would create the need for approximately
2 0.8 acre of regional parkland, approximately 18.3 acres of natural
3 open space parkland, and approximately 2.3 acres of
4 neighborhood/community parks, in order to satisfy County
5 requirements. According to the Parks District, the provision of 3.7
6 acres of pocket parks and multi-purpose trail, and 85.2 acres of
7 open space would not satisfy the project's park requirements.
8 Additionally, due to the project's proximity to the City, the project
9 would create a potentially cumulative significant impact to City-
10 maintained parks.

11 2. Mitigation:

12 Prior to issuance of building-occupancy permits, the project
13 applicant/developer shall pay Developer Impact Fees as outlined in
14 the County Comprehensive Mitigation Fee Review, pertaining to
15 park fees and dedication. The County will use the fees to develop
16 additional parkland within the County. Prior to issuance of
17 building occupancy permits, the applicant shall pay City of
18 Riverside Local Park Mitigation Fees of \$2,922 per unit and a flat
19 Regional Park Mitigation Fee of \$2,535.

20 O. Utilities

21 1. Impacts:

22 Project development is estimated to require 2,013,495 kilowatt
23 hours per year of electricity and 23,802,900 cubic feet per year of
24 natural gas at project buildout. Telephone, cable and other
25 services would be provided as required.

26 2. Mitigation:

27 No mitigation is required. Significant impacts associated with the
28 provision of electricity, natural gas, and telephone services would

1 be avoided through implementation of the energy-conserving
2 recommendations contained in the County's standard conditions of
3 approval for the project.

4 P. Solid Waste

5 1. Impacts:

6 Ultimate project development, as well as the construction phase of
7 the project, would increase the amount of solid waste generated in
8 the area; in turn, shortening the life span of the affected landfills,
9 as well as increasing the demand upon waste haulers. The project
10 site would generate approximately 528.4 tons per year of solid
11 waste.

12 2. Mitigation:

13 No mitigation is required because the project would not
14 significantly impact the County's capacity to process solid waste.
15 However, standard conditions of approval would be required of the
16 project to insure that the project would be in conformance with the
17 County's standard requirements.

18 Q. Libraries

19 1. Impacts:

20 Project development would increase the region's population,
21 creating in turn an additional demand for library facilities and
22 services. The County' library system would require a minimum of
23 382 square feet of additional library space and an additional 917
24 titles to accommodate the project's expected demand for library
25 services.

26 2. Mitigation:

27 Prior to issuance of building-occupancy permits, the project
28

1 applicant/developer shall be subject to the payment of mitigation
2 fees in accordance with the provisions of the Development
3 Mitigation Fee as outlined in the County Comprehensive
4 Mitigation Fee Review. A portion of these fees shall be utilized by
5 the County to provide additional library facilities and staff.

6 R. Health Services

7 1. Impacts:

8 The increase in population of 764 people by the project will
9 generate an increase demand for in medical services, therefore,
10 resulting in a significant cumulative impact to health care services.

11 2. Mitigation:

12 Prior to issuance of building occupancy permits, the project
13 applicant shall participate in the Development Mitigation Fee as
14 outlined in the County Comprehensive Mitigation Fee Review that
15 provides funds for the purchase of land to build public service
16 facilities, including physical and mental health care facilities.

17 S. Disaster Preparedness

18 1. Impacts:

19 Fire Hazards: The project site is located in a designated high fire
20 hazard area, and the fire station servicing the site is outside the
21 five-minute response time requirement. Upon County approval of
22 a landscape plan for the project, three fuel modification zones
23 would most likely be required.

24 Seismic Hazards: The project site is not located within the
25 Alquist-Priolo Studies Zone Act of 1972. Additionally, there are
26 no known active, potentially active, or inactive faults that transect
27 the project site.

28 Slopes and Erosion: Steep slopes are located in various locations

1 on the project site. Underlying soils are susceptible to erosion
2 hazards. A majority of the areas proposed on the subject property
3 for project development include soils with moderate to high
4 erosion susceptibility.

5 Wind Erosion and Blowsand: An increased potential for wind-
6 blown sand would occur on the project site if high wind conditions
7 occur during or within close proximity to the project's proposed
8 grading activities.

9 Flooding: Of the 27.0 acres within the Harrison Dam inundation
10 area, only a relatively small segment of Street "A" and 1.2 acres of
11 the golf course would be flooded during a dam failure. The site is
12 not located within a 100-year FEMA floodplain.

13 2. Mitigation:

14 The mitigation measures discussed and conditions of approval
15 referred to in this resolution related to fire hazards, seismic safety,
16 slopes and erosion, wind erosion and blowsand, and flooding
17 would reduce or avoid any such impacts to a level of
18 insignificance.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
20 potentially resulting from the adoption of Specific Plan No. 325 cannot be fully mitigated and
21 will be only partially avoided or lessened by the mitigation measures hereinafter specified; a
22 statement of overriding findings is therefore included herein:

23 A. Air Quality

24 1. Impacts:

25 Project implementation will contribute to the regional inability to
26 attain the ozone standard based on SCAQMD's recommended
27 significance levels. Average daily NOx emissions during
28 construction of the residential development of the site would

1 exceed the SCAWMD CEQA Handbook significance thresholds
2 by 189 percent. Construction activities may also spill over into the
3 adjacent community; thus, creating significant, short-term impacts
4 off-site. Vehicles track dirt off-site, lane closures create
5 congestion on public roadways, and construction worker vehicles
6 and supply trucks compete with the general public for sometimes
7 inadequate roadway capacity. Additionally, trucks are often left
8 idling near off-site sensitive receptors while waiting to load or
9 unload. The project's operational activities (mainly from vehicles
10 coming to and leaving from the project site) would not exceed
11 recommended SCAQMD daily thresholds. However, the project's
12 vehicular emissions would contribute to the region's inability to
13 attain the SCAQMD's ozone standard.

14 2. Mitigation:

15 Short-term Impacts: Prior to issuance of grading permits, the
16 project applicant/developer shall submit an accelerated
17 construction dust abatement management program to the County.
18 Enhanced dust control measures shall include, but not be limited to
19 the following: 1) place water on all active construction/
20 unvegetated areas at least twice daily; 2) cover all haul trucks or
21 maintain at least two feet of freeboard height; 3) pave or apply
22 water four times daily to all unpaved parking or staging areas; 4)
23 sweep or wash any site access points within 30 minutes of any
24 visible dirt deposition on any public roadway; 5) cover or water
25 twice daily any on-site stockpiles of debris, dirt, or other dusty
26 material; 6) suspend all operations on any unpaved surface if
27 winds exceed 25 mph; and 7) hydroseed or stabilize any cleared
28 area which is to remain inactive for more than 96 hours after

1 clearing is completed.

2 Prior to construction commencement, 90-day low-NOx tune-ups
3 for off-road construction equipment shall be required, and idling
4 shall be limited to 10 minutes for trucks and heavy equipment.

5 The applicant shall provide copies of the tune-up records and
6 inspection logs to the County of Riverside, Planning Department,
7 within one week of completing each 90-day construction period.

8 The project's applicant/contractor shall: 1) encourage car pooling
9 for construction workers; 2) limit lane closures to off-peak travel
10 periods; 3) prohibit parking of construction vehicles on the
11 surrounding traveled roadways; 4) wet down or cover dirt hauled
12 off-site; 5) wash or sweep access points daily; 6) encourage receipt
13 of materials during non-peak traffic hours; and 7) sandbag
14 construction sites for erosion control.

15 Long-term Impacts: For cumulative impacts to regional air
16 quality, mitigation in the form of alternatives to the single
17 occupant automobile needs to be considered where possible.
18 Effective emissions reduction of mobile source emissions will
19 require a unified transportation system management (TSM)
20 approach where a wide variety of transportation control measures
21 (TCMs) are integrated into a comprehensive system of procedures
22 and goals. An effective TSM program as a means of reducing
23 vehicular traffic and its associated environmental effects (e.g., air
24 pollution, noise, energy consumption, etc.) is difficult to achieve in
25 practice because of the dependence on the low (mainly single)
26 occupant vehicle as the primary means of transportation. The
27 components of any mobile source emissions reduction program
28 should include:

1 1. Cooperation with the SCAQMD to implement regional
2 strategies and tactics.

3 2. Encouragement of bicycle and pedestrian circulation
4 alternatives.

5 3. Express transit access from the Lake Mathews area to other
6 regional employment centers.

7 4. Encouragement of local job-intensive uses to reduce the
8 existing and growing jobs-housing imbalance that promotes long
9 commutes in and out of the local area.

10 Even with the implementation of the aforementioned
11 transportation control measures (TCMs), cumulative impacts to air
12 quality would remain significant.

13 B. Open Space and Conservation

14 1. Impacts:

15 The project would adhere to the County's natural open space
16 standards by incorporating enhanced recreational opportunities
17 (122.6 acres of golf facilities, three parks on a total of 2.5 acres,
18 and a 1.2-acre regional trail) and project aesthetics (the
19 preservation of 85.2 acres of natural open space) into the
20 development. The landscape plan for the golf course would
21 incorporate the use of native plant species adjacent to existing
22 native habitat for the slope areas surrounding the greenways and
23 fairways. Access through the natural open space would be
24 restricted to the multi-purpose trail (approximately 1.2 acres) and a
25 small number of golf cart crossings. Prohibiting development and
26 access into the natural areas would limit impacts to sensitive
27 biological resources, including vegetation (such as wetland
28 habitat), plant, and animal species. Development of the project

1 would result in the loss of aesthetically significant open space.
2 Although open space uses would be incorporated into most of the
3 project, the rural character and scenic nature of the region would
4 be altered. Provision of open areas within the development would
5 help to mitigate these impacts. To the extent undeveloped open
6 space is a limited resource, the conversion of open space to urban
7 uses is an unavoidable adverse impact of cumulative development.

8 2. Mitigation:

9 The project would not result in a direct, significant impact to open
10 space and conservation. However, the project's contribution to the
11 conversion of open space to urban uses would be considered an
12 unmitigable, cumulatively significant impact.

13 C. Wildlife/Vegetation

14 1. Impacts:

15 Sensitive Vegetation Communities: Project implementation would
16 cause the loss of 35.5 acres (including 8.6 acres due to Street "A")
17 of Riversidean sage scrub habitat (as a monotypic community).
18 An additional 164.3 acres (including 5.8 due to Street "A") of
19 mixed communities that contain Riversidean sage scrub as a
20 dominant component would be impacted. The location of the
21 property within USFWS designated critical habitat boundaries for
22 the coastal California gnatcatcher and the presence of six pairs of
23 gnatcatchers on-site make the loss of sage scrub a significant
24 impact. Approximately 1.3 acres of mixed willow riparian
25 woodland, 0.1 acre of mule fat scrub, and 0.7 acre (including 0.6
26 acre due to Street "A") of southern willow scrub/mule fat scrub
27 would be impacted by the project. These communities are
28 considered high-priority inventory communities by the CDFG

1 because they are experiencing a decline. In addition, these
2 communities provide suitable habitat for the least Bell's vireo.
3 Consequently, the loss of riparian habitat would be considered a
4 significant impact.

5 Sensitive Wildlife: The project's direct and indirect impacts to the
6 federally-listed coastal California gnatcatchers and least Bell's
7 vireos observed on the project site would be considered
8 significant. All six breeding territories of the coastal California
9 gnatcatchers observed in 2001 on the Lake Mathews Golf and
10 Country Club project site would be either indirectly or directly
11 impacted by project implementation. Project implementation
12 (specifically a proposed road crossing) would directly impact only
13 one of the five locations occupied by a pair of Least Bell's vireo.
14 All other vireo-occupied locations would incur indirect impacts
15 from urban noise and lighting during the nesting season.

