

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

352B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 20, 2005

SUBJECT: RESOLUTION NO. 2005-245; Environmental Impact Report No. 468; Second Supervisorial District; Prado-Mira Loma Zoning Area; Eastvale Area Plan.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2005-245 to Environmental Impact Report No. 468 for Tentative Tract Map No. 31826.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 7/20/05

[Signature]

Robert C. Johnson
Planning Director

RCJ:sn

Policy

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

3.74

2 **RESOLUTION NO. 2005-245**
3 **APPROVING**
4 **TENTATIVE TRACT MAP NO. 31826 AND CHANGE OF ZONE NO. 06919**

5 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et.seq., a public
6 hearing was held before the Riverside County Board of Supervisors in Riverside, California on June 7,
7 2005 and before the Riverside County Planning Commission in Riverside, California on April 27, 2005 to
8 consider Tentative Tract Map No. 31826 and Change of Zone No. 06919.

9 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
10 County Rules to Implement the Act have been met, and the Focused Environmental Impact Report
11 (Focused EIR) (SCH No. 2004051067), prepared in connection with Tentative Tract Map No. 31826,
12 Change of Zone No. 06919 and related cases (referred to alternatively herein as "the project"), is
13 sufficiently detailed so that all the potentially significant effects of the project on the environment and
14 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
15 the above-referenced Act and Rules; and,

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
19 of the County of Riverside, in regular session assembled on July 26, 2005, that:

- 20 1. The proposed project would result in a tentative tract map that subdivides 106.95 acres into
21 a maximum of 349 single-family residential lots with minimum lot sizes of 7,200 square
22 feet, a 2.75-acre park, and roadways and other infrastructure improvements.
- 23 2. Tentative Tract Map No. 31826 is associated with a Change of Zone (CZ Case No. 06919)
24 which was considered concurrently at the public hearings before the Planning Commission
25 and Board of Supervisors.
- 26 3. Change of Zone Case No. 06919 proposes to change the property's zoning classification
27 from "Heavy Agriculture, Ten-acre minimum lot size (A-2-10)", to "One Family Dwellings
28

1 (R-1)” to be consistent with the land use designations applied to the site by the County’s
2 Eastvale Area Plan.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
4 the Focused EIR (SCH No. 2004051067) in evaluating Tentative Tract Map No. 31826 and related cases,
5 that the Focused EIR is an accurate and objective statement that complies with the California
6 Environmental Quality Act and reflects the County’s independent judgment, and that the Focused EIR is
7 incorporated by reference in its entirety.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
9 impacts associated with Tentative Tract Map No. 31826 and related cases are potentially significant
10 unless otherwise indicated, but each of these impacts will be avoided or substantially lessened by the
11 identified mitigation measures:

12 A. Land Use

13 1. Impacts:

14 The project site is located in the Eastvale Area Plan (EAP) of the County’s
15 General Plan. Tentative Tract Map No. 31826 would be developed
16 pursuant to the land use designation on the EAP Land Use Plan [“Medium
17 Density Residential (2-5 du/ac)”]. The project site is within the Chino
18 Airport Influenced Area. On April 15, 2004, the Airport Land Use
19 Commission (ALUC) recommended a finding of consistency provided the
20 project complies with all conditions of approval imposed by the ALUC.
21 Because the Tentative Tract Map No. 31826 project site is located within
22 300 feet of agriculturally zoned property and areas under active agricultural
23 use, a potentially significant impact to agricultural lands may occur,
24 requiring mitigation in the form of compliance with Riverside County’s
25 “Right to Farm” Ordinance (Ordinance No. 625). The project site is located
26 in the Santa Ana River watershed. During construction, grading operations
27 would occur resulting in potential short-term erosion and sedimentation
28 impacts. Implementation of the project would also permanently alter the

1 composition of the surface runoff by construction of impervious surfaces
2 such as streets and roofs, and by irrigation of landscaped areas. Thus,
3 mitigation measures would be required. A portion of the project area is
4 located in a mapped 100-year floodplain. Thus, development of the site as
5 proposed would expose people to flood or hazards if habitable structures
6 were located in the floodplain area. This is regarded as a potentially
7 significant impact requiring mitigation. Alternatively, the proposed project
8 would be consistent with the flood proofing, flood protection, and flood
9 management requirements of Riverside County Ordinance 458.12, which
10 regulates flood hazards. Mitigation for the flood hazard would be required.
11 As disclosed in the Focused EIR, the proposed project would be consistent
12 all other applicable policies contained in the EAP.

13 2. Mitigation:

14 The project shall comply with Riverside County's "Right to Farm"
15 Ordinance (Ordinance No. 625). The ordinance is intended to provide for a
16 means of giving notice to prospective buyers of homes in newly built
17 subdivisions and recently subdivided parcels that they are moving into an
18 agricultural area and that a farm has been in operation legally for at least
19 three years shall not be or become a nuisance simply because residential
20 uses have entered the area and are offended by the odors, dust, etc. The
21 developer or builder for Tentative Tract Map No. 31826 shall be required,
22 pursuant to requirements of the State Water Resources Control Board, to
23 obtain a National Pollutant Discharge Elimination System (NPDES)
24 construction permit, prior to issuance of grading permits. The NPDES
25 permit will apply to all construction activities associated with the proposed
26 project. The permit requires the applicant to develop and implement a
27 Storm Water Pollution Prevention Plan (SWPPP), that specifies Best
28 Management Practices (BMPs) to minimize pollutants in storm water

1 runoff, as well as non-storm water discharges. The permit also requires a
2 monitoring, reporting and inspection program to be developed and
3 implemented to assure the effectiveness of the controls. In accordance with
4 Supplement A – New Development Guidelines for the Santa Ana, Santa
5 Margarita and Whitewater Drainage Management Plan, the project shall
6 provide, as part of its grading and drainage exhibit, for the control of
7 impervious runoff. This shall include impervious areas graded to drain to a
8 BMP filtration system. Direct drainage from impervious surfaces to the
9 street or a storm drain facility shall be avoided. Prior to the issuance of
10 grading permits or the approval of a final map, the project applicant or
11 developer shall obtain a Conditional Letter of Map Revision from FEMA to
12 remove the 100-year floodplain designation on the project site. Prior to the
13 issuance of building permits, the developer or builder for Tentative Tract
14 Map No. 31826 shall satisfactorily demonstrate to the County of Riverside
15 that the project has complied with the following conditions of approval
16 imposed by the ALUC:

- 17 • The developer for Tentative Tract Map No. 31826 shall
18 provide Aviation Easements to the County of Riverside and
19 Chino Airport prior to the recordation of the tract, issuance
20 of any permit, or sale of any portion to any entity exempt
21 from the Subdivision Map Act.
- 22 • The developer or builder of Tentative Tract MapNO. No.
23 31826 shall install hooded or shielded outdoor lighting to
24 prevent the spillage of lumens or reflection into the sky or
25 above the horizontal plane.
- 26 • Proposals for subsequent development of the site shall be
27 reviewed by ALUC until such time that a CLUP is adopted
28 for the Airport by Riverside County ALUC.

