

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 28, 2005

SUBJECT: RESOLUTION NO. 2005-445 - THIRD CYCLE OF GENERAL PLAN
AMENDMENTS (Land Use Element) FOR 2005 (GPA No. 679).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2005-445 amending the Riverside County General Plan in
accordance with the Board's action taken on General Plan Amendment No. 679.

BACKGROUND:

General Plan Amendment No. 679 was considered by the Board of Supervisors in a public
hearing held on September 13, 2005 and affects land within the Jurupa Area Plan of the Second
Supervisory District. This general plan amendment incorporates Specific Plan No. 337 into the
Jurupa Area Plan and the Riverside County General Plan.

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/28/05
Departmental Concurrence

Robert C. Johnson
Planning Director

RCJ:JJGJG

Dept't Recomm.: Policy
Per Exec. Ofc.: Policy
 Consent
 Consent

Prev. Agn. Ref. 09/13/05, Item 16.2 | **District:** 2nd | **Agenda Number:**

3 . 22 a

2 **RESOLUTION NO. 2005-445**

3 **AMENDING THE**

4 **RIVERSIDE COUNTY GENERAL PLAN**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et.seq., public
7 hearings were held before the Riverside County Board of Supervisors on September 13, 2005, and before
8 the Riverside County Planning Commission on June 22, 2005, July 20, 2005, and August 3, 2005 to
9 consider a proposed amendment to the Jurupa Area Plan of the Riverside County General Plan; and,
10

11 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and the
12 Riverside County Rules to Implement the Act have been satisfied; and,

13 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
14 documentation presented by the public and affected government agencies; and,

15 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
16 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
17 amendments shall not be affected thereby; now, therefore,
18

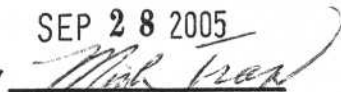
19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
20 of the County of Riverside, in regular session assembled on October 4, 2005, that:

21 General Plan Amendment No. 679 (GPA00679) is a proposal to amend the Jurupa Area Plan by
22 (1) amending the Land Use Map designation from Open Space – Recreation with Community
23 Development Overlay, Medium High Density Residential (five to eight dwelling units per acre), Light
24 Industrial, Commercial Retail, High Density Residential (eight to fourteen dwelling units per acre), and
25 Open Space – Water to Medium Density Residential (two to five dwelling units per acre), Medium High
26 Density Residential, High Density Residential, Very High Density Residential (fourteen to twenty
27 dwelling units per acre), and Commercial Retail on a 278.45-acre area located northerly of 34th Street,
28

FORM APPROVED COUNTY COUNSEL

SEP 28 2005

BY



1 southerly of State Highway Route 60, easterly of Rubidoux Boulevard, and westerly of the Santa Ana
2 River in the Rubidoux Zoning District of the Second Supervisorial District and (2) amending the Land
3 Use Map by depicting the boundary of Specific Plan No. 337, which encompasses this area, as shown on
4 the exhibit entitled "GPA NO. 679, EXHIBIT 6A", a copy of which is attached hereto and incorporated
5 herein by reference. GPA00679 also proposes to amend the Specific Plans subsection of the Policy Areas
6 section (including Table 3 on page 28) of the text of the Jurupa Area Plan to reflect the adoption of
7 Specific Plan No. 337, as shown on the exhibit entitled "GPA NO. 679, EXHIBIT B", a copy of which is
8 also attached hereto and incorporated herein by reference. This amendment is associated with Specific
9 Plan No. 337 and Change of Zone Case No. 6893, which were considered concurrently with this
10 amendment at the public hearings before the Planning Commission and the Board of Supervisors.
11 Specific Plan No. 337 is a Community Development Specific Plan and is further described below.
12 Change of Zone Case No. 6893 proposes to change the zoning on the proposed amendment site ("the
13 site") from A-1 (Light Agriculture), R-2A (Limited Multiple Family Dwellings), R-2 (Multiple Family
14 Dwellings), R-1 (One-family Dwellings), and W-1 (Watercourse, Watershed, and Conservation Areas) to
15 SP (Specific Plan).

16
17
18 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
19 on this matter, both written and oral, including Environmental Impact Report ("EIR") No. 473, that:

- 20 1. GPA No. 679 is coterminous with the boundaries of Specific Plan No. 337 (Emerald
21 Meadows Ranch), which proposes 1,196 dwelling units on 176.76 acres, 20.4 acres of
22 commercial retail uses, 17.55 acres of parks, 12 acres of school facilities, 25 acres for
23 church facilities, and 26.74 acres within major road rights-of-way. The residential units
24 include 379 dwelling units with a density of 4-5 dwelling units per acre on 85.3 acres
25 (Medium Density Residential), 340 dwelling units with a density of 5-8 dwelling units per
26 acre on 56.1 acres (Medium High Density Residential), 272 dwelling units with a density
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1 of 12 dwelling units per acre on 22.76 acres (High Density Residential), and 205 dwelling
2 units with a density of 16.2 dwelling units per acre on 12.6 acres (Very High Density
3 Residential).

- 4 2. The site is located in the Jurupa Area Plan (JUAP).
- 5 3. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
6 uses within the JUAP.
- 7 4. The site is designated Open Space – Recreation with Community Development Overlay,
8 Medium High Density Residential (5-8 dwelling units per acre), Light Industrial,
9 Commercial Retail, High Density Residential (8-14 dwelling units per acre), and Open
10 Space – Water on the Jurupa Area Plan Land Use Map.
- 11 5. The proposed amendment would amend the designation of the site to Medium Density
12 Residential (2-5 dwelling units per acre), Medium High Density Residential, High Density
13 Residential, Very High Density Residential (14-20 dwelling units per acre), and
14 Commercial Retail. Additionally, the proposed amendment would outline the boundaries
15 of Specific Plan No. 337 on the Jurupa Area Plan Land Use Map, identify the site as
16 Specific Plan No. 337, identify Specific Plan No. 337 as a Community Development
17 Specific Plan, and amend the text of the Area Plan to include Specific Plan No. 337 in the
18 paragraph describing, and the table identifying, adopted specific plans.
- 19 6. The site is bordered (in clockwise order) on the north (on the opposite side of State
20 Highway Route 60) by properties designated Commercial Retail, Medium High Density
21 Residential, and Public Facilities, on the east (on the opposite side of the Santa Ana River)
22 by properties in the City of Riverside, on the south (on the opposite side of 34th Street) by
23 properties designated Medium High Density Residential, and on the west (on the opposite
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1 side of Rubidoux Boulevard) by properties designated Medium High Density Residential
2 and Commercial Retail.

- 3 7. The site is zoned A-1 (Light Agriculture), R-2A (Limited Multiple Family Dwellings), R-2
4 (Multiple Family Dwellings), R-3 (General Residential), C-1/C-P (General Commercial),
5 M-SC (Manufacturing – Service Commercial), and W-1 (Watercourse, Watershed, and
6 Conservation Areas).
7
- 8 8. The site is bordered (in clockwise order) on the north (on the opposite side of State
9 Highway Route 60) by properties zoned C-1/C-P, R-1, R-3, A-1, and N-A (Natural
10 Assets), on the east (on the opposite side of the Santa Ana River) by properties in the City
11 of Riverside, on the south (on the opposite side of 34th Street) by properties zoned R-1, R-
12 2, A-1, and R-3, and on the west (on the opposite side of Rubidoux Boulevard) by
13 properties zoned R-3 and C-1/C-P.
14
- 15 9. The site includes a large number of parcels. Many of the properties are large parcels
16 utilized as an equestrian training facility and for other agricultural purposes, and these
17 parcels, along with vacant parcels, constitute the majority of the acreage within the site.
18 However, the site also includes 48 lots with existing single-family residences, three lots
19 occupied by multiple-family residences, one mobile home park, a commercial center, one
20 industrial center, a church school, two service stations, a motel, and two miscellaneous
21 commercial parcels.
22
- 23 10. Surrounding land uses (in clockwise order) include a commercial center, restaurant, service
24 station, single-family residential subdivision, apartment complex, and vacant land – a
25 closed landfill – on the north (on the opposite side of State Highway Route 60), the Santa
26 Ana River on the east (with Fairmount Park and a City of Riverside municipal golf course
27 on the opposite bank of the river), 35 single-family residential lots, three multiple-family
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1 lots, an apartment complex, four undesignated commercial lots, and two vacant lots on the
2 south (on the opposite side of 34th Street), and five single-family residential lots, three
3 apartment complexes, one service station, one motel, and one undesignated use parcel on
4 the west (on the opposite side of Rubidoux Boulevard).