16 The project site contains suitable habitat for the Stephens'
17 Kangaroo rat and the species likely utilizes portions of the project
18 site and Street "A" alignment. Impacts to the Stephens' kangaroo
19 rat are, therefore, considered potentially significant.

20 Nesting Birds: During the course of field surveys on the project
21 site, a red-tailed hawk nest and other active bird nests were
22 observed. Raptors may continue to construct nests on-site until the
23 time grading begins for the project. Disturbing or destroying
24 active raptor nests is a violation of the Migratory Bird Treaty Act.
25 Also, nests and eggs are protected under Fish and Game Code
26 Section 3503. Impacts from the proposed grading activities may
27 result in a significant impact to nesting birds.

28 Wildlife Movement Corridor/Indirect: Temporary impacts would

1 be imposed upon wildlife movement during construction activities.
2 After construction, additional indirect impacts would occur in the
3 form of increased ambient noise, light, domestic pets, and
4 pedestrian activities. These impacts are adverse; however, they are
5 not anticipated to significantly impact regional species
6 populations. Because smaller to medium-sized mammals (e.g.
7 raccoons, skunk, and coyote) and birds may move through the site
8 frequently, the project's interruption of this regional movement
9 would be considered potentially significant.

10 Riverside County Multi-Species Habitat Conservation Plan

11 (MSHCP): Although the burrowing owl was not observed on the
12 project site during the 2001, 2002, and 2003 field surveys,
13 pursuant to the MSHCP sensitive species survey requirements, a
14 pre-construction survey would be conducted to confirm the owls'
15 absence. If the burrowing owl is observed, Burrowing Owl Survey
16 Protocol and Mitigation Guidelines would be implemented to
17 avoid significant impacts to the owl

18 Jurisdictional Wetlands and "Waters of the U.S.": Approximately
19 2.3 acres (includes 0.1 acre due to Street "A") of Corps
20 jurisdictional waters [including 0.3 acre of jurisdictional wetlands
21 (includes 0.1 acre due to Street "A")] and 3.2 acres (including 0.2-
22 acre due to Street "A") of CDFG jurisdictional streambed and
23 associated riparian habitat would be impacted by the project.
24 These impacts are considered significant due to the cumulative
25 linear distance of stream impact, the loss of tributaries, and direct
26 impacts to the upper reaches of the main drainage course on site.

27 Project's Cumulative Impacts:

28 The project would contribute to the ongoing loss of several non-

1 sensitive plant communities and animal species within the region.
2 This loss is considered adverse but not significant on either a site-
3 specific or cumulative level. The cumulative impacts are partially
4 offset due to the preservation of open space within the riparian
5 corridor on the site. The project would also contribute to the
6 ongoing loss of sensitive habitat (willow riparian woodland,
7 southern willow scrub/mule fat scrub, and Riversidean sage scrub)
8 within the region. This cumulative impact would be considered
9 significant. Additionally, the project's impacts to regional wildlife
10 movement of smaller mammals and avian species, and impacts to
11 jurisdiction waters would be considered cumulatively significant.

12 2. Mitigation:

13 Sensitive Vegetation Communities: If a "take" permit for the
14 County's MSHCP has not been issued prior to issuance of grading
15 permits, the applicant must mitigate all impacts to Riversidean
16 sage scrub pursuant to a Section 7 permitting process with the
17 USFWS. The resultant permit will provide for concurrent
18 mitigation for the coastal California gnatcatcher. Mitigation may
19 consist of the following, but not limited to:

20 1) The project applicant/developer shall purchase
21 mitigation credits at an agreed upon mitigation bank, purchase of
22 property to be preserved, or enhance or restore coastal California
23 gnatcatcher-occupied Riversidean sage scrub habitat on- and/or
24 off-site at a ratio of at least 1:1.

25 [Note: If grading permits are issued to the applicant after issuance
26 of the "take" permit, the applicant will be required to pay Local
27 Development Mitigation Fees (\$1,651 per dwelling unit). This
28 requirement will replace the measure above.]

1 Prior to issuance of grading permits, the project
2 applicant/developer shall obtain a Streambed Alteration
3 Agreement from the CDFG. The conditions and mitigation
4 requirements placed on that agreement shall mitigate the project's
5 impacts to 1.4 acres of mixed willow riparian woodland, 0.1 acre
6 of mule fat scrub, and 0.7 acre of southern willow scrub/mule fat
7 scrub. Mitigation may consist of the following but not limited to: o

8 1) The project applicant/developer shall restore or
9 enhance equivalent riparian habitat on- or off-site at a minimum of
10 2:1 ratio.

11 Restoration on the project site may consist of revegetation and
12 restoration of Riversidean sage scrub and restoration of a riparian
13 habitat. Riversidean sage scrub habitat would be revegetated on
14 manufactured slopes facing from the development (i.e., exterior)
15 and within upland open space areas of the golf course. Preserved
16 open space upland areas with poor quality Riversidean sage scrub
17 would be restored. Riparian areas in poor condition on-site would
18 also be restored. Restoration efforts would focus on removing
19 non-native exotic species from the drainages and re-planting with
20 species most likely to have occupied the location before human
21 disturbances. Restoration of riparian would be included in a
22 Mitigation Plan prepared for the Corps as part of the 401
23 Certification process.

24 If a "take" permit for the County's MSHCP has not been issued
25 prior to issuance of grading permits, the applicant shall submit a
26 Landscape and Fuel Modification Plan to the County for approval.
27 A condition shall be placed on the Plan that requires the applicant
28 to reduce impacts from fuel modification activities by minimizing

1 the removal of existing native plant species to the maximum extent
2 feasible and re-planting areas in the fuel modification zone with
3 native plant species.

4 [Note: If grading permits are issued to the applicant after issuance
5 of the "take" permit, the applicant will be required to pay Local
6 Development Mitigation Fees (\$1,651 per dwelling unit). This
7 requirement will replace the Measure above.]

8 Sensitive Wildlife: If a "take" permit for the County's MSHCP
9 has not been issued prior to issuance of grading permits, the
10 USFWS shall determine mitigation measures to mitigate for
11 impacts to the coastal California gnatcatcher through either the
12 Section 7 or Section 10a permit process. This may include, but not
13 be limited to, on- or off-site preservation of habitat occupied by at
14 least six pairs of gnatcatchers at a minimum 1:1 ratio in
15 accordance with the lead agency. Off-site mitigation may also
16 include the purchase of mitigation credits at an approved
17 mitigation bank. Areas of scrub revegetation within the
18 development would likely not be accepted by the lead agency
19 (USFWS) as mitigation for impacts to the gnatcatcher due to the
20 unknown success/failure of the plan and the timing necessary to
21 establish functional habitat. Upon completion of the Section 7 or
22 10a permit process, a condition shall be placed on the grading
23 permits that require a qualified biologist to conduct biological
24 monitoring of gnatcatcher territories to ensure gnatcatchers would
25 not be "taken." The results of the monitoring effort shall be
26 submitted to the County for review. The required mitigation and
27 monitoring plan shall require conservation measures that ensure
28 that the impacts to the gnatcatcher are mitigated to below a

1 significant level.

2 [Note: If grading permits are issued to the applicant after issuance
3 of the "take" permit, the applicant will be required to pay Local
4 Development Mitigation Fees (\$1,651 per dwelling unit). This
5 requirement will replace the Measure above.]

6 Prior to the issuance of grading permits, the USFWS shall
7 determine mitigation measures to mitigate for impacts to the least
8 Bell's vireo through either the Section 7 or Section 10a permit
9 process. This may include, but not be limited to, on- or off-site
10 preservation of habitat occupied by three least Bell's vireo at a
11 minimum 1:1 ratio in accordance with the lead agency. Areas of
12 riparian restoration within the development would likely not be
13 accepted by the lead agency (USFWS) as mitigation for impacts to
14 the least Bell's vireo due to the unknown success/failure of the
15 plan and the timing necessary to establish functional habitat.

16 [Note: This species is not "covered" under the MSCHP.]

17 Prior to issuance of grading permits, the applicant shall pay fees in
18 accordance with the USFWS-approved HCP, to mitigate the
19 project's potentially significant impacts to the Stephens' kangaroo.
20 Within thirty (30) days of permitted grading activities, a qualified
21 biologist shall conduct a burrowing owl survey to determine its
22 absence in those areas of proposed grading. If occupied burrows
23 are found during the breeding season (February 1 through August
24 31), the burrows will be avoided until the end of the breeding
25 season or until a determination is made by a qualified biologist
26 that: 1) the birds have not begun egg-laying and incubation; or 2)
27 that juveniles from the occupied burrows are foraging
28 independently and are capable of independent survival. If neither

1 of these determinations can be made, the burrow site, along with a
2 6.5 acre buffer (to provide for foraging habitat) will be avoided
3 until the end of the breeding cycle as determined by the biological
4 monitor. Ultimate destruction of the burrows outside of the
5 breeding season will be in accordance with the California
6 Burrowing Owl Consortium guidelines and will include passive
7 relocation of any resident owls. Two natural or artificial burrows
8 will be provided for each burrow impacted by the project. All
9 burrows will be excavated using hand tools and refilled to prevent
10 reoccupation.

11 [Note: If a "take" permit for the County's MSHCP has not been
12 issued prior to issuance of grading permits, this mitigation measure
13 will not be required.]

14 Nesting Birds: A condition shall be placed on the project's
15 grading permits that require the applicant to either:

16 1) avoid all vegetation/tree removal activities during
17 the nesting season (March through June); or

18 2) have a qualified biologist survey suitable habitat
19 areas for the presence of nesting raptors, prior to grading activities.

20 If any active nests are detected, the tree containing the nest shall be
21 flagged and a 100-foot avoidance buffer shall be placed around the
22 tree. Grading activities within the 100-foot buffer shall be avoided
23 until the nesting cycle is complete. A qualified biologist shall
24 monitor the tree removal and grading activities to ensure that
25 undiscovered nests are not disturbed. The results of the
26 monitoring effort shall be submitted to the County for review.

27 Regional Wildlife Movement: Final landscape plans for the golf
28 course shall be reviewed by the County to ensure that native plant

1 species are planted on all manufactured slopes, to minimize
2 impacts associated with habitat fragmentation. Although the
3 aforementioned mitigation measure would minimize the project's
4 impacts to regional wildlife movement, the success of this
5 minimization measure to sustain movement cannot be determined
6 at this time; therefore, impacts to regional wildlife movement
7 remain potentially significant and unavoidable.

8 Jurisdictional Wetlands and "Waters of the U.S.": Prior to
9 issuance of grading permits, mitigation measures for impacts to 2.3
10 acres (includes 0.1 acre due to Street "A") of Corps Jurisdictional
11 Waters [including 0.3 acre of jurisdictional wetlands (includes 0.1
12 acre due to Street "A")] and 3.2 acres (including 0.2-acre due to
13 Street "A") of CDFG jurisdictional streambed and associated
14 riparian habitat shall be implemented pursuant to state and federal
15 resource agency approvals (a Section 404 permit from the ACOE,
16 Section 7 consultation with the USFWS, a Section 1600 clearance
17 from the CDFG, and a 401 certification form the RWQCB). All
18 impacts to wetlands must be mitigated "in-kind" and achieve "no-
19 net-loss" of wetland function and values. Mitigation measures
20 may include the following:

21 1) On- or off-site replacement of Corps jurisdictional
22 waters and wetlands at a ratio no less than 2:1.