- 1 • Prior to the issuance of occupancy permits and in accordance
2 with Business and Profession Code 11010 12(A), the
3 developer or builder shall provide a Notice of Airport in
4 Vicinity to each potential purchaser of homes within the
5 project.
- 6 • The following uses shall be prohibited: Any use which
7 would direct a steady light or flashing light of red, white,
8 green, or ember colors associated with airport operations
9 toward an aircraft engaged in an initial straight climb
10 following takeoff or toward an aircraft engaged in a straight
11 final approach toward a landing at an airport, other than an
12 FAA-approved navigational signal light or visual approach
13 slope indicator; Any use which would cause sunlight to be
14 reflected towards an aircraft engaged in an initial straight
15 climb following takeoff or towards an aircraft engaged in a
16 straight final approach towards a landing at an airport; Any
17 use which would generate smoke or water vapor or which
18 would attract large concentrations of birds, or which may
19 otherwise affect safe air navigation within the area; Any use
20 which would generate electrical interference that may be
21 detrimental to the operation of aircraft and/or aircraft
22 instrumentation.

23 B. Biological Resources

24 1. Impacts:

25 Implementation of the proposed project would result in permanent
26 disturbance to the 106.95-acre site. Because the site is already disturbed by
27 agricultural activities and contains no sensitive habitats, plant species,
28 wildlife species, wetlands or drainages, biological impacts would not occur.

1 Although no nest sites or other signs (feathers, pellets, etc.) indicating
2 presence the burrowing owl were observed during the field surveys, the
3 burrowing owl could potentially utilize the project site for nesting,
4 perching, and/or foraging. Consequently, the project's impact to the
5 burrowing owl is regarded as a potentially significant impact.

6 2. Mitigation:

7 During the burrowing owl nesting season and prior to initial vegetation
8 clearing, a qualified biologist shall conduct initial surveys for burrowing
9 owls to determine the status of the burrowing owl on-site. Thirty days prior
10 to vegetation clearing, pre-construction surveys shall be conducted to
11 determine if breeding territories have been established since the initial
12 surveys. If occupied burrows are found during the breeding season
13 (February 1 through August 31), the burrows shall be avoided until the end
14 of the breeding season or until a determination is made by a qualified
15 biologist that: 1) the birds have not begun egg-laying and incubation, or 2)
16 that juveniles from the occupied burrows are foraging independently and
17 are capable of independent survival. If neither of these determinations can
18 be made, the burrow site, along with a 6.5-acre buffer (to provide for
19 foraging habitat), shall be avoided until the end of the breeding cycle, as
20 determined by the biological monitor. Any destruction of burrowing owl
21 burrows outside of the breeding season (September 1 through January 31)
22 shall be in accordance with the California Burrowing Owl Consortium
23 (CBOC) guidelines and may include passive or active relocation of any
24 resident owls as determined by the County biologist. Prior to destruction of
25 any burrow, two natural or artificial burrows shall be provided for each
26 burrow impacted by the proposed project. All burrows shall be excavated
27 using hand tools and refilled to prevent reoccupation.

28 C. Hazardous Materials

1 1. Impacts:

2 The proposed residential development poses no significant impacts to
3 human health and safety. Twelve pole-mounted transformers owned by
4 Southern California Edison exist along Schleisman Road and Hellman
5 Avenue. In addition, two cellular communication towers are located on
6 Schleisman Road. The cellular towers are proposed to be relocated to the
7 southwest corner of the Schleisman Road/Cucamonga Creek intersection.
8 Cellular towers generate radio frequency (RF) energy. Studies of potential
9 adverse public health effects of RF are inconclusive. A statement or
10 conclusion of impacts would be speculative. In accordance with CEQA
11 §15145, no conclusion of significance is reached. During grading and
12 construction, the onsite dairy farms, single family residences, and
13 agricultural uses would be removed from the property. The presence of
14 hazardous materials associated with dairy operations and past agricultural
15 uses, the potential for discovery of asbestos and lead based paint in the
16 onsite residences and associated infrastructure, and the potential for
17 discovery of buried hazardous materials requiring removal and disposal is
18 considered a potentially significant environmental impact. The
19 inappropriate storage practices of fuel, waste oil, and unknown materials in
20 the aboveground storage containers may represent possible contamination
21 of the shallow surface and subsurface soil in localized areas of the proposed
22 project site, creating a potentially significant impact. Methane gas
23 generated from manure at the project site may also represent a potentially
24 significant impact to future structures and residents.

25 2. Mitigation:

26 Users of household hazardous materials such as paints, roofing materials
27 and solvents during construction shall comply with applicable federal, state,
28 and local regulation requiring elimination and reduction of waste at the

1 source by prevention of leakage, by segregation of hazardous waste, and by
2 process of materials change. Stained soils located on the site shall be
3 removed from the site and disposed of in accordance with applicable
4 environmental laws and regulations. Upon removal of impacted soils, a
5 sample shall be obtained from beneath the excavated material to verify the
6 complete removal of impacted soil. The soil sample shall be analyzed for
7 total recoverable petroleum hydrocarbons prior to the issuance of building
8 permits. All known and discovered subsurface septic tanks, underground
9 piping, or underground heating, utility or other systems encountered during
10 grading and construction shall be removed from the site in accordance with
11 applicable environmental laws and regulations. In the event that any
12 subsurface hazardous materials are found during grading or construction, all
13 activity in the area of discovery and/or in an appropriate radius of the area
14 of discovery shall temporarily cease and the County of Riverside
15 Environmental Health Department shall be notified. Prior to the resumption
16 of any construction activity in the area of discovery, the site shall be
17 deemed safe by the appropriate entity prior to the resumption of grading
18 and/or constructions activities. All containers of chemical products at the
19 site shall be removed and disposed of in accordance with applicable laws
20 and regulations.

21 All private water wells not intended to be used during or after development
22 shall be destroyed in accordance with applicable laws and regulations.

23 All surface animal manure shall be removed from the site prior to grading.
24 All subsurface animal manure shall be removed from the site concurrent
25 with grading. If asbestos, mercury and/or lead based paint is discovered
26 during the demolition of onsite structures, surveys shall be conducted for
27 the purpose of ensuring proper disposal of building materials and the
28 protection of the workers involved with the demolition activities.

1 Prior to the issuance of grading permits, all materials stored in AST's and
2 containers shall be labeled as to their contents. The AST's should be stored
3 within secondary containment to preclude further impacts to the subsurface
4 soil around them. Sampling of the surface and shallow subsurface soil shall
5 be performed to ensure proper handling. In addition, waste oil containers
6 over 90 days old should be disposed of under appropriate manifest. If soil is
7 to be exported from the site during proposed grading and other construction
8 activities, it should be assessed prior to proposed off-site use or disposal and
9 handled in accordance with prevailing environmental laws and regulations.