5
6 11. The southeasternmost property within this general plan amendment, a 5.57-acre parcel, is
7 designated Open Space – Water on the Jurupa Area Plan, as adopted on October 7, 2003.
8 This designation was applied to the property based on its W-1 zoning and reflected the
9 Water Resources/Flooding designation of that property on the Jurupa Community Plan, as
10 adopted in 1987 and subsequently amended. However, this property (to wit, Assessor's
11 Parcel Number 179-340-001) has been confirmed in aerial photos to be land, not water,
12 and, furthermore, lies entirely outside the 100-year flood plain of the Santa Ana River.
13 Therefore, the Planning Department finds that the Open Space – Water designation of this
14 property was applied in error, based on inaccurate information, and should be changed to
15 properly reflect the policy intent of the General Plan. The amendment of the designation
16 on Assessor's Parcel Number 179-340-001 from the Open Space – Water designation to a
17 more suitable designation does not change any policy direction or intent of the General
18 Plan. Therefore, the amendment to the designation of this parcel qualifies as a technical
19 amendment.
20

21
22 12. A large portion of the area proposed for amendment is presently designated Open Space –
23 Recreation with a Community Development Overlay. The Community Development
24 Overlay specifically provides that General Plan Amendments from other Foundation
25 Components, such as the Open Space Foundation Component, to Community
26 Development Foundation Component designations are exempt from the 5-year Foundation
27 Component restriction, as specified in the Land Use Element (pages LU-66 and LU-67).
28

- 1 13. The proposed amendment does not involve a change in, or a conflict with, the Riverside
2 County Vision or any General Plan Principle, and does not amend any Foundation
3 Component designation in the General Plan except as authorized within Community
4 Development Overlays and in accordance with the required findings for a Technical
5 Amendment in the case of Assessor's Parcel Number 179-340-001.
- 6
- 7 14. The proposed amendment would contribute to the achievement of the purposes of the
8 General Plan.
- 9 15. Special circumstances or changes have emerged that were unanticipated in preparing the
10 General Plan, specifically the opportunity to establish a master-planned community at his
11 location, thereby providing suitable housing opportunities to a broad range of households
12 at different income levels, new commercial development that will generate employment
13 opportunities, parks and open space, an elementary school site, traffic improvements and
14 other necessary infrastructure, desired amenities, and common landscape and design
15 elements that would not be possible if the site continues to be developed on a piecemeal
16 basis.
- 17
- 18 16. The proposed amendment is consistent with the policies of the Jurupa Area Plan and with
19 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 20 17. The following potentially significant environmental impacts associated with the proposed
21 amendment and related cases were identified in EIR No. 473, but were determined to be
22 able to be avoided or substantially lessened (reduced to a level of insignificance) through
23 implementation of mitigation measures: traffic and circulation, biological resources,
24 cultural resources, geology and seismicity, hydrology, drainage, and flooding, toxic
25 substances, solid waste, and noise. These impacts will be avoided or substantially lessened
26 (reduced to a level of insignificance) by the mitigation measures listed in Resolution No.
27
28

1 2005-424 Adopting Specific Plan No. 337 (a copy of which is attached hereto and
2 incorporated herein by reference in its entirety).

3 18. The proposed amendment and related cases will also have significant impacts on air
4 quality. These impacts will be only partially avoided or lessened by the mitigation
5 measures listed in Resolution No. 2005-424. Accordingly, overriding findings were
6 prepared and adopted in that resolution.
7

8 19. The site is partially located within Criteria Cell 187 of the Western Riverside County
9 Multiple Species Habitat Conservation Plan.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
11 EIR No. 473 in evaluating General Plan Amendment No. 679, that the EIR is an accurate and objective
12 statement that complies with the California Environmental Quality Act and reflects the County's
13 independent judgment, and that EIR No. 473 is incorporated herein by reference.
14

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 473
16 and **ADOPTS** General Plan Amendment No. 679 to reflect the adoption of Specific Plan No. 337
17 (Emerald Meadows Ranch), as described herein (from Open Space – Recreation with Community
18 Development Overlay, Medium High Density Residential, Light Industrial, Commercial Retail, High
19 Density Residential, and Open Space – Water to Medium Density Residential, Medium High Density
20 Residential, High Density Residential, Very High Density Residential, and Commercial Retail) and as
21 shown on the exhibits entitled "GPA NO. 679, EXHIBIT 6A" and "GPA NO. 679, EXHIBIT B".
22

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
24 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
25 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
26
27