23 2) On- or off-site replacement of CDFG jurisdictional
24 streambed and associated riparian habitat at a ratio no less than
25 2:1.

26 Prior to issuance of grading permits, the applicant must obtain a
27 401 certification from the Regional Water Quality Control Board
28 (RWQCB). That certification will require the applicant to prepare

1 a detailed Water Quality Management Plan/Storm Water Pollution
2 Prevention Plan that identifies measures to control runoff from the
3 site, requires on-site treatment of runoff to improve water quality,
4 and implements BMPs, during both construction and operational
5 activities.

6 D. Aesthetics, Visual Analysis, Light and Glare

7 1. Impacts:

8 At project build-out, views of the site from surrounding areas
9 would change from predominately vacant land to light urban
10 residential, recreational, and open space land uses. The major
11 visual impact areas would occur on the project's western boundary
12 looking eastward along McAllister Street and on the eastern
13 property boundary looking westward along Four Winds Drive,
14 Meadowlands Drive, and Moonridge Drive. Light and glare would
15 be introduced into the area. However, these impacts would be
16 avoided with implementation of specific landscape and
17 architectural design requirements which are directed at providing
18 an aesthetically pleasing development. Altering the project site's
19 natural topography with urban development would be considered
20 an unavoidable adverse, cumulative impact.

21 2. Mitigation:

22 No mitigation is required for the project's individual affect to the
23 aesthetics of the area. Barring the County prohibiting development
24 on the project site, there are no measures to offset the project's
25 cumulatively significant impact to the site's natural topography.

26 E. Circulation

27 1. Impacts:

28 The results of the traffic projections indicates that the project

1 would generate 3,514 trips per day with 265 vehicles per hour
2 during the AM peak hour and 353 vehicles per hour during the PM
3 peak hour. Consequently, the project would attract and produce
4 motor vehicle trips associated with urban development on the
5 project site.

6 Short-term Intersection Impacts: The following study area
7 intersections would be significantly impacted by the traffic
8 generated by the project during the opening year (Year 2003).

- 9 • La Sierra Avenue at SR-91 Eastbound Ramps
10 (AM/PM)
- 11 • La Sierra Avenue at Indiana Avenue (AM/PM)
- 12 • La Sierra Avenue at Victoria Avenue (AM/PM)
- 13 • La Sierra Avenue at Cleveland Avenue (AM/PM)
- 14 • La Sierra Avenue at Dufferin Avenue (AM/PM)
- 15 • La Sierra Avenue at El Sobrante Road (PM)

16 Long-term Intersection Impacts: The following study area
17 intersections would be significantly impacted by the traffic
18 generated by the project during project buildout (Year 2020).

- 19 • La Sierra Avenue at SR-91 Eastbound Ramps (AM)
- 20 • La Sierra Avenue at Indiana Avenue (PM)
- 21 • La Sierra Avenue at Victoria Avenue (PM)
- 22 • La Sierra Avenue at Cleveland Avenue (AM/PM)
- 23 • La Sierra Avenue at El Sobrante Road (PM)

24 2. Mitigation:

25 Prior to approval of final building permits, the applicant shall pay
26 County established signal mitigation fees to offset the project's
27 short-term impacts to intersections in the County. The County
28 signal mitigation program fee rate is \$354 per single-family

1 detached residential dwelling unit and \$5,881 per acre of
2 commercial uses (i.e. club house).

3 Prior to approval of final building permits, the applicant shall enter
4 into an agreement with the City of Riverside to pay standard traffic
5 impact fees to address impacts to intersections within the City
6 Limits. The standard City of Riverside traffic signal and railroad
7 mitigation fee is \$190 per single-family detached residential
8 dwelling unit and the standard traffic impact fee is \$525 per
9 single-family detached residential dwelling unit.

10 The project's cumulative short- and long-term traffic impacts will
11 be mitigated with the installation of the various off-site,
12 intersection improvements. Accordingly, prior to approval of final
13 building permits, the applicant shall participate in funding of the
14 off-site improvements through payment of appropriate fees (DIF
15 or TUMF fees). The standard DIF fee is \$69 per residential
16 dwelling unit and \$324 per acre of commercial uses. TUMF fees
17 are not yet adopted. If adopted at the time of issuance of building
18 permits, the applicant would pay the TUMF fees instead.

19 Impacts to all but one study area intersection (La Sierra Avenue at
20 Cleveland Avenue in 2020) would be reduced to below a level of
21 significance upon implementation of the various mitigation
22 measures. The La Sierra Avenue intersection with Cleveland
23 Avenue would improve from a LOS of F to a LOS of D.
24 However, because this intersection is located more than a mile
25 from a freeway interchange/intersection and is not located at the
26 intersection of two General Plan designated roadways, the Board
27 of Supervisors would be asked to adopt overriding considerations
28 for the project's long-term unmitigable impacts.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the
2 following alternatives identified in EIR No. 433 in light of the environmental impacts which
3 cannot be avoided or substantially lessened and has rejected those alternatives as infeasible for
4 the reasons hereinafter stated:

5 A. No Project Alternative

- 6 1. The No Project Alternative would result in the project area being
7 developed in accordance with the existing County of
8 Riverside zoning designations, R-A and R-A-1.
- 9 2. The No Project Alternative would develop 680 residential dwelling
10 units within the R-A and R-A-1 zones. The population would
11 increase to approximately 1,761 persons. This population increase
12 is more than double the estimated population for the project.
- 13 3. The No Project Alternative would preserve the portion of the site
14 zoned W-1, which would allow field, tree and bush crops, flower
15 and herb gardening within an open space easement.
- 16 4. The No Project Alternative would result in many streams and
17 associated canyons being filled. Consequently, development
18 would occur in areas that are subject to liquefaction (alluvial soils)
19 and ground or slope failure during a geologic/seismic event and
20 groundwater seepage during the rainy season. Therefore, creating
21 potentially significant impacts associated with seismic activity that
22 would not occur with the project.
- 23 5. Under the No Project Alternative, the residential development
24 would require filling in streambed areas, where the potential for
25 running into expansive soils during construction would increase.
26 Additionally, fill would be placed on soil types that exhibit high
27 runoff potentials and are susceptible to erosion. Therefore,
28 creating potentially significant impacts associated with soils that

1 would not occur with the project.

- 2 6. The No Project Alternative would place residential development in
3 the dam storage area; thus, reducing the site's ability to store the
4 increased storm flows on-site. Additionally, a substantial amount
5 of impervious surface areas would be placed north of the dam, thus
6 resulting in an increase in the volume of storm flows leaving the
7 site and exposing residential structures to flooding, if a breach in
8 the dam should occur. This alternative would create unmitigable
9 hydrological impacts not created by the project.
- 10 7. Under the No Project Alternative a substantial amount of
11 additional average daily trips (6,507 ADTs) would be created on
12 McAllister Street and the 6-foot perimeter wall may no longer
13 mitigate vehicular noise impacts to the residential units along
14 McAllister Street. Accordingly, noise impacts would be greater
15 than for the project.
- 16 8. Under the No Project Alternative, PM10 emissions (fugitive dust)
17 from construction-related activities would be similar to that of the
18 project. However, the No Project Alternative would generate a
19 greater number of average daily trips upon project build-out. Under
20 the No Project Alternative, vehicular emissions (carbon monoxide,
21 nitrogen dioxide emissions and reactive organic gases) are
22 expected to exceed adopted thresholds. Consequently, this
23 alternative's direct and cumulative air quality impacts would be
24 greater than the project's impacts.
- 25 9. Under the No Project Alternative, the installation of impermeable
26 surfaces, such as roadways, parking areas, and building pads (north
27 and south of the dam) would be greater than that of the project.
28 Thus, there would be greater water quality impacts associated with

1 this alternative.

2 10. The No Project Alternative would provide for a greater amount of
3 natural and landscaped open space (125.0 acres) than the project
4 (85.2 acres). Accordingly, the cumulative impacts to the loss of
5 natural open space in the region would be less under this
6 alternative.

7 11. Under the No Project Alternative the residential development
8 would result in greater impacts to Riversidean sage scrub and
9 riparian habitat. This alternative would remove all 6 breeding
10 territories of the federally-listed coastal California gnatcatcher and
11 areas occupied by five pairs of least Bell's vireos. Thus, impacts
12 to these sensitive wildlife species would be greater and
13 unmitigable under this alternative, because avoidance of these
14 species' habitat would not be possible. Because most of the
15 drainages onsite would be either directly or indirectly impacted by
16 residential development straddling them, impacts to jurisdictional
17 waters and wetlands are greater under this alternative.

18 12. Visual quality impacts related to this alternative would be greater
19 than the project in that two times more residential structures would
20 be built, and no golf course would be constructed to serve as a
21 visual buffer between units on-site and existing residential units
22 off-site. Additionally, increased development of the hillsides could
23 be allowed, thus increasing the visual impacts to the surrounding
24 area.

25 13. The No Project Alternative would generate as many as 6,507
26 average daily trips (ADTs). Because this alternative would create
27 a significant amount of additional traffic on surrounding roadways,
28 traffic and circulation impacts associated with this alternative

1 would be substantially greater than those identified for the project.
2 Thus, the project's cumulative impacts and unmitigable long-term
3 impacts may also increase under this alternative.

4 14. Under the No Project Alternative, the demand for water for
5 domestic services will be increased by 434,905 gallons per day
6 with the increase in number of units. The amount of water required
7 under this alternative represents an impact greater than that
8 analyzed under the project. The amount of wastewater generated
9 within the project area under this alternative will increase by
10 124,675 gallons per day over that generated by the project. This
11 increase will result in impacts to sewer facilities greater than that
12 identified under the project.

13 15. The No Project Alternative would have similar impacts to fire
14 services because the site is within a designated high fire hazard
15 area and the fire station servicing the site is outside the 5-minute
16 response requirement.

17 16. The No Project Alternative would generate a higher population in
18 the area, and would therefore have slightly more of an impact on
19 Sheriff's services than would the project.

20 17. The No Project Alternative would result in 268 more students than
21 the project. Thus, this alternative would create a greater impact on
22 school facilities and staff.

23 18. The No Project Alternative would require a little over three (3)
24 acres of parkland. Because this alternative would not provide for
25 parkland that satisfies the County's requirements, the alternative
26 would create a greater impact on the County's ability to provide
27 sufficient parkland for the residents projected under this
28

1 alternative.

2 Summary of the No Project Alternative

3 Implementation of the No Project Alternative (development pursuant to existing
4 zoning designations) would create significant seismic, slope and erosion, and
5 hydrology and flooding impacts. Although, the seismic, and slope and erosion
6 impacts would potentially be mitigated, the hydrology and flooding impacts
7 would not be mitigated. Impacts to sensitive wildlife species would be greater
8 and unmitigable under this alternative, because avoidance of the sensitive bird
9 species' habitat would not be possible. Additionally, impacts to sensitive
10 vegetation (including riparian habitat) and jurisdictional waters would be greater,
11 under this alternative. An increase in the amount of residential development
12 under this development would create greater significant impacts related to noise,
13 air quality, water quality, and aesthetics. This alternative's impacts on
14 circulation, water and wastewater, sheriff services, schools, parks and recreation,
15 libraries, and health care facilities would also be greater than the project.
16 Additionally, the project's unmitigable long-term traffic impacts may increase
17 under this alternative. The No Project Alternative does not lessen any
18 environmental impacts (with the exception of slightly reducing cumulative
19 impacts to open space) and conversely has the potential to increase impacts to
20 sensitive resources. The project's significant unavoidable impacts on air quality,
21 wildlife/vegetation, aesthetics, and circulation (traffic) would not be reduced to a
22 level below significance through implementation of this alternative.