10 D. Circulation and Traffic

11 1. Impacts:

12 The project would generate 3,436 daily vehicle trips at buildout. Of this
13 total, approximately 269 vehicles per hour are expected to be generated
14 during the morning peak hour and 363 vehicles per hour are anticipated
15 during the evening peak hour. Upon project buildout (Year 2008), all
16 intersections in the study area would operate at acceptable levels of service.
17 However, the level of service at study area intersections would only be
18 maintained at acceptable levels with implementation of the improvements
19 envisioned by the County General Plan and the EAP Circulation Plan.
20 Many of the improvements envisioned by the EAP are regional in nature,
21 and project implementation would cumulatively contribute to the need for
22 these improvements. Therefore, project implementation would result in a
23 cumulatively significant impact to study area intersections. Additionally, a
24 Supplemental Traffic Study prepared by RK Engineering determined that
25 the proposed Tentative Tract Map No. 31826 would not have any direct
26 impacts on roadway intersections in the Chino Preserve Area.

27 2. Mitigation:

1 The project shall provide project access roadways to Schleisman Road and
2 Hellman Avenue, concurrent with project implementation with intersection
3 geometrics as required by the Riverside County Transportation Department.
4 On-site traffic signing and striping shall be implemented in conjunction
5 with detailed construction plans for the project site. Sight distance at each
6 project access roadway shall be reviewed with respect to standard Caltrans
7 and County of Riverside sight distance standards at the time of preparation
8 of final grading, landscape, and street improvement plans. The project
9 applicant shall participate in the phased construction of off-site traffic
10 signals through the County's traffic signal fee program. The project
11 applicant shall participate in funding construction of off-site improvements
12 through payment of Mira Loma Road and Bridge Benefit District (RBBD)
13 fees and Transportation Uniform Mitigation Fees (TUMF). The project
14 shall be responsible for the design and construction of a traffic signal at the
15 intersection of Hellman Avenue/Schleisman Road with fee credit eligibility.
16 The project proponent shall contact the County Transportation Department
17 and enter into an agreement for signal mitigation fee credit prior to the start
18 of signal construction. The project shall be responsible for the design and
19 construction of a traffic signal at the intersection of the project's north
20 access road and Schleisman Road with no fee credit eligibility. Prior to
21 issuance of building permits, the Riverside County Transportation
22 Department shall verify that the following area-wide circulation
23 improvements have been assured. Prior to the issuance of occupancy
24 permits, the Transportation Departments shall verify that the following
25 improvements have been completed:

- 26 • Half-section improvements for Schleisman Road and
27 Hellman Avenue adjacent to the site shall be completed.

- Roadway improvements at the study area intersections necessary to meet level of service standards shall be constructed. Study area intersections adjacent to the project site should be built out with the recommended lane configurations to meet level of service standards.
- If signal warrants are met, traffic signals shall be installed at the intersections of 1) Archibald Avenue/Chandler Street; 2) Harrison Avenue/ Schleisman Road; and 3) Sumner Avenue/Schleisman Road.

E. Noise

1. Impacts:

Occupied homes located within 100 feet from proposed active grading areas may be exposed to worst- case unmitigated construction noise levels (64 and 89 dBA). Although the traffic-related noise that would be generated from the project would not be substantial, it would, together with future cumulative development in the area, contribute to an increase in noise that would exceed the 3 dBA threshold of significance. Therefore, the project would result in a significant cumulative off-site noise impact. The nearest homes along Street "A", Hellman Avenue, and Schleisman Road could be exposed to noise levels as high as 68 CNEL, 70 CNEL, and 76 CNEL, respectively, and therefore would be significantly impacted and require mitigation measures in order to meet the 65 CNEL outdoor noise standards.

2. Mitigation:

Construction activities shall comply with Riverside County Noise Ordinance No. 457, relating to construction noise. Construction shall be restricted to the hours of 7 AM - 5 PM weekdays and Saturdays. All construction vehicles or equipment, whether fixed or mobile, shall be equipped with properly operating and maintained mufflers. Noise barriers

1 of 6 feet or a combination berm and wall along Street "A," Hellman
2 Avenue, and Schleisman Road shall be constructed prior to the issuance of
3 occupancy permits. Noise barrier heights may be reduced considerably
4 through site design. Final noise barrier heights shall be determined by the
5 County of Riverside when final grading plans are developed that show lot
6 locations, house setbacks, and precise pad elevations. Noise barriers shall
7 be constructed if any second story balconies facing Street "A," Hellman
8 Avenue or Schleisman Road are planned. A future noise analysis shall be
9 performed to determine exact heights and locations of barriers required to
10 meet the 65 CNEL standard for any balconies in the project area. A future
11 noise study shall be conducted when architectural drawings become
12 available and prior to the issuance of building permits to address the interior
13 noise levels on the second floor units adjacent to Street "A", Hellman
14 Avenue, and Schleisman Road. Recommendations of the noise study shall
15 be implemented to achieve an interior noise level with "windows closed"
16 condition of 45 CNEL.

17 F. Fire and Sheriff Services

18 1. Impacts:

19 The proposed project site will require a fire station within three miles of all
20 areas of the project and a full first alarm assignment operating on the scene
21 of a fire within 15 minutes of dispatch. This additional demand on the
22 County Fire Department would cumulatively impact the Department's
23 ability to service the planned population. Tentative Tract Map No. 31826
24 would generate a need for approximately one (1) additional sheriff deputy
25 in order to provide adequate protection to the project site. Staff necessary
26 to support the additional deputies would include an appropriate level of
27 civilian, investigation, and supervisory personnel. This impact would not
28 be regarded as significant on a direct level, but cumulative impacts are

1 regarded as significant due to the increased demand being placed on law
2 enforcement services due to increasing urbanization of the general area.

3 2. Mitigation:

4 All water mains and fire hydrants shall be constructed in accordance with
5 Ordinance 460. Prior to the issuance of occupancy permits, the applicant
6 shall comply with the provisions of the County Development Impact Fee
7 (DIF) Ordinance (Ord 659), which requires a fee payment that the County
8 applies to the funding of public facilities, including fire protection facilities.
9 Prior to issuance of building permits, the Riverside County Fire Department
10 shall verify that it can service the site with an Urban Category II level of
11 service. Prior to issuance of occupancy permits, the applicant shall comply
12 with the provisions of the County Development Impact Fee (DIF)
13 Ordinance (Ord. 659) which requires a fee payment that the County applies
14 to funding of public facilities, including Sheriff Department facilities.

15 G. Schools

16 1. Impacts:

17 The proposed project would result in increased demand on existing
18 educational facilities and services by generating additional students to be
19 served by the local school district.

20 2. Mitigation:

21 Prior to the issuance of each residential building permit(s), school fees shall
22 be paid in accordance with the requirements of the State of California
23 (Senate Bill 50) or the applicant shall enter into a mitigation agreement with
24 the Corona-Norco Unified School District.

25 H. Archaeological and Paleontological Resources

26 1. Impacts:

27 Upon implementation of the proposed project, all existing structures would
28 be demolished and removed from the property. None of the historic

1 structures on site represent the work of a master craftsman, can be
2 associated with an important event or person within the local or regional
3 community, or retain enough of their original integrity, therefore the
4 existing structures are all deemed a non-unique resource based upon CRHP
5 and CEQA criteria. However, it is possible that previously undiscovered,
6 buried or historic resources may be encountered during grading activities.
7 This is regarded as a potentially significant impact. Because the site is
8 mapped as having a paleontological sensitivity of "High B," the potential
9 exists for fossil discovery during grading. Impacts to paleontological
10 resources are regarded as potentially significant, requiring mitigation.