Supervisor Tavaglione
District 2

CZ06893 GPA00679 SP00337

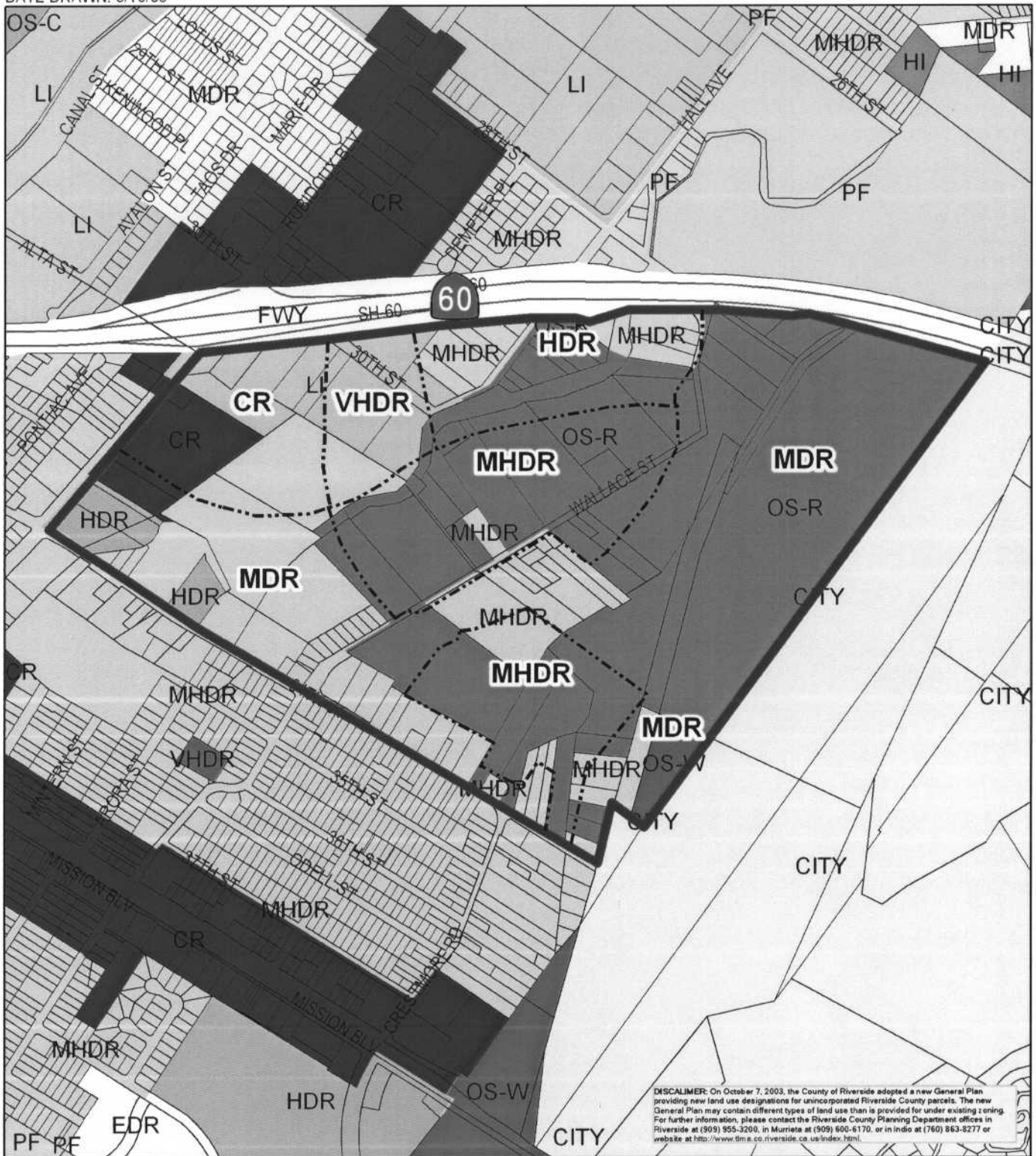
Planner: Grace Williams

Date: 9/28/05

General Plan

Exhibit 56A

DATE DRAWN: 9/16/05



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (909) 500-6170, or in Indio at (760) 953-6277 or website at <http://www.tms.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Rubidoux**
Township/Range: T2SR5W
Section : 15



ASSESSORS
BK. PG. 179-17
THOMAS
BROS.PG 685 E1

“GPA NO. 679, EXHIBIT B”

Amend the second paragraph of the **Specific Plans** sub-section of the *Policy Areas* section of the Jurupa Area Plan, on page 28 of the Area Plan text, to read as follows (new text in italics, deleted text in ~~strikethrough~~):

Specific Plans are identified in this section because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The *five* ~~four~~ specific plans located in the Jurupa planning area are listed in Table 3, Adopted Specific Plans in Jurupa Area Plan. Specific Plan No. 123 (Mission de Anza), Specific Plan No. 210 (Agua Mansa), ~~and~~ Specific Plan No. 243 (Rio Vista), *and Specific Plan No. 337 (Emerald Meadows Ranch)* are determined to be Community Development Specific Plans. Specific Plan No. 125 (Sky Country) is determined to be a Rural Community Specific Plan.

Amend Table 3 within the Specific Plans sub-section on the same page to read as follows (new text in *italics*):

Table 3: Adopted Specific Plans in Jurupa Area Plan *

Specific Plan	Specific Plan #
Mission de Anza	123
Sky Country	125
Agua Mansa	210
Rio Vista	243
<i>Emerald Meadows Ranch</i>	337

* Source: Riverside County Planning Department

2
3 **RESOLUTION NO. 2005-424**
4 **ADOPTING**
5 **SPECIFIC PLAN NO. 337**
6 **(EMERALD MEADOWS RANCH)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et.seq. a public
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on September
9 13, 2005 and before the Riverside County Planning Commission in Riverside, California on June 22,
10 2005, July 20, 2005 and August 3, 2005 to consider Specific Plan No. 337 (Emerald Meadows Ranch);
11 and,

12 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
13 County Rules to Implement the Act have been met, and the Environmental Impact Report (EIR) No. 337,
14 prepared in connection with Specific Plan No. 337 and related cases (referred to alternatively herein as
15 "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the
16 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
17 accordance with the above-referenced Act and Rules; and,

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

20 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
21 of the County of Riverside, in regular session assembled on October 4, 2005, that:

- 22 A. Specific Plan No. 337 is a 278.45-acre project located south of the I-60 Freeway, east of
23 Rubidoux Boulevard, west of the Santa Ana River and north of 34th Street. It proposes the
24 construction of 1,196 dwelling units, with housing types varying from clustered
25 developments to 5,000 minimum square foot lots, 12-acres of school facilities, 20.4 acres of
26 commercial property, 25 acres of religious facilities and 17.5 acres of park.

FORM APPROVED COUNTY COUNSEL
SEP 28 2005
BY *[Signature]*

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
28 impacts associated with the Specific Plan No. 337 are potentially significant unless otherwise indicated,
but each of these impacts will be avoided or substantially lessened by the identified mitigation measures:

1 A. Traffic and Circulation

2 1. Impacts:

3 Implementation of the proposed project is estimated to generate approximately
4 21,702 trip-ends per day with 1,696 vehicles per hour during the AM peak hour and
5 2,026 vehicles per hour during the PM peak hour. The project proposes to replace
6 the retail and equine training facility in Phase 1. The gas station would also be
7 relocated south of its current location as part of Phase 1 development. For 2009
8 (Phase 1) with the project, the following intersections are anticipated to operate at
9 unacceptable levels of service without improvements: Rubidoux Boulevard (NS) at
10 24th Street (EW), 28th Street (EW), 30th Street – SR-60 Westbound Off-Ramp
11 (EW), and SR-60 Westbound On-Ramp (EW); SR-60 Eastbound Ramps (EW) at
12 Emerald Meadows Parkway (EW), and Mission Boulevard (EW); Hall Avenue
13 (NS) at Emerald Meadows Parkway (EW). In Phase 2, the project would replace all
14 of the existing residential land uses with lower density residential, except for the
15 apartment building located on the northeast corner of Rubidoux Boulevard and 34th
16 Street, which would remain. For 2011 (Phase 2) with the project, the following
17 intersections are anticipated to operate at unacceptable levels of service without
18 improvements: Rubidoux Boulevard (NS) at: 24th Street (EW), 28th Street (EW),
19 30th Street – SR-60 Westbound Off-Ramp (EW), SR-60 Westbound On-Ramp
20 (EW), SR-60 Eastbound Ramps (EW), Emerald Meadows Parkway (EW), Mission
21 Boulevard (EW); Hall Avenue (NS) at: Emerald Meadows Parkway (EW); Wallace
22 Street (NS) at: “A” Street (EW). For 2011 (Phase 2) plus cumulative traffic
23 conditions, the following intersections are anticipated to operate at unacceptable
24 levels of service without improvements: Rubidoux Boulevard (NS) at 24th Street
25 (EW), 28th Street (EW), 30th Street – SR-60 Westbound Off-Ramp (EW), SR-60
26 Westbound On-Ramp (EW), SR-60 Eastbound Ramps (EW), Emerald Meadows
27 Parkway (EW), Mission Boulevard (EW); Hall Avenue (NS) at Emerald Meadows
28 Parkway (EW); Wallace Street (NS) at “A” Street (EW). For 2030 with the project,

1 the study area intersections are projected to operate at acceptable levels of service
2 with the improvements identified in the Intersection Analysis for General Plan
3 (2030) With Project.