23 B. No Development Alternative

- 24 1. Implementation of the No Development Alternative would not
25 alter geologic or seismic features on or adjacent to the Specific
26 Plan area. As a result of needing to fill the canyon in the southwest
27 corner of the site, the access road would be subject to liquefaction
28 (alluvial soils) and ground or slope failure during a

1 geologic/seismic event, and groundwater seepage during the rainy
2 season. Therefore, similar to the project, this alternative would be
3 required to implement standard permit conditions to ensure that no
4 significant impacts would be created.

5 2. Under the No Development Alternative, filling of a major
6 streambed would be required to provide access to the southwestern
7 parcel. The potential for encountering expansive soils during
8 construction would increase. Additionally, fill would be placed on
9 soil types that exhibit high runoff potentials and are susceptible to
10 erosion. Potentially significant impacts associated with soils
11 would be avoided with implementation of standard permit
12 conditions, similar to the project.

13 3. The No Development Alternative would not impact the existing
14 hydrology because the proposed development would not affect the
15 capacity of the dam storage limit/dam inundation area.
16 Additionally, the alternative would be similar to the project in that
17 it would accommodate all storm water flows on-site; thus, avoiding
18 flooding and water quality impacts downstream.

19 4. The No Development Alternative would substantially reduce the
20 amount of additional average daily trips (76 ADTs) on McAllister
21 Street and surrounding roadways, therefore no significant
22 vehicular-related noise impacts are expected to occur as a result of
23 this alternative.

24 5. The No Development Alternative would eliminate short-term air
25 quality impacts from fugitive dust and construction equipment
26 emissions generated by the project during grading and construction
27 of residential, and golf course facilities. Because the amount of
28 ADTs would be significantly reduced under this alternative,

1 vehicular emissions (carbon monoxide, nitrogen dioxide emissions
2 and reactive organic gases) are not expected to exceed adopted
3 thresholds. Consequently, this alternative's direct and cumulative
4 air quality impacts would be avoided.

5 6. Under the No Development Alternative, the amount of impervious
6 surfaces would be greatly reduced. Additionally, the construction-
7 related activities of each parcel would be significantly reduced
8 (grading would most likely not exceed 5 acres at any one time),
9 and the industrial activities associated with golf courses would be
10 eliminated. Accordingly, no significant water quality impacts
11 would occur as a result of this alternative.

12 7. The No Development Alternative would result in the preservation
13 of existing vacant land. Modification of the existing topography or
14 substantial amounts of native vegetation would not likely occur.
15 The viewscape from adjacent properties would continue to reflect
16 natural and low-density rural and agricultural uses. Therefore, a
17 beneficial impact would be derived from this alternative.

18 8. Under the No Development Alternative, Riversidean sage scrub
19 and riparian habitat would be greatly reduced under this
20 alternative. Impacts to sensitive wildlife species (the coastal
21 California gnatcatcher and least Bell's vireo) would be avoided
22 under this alternative. Impacts to jurisdictional waters and
23 wetlands would also be greatly reduced under this alternative.

24 9. The No Development Alternative would result in the preservation
25 of existing open space and vacant lands. Modification of the
26 existing topography and the removal of native vegetation would be
27 greatly reduced. The viewscape from adjacent properties would
28 continue to reflect natural and low-density rural and agricultural

1 uses. Therefore, a beneficial impact would be derived from this
2 alternative.

3 10. Under the No Development Alternative there would be no increase
4 in traffic. Even with elimination of 100 percent of the project's
5 traffic, intersections in the vicinity of the Specific Plan area would
6 continue to operate below desired standards. While project-related
7 traffic impacts would be eliminated, so too would project benefits
8 such as the construction of traffic signals and the improvements to
9 area intersections and General Plan roadways.

10 11. Under the No Development Alternative, impacts to water supplies
11 would not be significant. Individual parcels would require septic
12 systems. The No Development Alternative would negate the need
13 for the extension of sewer facilities throughout the project site and
14 the expansion and/or construction of wastewater treatment
15 facilities. Under this alternative, impacts to water and sewer
16 facilities would be reduced from those identified with the project

17 12. The No Development Alternative would have similar impacts to
18 fire services because the project site is within a designated high
19 fire hazard area and the fire station servicing the site is outside the
20 5-minute response requirement.

21 13. The No Project Alternative would result in a minimal increase in
22 the number residences or persons within the Lake Mathews area,
23 and the demand for Sheriff protection services beyond that which
24 currently exists would not be required and therefore, represents a
25 reduced impact from that identified with the project.

26 14. Under the No Development Alternative, the number of residential
27 units being proposed under the project and accompanying increase
28 in the student population would not likely occur. Therefore, this

1 alternative would not have an impact on facilities or staff of the
2 School District.

- 3 15. The No Development Alternative would not result in a substantial
4 increase in population; therefore, impacts to parklands would not
5 occur.

6 Summary of the No Development Alternative

7 The No Development Alternative would reduce and/or eliminate all potentially
8 significant adverse environmental impacts of the project and would, therefore, be
9 considered the environmentally superior alternative. In particular, adverse
10 impacts related to short-term construction emissions and long-term operational
11 emissions would not occur with this alternative. Impacts from additional traffic
12 generation, noise, water quality, loss of open space, alteration of landforms,
13 sheriff services, schools, and parks which would occur with the project, would not
14 occur with this alternative. This alternative would fail to meet key objectives of
15 the project, primarily the establishment of a large-scale, self-contained, balanced
16 community, the provision of local recreational facilities, and the minimization of
17 future land use conflicts. Additionally, this alternative would not support the
18 funding necessary to construct the entire length of Street "A". Because this
19 alternative would not meet the objectives of the project, it has been rejected as a
20 viable alternative to the project.

21 C. Wetland Avoidance Alternative

- 22 1. Implementation of the Wetland Avoidance Alternative would not
23 alter geologic or seismic features on or adjacent to the Specific
24 Plan area. Impacts would be similar to the project.
- 25 2. The Wetland Avoidance Alternative would construct the golf
26 course on the flatter portions of the site. As with the project, this
27 alternative would avoid significant impacts with erosion and runoff
28 potentials.

- 1 3. The Wetland Avoidance Alternative would not impact the existing
2 hydrology because the proposed development would not affect the
3 capacity of the dam storage limit and would not propose structures
4 within the dam inundation area. Additionally, as with the project,
5 this alternative would accommodate all storm water flows on-site;
6 thus, avoiding flooding and water quality impacts downstream.
- 7 4. The Wetland Avoidance Alternative would substantially reduce the
8 amount of additional average daily trips (643 ADTs) on McAllister
9 Street and surrounding roadways. Thus, the project's significant
10 vehicular-related noise impacts would be avoided as a result of this
11 alternative.
- 12 5. Because the amount of grading would be reduced under this
13 alternative, the short-term air quality impacts associated with
14 fugitive dust and construction equipment emissions would be
15 greatly reduced. Additionally, the amount of ADTs would be
16 significantly reduced, under this alternative. Consequently,
17 vehicular emissions (carbon monoxide, nitrogen dioxide emissions,
18 and reactive organic gases) are not expected to exceed adopted
19 thresholds. Consequently, this alternative would reduce the
20 project's direct and cumulative air quality impacts. However, the
21 cumulative air quality impacts would remain significant.
- 22 6. Under the Wetland Avoidance Alternative, the amount of
23 impervious surfaces would be greatly reduced. Thus, the amount
24 of pollutants contained in storm water runoff would be reduced.
25 However, the golf course construction and operational activities
26 would result in potentially significant impacts; thus, mitigation
27 measures similar to those required of the project would also be
28 required of the Wetland Avoidance Alternative.

- 1 7. The Wetland Avoidance Alternative would provide for a greater
2 amount of natural and landscaped open space (210.1 acres) than
3 the project (85.2 acres). Accordingly, the cumulative impacts to
4 the loss of natural open space in the region would be less under
5 this alternative.
- 6 8. Under the Wetland Avoidance Alternative, significant impacts to
7 Riversidean sage scrub would be greatly reduced. The biological
8 impacts associated with this alternative would be further reduced
9 because the applicant would no longer be responsible for
10 constructing Street "A." The County or other responsible entity
11 would be required to mitigate the impacts associated with Street
12 "A." This alternative project design would avoid impacts to
13 jurisdictional wetlands and waters of the U.S., with the exception
14 of a small 0.40-acre impact to mixed willow riparian woodland.
15 Thus, the alternative's wetland mitigation requirements would be
16 greatly reduced. Because this alternative would avoid impacts to
17 riparian habitat, impacts to the least Bell's vireo would be also
18 avoided. However, direct and indirect impacts to four of the six
19 breeding territories for the coastal California gnatcatcher would
20 still occur. Consequently, impacts to sensitive wildlife species
21 would be greatly reduced under this alternative. The project's
22 cumulative significant impacts to wildlife corridors would also be
23 reduced to below a level of significance.
- 24 9. Although the development of golf course under the Wetland
25 Avoidance Alternative would require the modification of existing
26 topography and the removal of existing vegetation, the
27 cumulatively significant aesthetic impacts would be less than the
28 project. This reduction would result from the preservation of a

1 significant amount of the project site's natural topography and
2 representative vegetation communities within this alternative's
3 proposed natural open space areas.

4 10. Traffic volumes generated from the project site would be reduced
5 to 643 ADTs, under the Wetland Avoidance Alternative. Based on
6 this information, impacts related to traffic and circulation would be
7 avoided under this alternative.

8 11. Impacts to water supplies under the Wetland Avoidance
9 Alternative would not be significant and the amount of wastewater
10 generated from the project site would be greatly reduced because
11 only the club house facilities would require connections to sewer
12 facilities.

13 12. The Wetland Avoidance Alternative would avoid significant
14 impacts to fire services because there would be no inhabitable
15 structures on-site.

16 13. Because the Wetland Avoidance Alternative would not result in a
17 population increase, the demand on sheriff services would not
18 increase. Thus, impacts to sheriff services would be avoided
19 under this alternative.

20 14. Under the Wetland Avoidance Alternative, the construction of
21 residential units, and an accompanying increase in the student
22 population would not occur. Therefore, this alternative would not
23 have an impact on facilities or staff of the School District.

24 15. Under the Wetland Avoidance Alternative the predicted population
25 increase would not take place and the necessity for additional park
26 land would not be required. Thus, impacts to park facilities would
27 be avoided.

28 Summary of the Wetland Avoidance Alternative

1 The Wetland Avoidance Alternative would reduce the project's potentially
2 significant adverse impacts associated with air quality, water quality, open
3 space/conservation, wildlife/vegetation, and aesthetics. Additionally, this
4 alternative would avoid the project's vehicular-related noise impacts. At the same
5 time, impacts associated with seismic safety, soils, slopes and erosion, and
6 hydrology and flooding would remain insignificant under this alternative.
7 Although this alternative would also reduce and avoid the project's environmental
8 impacts, the No Development Alternative would still be considered the
9 environmentally superior alternative, because impacts associated with that
10 alternative would be less than the Wetland Avoidance Alternative. Additionally,
11 this alternative would avoid the project's significant impacts associated with
12 traffic, fire protection, sheriff services, schools, and parks and recreation. It does
13 not avoid the project's cumulatively significant impacts on air quality, open
14 space, and aesthetics. This alternative would not support the funding necessary to
15 construct a secondary access road from the eastern portions of the site to the
16 northwestern portions of the site, where Street "A" would traverse the property.
17 Consequently, there would be no nexus for the alternative to construct the entire
18 length of Street "A," thereby failing to implement the project's objective of
19 providing a circulation system that contributes to the local transportation needs.
20 This alternative has also been rejected because it would fail to meet key
21 objectives of the project, primarily the establishment of a large-scale, self-
22 contained, balanced community, the provision of a range of residential products,
23 and the minimization of future land use conflicts.