11 2. Mitigation:

12 Prior to issuance of grading permits, a qualified archaeologist shall develop
13 a mitigation plan and a discovery clause/treatment plan, which will include
14 mitigation monitoring to be implemented during earthmoving activities on
15 the project site. The treatment plan shall allow for the recovery and
16 subsequent treatment of any archaeological remains and associated data
17 uncovered by brushing, grubbing, or earthmoving. Prior to any clearing
18 and grubbing and/or earth moving activities, a qualified archaeologist shall
19 review the approved development plan. The archaeologist shall conduct
20 any pre-construction work recommended and participate in a pre-
21 construction project meeting with development staff and construction
22 operators to ensure an understanding of the mitigation measures required
23 during construction. Monitoring shall be conducted on a full-time basis
24 until the project archaeologist determines that resources are not likely to be
25 encountered. If archaeological remains are found by the archaeological
26 monitor, earthmoving shall be temporarily diverted away from the deposits
27 until they have been evaluated, recorded, excavated, and/or recovered as
28 necessary. Earthmoving shall not be allowed to proceed through the

1 deposit site until the archaeological supervisor determined the artifacts are
2 recovered and/or the site mitigated to the extent necessary. If possible
3 human remains are encountered during any earthmoving activities, all work
4 shall stop in the area in which the find(s) are present, and the Riverside
5 County Coroner shall be immediately notified. In accordance with State
6 law, the Native American Heritage Commission (NAHC) shall be notified
7 in the event that remains are determined to be, in fact, human and of Native
8 American decent. In some instances, grave remains may also include
9 artifacts found in association with a burial. Any recovered archaeological
10 resources shall be identified, recorded, mapped, and artifacts catalogued in
11 accordance with County of Riverside requirements. Examination by an
12 archaeological specialist shall be conducted where necessary, dependent on
13 the artifacts, features, or sites that are encountered. The specialist shall
14 identify, date, and/or determine significance potential. A final report of
15 findings shall be prepared by a qualified archaeologist for submission to the
16 Eastern Information Center and the County of Riverside. The report shall
17 describe parcel history, summarize field and laboratory methods used, if
18 applicable, and include any testing or special analysis information
19 conducted to support the findings. Mitigation monitoring shall occur
20 during the destruction and excavation of the residence at 7062 Hellman
21 Avenue, all structures at 14762 Schleisman Road, and the residence and
22 milking barn at 14750 Schleisman Road. An archaeologist shall monitor
23 the northwest corner of parcel 144-050-005 during all earthmoving
24 activities for historic foundations or remains. Should additional historic (45
25 years or older) or prehistoric resources be detected during earthmoving,
26 such resources should be evaluated for significance, recorded and
27 determined if a Phase II testing program or a more advanced monitoring
28 program is required to reduce impacts to below significant. Prior to any

1 earth moving, a vertebrate paleontologist retained by the project proponent
2 and approved by the County of Riverside shall develop a storage agreement
3 with the LACM Vertebrate Paleontology Section, San Bernardino County
4 Museum, or another acceptable museum repository to allow for the
5 permanent storage and maintenance of any fossil remains recovered in the
6 project area as a result of the monitoring program, and for the archiving of
7 associated specimen data and corresponding geologic and geographic site
8 data at the museum repository. The paleontologist shall develop a
9 mitigation plan and a discovery clause/treatment plan that, when
10 implemented during earthmoving activities in the project area shall allow
11 for the recovery and subsequent treatment of any fossil remains and
12 associated specimen and site data uncovered by these activities. The
13 paleontologist and a paleontologic construction monitor shall attend a pre-
14 grade meeting to explain the monitoring program to grading contractor staff
15 and to develop procedures and lines of communication to be implemented if
16 fossil remains are uncovered by earthmoving activities, particularly when a
17 monitor may not be on-site. Paleontologic monitoring of earthmoving
18 activities shall be conducted on a full-time basis by the monitor during all
19 earthmoving activities due to the exposure of sensitive strata. Earthmoving
20 activities in areas of the project area where previously undisturbed strata
21 will be buried but not otherwise disturbed shall not be monitored. The
22 supervising paleontologist shall have the authority to reduce monitoring
23 once it is determined the probability of encountering fossils has dropped
24 below an acceptable level. If the monitor finds fossil remains, earthmoving
25 activities shall be diverted temporarily around the fossil site until the
26 remains have been recovered and these activities are allowed to proceed
27 through the site by the monitor. If fossil remains are encountered by
28 earthmoving activities when the monitor is not on site, these activities shall

1 be diverted around the fossil site and the monitor called to the site
2 immediately to recover the remains. If fossil remains are found, an
3 appropriate amount of fossiliferous rock shall be recovered from the fossil
4 site and processed to allow for the recovery of smaller fossil remains. Test
5 samples may be recovered from other sampling sites in the rock unit. Any
6 recovered fossil remains shall be prepared to the point of identification and
7 identified to the lowest taxonomic level possible by knowledgeable
8 paleontologists. The remains shall then be curated (assigned and labeled
9 with museum repository fossil specimen numbers and corresponding fossil
10 site numbers, as appropriate; placed in specimen trays and, if necessary,
11 vials with completed specimen data cards) and catalogued, and associated
12 specimen data and corresponding geologic and geographic site data shall be
13 archived (specimen and site numbers and corresponding data entered into
14 appropriate museum repository catalogs and computerized data bases) at the
15 museum repository by a laboratory technician. The remains shall then be
16 accessioned into the museum repository fossil collection, where they shall
17 be permanently stored, maintained, and along with associated specimen and
18 site data, made available for future study by qualified scientific
19 investigators. A final report of results and findings shall be prepared by the
20 paleontologist for submission to the County of Riverside and the museum
21 repository following accessioning of the fossil collection into the museum
22 repository fossil collection. The report shall describe the geology and
23 stratigraphy parcel, summarize field and laboratory methods used, include a
24 faunal list and an inventory of catalogued fossil specimens, evaluate the
25 scientific importance of the specimens, and discuss the relationship of any
26 newly recorded fossil site in the parcel to relevant fossil sites previously
27 recorded from the fossil-bearing rock unit in the parcel vicinity and from
28 correlative rock units in other regions.

1 I. Geology and Soils

2 1. Impacts:

3 Alluvium and undocumented fill are considered unsuitable in their present
4 condition for support of structural loads. Thus, the presence of alluvium
5 and undocumented fill on the project site represents a potentially significant
6 impact that will require mitigation. No active or potentially active faults
7 are located on the property; however, secondary hazards associated with
8 seismic activity have the potential to affect the site. Construction of
9 proposed structures in accordance with the Uniform Building Code (UBC)
10 would ensure that potential ground shaking impacts would not result in a
11 significant impact. Onsite soils between a depth of 25 to 45 feet below
12 grade are potentially susceptible to liquefaction. Potential liquefaction
13 impacts are regarded as significant, requiring mitigation.