4 2. Mitigation:

5 The Specific Plan proponent and all subsequent implementing projects within the
6 Specific Plan shall be responsible for design and construction of traffic signals at
7 the following intersections or as approved by the Transportation Department.
8 Rubidoux Boulevard (NS)/ 24th Street (EW). Rubidoux Boulevard (NS)/ 30th
9 Street SR60 WB Off Ramp (EW) (modification). Rubidoux Boulevard (NS)/
10 SR60 WB On Ramp (EW). Rubidoux Boulevard (NS)/ SR60 EB Ramps (EW)
11 (modification) -Rubidoux Boulevard (NS)/ Emerald Meadows Drive (EW).
12 Rubidoux Boulevard (NS)/ 34th Street (EW) (modification). Rubidoux Boulevard
13 (NS)/ Mission Boulevard (EW) (modification). Project Commercial Driveway
14 (NS)/ Emerald Meadows Parkway (EW) with no fee credit given for Traffic Signal
15 Mitigation Fees. Rubidoux Boulevard (NS)/ 28th Street (EW) with fee credit
16 eligibility. The project proponent shall contact the Transportation Department and
17 enter into an agreement for signal mitigation fee credit or reimbursement prior to
18 start of construction of the signal. All work shall be pre-approved by and shall
19 comply with the requirements of the Transportation Department and the public
20 contract code in order to be eligible for fee credit of reimbursement. The
21 intersection of Rubidoux Boulevard (NS)/ 24th Street (EW) shall be improved to
22 provide the following geometrics: Northbound: one left-turn lane, one through lane,
23 and one right-turn lane. Southbound: one left-turn lane, one shared through/right-
24 turn lane Eastbound: one shared left-turn/through/ right-turn lane The intersection
25 of Rubidoux Boulevard (NS)/ 28th Street (EW) shall be improved to provide the
26 following geometrics: Northbound: left-turn lane, two through lanes, and one right-
27 turn lane. Southbound: left-turn lane, two through lanes, and one-turn lane.
28 Eastbound: left-turn lane and one shared through/right-turn lane. Westbound: left-

1 turn lane and one shared through/right-turn lane. The intersection of Rubidoux
2 Boulevard (NS)/ 30th Street, SR60 WB Off Ramp (EW) (modification) shall be
3 improved to provide the following geometrics: Northbound: one left-turn lane
4 and two through lanes Southbound: one through lane and one shared
5 through/right-turn lane. Eastbound: one left-turn lane and one right-turn lane.
6 Westbound: one left-turn lane, one shared left-turn/through lane, and one 250-foot
7 long right-turn lane. The intersection of Rubidoux Boulevard (NS)/ SR60 WB On
8 Ramp (EW) shall be improved to provide the following geometrics: Northbound:
9 one left-turn lane and two through lanes Southbound: two through lanes and one
10 right-turn lane. Eastbound: N/A. Westbound: N/A. The intersection of Rubidoux
11 Boulevard (NS)/ SR60 EB Ramps (EW) shall be improved to provide the following
12 geometric Northbound: two through lanes and one free-flow right-turn lane.
13 Southbound: one left-turn lane and two through lanes lane. Eastbound: one left-
14 turn lane, one shared through/right-turn lane, and one right-turn lane. Westbound:
15 N/A The intersection of Rubidoux Boulevard (NS)/ Emerald Meadows Drive
16 (EW) shall be improved to provide the following geometrics: Northbound: one
17 left-turn lane, three through lanes, and one right-turn lane. Southbound: two left-
18 turn lanes, one through lane, and one shared through/right-turn lane. Eastbound:
19 one shared left-turn/through/right-turn lane Westbound: one left-turn lane, one
20 shared left-turn/through lane, and one right-turn lane. The intersection of Rubidoux
21 Boulevard (NS)/ 34th Street EW) shall be improved to provide the following
22 geometrics: Northbound: one left-turn lane, three through lanes, and one right-turn
23 lane. Southbound: one left-turn lane, two through lanes, and one right-turn lane.
24 Eastbound: one left-turn lane and one shared through/right-turn lane. Westbound:
25 one shared left-turn/through lane and one right-turn lane. The intersection of
26 Rubidoux Boulevard (NS)/ Site Access Drive (EW) shall be improved to provide
27 the following geometrics: Northbound: three through lanes, and one right-turn
28 lane. Southbound: two through lanes. Eastbound: N/A. Westbound: one right-turn

1 lane. The intersection of Retail Site Access/Church School Site Drive (NS)/
2 Emerald Meadows Drive (EW) shall be improved to provide the following
3 geometrics: Northbound: one shared left-turn/through/right-turn lane. Southbound:
4 one left-turn lane and one shared through/right-turn lane. Eastbound: one left-turn
5 lane, one through lane, and one shared through/ right-turn lane. Westbound: one
6 left-turn lane, one through lane, and one shared through/ right-turn lane. The
7 intersection of "A" Street (NS)/ Emerald Meadows Drive (EW) shall be improved
8 to provide the following geometrics: Northbound: one left-turn lane and one
9 shared through/ right-turn lane. Southbound: one left-turn lane and one shared
10 through/right-turn lane. Eastbound: one left-turn lane, one through lane, and one
11 right-turn lane. Westbound: one left-turn lane, one shared through/right-turn lane.
12 The intersection of Wallace Street (NS)/ 34th Street (EW) shall be improved to
13 provide the following geometrics: Northbound: one shared left-turn/through/right-
14 turn lane aligned with southbound approach. Southbound: one shared left-
15 turn/through/right-turn lane aligned with northbound approach. Eastbound: one
16 shared left-turn/through/right-turn lane. Westbound: one shared left-
17 turn/through/right-turn lane or as approved by the Transportation Department. Any
18 off-site widening required to provide these geometrics shall be the responsibility of
19 the landowner/developer, or as approved by the Transportation Department.

20 B. Biological Resources

21 1. Impacts:

22 Approximately 30 to 50 acres of Delhi series soil will be impacted by the project.
23 One burrowing owl was observed on site. Two pairs of barn owls, one pair of great
24 horned owls and one pair of red-tailed hawks were found to be nesting on site.
25 Potential direct impacts include increased habitat loss and unauthorized use of any
26 remaining habitat. Potential indirect impacts include increased human presence in
27 the area, predation by domestic animals, levels of ambient noise and light and,
28 potentially, contaminated urban runoff. Development of the project area would

1 contribute to the regional loss of open space and natural resources. All native
2 breeding birds, (except game birds) regardless of their listing status, are protected
3 under the Migratory Bird Treaty Act (MBTA) and the California Department of
4 Fish and Game Code Sections 3500 and 3800. Since impacts to breeding birds are
5 considered significant under CEQA, it will be important to avoid impacts to nesting
6 birds. The project site falls within the coverage area of the Western Riverside
7 County Multiple Species Habitat Conservation Plan (MSHCP). The site (identified
8 as partially within Cell #187) is within Subunit 1: Santa Ana River – North area of
9 the Jurupa Area Plan.

10 2. Mitigation:

11 In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the
12 California Fish and Game Code site-preparation activities (removal of trees and
13 vegetation) shall be avoided, to the greatest extent possible, during the nesting
14 season (February 1 to August 31) of potentially occurring native and migratory bird
15 species. If site-preparation activities are to occur during the nesting/breeding
16 season (February 1 through July 31), a pre-activity field survey shall be conducted
17 by a qualified biologist to determine if active nests of species protected by the
18 Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are
19 present in the construction zone or within a buffer of 500 feet. If active nests are
20 not located within the project area and appropriate buffer, construction may be
21 conducted during the nesting/breeding season. However, if active nests are located
22 during the pre-activity field survey, no grading or heavy equipment activity shall
23 take place within 500 feet of an active listed species or raptor nest, 300 feet of
24 another sensitive or protected (under MBTA or California Fish and Game Code)
25 bird's nest (non-listed), or within 100 feet of sensitive or protected common
26 songbird nests until the end of the nesting/breeding season; unless a qualified
27 biologist conducts a subsequent field survey and determines that these restrictions
28 are no longer required for protection of nesting/breeding activities at previously