24 D. Biologically Sensitive Alternative

- 25 1. Implementation of the Biologically Sensitive Alternative would
26 not alter geologic or seismic features on or adjacent to the project
27 site and would be similar to the proposed Lake Mathews Golf and
28 Country Club project, in that no significant impacts would occur as

1 a result of liquefaction or expansive soils.

2 2. As with the project, the Biologically Sensitive Alternative would
3 avoid impacts associated with constructing in areas containing
4 soils exhibiting a high runoff and erosion potential.

5 3. As with the project, the Biologically Sensitive Alternative would
6 design the residential development in a manner that allows for
7 drainage to continue being conveyed through the property in
8 existing natural drainage courses. Additionally, this alternative
9 would be similar to the project in that it would eliminate
10 downstream flooding impacts by avoiding development within the
11 dam storage and dam inundation areas. To avoid water quality
12 impacts associated with construction and operational activities, the
13 project would still be subject to those standard conditions of
14 approval requiring the implementation of best management
15 practices. Consequently, under this alternative, overall impacts to
16 the project site's existing hydrology are similar to the project.

17 4. Under the Biologically Sensitive Alternative, the scale and
18 intensity of development would be reduced when compared to the
19 project. Accordingly, the amount of vehicular trips (1,569 ADTs)
20 and associated noise generated by this alternative would be
21 reduced. Additionally, because the proposed residential
22 development would not abut McAllister Street, this alternative
23 would not expose sensitive receptors to vehicular noise.

24 5. Because the amount of construction required under the
25 Biologically Sensitive Alternative would be less, the amount of
26 construction-related emissions (fugitive dust) would be less.
27 Additionally, this alternative would generate fewer average daily
28

1 trips as the project. Thus, pollutants such as NOx, ROC, and
2 PM10 (fugitive dust), would reduce the project site's contribute to
3 regional pollution. Although the project's short- and long-term
4 project-related emissions may not exceed threshold allowances, the
5 Biologically Sensitive Alternative would still contribute a
6 cumulative, long-term air quality impact - as would the project.

7 6. Under the Biologically Sensitive Alternative the amount of
8 impervious surface area would be less than that of the project,
9 resulting in impacts associated with construction and operation of
10 the project site to be less under this alternative. Additionally, the
11 Biologically Sensitive alternative would continue to allow for all
12 storm water drainage be conveyed to the Harrison Dam's storage
13 area; thus, any pollutants carried in the storm water traversing the
14 site would not accumulate downstream. Thus, the alternative's
15 water quality impacts would be less than the project's impacts.

16 7. Although the Biologically Sensitive Alternative would not provide
17 for a golf course, 279.0 acres would be preserved for open space.
18 Accordingly, this alternative would reduce the project's cumulative
19 impact associated with the loss of open space in the region, but not
20 to a level below significance.

21 8. Under the Biologically Sensitive Alternative, impacts to
22 Riversidean sage scrub would be greatly reduced under this
23 alternative. The biological impacts associated with this alternative
24 would be further reduced because the applicant would no longer be
25 responsible for constructing Street "A." The County or other
26 responsible entity would be required to mitigate the impacts
27 associated with Street "A." Impacts to the coastal California
28 gnatcatcher and least Bell's vireo would be avoided. And, impacts

1 to jurisdictional waters would be greatly reduced. Because
2 development under this alternative would avoid large, contiguous
3 areas of native habitat, the project's cumulative impacts to wildlife
4 corridors would be considered less than significant.

5 9. Although the development of residential uses under the
6 Biologically Sensitive Alternative will require the modification of
7 existing topography and the removal of existing vegetation, the
8 associated aesthetic impacts would be less than the project. This
9 reduction would result from the preservation of a significant
10 amount of the project site's natural topography and representative
11 vegetation communities within this alternative's proposed natural
12 open space areas. However, the alternative's contribution to the
13 loss of natural landforms would remain significant.

14 10. The Biologically Sensitive Alternative would generate a total of
15 1,569 average daily trips. Thus, the alternative generates 1,945
16 fewer trips as compared to the project; therefore, traffic and
17 circulation impacts associated with this alternative would be
18 substantially less than those identified for the project.

19 11. Under the Biologically Sensitive Alternative, the demand for water
20 for domestic services will be less than the project. The amount of
21 non-potable water required under this alternative would also be
22 greatly reduced because no golf course would be developed. The
23 amount of wastewater generated within the project area under this
24 alternative will be less than the project.

25 12. The Biologically Sensitive Alternative would have similar impacts
26 to fire services because the project site is within a designated high
27 fire hazard area and the fire station servicing the site is outside the
28 5-minute response requirement.

- 1 13. Development of the Specific Plan area under the Biologically
2 Sensitive Alternative will increase the current population in the
3 area, with a concurrent increase in the need for Sheriff's services.
4 The 164 dwelling units to be developed under this alternative will
5 result in a population increase of 424 persons. However, based on
6 the standards included in Section V.D.4 of this document, this
7 population increase would not require additional Sheriff
8 Department staff and/or facilities. Accordingly, this alternative
9 would avoid impacts to sheriff services.
- 10 14. Under the Biologically Sensitive Alternative, 164 residential units
11 would be constructed on the project site which would generate 114
12 students. This increase in the District's student population is less
13 than that of the project. Thus, impacts to schools would be less.
- 14 15. Under the Biologically Sensitive Alternative not enough residents
15 (424 persons) would be generated to trigger the need for additional
16 neighborhood park space available in the area. Accordingly, this
17 alternative would avoid the project's significant impacts to park
18 and recreational facilities.

19 Summary of the Biologically Sensitive Alternative

20 Traffic, air quality, water quality, open space and conservation, wildlife and
21 vegetation, aesthetic impacts, and school services/facilities would be greatly
22 reduced with implementation of the Biologically Sensitive Alternative, due to the
23 limited amount of residential development (164 dwelling units) that would be
24 provided. Additionally, this alternative would avoid the project's vehicular-
25 related noise impacts to sensitive receptors, cumulative impacts to wildlife
26 corridors, and cumulative impacts to parks/recreation. The alternative's impacts
27 on fire services would generally be the same as the project; however, the project's
28 impacts to sheriff services would be avoided. This alternative was rejected as an

1 alternative to the project because it does not eliminate the significantly,
2 unavoidable impacts on air quality, open space, and aesthetics. This alternative
3 would not support the funding necessary to construct a secondary access road
4 from the eastern portions of the site to the northwestern portions of the site, where
5 Street "A" would traverse the property. Consequently, there would be no nexus
6 for the alternative to construct the entire length of Street "A," thereby failing to
7 implement the project's objective of providing a circulation system that
8 contributes to the local transportation needs. This alternative has been rejected as
9 a viable alternative to the project due to its inability to implement a housing type
10 diversity that will be marketable within the evolving economic profile of the area
11 and its inability to provide for a variety of recreational needs of the residents.

12 E. Coastal California Gnatcatcher Corridor Alternative

- 13 1. Implementation of the Coastal California Gnatcatcher Alternative
14 would alter geologic or seismic features on and adjacent to the
15 Specific Plan area. As with the project, hazards associated with
16 seismic activity would be not significant. Therefore, potentially
17 significant impacts associated with seismic activity would not
18 occur.
- 19 2. Under the Coastal California Gnatcatcher Corridor Alternative,
20 impacts to soils, slopes, and erosion would be slightly reduced as a
21 result of the reduction in the areas proposed for grading.
22 Consequently, the likelihood of discovering expansive soils during
23 construction would be slightly decreased. Therefore, similar to the
24 preferred project, potentially significant impacts associated with
25 soils would not occur.
- 26 3. The Coastal California Gnatcatcher Corridor Alternative would not
27 affect the capacity of the dam storage limit and would not propose
28

1 residential structures within the dam inundation area. All storm
2 water flows would be accommodated on-site. Therefore, as with
3 the project, impacts on hydrology and flooding from the Coastal
4 Gnatcatcher Corridor Alternative would not be significant.

5 4. While on-site grading and construction activities would continue to
6 generate short-term noise impacts under the Coastal California
7 Gnatcatcher Corridor Alternative, traffic volumes would be
8 slightly reduced. A corresponding reduction in the amount of
9 noise generated along roadways would be expected as well. This
10 alternative would avoid the project's impacts because it would not
11 place residential development near McAllister Street and Street
12 "B".

13 5. Short-term air quality impacts from fugitive dust and construction
14 equipment emissions would remain, though the level of these
15 pollutants would be slightly reduced under the Coastal California
16 Gnatcatcher Corridor Alternative. This alternative would generate
17 fewer average daily trips than the project. Therefore, air quality
18 impacts associated with this project would be slightly reduced
19 from those identified for the project. However, this reduction
20 would not reduce cumulative impacts to air quality to below a level
21 of significance, even with implementation of mitigation measures.
22 Therefore, similar to the preferred alternative, impacts to air
23 quality would remain significant under this alternative.

24 6. Water Quality impacts associated with construction and operation
25 of the project site would be less under the Coastal California
26 Gnatcatcher Corridor Alternative because the amount of
27 impervious surface area would be slightly less than that of the
28

1 project.

2 7. Under the Coastal California Gnatcatcher Corridor Alternative,
3 87.8 acres would be preserved for open space, as compared to the
4 85.2 acres provided by the project. An additional 110.5 acres
5 would be revegetated during construction of the golf course and
6 preserved as natural open space thereafter, bringing the total
7 amount of open space to 198.3 acres. All revegetated areas would
8 be placed in open space easements. Accordingly, this alternative
9 would reduce the project's cumulative impact associated with the
10 loss of open space in the region. However, these impacts would
11 not be reduced to below a level of significance.

12 8. Under the Coastal California Gnatcatcher Corridor Alternative,
13 impacts to Riversidean sage scrub would be similar to the project's
14 impacts. However, under this alternative, a larger amount of the
15 graded areas within the golf course and open space areas (110.5
16 acres) would be revegetated to mitigate the alternative's impacts.
17 The loss of riparian habitat would also be similar to the project,
18 under this alternative. As with the project, this alternative would
19 maintain the majority of the six (6) breeding territories of the
20 federally-listed Coastal California gnatcatcher and areas occupied
21 by 5 pair of least Bell's vireos. Consequently, this alternative's
22 impacts to these sensitive wildlife species would be similar to the
23 project. Additionally, impacts to jurisdictional waters and wetlands
24 would be similar under this alternative. Because development
25 under this alternative would provide for a 500-foot wildlife
26 corridor (primarily for the gnatcatcher's use), the project's
27 cumulative impacts to wildlife corridors would be avoided.
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9. Development of residential uses under the Coastal California Gnatcatcher Corridor Alternative would require the modification of existing topography and the removal of existing vegetation. While this alternative proposes slightly fewer residential units than the preferred alternative, the proposed development would result in residential development on 93.0 acres (as compared to 98.4 acres for the preferred alternative. As with the project, this alternative would implement specific landscape and architectural design requirements which are directed at providing an aesthetically pleasing development. The alternative would also be in compliance with the Land Use Policies of the Riverside County General Plan. Therefore, as with the preferred alternative, impacts to aesthetics would be less than significant.