14 2. Mitigation:

15 Prior to the issuance of grading permits and in compliance with the
16 requirements of Riverside County Ordinances, a detailed geotechnical
17 report(s) shall be submitted to the County of Riverside Engineering
18 Division for review and approval. The measures recommended by the final
19 geotechnical report(s) shall be identified on applicable grading plans and
20 shall be implemented to the satisfaction of the County Geologist. All
21 earthwork and grading shall be performed in accordance with all applicable
22 requirements of the Grading and Excavation Code and the Grading Manual
23 of the County of Riverside, in addition to the provisions of the 1997
24 Uniform Building Code (UBC), including Appendix Chapter 33. Grading
25 shall also be performed in accordance with applicable provisions of the
26 Standard Grading Specifications contained in the geotechnical report
27 prepared by Geocon (see EIR *Appendix H*). The project geotechnical
28 engineer or qualified representative shall be notified at appropriate times to

1 provide observation and testing services during clearing operations and to
2 verify compliance with the recommendations made by the project
3 geotechnical report. All undocumented fill and alluvium unsuitable for
4 structural loads shall be removed to a depth where suitable alluvium is
5 exposed as determined by the project's geotechnical engineer. Prior to
6 placing structural fills, the exposed bottom surfaces in each removal area
7 shall first be scarified, watered or air-dried as necessary to achieve near-
8 optimum moisture conditions, and then recompacted in-place to a minimum
9 relative compaction of 90 percent.

10 J. Water Quality

11 1. Impacts:

12 Implementation of Tentative Tract Map No. 31826 would include grading
13 operations that would result in potential short-term erosion and
14 sedimentation impacts. Implementation of the project would also
15 permanently alter the composition of the surface runoff by grading the site
16 surfaces; by construction of impervious surfaces such as streets, roofs and
17 parking facilities; and by irrigation of landscaped areas. This is regarded as
18 a significant cumulative water quality impact. As part of Tentative Tract
19 Map No. 31826, a water quality basin is proposed to be constructed in the
20 southwest corner of the project site to reduce impacts to water quality due
21 to stormwater runoff from the site. The basin will filter water before
22 allowing its release into Cucamonga Creek.

23 2. Mitigation:

24 The developer for Tentative Tract Map No. 31826 shall be required,
25 pursuant to requirements of the State Water Resources Control Board, to
26 obtain a National Pollutant Discharge Elimination System (NPDES)
27 construction permit prior to issuance of grading permits. The NPDES
28 permit will apply to all construction activities associated with the proposed

1 project. The permit requires the applicant to develop and implement a
2 Storm Water Pollution Prevention Plan (SWPPP), that specifies Best
3 Management Practices (BMPs) to minimize pollutants in storm water
4 runoff, as well as non-storm water discharges. The permit also requires a
5 monitoring, reporting and inspection program to be developed and
6 implemented to assure the effectiveness of the controls.

7 K. Open Space, Parks, and Recreation

8 1. Impacts:

9 Tentative Tract Map No. 31826 proposes 2.75 acres of homeowners'
10 association owned and maintained parkland on-site. JCSD has indicated
11 that a public park is not required on the project site. However, because
12 Quimby Act parkland requirements would not be met on-site, a significant
13 parkland impact is identified, requiring mitigation in the form of in-lieu fee
14 payment. In addition, Tentative Tract Map No. 31826 would create a
15 demand for 1.05 acres of regional. It is anticipated that regional facilities,
16 such as Prado Regional Park and other regional facilities will provide ample
17 regional recreational uses for residents in the Tentative Tract Map No.
18 31826 area; therefore, impacts to regional parkland is not regarded as
19 significant. Tentative Tract Map No. 31826 would also generate a need for
20 a total of 26.26 acres of open space. Open space preservation is planned on
21 a Countywide scale through implementation of the County's General Plan
22 and MSHCP. It is anticipated that the regional provision of open space
23 through implementation of the County's General Plan will provide ample
24 open space for residents in the Tentative Tract Map No. 31826 area. The
25 proposed project is consistent with the County's General Plan; therefore,
26 impact to open space is not regarded as significant.

27 2. Mitigation

1 The project applicant shall be required to pay an in-lieu park fee prior to the
2 issuance of building permits in accordance with County Ordinance No. 460,
3 Section 10.35.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
5 potentially resulting from the approval of Tentative Tract Map No. 31826 and related cases cannot be
6 fully mitigated and will be only partially avoided or lessened by the mitigation measures hereinafter
7 specified; a statement of overriding findings is therefore included herein:

8 A. Air Quality – Project-Specific and Cumulative

9 1. Impacts:

10 The analysis contained in the Focused EIR indicates that project's short-
11 term emissions from construction equipment, construction workers'
12 vehicles, and off-gas emissions from painting and asphalt paving (NOx,
13 PM10 and ROG) would exceed the SCAQMD's thresholds. Thus, the
14 project's short-term emissions would be considered significant.
15 Additionally, the project's cumulative regional air emissions of CO, ROG,
16 SOx, PM₁₀, and NOx would exceed the SCAQMD thresholds and be
17 considered significant. Mitigation would reduce these impacts, but not to
18 the point that they will fall under the SCAQMD's thresholds. Thus, the
19 project would result in unmitigable air quality impacts. The proposed
20 project's cumulatively significant air quality impacts were accounted for in
21 the County's General Plan EIR (SCH No. 2002051143), for which the
22 County adopted a Statement of Overriding Considerations.

23 2. Mitigation:

24 The project is required to comply with SCAQMD Rules 402 and 403,
25 Fugitive Dust, as amended on April 2, 2004. All trucks hauling dirt, sand,
26 soil, or other loose materials are to be covered or shall maintain at least two
27 feet of freeboard (i.e., minimum vertical distance between top of the load
28 and the top of the trailer) in accordance with the requirements of California

1 Vehicle Code Section 23114. Prior to construction commencement,
2 emissions control from on-site equipment shall be put through a routine
3 mandatory program of low-emissions tune-ups. In accordance with
4 SCAQMD Rules 431.1 and 431.2, low sulfur fuel shall be used for
5 stationary construction equipment. Existing power sources (i.e., utility
6 poles) shall be utilized when feasible to minimize the use of higher
7 polluting gas or diesel generators. Prior to construction commencement, a
8 traffic plan shall be developed to minimize traffic flow interference from
9 construction activities (The plan may include advance public notice of
10 routing, use of public transportation and satellite parking areas with shuttle
11 service). Diesel engines that meet EPA and/or ARB 1196 or newer off-road
12 equipment emission standards shall be utilized. The applicant shall
13 maintain records on the type, model, and year for all construction
14 equipment greater than 100hp and will make records available upon
15 request. Application of architectural surface treatments (i.e. paint, etc) shall
16 be limited to less than 40 gallons per day on average during construction.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
18 alternatives identified in the Focused EIR in light of the environmental impacts which cannot be fully
19 mitigated and has rejected those alternatives as infeasible for the reasons hereinafter stated:

20 A. No Project Alternative

- 21 1. The No Project Alternative assumes that no development occurs on the
22 proposed project site, and the existing dairy operations and residential land
23 uses would continue. The residential lots, park, and on-site circulation
24 system would not be constructed. In addition, Schleisman Road and
25 Hellman Avenue would not be improved along the project frontage.
- 26 2. The No Project Alternative would not be consistent with the Riverside
27 County General Plan and Eastvale Area Plan which designate the site for a
28 "Medium Density Residential (2-5 du/ac)" land use. Additionally, the

1 construction of Schleisman Road and Hellman Avenue anticipated along the
2 project frontage by the General Plan Circulation Element would not be
3 implemented under this alternative. Because this alternative would conflict
4 with the General Plan designations for the site, impacts to land use would be
5 increased under this alternative as compared to the proposed project.