1 identified active nests and authorizes grading and heavy equipment activity to
2 proceed. A preconstruction survey for resident burrowing owls will be conducted
3 by a qualified biologist 30 days prior to commencement of grading and
4 construction activities. If ground disturbing activities are delayed or suspended for
5 more than 30 days after the pre-construction survey and any relocation activity will
6 be conducted in accordance with the requirements of the MSHCP. If active nests
7 are located they shall be avoided and outside of the breeding season the owls may
8 be passively relocated. To adequately avoid active nests during the breeding
9 season (February 1 through August 31), no grading or heavy equipment activity
10 shall take place within 250 feet of an active nest. If burrowing owls occupy the site
11 and cannot be avoided, passive relocation shall be used to exclude owls from their
12 burrows, as required by the Riverside County Environmental Programs
13 Department. Relocation shall be conducted outside the breeding season or once the
14 young are able leave the nest and fly. Passive relocation is the exclusion of owls
15 from their burrows (outside the breeding season or once the young are able to leave
16 the nest and fly) by installing one-way doors in burrow entrances. These one-way
17 doors allow the owls to exit the burrow, but not enter it. These doors should be left
18 in place 48 hours to ensure owls have left the burrow. The project area should be
19 monitored daily for one week to confirm owl use of burrows before excavating
20 burrows in the impact area. Burrows should be excavated using hand tools and
21 refilled to prevent reoccupation. Sections of flexible pipe should be inserted into
22 the tunnels during excavation to maintain an escape route for any animals inside the
23 burrow. Project developers shall obtain a U.S. Army Corps of Engineers (ACOE)
24 Section 404 permit, a State Water Quality 401 Certification, and California
25 Department of Fish and Game (CDF&G) Streambed Alteration Agreement (Section
26 1602) as applicable.

27 C. Cultural Resources

28 1. Impacts:

1 Archaeological Resources: Although no archaeological resources were observed
2 on the project site, the historical use of the site by local Indians, Chinese
3 immigrants, and other historic settlers indicates a strong potential for subsurface
4 archaeological resources, including trash deposits. The possibility of encountering
5 archaeological resources constitutes a potentially significant impact.

6 Paleontological Resources: There are no known paleontological resources on the
7 project site. Where project excavation is confined to depths of less than 15 feet, it
8 is unlikely that any paleontological resources would be uncovered during project
9 construction. However, portions of the project site would be excavated to depths of
10 up to 40 feet, where it is expected that paleontological resources could be
11 encountered; therefore, the proposed project presents a potentially significant
12 impact to paleontological resources.

13 2. Mitigation:

14 The project applicant shall retain a qualified principal investigator for archaeology
15 and paleontology to provide professional services during project grading and
16 construction. The principal investigator shall be responsible for implementing the
17 mitigation plan and shall maintain professional standards of work. The project
18 applicant shall retain qualified full-time archaeological and paleontological
19 monitors to monitor surface grubbing and clearing, below-grade demolition,
20 construction grading, and all excavations. Monitoring shall include inspection of
21 exposed surfaces and microscopic examination of matrices. The monitor shall have
22 authority to temporarily divert grading away from exposed resources in order to
23 recover the specimens. To timely resume work in the area of the discovery, on-site
24 personnel shall provide cooperation and assistance as necessary. If a discovery
25 meets the criteria for an archaeological site or fossil locality, then construction shall
26 be diverted until the discovery has been evaluated by the principal archaeological
27 or paleontological monitor. The project applicant's contraction manager shall
28 notify the lead agency staff of the find at the time of discovery. The principal

1 archaeological or paleontological monitor shall document sites and localities,
2 including location and stratigraphic information. The archaeological or
3 paleontological monitor shall make decisions about testing and data recovery in
4 consultation with the lead agency. If microfossil localities are discovered, then the
5 principal paleontological monitor shall collect matrix for processing. To limit
6 project downtime, the monitor may request the assistance of heavy machinery to
7 move large quantities of matrix out of the path of construction and deposit it in
8 designated stockpile areas. Testing of stockpiles shall consist of screen washing
9 small samples (200 pounds each) to determine whether fossils are present. If a test
10 is productive, then additional matrix from the stockpile(s) shall be screen-washed
11 up to a maximum of 6,000 pounds per locality. The principal archaeological or
12 paleontological monitor shall prepare, identify, and catalogue all recovered
13 artifacts, specimens, and fossils before donation to the accredited repository
14 designated by the lead agency. The principal archaeological or paleontological
15 monitor shall offer any recovered resources determined not to be significant to local
16 schools for use in educational programs. The principal archaeological or
17 paleontological monitor shall prepare monthly progress reports to be filed within
18 one workweek of the end of each month with the lead agency. The principal
19 archaeological or paleontological monitor shall also prepare a final report to be
20 filed within one-month of completion of the project monitoring with the developer,
21 the lead agency, and the California Historic Resources Information System, as
22 required by the State Historic Preservation Officer (SHPO). The final report shall
23 include a list of resources recovered, documentation of each site and locality,
24 interpretation of resources recovered, and (as appendices) all specialists' reports.

25 D. Geology and Seismicity

26 1. Impacts:

27 The proposed Emerald Meadows Ranch project would not affect or be affected by
28 the geology of the project site or the project area as no unstable geologic features

1 have been identified at the project site. The proposed Emerald Meadows Ranch
2 project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there
3 are no known or mapped active faults that pass through the proposed project site.
4 However, Emerald Meadows Ranch project is located in a seismically active
5 region, and may be subject to ground shaking and other geologic hazards while the
6 project is occupied. The proposed project structures would be constructed to the
7 State and County mandated earthquake standards in effect at the time of
8 construction. These construction requirements would reduce the effect of
9 earthquake damage to levels less-than-significant.

10 2. Mitigation:

11 For all residential and light commercial/industrial structures, the project proponent
12 shall incorporate the following measures into project design and construction: In
13 all structural areas of the project site, construct a compacted fill blanket and use
14 strengthened foundations (such as post-tensioned slabs). In the areas of the project
15 site with a marginal liquefaction hazard, the compacted fill blanket must include
16 the removal and recompaction of at least five feet of any unsuitable surface soils.
17 In the areas of the project site with a moderate liquefaction hazard, the compacted
18 fill blanket must include the removal and recompaction of at least ten feet of any
19 unsuitable surface soils. Prior to project construction, the project applicant shall
20 undertake design-level geotechnical investigations and incorporate all resulting
21 seismic design parameters into project design and construction.

22 E. Hydrology, Drainage and Flooding

23 1. Impacts:

24 The site is located south of the 60 Freeway and west of the Santa Ana River. The
25 site lies adjacent to the Santa Ana River and is protected from river flooding by the
26 District's Santa Ana River Levee along the east side of the property. A secondary
27 levee west of the River Levee protects a portion of the site from local offsite runoff
28 which is directed to the site through a CALTRANS box culvert. Presently, the

1 majority of the site drains southwesterly to an older quarter of Rubidoux. This
2 adjacent neighborhood has no drainage infrastructure or even curb and gutter. The
3 project proposes that approximately half of the site would be graded to drain to the
4 Santa Ana River and half the site to the existing Rubidoux Channel Storm Drain to
5 the south. Discharge of runoff from this project will be required to be conveyed to
6 an adequate outlet. The project site also has constraints external to the County:
7 The northeast portion of the site is impacted by a District permanent flooding and
8 waste disposal easement. A training levee abuts the easterly boundary of the
9 project site.