10. Under the Coastal California Gnatcatcher Corridor Alternative, the 280 dwelling units would generate slightly fewer trips average daily trips (2,679 ADTs). Roadways to be constructed under this alternative would be similar to the preferred alternative. Despite the reduction in residential dwelling units, cumulative impacts on the surrounding roadways would not be reduced to below a level of significance.

11. Under the Coastal California Gnatcatcher Corridor Alternative, the residential development's potable water demand would be slightly reduced from that identified with the project. Because the golf course areas would be reduced in size by about 99 acres, the golf course areas would require a significantly less amount of non-potable water for irrigation purposes. Thus, impacts to local and regional water supplies would be slightly reduced and would not

1 be regarded as significant. Additionally, impacts to sewer services
2 would be slightly reduced under this alternative, and, as with the
3 preferred alternative, these impacts would not be regarded as
4 significant.

5 12. The Coastal California Gnatcatcher Corridor Alternative would
6 have similar impacts to fire services as the project because the
7 project site is within a designated high fire hazard area and the fire
8 station servicing the site is outside the 5-minute response
9 requirement.

10 13. Even though the population that would be generated in the Coastal
11 California Gnatcatcher Corridor Alternative would be lower than
12 for the project, the impacts on sheriff services would be similar to
13 those of the project.

14 14. Even though the number of students that would be generated under
15 the Coastal California Gnatcatcher Corridor Alternative would be
16 slightly lower than for the project, the impacts on schools would
17 remain similar to those of the project.

18 15. The Coastal California Gnatcatcher Corridor Alternative would
19 provide one park site on 3.0 acres. However, as with the project,
20 significant impacts to City and County parks would still occur.

21 Summary of the Coastal California Gnatcatcher Corridor Alternative

22 The Coastal California Gnatcatcher Corridor Alternative would reduce the
23 number of units allowed on the site from 295 units to 280 units, and would
24 decrease the size of the fairways on the golf course facility. Implementation of
25 this alternative would decrease the project's impacts associated with air quality,
26 noise, water quality, open space, wildlife/vegetation, traffic, water and sewer
27 services, and schools. However, impacts to air quality, open space, and traffic
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1 would remain significant and unmitigable. This alternative would reduce the on-
2 site noise impacts and cumulative impacts to biological resources to below a level
3 of significance. This alternative was rejected as a viable alternative to the project
4 because it failed to meet key objectives of the project. Although the alternative
5 would provide park space, it would not provide a direct connection to the regional
6 trail for residents and surrounding neighborhoods, which is one of the key
7 objectives of the project. Additionally, the intent of this alternative is to provide a
8 viable corridor for wildlife movement (particularly the coastal California
9 gnatcatcher) from southwest to northeast. The viability of this 500-foot wide
10 corridor may be significantly impacted by existing residential development to the
11 southwest and future development that could possibly occur to the north.
12 Furthermore, although the intent of creating a "target" golf course would be to
13 reduce the project's impacts to sensitive habitats, the same amount of grading
14 would be required in the golf course portions of the site to create the individual
15 tee boxes, landings, and greens; therefore, the project's short-term impacts would
16 be similar to the preferred alternative, and long-term impacts would not be greatly
17 reduced. The principal difference between this alternative and the preferred
18 alternative is that the Coastal Gnatcatcher Corridor Alternative would have a
19 greater ability to revegetate graded areas with Riversidean sage scrub to
20 contribute to the alternative's mitigation requirements on-site. [Note: If the
21 "take" permit is issued to the County for the MSCHP, prior to considering the
22 project for approval, the conservation and wildlife movement goals of the
23 MSCHP would be implemented. Because the project is located outside MSCHP
24 core linkage and conservation areas, the project would be required to pay Local
25 Development Mitigation Fees for its impacts to the gnatcatcher. Thus, the
26 County/USFWS could not require a 500-foot gnatcatcher corridor in addition to
27 the fee requirement. Consequently, this alternative would be rejected as a feasible
28

alternative].

F. City of Riverside Grading Ordinance Alternative

1. Implementation of the City of Riverside Grading Ordinance Alternative would not alter geologic or seismic features on or adjacent to the Specific Plan area. As with the project, hazards associated with seismic activity would be not significant. Accordingly, this alternative's impacts would be similar to the project.
2. The City of Riverside Grading Ordinance Alternative would construct the residential and golf course development on the flatter portions of the site. As with the project, this alternative would also avoid significant impacts with erosion and runoff potentials.
3. As with the project, the City of Riverside Grading Ordinance Alternative would not impact hydrology because the development would not affect the capacity of the dam storage limit and would not propose residential structures within the dam inundation area. Additionally, both the project and this alternative would accommodate all storm water flows on-site; thus, avoiding flooding and water quality impacts downstream.
4. Under the City of Riverside Grading Ordinance Alternative, on-site grading and construction activities would continue to generate short-term noise impacts and traffic volumes would be substantially reduced. A corresponding reduction in the amount of noise generated along roadways would be expected as well. Additionally, the proposed residential development on the western portions of the site would be located greater than 55 feet from the centerline of McAllister Street (near Street "B"). Thus, the

1 residential development would not be exposed to significant
2 vehicular-related noise. Therefore, the City of Riverside Grading
3 Ordinance Alternative would avoid the project's noise impacts.

4 5. Although short-term impacts air quality impacts from fugitive dust
5 and construction equipment emissions would remain, because of
6 the lower intensity of development, the level of these pollutants
7 would be reduced under the City of Riverside Grading Ordinance
8 Alternative. This alternative would generate fewer average daily
9 trips. Therefore, air quality impacts associated with this alternative
10 would be reduced from those identified for the project. However,
11 the alternative's contribution to cumulative air quality impacts
12 would remain significant.

13 6. Because the amount of impervious surface area would be less than
14 that of the project, impacts associated with construction and
15 operation of the project site would be less under the City of
16 Riverside Grading Ordinance Alternative.

17 7. Under the City of Riverside Grading Ordinance Alternative the
18 amount of open space would increase from 85.2 acres to 149.4
19 acres (64.2 acres more than the project's open space area).
20 Accordingly, the cumulative impacts to the loss of natural open
21 space in the region would be less under this alternative.

22 8. Under the City of Riverside Grading Ordinance Alternative,
23 impacts to Riversidean sage scrub would be reduced. The
24 biological impacts associated with this alternative would be further
25 reduced because the applicant would no longer be responsible for
26 constructing Street "A." The County or other responsible entity
27 would be required to mitigate the impacts associated with the
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1 construction of Street "A." The loss of riparian habitat would also
2 be reduced under this alternative. As with the project, this
3 alternative would maintain the majority of the six (6) breeding
4 territories of the federally-listed coastal California gnatcatcher and
5 areas occupied by 5 pair of least Bell's vireos. Although the
6 impacts to these sensitive wildlife species would be less than with
7 the project, the project's cumulative impacts to wildlife movement
8 would remain significant under this alternative. Additionally,
9 impacts to jurisdictional waters and wetlands would be slightly
10 reduced under this alternative.

11 9. Although the development of the residences and golf course under
12 the City of Riverside Grading Ordinance Alternative would require
13 the modification of existing topography and the removal of
14 existing vegetation, the associated aesthetic impacts would be less
15 than the project. This reduction would result from the preservation
16 of steep hillsides located in the far northeastern and north-central
17 portions of the project site within this alternative's proposed
18 natural open space areas. As with the project, this alternative
19 would implement specific landscape and architectural design
20 requirements which are directed at providing an aesthetically
21 pleasing development.

22 10. Traffic volumes generated from the project site would be reduced
23 from 3,514 ADTs to 832 ADTs, under the City of Riverside
24 Grading Ordinance Alternative. Based on this information,
25 impacts related to traffic and circulation would be avoided under
26 this alternative. However, the secondary access road (Street "E")
27 that would be built under the project would not be constructed
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1 under the City Grading Ordinance Alternative due to steep
2 hillsides. Thus, this alternative would not conform to the Fire
3 Department's requirement for two vehicular access points.
4 Consequently, to avoid significant circulation and fire services
5 impacts, this alternative would be conditioned to construct a
6 secondary access road to the south through private property to
7 Blackburn Road, or wait until the adjacent private property owner
8 constructs a secondary access road from the project's southern
9 boundary to Blackburn Road (as a part of the proposed Victoria
10 Grove East Specific Plan project), prior to issuance of occupancy
11 permits.

12 11. Under the City of Riverside Grading Ordinance Alternative, water
13 demand would be reduced from that identified with the project.
14 The amount of wastewater generated by this alternative would be
15 reduced, and thus so would impacts to local treatment facilities.

16 12. Under the City of Riverside Grading Ordinance Alternative,
17 impacts associated with the Fire Department's ability to service the
18 site would be greater because this alternative would not provide a
19 secondary access route. Consequently, construction of this
20 alternative's residential development would be prohibited until a
21 secondary access road is provided to the south.

22 13. A population increase of 225 persons would not require the
23 Sheriff's Department to add sworn officers and/or facilities.
24 Accordingly, the City of Riverside Grading Ordinance Alternative
25 would avoid the project's impacts to sheriff services.

26 14. Because the number of students that would be generated by the
27 City of Riverside Grading Ordinance Alternative would be lower
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1 than for the project, the impacts on the schools would be less than
2 the project.

- 3 15. The City of Riverside Grading Ordinance Alternative would only
4 generate 225 residents. Accordingly, this alternative would not be
5 required to provide a park. However, as a project amenity, this
6 alternative would provide for a 0.8-acre passive park in the same
7 location as the park in Planning Area 10A of the preferred project,
8 only the size of the park would be slightly smaller. Pursuant the
9 City's grading ordinance, the park would be decreased in size to
10 avoid placement of any improvements on steep slopes. Under this
11 alternative, the project's impacts to parks would be avoided
12 because ample recreational facilities would be provided, even
13 though the alternative's demand for park land and recreational
14 opportunities would not warrant them.

15 Summary of City of Riverside Grading Ordinance Alternative

16 The City of Riverside Grading Ordinance Alternative provides for a development
17 that would be consistent with the various policies stipulated in the City's Grading
18 Ordinance. Implementation of this alternative would avoid the project's
19 significant impacts associated with noise, sheriff services, and parks/recreation,
20 and would decrease the project's impacts associated with air quality, water
21 quality, open space, wildlife and vegetation, aesthetics, traffic, and schools. This
22 alternative would reduce the project's long-term traffic impacts to below a level
23 of significance. However, this alternative would increase the impacts associated
24 with the Fire Department's ability to service the site. In addition, although
25 reduced, the project's cumulative impacts on air quality, open space, and wildlife
26 and vegetation would remain significant. This alternative was rejected as a viable
27 alternative to the project for several reasons. First, this alternative does not meet
28

1 the project's objective of providing a diverse housing development. The large
2 lots that would be provided under this alternative would be affordable only to
3 high income families. Additionally, this alternative does not meet the project's
4 objective of providing a circulation system that meets the area-wide transportation
5 needs. As previously mentioned, the population generated under this alternative
6 would not warrant the construction of Street "A," as proposed by the preferred
7 alternative. As a consequence, residential development on the project site would
8 be precluded until such a time that a secondary access road is constructed to the
9 south. As a result, the alternative would not be financially feasible due to the
10 uncertainty involved in the timing of road construction. Additionally, because
11 this alternative would allow for the construction of only 87 dwelling units, this
12 alternative could not support the cost involved in the construction of an access
13 road all the way to Blackburn Road. Finally, although this alternative would
14 provide for a park site on 0.8 acre, it would not provide a direct and convenient
15 access to the regional trail for future residents and surrounding neighborhoods.
16 As a consequence, the project would fail to meet one of its objectives of providing
17 a multi-purpose trail as part of the regional trail system. Therefore, this
18 alternative was rejected because it fails to meet several of the key objectives of
19 the project and would not be economically feasible as a result of the reduced
20 number of dwelling units and the uncertainty involved in the timing of the
21 construction of an access road to Blackburn Road by others.