- 6 3. The No Project Alternative would result in similar biological resources
7 impacts to the proposed project in that no sensitive habitats, plant species,
8 wildlife species, wetlands or drainages, impacts to biological resources
9 would occur. Additionally, this alternative may impact the burrowing owl
10 as a result of tilling the ground for agricultural use.
- 11 4. Under the No Project Alternative the active dairy would be allowed to
12 continue, resulting in increased use of chemicals and methane levels (due to
13 the presence of cattle manure). Therefore, under the No Project Alternative,
14 hazardous materials impacts would be greater than the proposed project.
- 15 5. Under the No Project Alternative, there would be no new traffic generated
16 by uses on the property. Thus, impacts to circulation and traffic associated
17 with the No Project Alternative would not be significant and would be less
18 than the proposed project.
- 19 6. Because the dairy operations associated with the No Project Alternative
20 would contribute to the non-attainment of regional air quality standards
21 within the South Coast Air Basin, impacts to air quality associated with the
22 No Project Alternative would remain cumulatively significant and would not
23 be fully mitigated.
- 24 7. Potential noise impact sources generated by the No Project Alternative
25 would be limited to noise associated with farmland equipment, which would
26 not be considered significant. Also, noise sensitive land uses would not be
27 located on the site with the exception of the existing residences located in on
28

1 the property. Noise impacts would not occur as a result of the No Project
2 Alternative.

3 8. The No Project Alternative would not generate a population or create
4 structures requiring fire protection, thus, no significant impact would occur.
5 Also, because this alternative would not generate a population requiring law
6 enforcement services, implementation of the No Project Alternative would
7 not result in significant impacts on sheriff's services.

8 9. The No Project Alternative would not generate school students and demands
9 for school services would not increase under this alternative. Accordingly,
10 implementation of the No Project Alternative would not result in impacts to
11 public education services.

12 10. Implementation of the No Project Alternative would allow for continued
13 residential use and dairy operations which would not likely result in ground
14 disturbance at greater depths than exist under existing conditions.
15 Therefore, potential impacts to archaeological and paleontological resources
16 under this alternative would be less than the proposed project, which
17 proposes grading that may uncover such resources.

18 11. Implementation of the No Project Alternative would not result in site
19 grading or new construction. No new residential structures would be
20 exposed to potential groundshaking and liquefaction. No geologic or soils
21 impacts would occur beyond those occurring as part of the agricultural dairy
22 operations. Therefore potential impacts to geology and soils under this
23 alternative would be less than the proposed project.

24 12. Under the No Project Alternative the production of cow manure associated
25 with the dairy operations would have the potential to create significant
26 impacts to water quality through contribution of fecal material and coliform
27 to receiving waters. Because of the potential impacts to water quality
28

1 associated with animal waste, impacts to water quality under the No Project
2 Alternative would be greater than the proposed project.

3 13. Because the No Project Alternative would not attract new residents to the
4 project site, implementation of this alternative would not generate a demand
5 for open space, parks, or recreation amenities. Impacts to open space, parks,
6 and recreation would not be significant under this alternative and impacts to
7 open space, parks, and recreation would be less than the proposed project.

8 14. The No Project Alternative was rejected as an alternative to the proposed
9 project because it would increase impacts to land use, hazardous materials,
10 and water quality. The No Project Alternative would fail to meet the
11 project's goals and objectives, as described in EIR Section 3.0.
12 Furthermore, the project would: 1) fail to assist the County in meeting the
13 demand for regional housing needs; 2) fail to implement the land use
14 designations of the Riverside County General Plan and Eastvale Area Plan;
15 and 3) fail to implement half-width improvements to Schleisman Road and
16 Hellman Avenue as required by the General Plan Circulation Element.

17 B. Reduced Project Alternative

18 1. The Reduced Project Alternative would develop the site with one-acre
19 residential lots. For purposes of evaluation, 78 residential lots are assumed
20 by the Reduced Project Alternative.

21 2. The development of one-acre lots at 0.73 du/ac, under the Reduced Project
22 Alternative, would be inconsistent with the Eastvale Area Plan's land use
23 designation of "Medium Residential (2-5 du/ac)." The land use impact
24 resulting from inconsistency with the Medium Density Residential
25 designation of the Eastvale Area Plan could not be mitigated to below a
26 level of significance, requiring adoption of a Statement of Overriding
27 Consideration for land use.

- 1 3. Under the Reduced Project Alternative, the site would be graded similar to
2 that of the proposed project. Although quality natural habitats do not occur
3 on the proposed project site, burrowing owl impacts could occur; thus, a
4 potentially significant impact, similar to that of the proposed project, would
5 occur.
- 6 4. Similar to the proposed project, all surface improvements and existing
7 hazardous materials stored on the property would be removed during
8 development of the property. Mitigation measures recommended in
9 Section 4.3 would also apply under this alternative. The construction of a
10 lower number of residential units would result in a decrease for the
11 potential use of household hazardous wastes. This would be regarded as a
12 nominal reduction to hazardous materials impacts.
- 13 5. Under the Reduced Project Alternative, approximately 746 daily trips
14 would be generated by the residential lots. In total, a reduction of
15 approximately 2,690 daily trips would occur as compared to Tentative
16 Tract Map No. 31826. A reduction in contribution to TUMF, RBBD fees
17 and traffic signal mitigation fees would occur commensurate with the
18 reduction in the number of residential dwelling units. Impacts would be
19 lower than those of the proposed project, although both the proposed
20 project and the Reduced Project Alternative would be able to mitigate
21 traffic impacts to below levels of significance.
- 22 6. Because a fewer number of vehicle trips would be generated under this
23 alternative as compared to the proposed project, mobile source air
24 emissions would be reduced, but not to below a level of significance.
25 Because a similar amount of grading would be required for site preparation,
26 short-term construction related air quality impacts would be about the same
27 as the proposed project. In both cases, the short-term construction related
28 impact (PM10, NOx and ROG) and the long-term direct impacts (NOx and

1 CO) and cumulative impacts (CO, ROG, NOx, PM10 and SOx) would be
2 significant and unmitigable.

3 7. No significant off-site noise impacts are anticipated under the proposed
4 project or under this alternative. The single family residential land uses
5 along Street "A", Hellman Avenue, and Schleisman Road would require
6 noise mitigation measures in order to meet the 65 CNEL outdoor noise
7 standards in either case. Under the Reduced Project Alternative, overall
8 on-site noise impacts would be slightly less than the proposed project due
9 to a slight reduction in traffic volumes on fronting roadways. Noise impacts
10 to on-site homes would still remain significant and require mitigation.