10 2. Mitigation:

11 The developer will develop detention basins to attenuate peak discharge from the
12 west side of the project to match the capacity of the existing Rubidoux Channel
13 Storm Drain. Construction of the outlet for the basin under Planning Area 8
14 requires the construction of about 2000 lineal feet of offsite storm drain in Wallace
15 Street. The developer will develop a green belt channel to convey the onsite runoff
16 from the east side of the project and tributary offsite flows to the Santa Ana River.
17 Flow rates tributary to the site are based on the assumption that the District's
18 Market Street Storm Drain (proposed about one-mile north of the Emerald
19 Meadows Ranch project) is constructed and redirecting storm flows to the River. If
20 this development precedes the District constructing the Market Street Storm Drain
21 then the developer has the option of constructing the storm drain or effectively
22 doubling the design flow rate for the onsite channel. The proposed greenbelt
23 facilities would be an amenity serving the development. The District would be
24 willing to maintain the lines and grade and structural aspects of the channel and the
25 PA-8 basin but can not be responsible for the amenities. The District will require
26 that prior to the issuance of any grading permit within the Specific Plan, the
27 developer along with the Parks District or viable public maintenance entity shall
28 enter into an agreement with the Riverside County Flood Control and Water

1 Conservation District which indemnifies the District for the joint use and
2 guarantees the perpetual maintenance of the appurtenances placed in the drainage
3 facilities. Said agreement shall be acceptable to both the District and County
4 Counsel. The northeast portion of the site is impacted by a District permanent
5 flooding and waste disposal easement. This easement would need to be vacated
6 before any development is allowed in this area. As the easement was acquired
7 using State funding, the developer shall make arrangements to reimburse the State
8 of California for said easement. This issue shall be addressed to the satisfaction of
9 the General Manager-Chief Engineer prior to the recordation of any subdivision
10 that would create lots requiring the removal of the easement. The developer
11 proposes to remove the westerly training levee as part of the development of the
12 Specific Plan. The project proponent shall obtain acquiescence of the Army Corps
13 of Engineers for removal of the levee prior to grading of any land use case affecting
14 the levee or recordation of any subdivision that would create lots requiring
15 demolition of the levee.

16 F. Toxic Substances

17 1. Impacts:

18 While hazardous material is currently used, stored, and transported to and from the
19 commercial/industrial uses on the project site, the proposed Emerald Meadows
20 Ranch project would not result in any increase in the routine use, storage, or
21 transportation of such hazardous material. Based on review of the environmental
22 database, two properties are judged to have a medium potential to impact within the
23 subject property. These properties are: A&A (Engelauf) Equipment Rental
24 Company at 5520 30th Street where a hazardous materials release from a UST was
25 reported; and Chevron Service Station at 3070 Rubidoux Boulevard where
26 impacted soil was removed and disposed as part of a UST removal.

27 2. Mitigation:

28 A soil sampling and analysis plan will be prepared to assess the potential impact to

1 near-surface soils in areas of oil staining at the Emerald Meadows Ranch and A&A
2 (Engelauf) Equipment Rental Company, and should contain provisions for the
3 analysis of volatile organic compounds, oil, chromium and lead. If the use of the
4 land of the Rubidoux Chevron Service Station will be changed, then this service
5 station should be assessed for the potential release of fuel hydrocarbons to the
6 subsurface since site closure was granted in 1995. An asbestos survey will be
7 conducted prior to demolition of structures built before 1981 within the subject
8 property. All ACMs should be properly removed and disposed. A lead-based paint
9 survey will be conducted prior to demolition of structures built prior to 1971. All
10 structures containing LBP should be properly removed and disposed.

11 G. Solid Waste

12 1. Impacts:

13 Project development would increase the amount of solid waste generated in the
14 area, which would shorten the life span of the affected landfill as well as increase
15 demand on the waste hauler. Demolition of existing on-site development and
16 construction of the new development would also produce solid waste. Demolition
17 and construction wastes typically include concrete, asphalt, wood, metals, gypsum
18 wallboard, and roofing. In addition to generating solid waste, development of the
19 proposed project would generate sewage sludge.

20 2. Mitigation:

21 The project applicant shall reduce and/or divert from landfill disposal construction
22 and demolition waste by the use of on-site grinders or by directing the materials to
23 recycling facilities. During construction, the project applicant shall investigate, and
24 if feasible, keep green waste generated by the proposed project separate from other
25 waste types in order that it may be recycled through the practice of grass recycling
26 (where lawn clippings from a mulching type mower are left on the lawn) or on-site
27 composting, or directed to local wood grinding and/or composting operations.
28 During construction, the project applicant shall investigate, and if feasible, use

1 mulch and/or compost in the development and maintenance of landscape areas. If
2 the Local Enforcement Agency and the County Waste Management Department
3 jointly determine that development of the proposed project necessitates installation
4 of additional gas probes along the southern property line of the inactive West
5 Riverside Landfill, the project proponent will reimburse the County Waste
6 Management Department for the entire installation costs of the additional gas
7 probes.

8 H. Noise

9 1. Impacts:

10 Noise impacts associated with land use development projects such as the proposed
11 Emerald Meadows Ranch Specific Plan include short-term and long-term impacts.
12 Construction activities, especially heavy equipment operation, would create noise
13 increase in and adjacent to the construction site. Such impacts could be important
14 if there is phased development and one phase is under construction adjacent to a
15 completed and occupied phase. Long-term noise impacts correspond to project-
16 related traffic, upon completion, that would cause an incremental increase in noise
17 levels within and near the project area. Construction-related noise would result in a
18 change in ambient noise levels. As indicated, the proposed project would increase
19 traffic noise levels on local roadways over the existing traffic noise levels.

20 2. Mitigation:

21 To reduce construction-related noise impacts, construction staging shall not be
22 located within 500 feet of existing dwellings. To reduce construction-related noise,
23 all construction-related equipment shall be equipped with properly operating
24 mufflers, and no combustion-powered equipment such as pumps or generators shall
25 be allowed to operate within 500 feet of any occupied residence, unless a noise
26 protection barrier shields the equipment. To reduce construction-related noise
27 impacts, construction operations, which produce the highest levels of noise shall be
28 arranged to occur together in the construction program in order to avoid continuing

1 periods of greater annoyance. To reduce construction-related noise, no
2 construction activities shall be undertaken on any Sunday or federal holiday or, on
3 any weekday and Saturday between the hours of 6:00 p.m. and 6:00 a.m. during the
4 months of June through September and between the hours of 6:00 p.m. and 7:00
5 a.m. during the months of October through May. All residential lots and dwellings
6 shall be protected from excessive noise, including existing and projected noise.
7 Attenuation shall be provided to ensure that noise levels do not exceed an exterior
8 standard of 65 dBA CNEL in outdoor living areas and an interior standard of 45
9 dBA CNEL in all habitable rooms. All individual land use proposals will be
10 reviewed on a project-by-project basis to determine what types of noise-attenuating
11 features will need to be incorporated into project design. Concurrent with the
12 processing of implementing land use proposals, the County will require project-
13 specific noise assessments. Such assessments shall provide recommendations,
14 based upon the project design, to attenuate noise where existing or project noise
15 levels exceed the County standards, and the recommendations shall be incorporated
16 into the development plans, and applicable conditions of approval. In general, the
17 following principles should be followed: Block walls or view fences may be
18 required as necessary to separate residential uses from adjacent elementary school
19 and park uses. Block walls shall be solid and continuous and may include view
20 features such as Plexiglas, or similar material, blocks incorporated into the block
21 wall. Outdoor mechanical equipment shall be screened with noise-attenuating
22 barriers. Additional rear yard setbacks shall be used, where appropriate, for
23 residential uses, which back up to parks or the elementary school. Within the
24 neighborhood parks, facilities for active recreational uses, such as basketball courts
25 and playgrounds, should be located away from residential lots to the extent
26 feasible.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
28 potentially resulting from the adoption of the Specific Plan No. 337 cannot be fully mitigated and will be

1 only partially avoided or lessened by the mitigation measures hereinafter specified; a statement of
2 overriding findings is therefore included herein:

3 A. No Project Alternative

4 1. Impacts:

5 During construction, the impact of nitrogen oxides (NO_x) emissions from
6 construction equipment would remain above the threshold of significance on the
7 days when most construction activities would occur simultaneously. During
8 operation, reactive organic gasses (ROG) and/or NO_x levels would exceed the
9 thresholds of significance. Given, however, the existing pattern of land use in the
10 region, the effectiveness of mitigation efforts cannot alter the conclusion that
11 project development would likely have a significant regional air quality impact.
12 Even with optimum incorporation of mitigation measures, the daily trip
13 elimination/diversion or the level of daily onsite energy consumption cannot be
14 reduced by more than ten percent. Air quality impacts of the proposed project are
15 evaluated in terms of short-term and long-term impacts. Short-term impacts are the
16 result of construction activities and long-term impacts are associated with the build-
17 out or operational condition of the proposed project. Temporary impacts would
18 result from project construction activities. Construction emissions can be
19 distinguished as either on-site or off-site. On-site air pollutant emissions during
20 construction would principally consist of exhaust emissions from off-road heavy-
21 duty diesel and gasoline powered construction equipment, as well as fugitive
22 particulate matter from earthwork and material handling operations. Off-site
23 exhaust emissions would result from workers commuting to and from the job site,
24 as well as trucks delivering building materials and equipment to the construction
25 site. Long-term air quality impacts are related to emissions from on-site operations
26 (area sources), such as natural gas consumption, consumer products and
27 landscaping equipment, and from project related traffic (mobile sources). These
28 are potentially significant impacts, and would not be reduced to a less-than-

1 insignificant level with implementation of all feasible mitigation measures.

2 2. Mitigation:

3 The Riverside County Building and Safety Department and the South Coast Air
4 Quality Management District shall be responsible for ensuring that the following
5 mitigation measures are implemented: Use diesel oxidation catalyst on construction
6 equipment. Use aqueous emulsified diesel fuel for construction equipment. During
7 construction, maintain equipment engines in proper tune and ensure that all
8 construction equipment are properly serviced and maintained in good operating
9 condition. Restrict the continuous idling of any construction equipment to 10
10 minutes. Cease construction during periods of high ambient O₃ concentrations (i.e.,
11 Stage-2 smog alerts) near the construction area. Schedule construction material
12 deliveries to non-peak traffic hours, and minimize other truck trips during peak
13 traffic hours, or as approved by local jurisdictions. Limit the application of
14 architectural surface treatments (i.e., paint, etc.) to less than 40 gallons per average
15 day, if feasible. Utilize as much as possible, pre-coated/natural colored building
16 material; water based or low VOC coating; and coating transfer or spray equipment
17 with high transfer efficiency, such as high volume low pressure (HVLP) spray
18 method; or manual coatings application such as paint brush, hand roller, trowel,
19 spatula, dauber, rag, or sponge. Require all trucks hauling dirt, sand, soil, or other
20 loose substances and building materials to be covered or to maintain a minimum
21 freeboard of at least two feet between the top of the load and the top of the sides of
22 the truck bed. Water for dust control during clearing, grading and construction.
23 Treat unattended construction areas (disturbed lands that have been, or are expected
24 to be, unused for four or more consecutive days) with water or chemical stabilizers
25 to reduce fugitive dust. Enforce reduced vehicle speeds (15 mph) in unpaved areas.
26 Cease construction activities at periods of high winds (25 mph or more). Cooperate
27 with the SCAQMD to implement regional strategies and tactics. Develop park-
28 and-ride facilities. Encourage bicycle and pedestrian circulation alternatives.

1 Encourage local job-intensive uses to reduce the existing and growing jobs-housing
2 imbalance that promotes long commutes in and out of the local area. Provide an
3 attractive pedestrian environment. Incorporate bicycle trails and interconnections.
4 Build homes that exceed minimum statewide energy construction requirements.
5 Include residential design features that encourage alternative transportation: Pre-
6 wired for various telecommunications systems access for in-home offices. Pre-
7 wired for 220V electric vehicle charging systems.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
9 alternatives identified in EIR No. 473 in light of the environmental impacts which cannot be avoided or
10 substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

11 A. No Project Alternative No Project (No Build) Alternative

- 12 1. The No Build Alternative would result in the project site remaining in its existing,
13 mostly fallow condition.
- 14 1. The No Build Alternative would maintain existing County General Plan
15 designations, zoning classifications, and environmental conditions.
- 16 2. The No Build Alternative would reduce the seismic safety and erosion impacts
17 associated with the project as no site alteration would occur and fewer people
18 would be exposed to seismic hazards.
- 19 3. The No Build Alternative would reduce the hydrologic and construction impacts
20 associated with the project.
- 21 4. The No Build would reduce air quality, noise, circulation impacts associated with
22 the projects.
- 23 5. The No Build Alternative would retain disturbed open space.
- 24 6. The No Build Alternative would reduce the cultural resources impacts associated
25 with the project because historic sites would not be disturbed.
- 26 7. The No Build Alternative would reduce the public services and utilities impacts.
- 27 8. The No Build Alternative would reduce and/or eliminate the majority of the
28 adverse impacts of the project.

- 1 9. The No Build Alternative would fail to meet key project objectives, primarily the
2 revitalization of an economically depressed area, the establishment of a master
3 planned community, the provision of local recreational and open space facilities,
4 and the minimization of future land use conflicts.
- 5 10. The No Build Alternative would negate all benefits associated with the project
6 objective of meeting public demand by providing a range of housing types that
7 would be marketable within the developing economic profile of the project area.
- 8 11. The No Build Alternative would eliminate all public benefits associated with the
9 project, including the provision of an elementary school site, on-site local parks,
10 and the designation of active and passive open space.
- 11 12. It is uneconomical to maintain the project site in its current partially developed
12 state over the long-term given its location. Pressure to develop the land for higher
13 economic uses will continue. Therefore, the No Build Alternative will at most
14 postpone rather than preclude more intensive development and later development
15 will occur in a haphazard and piecemeal manner.

16 B. No Project (Existing Regulations) Alternative

- 17 1. The Existing Regulation Alternative would result in development of the project site
18 in accordance with the existing General Plan, Jurupa Area Plan, and current zoning.
19 The majority of the property is currently zoned Open Space – Recreation. Other
20 land use designations are Light Industrial, Commercial Retail, High Density
21 Residential, and Medium Density Residential. Development in conformance with
22 Existing Regulations would result in less development than the proposed project.
- 23 2. The Existing Regulation Alternative would be consistent with County General Plan
24 designations and zoning classifications.
- 25 3. The Existing Regulation Alternative would result in alteration of geologic and
26 seismic features. Because there would be less development, there would be less
27 alteration.

- 1 4. The Existing Regulation Alternative would result in water quality and hydrology
2 impacts similar to those associated with the project.
- 3 5. The Existing Regulation Alternative would result in lesser biological impacts as
4 additional open space would be maintained at least temporarily.
- 5 6. The Existing Regulation Alternative would result in public facilities and services
6 impacts similar to those associated with the project. Extensions of water and sewer
7 would be similar to those associated with the project. Impacts to Fire and Police
8 services would be lower.
- 9 7. The Existing Regulation Alternative has been rejected because it would cause
10 perpetuation of blight, including fallow land that has not been put to economic use
11 for years. Further, it would maintain regulations that do not accurately reflect the
12 pattern of development both within the project site and immediately surrounding it,
13 which would be more compatible to a planned community. Further, this alternative
14 would not provide a broad range of housing, parks, and permanently preserved
15 open space.

16 C. Increased Commercial Development Alternative

- 17 1. The Increased Commercial Development Alternative will increase the commercial
18 area to 42.6 acres.
- 19 2. The Increased Commercial Development Alternative will decrease the maximum
20 number of dwelling units to 1,048 units.
- 21 3. The Increased Commercial Development Alternative will increase the number of
22 jobs created.
- 23 4. The Increased Commercial Development Alternative would have slightly greater
24 noise impacts than the proposed project due to a slight increase in project-generated
25 traffic.
- 26 5. The Increased Commercial Development Alternative would result in park, fire and
27 police services, hydrology and water quality, biological, cultural and
28

1 paleontological resources, air quality, and geology impacts similar to those
2 associated with the project.