22
23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the
24 benefits of Specific Plan No. 325 against the unavoidable adverse environmental effects thereof,
25 and has determined that the following benefits outweigh and render acceptable those
26 environmental effects:

- 27 A. The project would create a master-planned community, thereby providing
28 necessary infrastructure, desired amenities and common landscape and design

1 elements that would not be built if the property were developed on a parcel-by-
2 parcel basis.

3 B. The project would provide a variety of housing products affordable to persons in a
4 range of income levels.

5 C. The project would provide new recreational development that would generate
6 full- and part-time employment opportunities (approximately 130 jobs) for local
7 and regional residents, thereby helping to reduce the subregion's jobs/housing
8 imbalance.

9 D. The public golf course and related facilities would generate increased sales and
10 property taxes to assist in funding County programs;

11 E. The project would provide a variety of recreational amenities, including 2.5 acres
12 of on-site neighborhood parks, 85.2 acres of natural open space, a 1.2-acre
13 segment of a County-designated regional trail system, and an 18-hole public golf
14 course with clubhouse that would serve the project and area residents.

15 F. The project would assist in preservation of the various drainage courses and
16 wetlands traversing the project site that have not been designated for inclusion
17 within a Multi-Habitat Preservation Area. Preserving a majority of the wetland
18 habitat on-site would provide an unanticipated contribution to the MSHCP's goal
19 of preserving such sensitive habitat.

20 G. The project would further assist in the preservation of open space by placing
21 approximately 85.2 acres (approximately 25 percent of the site) of natural habitat
22 in open space easements. The project is not located within an area designated for
23 conservation by the MSHCP; nevertheless, the project would establish open space
24 easements to allow for restoration and rehabilitation of sensitive vegetation
25 communities on site.

26 H. The project would construct the entire length (approximately 7,410 linear feet) of
27 Street "A" as collector road (a Circulation Element roadway) that would not
28 otherwise be constructed. This road would be constructed to reduce concerns

1 City of Riverside representatives have expressed with regards to County-initiated
2 traffic traversing City streets.

3 I. The project would provide traffic mitigation measures to address project specific
4 and cumulative circulation impacts, thereby contributing to improvements at
5 critical intersections and roadways.

6 J. The project would provide funding for various elements of regional infrastructure
7 through the County's mitigation fee programs.

8 K. Specific Plan No. 325 is a logical extension of urban development in an area
9 designated by the General Plan for residential development.

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

15 A. Economic, Population or Housing Growth

16 The project would develop 295 dwelling units. It is anticipated that a
17 population of 764 persons would result at full buildout. Development of
18 the recreational components (the golf course) of the project would directly
19 support approximately 400 jobs. Because the project would generate a
20 jobs-to-housing ratio (1.36) greater than the region's ratio (0.92),
21 implementation of the project would result in an overall improvement in
22 the areawide Jobs/Housing balance. However, Southern California
23 Association of Governments (SCAG) has determined that the amount of
24 development associated with the project would not create a regionally
25 significant project per Intergovernmental Review and CEQA Guidelines
26 Section. Because the project would not create a major employment center
27 or regionally significant housing project, indirect growth inducing impacts
28 associated with an increased demand for services and goods would not

1 occur.

2 B. Removal of an Impediment to Growth

3 The project would extend urban utilities, such as water and wastewater
4 systems that are not currently available to the project site. In addition, the
5 project would provide a new collector road (Street "A") through
6 undeveloped areas of the City of Riverside and the County. Extension of
7 urban utilities and provision of a new road in undeveloped areas may act
8 as an inducement to other lands within the vicinity to undertake
9 development. This potential for additional development in the area is
10 limited by the land use designations accounted for in the County's
11 General Plan.

12 C. Precedent - Setting Effects

13 The project site is bounded on the northeast by vacant land (designated as
14 Rural Residential and Rural Mountainous), and on the northwest by Sierra
15 Creek Estates (a recently approved single-family residential development
16 under construction). Adjacent to the western property boundary is vacant
17 land (designated as Low Density Residential), a segment of McAllister
18 Street, and an 83-acre single-family residential development (known as
19 The Orchard). Vacant land and citrus groves (designated for rural
20 community densities similar to the project) abut the southern boundary.
21 The eastern property is bounded by a single-family residential
22 development known as the Canyon Ridge Estates. Development of the
23 adjacent vacant properties would be controlled by the densities allowed
24 pursuant to their General Plan land use designations. Accordingly, the
25 General Plan accounts for a certain amount of growth to occur on the
26 vacant properties. Consequently, the General Plan provides the precedent
27 for growth in the Lake Mathews area, not the project.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 325

1 will implement applicable elements of the Riverside County General Plan as follows:

2 A. Land Use Element

3 The project would be developed in accordance with the uses and density
4 depicted on the General Plan and Area Plan Land Use Plans. In addition,
5 it would contribute to the range of residential and recreational uses
6 planned for the area. The project would provide that portion of the
7 regional trail the General Plan designates within the project site.
8 Residential development would be clustered in order to avoid
9 environmentally sensitive areas, thus allowing for the preservation of the
10 existing drainage courses and surrounding habitat within an 85.2-acre
11 open space planning area. Larger lot sizes (20,000-square foot minimum
12 lot size) are provided along the project's eastern boundary near existing
13 residences located east of the project site, while slightly higher densities
14 would be provided adjacent to the existing residential community to the
15 west. The configuration of these lot sizes would be generally consistent
16 with the character of the surrounding land uses. Within the community,
17 there would be three distinct neighborhood zones, each representing its
18 relationship to the proposed golf course, open space, and surrounding
19 uses.

20 B. Circulation Element

21 As part of the project, the project applicant/developer would provide half-
22 width improvements to that portion of McAllister Street that abuts the
23 project's western property boundary, and full-width improvements to
24 Street "A," from McAllister Street to Van Buren Boulevard. The project's
25 long-term impacts to four intersections can be mitigated to a LOS of "C"
26 or better with implementation of measures and improvements identified in
27 the MMRP. However, there is no feasible mitigation available to achieve
28 a LOS of "C" or better at one of the study-area intersections in the long-

1 term (The La Sierra Avenue intersection with Cleveland Avenue would
2 improve from a LOS of F to a LOS of D). The project's collector roadway
3 network would be adequate for the proposed development and would be
4 designed to feed traffic onto General Plan designated roadways. Proposed
5 roadway alignments would be consistent with existing and planned
6 roadways. All roadway improvements proposed by the project would
7 meet travel demands and safety requirements and would be designed to
8 minimize the need for excessive cut and fill. As part of the project, a
9 multi-purpose trail would be provided as a part of the County's regional
10 trail system, and would include facilities for horses, pedestrians, and
11 bicycles. All parcels proposed by the project would have recorded public
12 access and would be located at sufficient distances from intersections,
13 pursuant to County policy. In addition, the project applicant would
14 participate in County programs intended to insure financing for regional
15 roadway improvements (e.g., TUMF, DIF, etc.).

16 C. Multipurpose Open Space Element

17 The project's water plan includes the use of gray-water to landscape the
18 golf course and common landscaped areas. The project's design would
19 minimize the amount of paved areas to about 30% of the entire project
20 site. Per the project's drainage plan, all stormwater runoff would be
21 detained on-site before being released into the main north-south running
22 drainage course. In addition, pursuant to the project applicant/developers
23 NPDES permit requirements, best management practices would be
24 implemented during construction and operational activities to reduce
25 potentially significant watershed quality impacts to below a level of
26 significance. The project would preserve natural drainage systems where
27 appropriate and feasible which would allow for sufficient infiltration and
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1 percolation of water into unpaved portions of the project site. The project
2 would preserve a majority of the native riparian habitat within the open
3 space planning area, and the obstruction of natural watercourses would be
4 limited. Additionally, appropriate areas of the project site would be
5 conserved for sensitive wildlife habitat and adequate buffers would be
6 provided. Upon project completion, a majority of the various drainages
7 would be straddled by the golf course, thus, providing an additional buffer
8 between the wetland areas and the indirect impacts associated with the
9 project's residents. The wetland habitat (including 17.6 acres of riparian
10 and woodland communities) would be placed in permanent open space
11 easements, along with 52.9 acres of scrub habitat, for a total of 85.2 acres
12 of open space. The project would be required to obtain a 404 permit from
13 the Army Corps of Engineers for impacts to jurisdictional waters. In
14 addition, because the least Bell's vireo is not a "covered" species under
15 MSHCP, mitigation for the project's impacts to the least Bell's vireo
16 would be identified through the ESA Section 7 process with the USFWS.
17 Additional recreation facilities are provided by the proposed park facilities
18 on 2.5 acres and by the 1.2-acre multi-purpose trail that would traverse the
19 proposed development. However, the project would not provide adequate
20 on-site facilities to meet the local parkland and open space requirements of
21 Riverside County Ordinance 460, Section 10.35, and State Quimby Act
22 requirements. Thus, the project applicant/developer will be required to
23 pay Developer Impact Fees to pay for additional recreation facilities in the
24 area.

25
26 D. Safety Element

27 The project would comply with all applicable building codes, County
28 Ordinances, and State and Federal laws. The project would not expose

1 persons on the project site to significant fault rupture hazards, and would
2 comply with all applicable provisions of the Alquist-Priolo Earthquake
3 Fault Zoning Act. The project is not subject to significant hazards
4 associated with earthquake induced liquefaction, landsliding, or
5 settlement. The Harrison Dam inundation area is located on a portion of
6 the project site. However, no residential development would be placed in
7 the inundation area; thus, no hazardous impacts associated with flooding
8 would occur. In addition, the project would comply with all applicable
9 standards for fire safety, as defined in the County Building and Fire
10 Codes. Implementation of the proposed circulation plan would ensure that
11 secondary public access is provided to the project site. Fuel modification
12 requirements would require approval from the County Fire Chief prior to
13 project implementation. In addition, impacts associated with hazardous
14 wastes and materials on the project site would be avoided with
15 implementation of the Conditions of Approval. The project would not
16 conflict with any disaster preparedness plans, nor would the project
17 subject individuals to significant risk of loss, injury, or death involving
18 wildland fires, erosion, seismic activity, blowsand, or flooding.

19 E. Noise Element

20 Significant short-term construction-related and long-term vehicular noise
21 impacts are anticipated. These impacts would be reduced to less than
22 significant with incorporation of the Mitigation Measures C.4-1 through
23 C.4-3. Vehicular noise related impacts associated with traffic on
24 McAllister Street would be reduced to below a level of significance by
25 constructing a 5-foot tall noise-attenuation wall for those lots along
26 McAllister Street and Street "B" that do not meet the County's exterior
27 noise level requirements. Additionally, mitigation measures would be
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1 implemented to ensure that the interior noise standards of 45 CNEL are
2 achieved.