11 8. Although the Reduced Project Alternative would result in a decreased
12 demand for fire protection and sheriff services due to the lower population,
13 impacts would still occur requiring development impact fee payments as
14 mitigation. Similar to the proposed project, the Reduced Project
15 Alternative would require an Urban II category Fire Protection Service.
16 Impacts to fire and sheriff services would be similar under this alternative
17 as the proposed project.

18 9. Because the Reduced Project Alternative would generate a lower student
19 population, impacts to public education services would be reduced, but not
20 to below a level of significance. Payment of SB 50 fees would fully
21 mitigate impacts to public school services.

22 10. The proposed project site has the potential to yield archaeological and
23 paleontological resources below the ground surface which may be
24 uncovered during grading. Mitigation measures presented in Section 4.9
25 would also apply under this alternative and impacts to archaeological and
26 paleontological resources would be similar under this alternative.

27 11. Grading and earth disturbance necessary to implement the Reduced Project
28 Alternative would be similar to that of the proposed project. New

1 residential structures would be exposed to potential groundshaking and
2 liquefaction, but the number of new homes would be less than that proposed
3 by Tentative Tract Map No. 31826. Mitigation would occur similar to that
4 presented in EIR Section 4.10 for the proposed project.

5 12. Implementation of either the proposed project or the Reduced Project
6 Alternative would include grading operations that would result in potential
7 short-term erosion and sedimentation impacts. Additionally, as with the
8 proposed project, surface runoff would be altered upon the construction of
9 impervious streets, roofs and parking facilities; and by irrigation of
10 landscaped areas. This runoff, typical of urban use, would contribute to the
11 incremental degradation of the water quality downstream. This is regarded
12 as a significant cumulative water quality impact under both the proposed
13 project and this alternative. Similar to the proposed project, the Reduced
14 Project Alternative would remove all manure and manure impacted soils
15 from the project site, resulting in a decreased contribution to coliform
16 impacts in Cucamonga Creek.

17 13. Reduced Project Alternative would create the demand for 0.23 acres of local
18 and regional parkland, 1.17 acres of neighborhood parkland, and 5.87 acres
19 of open space based on Quimby Act and Riverside County requirements.
20 Because the Reduced Project Alternative does not propose parks or open
21 space, impacts to open space, parks, and recreation would be significant.
22 Mitigation in the form of in-lieu fee payment would be required to reduce
23 the impact to below significant.

24 14. Reduced Project Alternative was rejected as an alternative to the proposed
25 project because it would be inconsistent with the Eastvale Area Plan's land
26 use designation for the site; thus, resulting in a significant and unavoidable
27 land use impact that could not be mitigated. In addition, because a park site
28 would not be located on the site, on-site residents would need to travel

1 outside of the project boundaries to access areas of active recreation.
2 Impacts to biological resources, archaeological and paleontological
3 resources, and geology and soils would occur at the same or similar level as
4 the proposed project. All other impacts of the Reduced Project Alternative
5 would be slightly reduced as compared to those of the proposed project.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
7 Tentative Tract Map No. 31826 and related cases against the unavoidable adverse environmental effects
8 thereof, and has determined that the following benefits outweigh and render acceptable those
9 environmental effects:

- 10 B. The project will create a desirable living environment for Riverside County residents,
11 providing necessary infrastructure, recreational amenities and landscape and design
12 elements.
- 13 C. The project will provide housing to assist in accommodating the projected population
14 increases in western Riverside County.
- 15 D. The project will provide transportation system improvements to address project specific
16 and cumulative circulation impacts, thereby contributing to improvements at critical
17 intersections and roadways.
- 18 E. The project will provide funding for various elements of regional infrastructure through the
19 County's mitigation fee programs.
- 20 F. The project represents a logical extension of urban development in an area already
21 designated for development by the County's General Plan and Eastvale Area Plan.

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

- 27 A. Economic, Population or Housing Growth
28

1 Proposed Tentative Tract Map No. 31826 would develop a maximum of 349
2 residential dwelling units and a 2.75-acre park on a 106.95-acre site, and result in
3 an increase in the County's population by approximately 1,050 persons. In
4 addition to the residential component and neighborhood park, the project would
5 include preservation of approximately 1.14 acres of open space and development of
6 30.52 acres for local and backbone streets. This proposed development is
7 consistent with SCAG growth forecasts. An extensive analysis of the balance of
8 jobs and housing was conducted as part of the Housing Element of the County's
9 General Plan. Because the proposed project would be consistent with the General
10 Plan Land Use Plan, implementation of the proposed project would not create an
11 imbalance between jobs and housing within the project vicinity.

12 B. Removal of An Impediment To Growth

13 The property is currently used for residential and dairy operations and has been
14 used for agricultural use in the past. The surrounding area is transitioning from
15 agricultural uses to suburban development. Extension of urban utilities to the
16 proposed project area may act as an inducement to other lands within the vicinity
17 to undertake development; however, a majority of the parcels surrounding the site
18 have already been subdivided for residential use. Development induced by
19 approval of Tentative Tract Map No. 31826 would be minimal, if at all, and would
20 be consistent with the existing Riverside County General Plan within
21 unincorporated areas and with the General Plans of adjacent jurisdictions. Growth
22 is also planned west of the site in the City of Chino under the approved The
23 Preserve Specific Plan.

24 C. Precedent - Setting Effects

25 Indirect growth inducing impacts at the local level result from a demand for
26 additional goods and services associated with the increase in project population.
27 This occurs in suburban or rural environments where population growth results in
28 increased demand for service and commodity markets responding to the new

1 population. This type of growth is, however, a regional phenomenon resulting
2 from introduction of a major employment center or regionally significant housing
3 project like the proposed project site. The implementation of the proposed project
4 could result in growth inducing impacts of the region, but not beyond that which is
5 already envisioned by the County's General Plan.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.
7 31826 will implement applicable elements of the Riverside County General Plan as follows:

8 A. Land Use Element

9 Development of the site with residential and park land uses is consistent with the
10 Land Use Element in that the property would be developed in accordance with the
11 Community Development Foundation Component land use designation depicted by
12 the General Plan, and in accordance with the Medium Density Residential (2-5
13 du/ac) land use designation depicted by the Eastvale Area Plan. Consistent with
14 the Area Plan, Tentative Tract Map No. 31826 proposes to construct residential
15 housing at a gross residential density of 3.3 dwelling units per acre (du/ac) on areas
16 of the site designated for Medium Density Residential. In addition, Tentative Tract
17 Map No. 31826 would comply with applicable Countywide Design Standards and
18 Guidelines.