3 6. The Increased Commercial Development Alternative would decrease the benefits
4 associated with the project objective of meeting public demand by providing a
5 range of housing types that would be marketable within the developing economic
6 profile of the project area.

7 7. Overall, the Increased Commercial Development Alternative would be partially
8 inconsistent with the Riverside County General Plan land use designations and
9 policies.

10 D. The No Commercial Development Alternative

11 1. The No Commercial Development Alternative will eliminate all commercial uses
12 within the project site.

13 2. The No Commercial Development Alternative will result in park, hydrology and
14 water quality, biological, cultural and paleontological resources, air quality, and
15 geology impacts similar to those associated with the project.

16 3. The No Commercial Development Alternative will result in an increase to impacts
17 on police and fire services due to increased residential population.

18 4. The No Commercial Development Alternative would not meet the basic goals and
19 objectives of the project in that it does not provide a sufficient level of development
20 to meet the project objectives and it does not provide for commercial development.

21 5. The No Commercial Development Alternative would generate no jobs and
22 therefore would have a smaller positive impact upon jobs/housing balance and in
23 meeting the SCAG regional goal of increasing the jobs to housing ratio.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
25 Specific Plan No. 337 against the unavoidable adverse environmental effects thereof, and has determined
26 that the following benefits outweigh and render acceptable those environmental effects:
27
28

- 1 A. The project would create a master-planned community, thereby providing necessary
2 infrastructure, desired amenities, and common landscape and design elements that would
3 not be possible if the property were developed parcel-by-parcel.
- 4 B. The project would create a variety of housing types, including single family and multi-
5 family homes. The mix of housing will provide suitable housing opportunities to a broad
6 range of persons at differing income levels. The number of housing units is consistent with
7 the projections for the Jurupa Area Plan based on projected needs of this community.
- 8 C. The project will provide new commercial development that will generate employment
9 opportunities for regional residents, thereby helping to sustain the subregion's jobs/housing
10 balance.
- 11 D. The project will provide 17.2 acres of park and open space, and an elementary school.
- 12 E. The project would provide traffic mitigation measures to address pro-specific and
13 cumulative circulation impacts, thereby contributing to improvements at critical
14 intersections and roadways.
- 15 F. The project would provide funding for various elements of regional infrastructure through
16 the County's mitigation fee program.
- 17 G. The project would help eliminate economic blight by developing underutilized property.
- 18 H. The project would be superior to piecemeal development, as it would provide the
19 opportunity for long-range infrastructure planning and cumulative impact analysis and
20 mitigation.
- 21 I. The project would minimize impacts on land through a design that generally conforms to
22 the character of the land retains and utilizes basic landforms where practical.
- 23 J. The project would result in a net positive fiscal impact to the County through the
24 residential, commercial, and recreational uses provided within the project site.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
26 (Section 15126.(g).) require an EIR to discuss how a proposed project could directly or indirectly lead to
27 economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to
28

1 growth, taxes, and community service facilities or encourages other activities, which cause significant
2 environmental effects. The discussion is as follows:

3 A. Economic, Population Or Housing Growth

4 The project proposes a total of 1,196 dwelling units. It is anticipated that a population of
5 3,069 persons, based upon population generation factors of 2.59 persons per single family
6 dwelling unit and 2.48 per multi-family unit, would result at full build-out. The
7 commercial centers and schools are estimated to generate a total of 950 employment
8 opportunities.

9 B. Removal Of An Impediment To Growth

10 The project would induce the growth of community support systems in the project area,
11 including improved roads, utilities and services, economic institutions, as well as
12 additional medical, educational and cultural facilities, such as hospitals, schools and
13 museums and libraries. Project phasing over a 5 year period is expected to help regulate
14 growth. The project would extend roadways as well as utility and energy systems that
15 could eliminate potential development constraints and serve as a growth-inducement in
16 adjacent areas.

17 C. Precedent – Setting Effects

18 The project site is located in a redevelopment area with a widely dispersed mixture of
19 residential, light industrial and commercial uses. Along the western side of Rubidoux
20 Boulevard a range of residential and commercial uses exist. Along 34th Street, south of the
21 project boundary, primarily single family homes exist with some vacant parcels. Directly
22 east of the property is the Santa Ana River Corridor, a municipal golf course and a City of
23 Riverside community park are directly east of the river, within the City of Riverside. To
24 the north is State Route 60, and beyond it are a variety of widely dispersed single family
25 homes, retail, light industrial uses, and a closed landfill.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 337 will
27 implement applicable elements of the Riverside County General Plan as follows:
28

1 A. Land Use Element

2 The project is within an area that exhibits characteristics conducive to accommodating
3 growth. More specifically, in terms of available and proposed infrastructure, and the
4 approved pattern of urban development, the project site meets the qualifications for
5 Category V land use policies at this time. Factors pertaining to circulation, school
6 generation rates, sewer and water availability and utilities have been addressed through
7 development standards, mitigation measures and the conditions of approval. The project is
8 participating in regional transportation improvements and other major circulation
9 improvements in the area. Project related employment opportunities, recreational
10 facilities, open space, water and sewer facilities, and commercial and residential uses are
11 intended to serve the future residents of the Jurupa Land Use Planning Area.

12 B. Administrative Element

13 The project provides time frames for development and a fiscal impact report. The fiscal
14 impact analysis does not project a significant adverse impact on County services at project
15 build-out.

16 C. Regional Element

17 The Regional Element requires major land use projects to be consistent with Southern
18 California Association of Governments (SCAG) subregional population forecasts or to
19 provide mitigation of regional public services and facilities impacts. Additionally, the
20 Regional Element sets forth policies for achieving a jobs/housing balance within these
21 subregions. The project represents less than one percent of the housing and population
22 growth projected for the subregion under the adopted growth forecasts, and is consistent
23 with population forecasts. The ratio of project jobs to project housing is below the
24 performance ratio established by SCAG for this subregion. However, the cumulative area-
25 wide projected growth, which includes the project, achieves a jobs/housing ratio of 1.03,
26 which exceeds the 0.96 ratio established for the year 2010 and the 1.0 ratio established for
27 the year 2020.
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1 D. Public Facilities and Services Element

2 The project includes a comprehensive public services and facilities program for circulation,
3 water, sewer, fire protection, schools, parks, trails and other services.

4 E. Housing Element

5 The project promotes the Housing Element goal of providing a selection of housing that is
6 decent, safe, and sound, in close proximity to jobs and daily activities, and which varies by
7 location, type, design, and price.

8 F. Environmental Hazards and Resources Element

9 EIR No. 473 assessed the full range of concerns associated with the project, and proposed
10 mitigation for each of the potentially significant impacts. Overriding findings are required
11 for air quality impacts (project-specific).

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 337 will be
13 consistent with the General Plan provided that the General Plan be amended by Resolution No. 2005-445.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 337 is
15 consistent with the MSHCP, and all implementing projects (subdivision maps, plot plans, etc.) are also
16 deemed consistent with the MSHCP and will require no further review under the provisions of the
17 MSHCP, provided they are consistent with the proposed Specific Plan.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
19 EIR No. 473 in evaluating Specific Plan No. 337, that EIR No. 473 is an accurate and objective statement
20 that complies with the California Environmental quality Act and reflects the County's independent
21 judgment, and that EIR No. 473 is incorporated therein by this reference.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 473
23 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan 337, on file with
25 the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the
26 Specific Plan of Land Use for the real property described and shown in the plan, and said real property
27 shall be developed substantially in accordance with the plan, unless the plan is amended by the Board.
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BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Specific Plan No. 337 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director and in the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permit or other development approvals shall be accepted for the real property described and shown in the plan, unless such applications are substantially in accordance therewith.

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

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