3 F. Housing Element

4 The project would be consistent with the residential densities identified in
5 the General Plan. Thus, the provision of 295 dwelling units would help
6 meet the need for additional housing in Western Riverside County.

7 G. Air Quality Element

8 The project's vehicular-related emissions would cumulatively contribute
9 to the non-attainment of air quality standards within the South Coast Air
10 Basin. As required mitigation, the applicant would be required to
11 participate in the County's transportation control measures. Short-term air
12 quality impacts associated with construction activities are anticipated to be
13 significant. In order to reduce these short-term construction impacts, the
14 project applicant would be required to implement a dust abatement
15 management program. Additionally, the project applicant/contractor
16 would be required to reduce "spill-over" effects by preventing soil
17 erosion, washing dirt from vehicles entering public roadways, and
18 washing/sweeping project access to public roadways on a regular
19 schedule. All trucks hauling dirt, sand, soil, or other loose materials from
20 the project site would be required to be covered or maintain at least two
21 feet of freeboard in accordance with the requirements of California
22 Vehicle Code Section 23114. The proposed uses would not result in
23 significant stationary air emissions. Standard conditions of approval
24 would be placed on the project requiring the project applicant to comply
25 with Titles 20 and 24 of the California Code of Regulations, which require
26 installation of energy efficient fixtures, piping, and low-flow plumbing.
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28

1 H. Administrative Element

2 Using the steps provided in the Administration Element, County staff and
3 the Board of Supervisors have determined that the project is consistent
4 with the General Plan's intent. County staff will also use the monitoring
5 program in the Administration element to track changes to the General
6 Plan, including the project's proposed General Plan Amendment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 325
8 is consistent with the Riverside County General Plan as amended by General Plan Amendment
9 No. 572.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
11 considered EIR No. 433 in evaluating Specific Plan No. 325, that EIR No. 433 is an accurate and
12 objective statement that complies with the California Environmental Quality Act and reflects the
13 County's independent judgment, and that EIR No. 433 is incorporated herein by this reference.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR
15 No. 433 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No.
17 325, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
18 is hereby adopted as the Specific Plan of Land Use for the real property described and shown in
19 the plan, and said real property shall be developed substantially in accordance with the plan,
20 unless the plan is repealed or amended by the Board.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific
22 Plan No. 325 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
23 Planning Director, and in the Office of the Building and Safety Director, and that no applications
24 for subdivision maps, conditional use permits, or other development approvals shall be accepted
25 for the real property described and shown in the plan, unless such applications are substantially
26 in accordance therewith.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
28 documents upon which this decision is based are the Clerk of the Board of Supervisors and the

1 County Planning Department and that such documents are located at 4080 Lemon Street,
2 Riverside, California.

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1 b. Planning Areas 2, 3, and 8.

2 (1) The uses permitted in Planning Areas 2, 3, and 8 of Specific Plan No. 325 shall be
3 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
4 uses permitted pursuant to Section 6.1.a. (3), (5) and (7), Section 6.1.b.(1), (3) and (5), Section
5 6.1.c., and Section 6.1.e. shall not be permitted.

6 (2) The development standards for Planning Areas 2, 3, and 8 of Specific Plan No. 325
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
8 except that the development standards set forth in Article VI, Section 6.2.b. and e.(3) shall be
9 deleted and replaced by the following:

10 A. Lot area shall be not less than eight thousand five hundred (8,500)
11 square feet. The minimum lot area shall be determined by excluding that portion of
12 a lot that is used solely for access to the portion of a lot used as a building site.

13 B. The rear yard shall not be less than twenty (20') feet.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 c. Planning Area 6.

17 (1) The uses permitted in Planning Area 6 of Specific Plan No. 325 shall be the same
18 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
19 permitted pursuant to Section 6.1.a. (3), (5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c.,
20 and Section 6.1.e. shall not be permitted.

21 (2) The development standards for Planning Area 6 of Specific Plan No. 325 shall be
22 the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that
23 the development standards set forth in Article VI, Section 6.2.b. and c.(3) shall be deleted and
24 replaced by the following:

25 A. Lot area shall be not less than twenty thousand (20,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely
27 for access to the portion of a lot used as a building site.

28 B. The rear yard shall not be less than twenty (20') feet.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 d. Planning Area 9.

4 (1) The uses permitted in Planning Area 9 of Specific Plan No. 325 shall be the same
5 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 8.100.a.(2), (4), (6) and (8); b.; and c. shall not be permitted.

7 (2) The development standards for Planning Area 9 of Specific Plan No. 325 shall be
8 the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VIII.e. of Ordinance No. 348.

11 e. Planning Areas 10A-C.

12 (1) The uses permitted in Planning Areas 10A-C of Specific Plan No. 325 shall be the
13 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
14 uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b; and c. shall not be permitted. In
15 addition, the uses identified under Section 8.100.a. shall also include public parks, playgrounds,
16 and trails.

17 (2) The development standards for Planning Areas 10A-C of Specific Plan No. 325
18 shall be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No.
19 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VIII.e. of Ordinance No. 348.

22 f. Planning Area 11.

23 (1) The uses permitted in Planning Area 11 of Specific Plan No. 325 shall be the same
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 8.100.a. (1), (2), (4), (5), (6) and (8); b; and c. shall not be permitted.

26 (2) The development standards for Planning Area 11 of Specific Plan No. 325 shall be
27 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

28 (3) Except as provided above, all other zoning requirements shall be the same as those

1 requirements identified in Article VIIIe of Ordinance No. 348.

2 Section 3. This ordinance shall take effect 30 days after its adoption.

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

5 By
6 Chairman, Board of Supervisors

7 ATTEST:
8 NANCY ROMERO
9 Clerk to the Board

10 By: _____
11 Deputy

12 (SEAL)

13 APPROVED AS TO FORM AND CONTENT:
14 March ____, 2004

15 By: _____
16 KARIN WATTS-BAZAN
17 Deputy County Counsel

18 G:\Property\MDKing\kwb\ORDINANCES\SPECIFIC PLAN ZONING ORDINANCES\SP 325 CZ 6598.DOC

1 requirements identified in Article VIIIe of Ordinance No. 348.

2 Section 3. This ordinance shall take effect 30 days after its adoption.

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

5 By
6 Chairman, Board of Supervisors

7 ATTEST:
8 NANCY ROMERO
9 Clerk to the Board

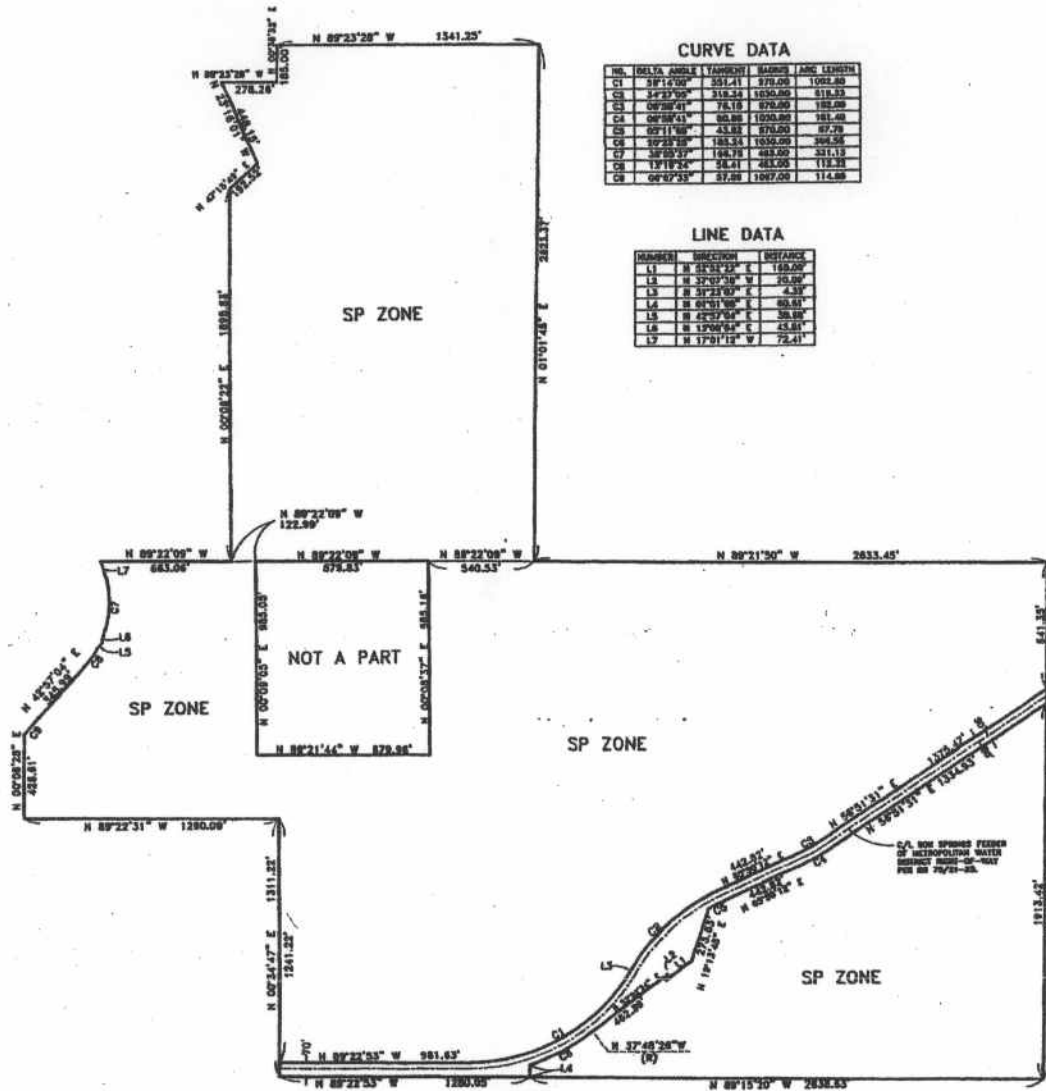
10 By: _____
11 Deputy

12 (SEAL)

13 APPROVED AS TO FORM
14 December 14, 2004

15 By: Karin Watts-Bazan
16 KARIN WATTS-BAZAN
17 Deputy County Counsel

A PORTION OF THE RANCHO EL SOBRANTE DE SAN JACINTO
IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST



CURVE DATA

NO.	DELTA ANGLE	TANGENT	MAJOR ARC LENGTH
C1	89°12'00"	357.41	878.00
C2	2°23'00"	318.24	1036.00
C3	0°00'00"	75.18	975.00
C4	0°00'00"	80.88	1000.00
C5	0°11'00"	43.83	870.00
C6	0°20'00"	188.34	1035.00
C7	3°00'00"	198.79	683.00
C8	1°18'24"	58.41	483.00
C9	0°07'33"	87.88	1087.00

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 23°23'24" E	159.00
L2	N 37°07'00" W	25.00
L3	N 51°23'00" E	4.30
L4	N 01°01'00" E	60.00
L5	N 22°27'00" E	38.88
L6	N 17°00'00" E	45.81
L7	N 17°01'18" W	72.41

LEGEND

SP ZONE SPECIFIC PLAN (SP 325)

MAP NO. 36.051

CHANGE OF OFFICIAL ZONING PLAN

LAKE MATHEWS DISTRICT

CHANGE OF ZONE CASE NO. 6598

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4260

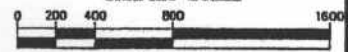
DECEMBER 21, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS



NORTH
1"=400'

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.