19 B. Circulation Element

20 As part of Tentative Tract Map No. 31826, half-width improvements to Schleisman
21 Road and Hellman Avenue would be provided consistent with the designations
22 assigned to these roadways by the County General Plan Circulation Plan. The
23 project's technical traffic report concludes that implementation of the proposed
24 project, in conjunction with planned improvements, would not degrade the level of
25 service of any existing or proposed intersection below an acceptable level. The
26 proposed project is consistent with the General Plan Land Use Plan, and is thereby
27 consistent with the traffic volumes envisioned by the General Plan Circulation
28 Plan. Internal to Tentative Tract Map No. 31826, non-motorized transportation

1 would occur in the form of pedestrian sidewalks, pathways, and bicycle lanes. In
2 addition, the project would provide a connection to trail planned for along the
3 Cucamonga Creek Flood Control Channel.

4 C. Multipurpose Open Space Element

5 The General Plan designates the site as a Community Development area and does
6 not anticipate long-term use of the site for agricultural pursuits. No native
7 vegetation or jurisdictional wetlands are present on the property and the site is not
8 designated for open space conservation by the MSHCP. Because of its high level
9 of human disturbance, the site does not contain any known significant
10 archeological resources, nor is it likely to contain sensitive paleontological
11 resources. Existing historical structures are non-unique. Additionally, the project
12 site is not located within or adjacent to any identified scenic corridors nor is it
13 mapped within a valuable mineral resource area. Tentative Tract Map No. 31826
14 proposes a 2.75-acre neighborhood park to be owned and maintained by the
15 project's homeowners association. In accordance with Riverside County
16 Ordinance 460, Section 10.35, and State Quimby Act requirements, Tentative Tract
17 Map No. 31826 shall pay park impact (Quimby) fees to reduce neighborhood park
18 impacts to below a level of significance.

19 D. Safety Element

20 The proposed residential homes within Tentative Tract Map No. 31826 would be
21 constructed in accordance with the Uniform Building Code (UC) and any site-
22 specific conditions imposed by the County Geologist; thus insuring geologic safety.
23 The project site is not located within a blowsand area, is not subject to wind
24 erosion, is not located within a dam inundation area, and would not conflict with
25 any disaster preparedness plan. Compliance with the requirements of the Riverside
26 County Fire Department, and the required payment of mitigation fees pursuant to
27 Ordinance 659.6 would insure fire safety. Lastly, the project does not include the
28 use of or creation of hazardous materials.

1 E. Noise Element

2 As indicated in Section 4.6 of the Focused EIR, impacts associated with noise are
3 anticipated to be less than significant with incorporation of mitigation measures,
4 including the installation of perimeter block walls and landscaping.

5 F. Housing Element

6 The proposed project would be consistent with the General Plan Land Use Plan and
7 the Eastvale Area Plan. Because the proposed project would implement the
8 residential land uses contemplated by the Area Plan, and because the Area Plan
9 implements the Housing Element, the proposed project would be consistent with
10 the General Plan Housing Element.

11 G. Air Quality Element

12 As disclosed in Section 4.5 of the Focused EIR, the project applicant would be
13 required to implement mitigation measures intended to reduce direct air quality
14 impacts to the greatest feasible extent. Implementation of the mitigation measures
15 would ensure consistency with the Air Quality Element. Not unlike other
16 development projects in Riverside County, and as also disclosed in the EIR
17 prepared for the County General Plan (SCH No. 2002051143), direct and
18 cumulative air quality impacts would remain significant and unmitigable.
19 Although the project's contribution to air quality impacts is significant, the
20 mitigation measures presented in Section 4.5 would reduce those impacts to the
21 greatest extent possible, in conformance with SCAQMD, EPA, and California Air
22 Resources Board requirements.

23 H. Administration Element

24 The Administration Element contains information regarding administration of the
25 General Plan. No policy directives are included in this Element.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.
27 31826 and related cases are in conformance with the conservation requirements of the Western Riverside
28 County Multiple Species Conservation Plan (MSHCP) in that:

- 1 A. The project is not within the Criteria Area set forth in and established by the MSHCP.
2 Thus, the project site is not designated for conservation.
- 3 B. Pursuant to of the MSHCP, an assessment of the potentially significant effects on
4 Riparian/Riverine Areas and Vernal Pools which includes identification and mapping of
5 such areas located on the Project site is required. During the general biological survey, it
6 was determined that the Project site does not contain Riparian/Riverine Areas and Vernal
7 Pools. Thus, the project would not impact these habitats and would be consistent with the
8 Riparian/Riverine Areas and Vernal Pools requirements of Section 6.1.2 of the MSHCP.
- 9 C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused surveys for
10 certain Narrow Endemic Plant Species are required for properties within mapped survey
11 areas. During the general biological assessment, it was determined that the project site is
12 not within a mapped survey area for Narrow Endemic Plants. Thus, the project would not
13 impact these sensitive plant species and would be consistent with the Narrow Endemic
14 Plant Species requirements of the MSHCP.
- 15 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP
16 Conservation Area are required to incorporate mechanisms to address indirect effects to the
17 MSHCP Conservation Area. The project site is not located in close proximity to the
18 MSHCP Conservation Area. Thus, the project would not indirectly affect the MSHCP
19 Conservation Area.
- 20 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for
21 certain additional plant and animal species are required for properties within mapped
22 survey areas. During the general biological assessment, the survey maps were reviewed
23 and it was determined that the project site is within a mapped survey area for the
24 burrowing owl. A habitat assessment and focused survey were conducted for the project in
25 accordance with accepted protocol and it was determined that, although quality natural
26 habitats do not occur on the proposed project site, burrowing owl (BOW), a California
27 Species of Concern, may move onto the site over time and utilize the site for nesting,
28 perching, and/or foraging. No nest sites or other signs (feathers, pellets, etc.) indicating

1 presence were observed during the field surveys. No further surveys or conservation
2 measures are required at this time. However, prior to issuance of any grading permit for
3 the project, a 30-day preconstruction survey for the burrowing owl is required by the
4 MSHCP, and a condition of this survey has been imposed due to the potential for this
5 species of concern to utilize the site for nesting, perching, and/or foraging. Thus, the
6 project is consistent with the Database Updates/Additional Surveys requirements of the
7 MSHCP.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.
9 31826 and Change of Zone No. 06919 are consistent with the County of Riverside General Plan as
10 adopted by the Riverside County Board of Supervisors on October 7, 2003.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
12 the Focused EIR in evaluating Tentative Tract Map No. 31826 and related cases, that the Focused EIR is
13 an accurate and objective statement that complies with the California Environmental Quality Act and
14 reflects the County's independent judgment, and that the Focused EIR is incorporated herein by this
15 reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Focused
17 EIR and **ADOPTS** the Mitigation Monitoring Plan specified therein.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.
19 31826 and Change of Zone No. 06919, on file with the Clerk of the Board, including the final conditions
20 of approval and exhibits, are hereby approved for the real property described and shown on the map, and
21 said real property shall be developed substantially in accordance with the Tentative Tract Map, unless the
22 map is amended by the Board.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Tentative Tract Map
24 No. 31826 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning
25 Director, and in the Office of the Building and Safety Director, and that no applications for conditional
26 use permits, or other development approvals shall be accepted for the real property described and shown
27 in the map, unless such applications are substantially in accordance therewith.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
2 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
3 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
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8 FORM APPROVED
9 COUNTY COUNSEL

10 JUL 19 2005

11 BY *[Signature]*
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