

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

919B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 6, 2005

SUBJECT: RESOLUTION NO. 2005-118, to Specific Plan No. 333 (Renaissance Ranch);
Adoption of Ordinance No. 348.4286 (CZ6809) adopting SP zoning for Specific Plan No. 333;
First Supervisorial District; Alberhill Zoning Area; Elsinore Area Plan.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2005-118 to Specific Plan No. 333.

ADOPTION of Ordinance No. 348.4286 adopting SP zoning for property within Specific Plan
No. 333.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 4/14/05

[Signature]

Robert C. Johnson
Planning Director

RCJ:sn

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

Prev. Agn. Ref.

District: First

Agenda Number:

3.31

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ORDINANCE NO. 348.4286

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.2 of Ordinance No. 348 and Official Zoning Plan Map No. 2., as amended, are further amended by placing in affect the Alberhill Zoning Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2126, Change of Zone Case No. 6809," which map is made part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.99 to read as follows:

SECTION 17.99 SP ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN NO. 333.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 333 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1), (3), (6), and (7); c; and d. shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 333 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

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

b. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100').
"Flag" lots shall not be permitted.

- 1 c. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on
2 knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
3 Lot frontage along curvilinear streets may be measured at the building setback in
4 accordance with zone development standards.
- 5 d. The front yard setback shall be a minimum of fifteen feet (15'), except that any
6 front facing garage door shall be setback a minimum of twenty feet (20'),
7 measured from the existing street line or from any future street line as shown on
8 any Specific Plan of Highways, whichever is nearer the proposed structure.
- 9 e. Side yards on interior and through lots shall be not less than five feet (5') in
10 width. Side yards on corner and reversed corner lots shall be not less than ten feet
11 (10') from the existing street line or from any future street line as show on any
12 Specific Plan of Highways, whichever is nearer the proposed structure, upon
13 which the main building sides.
- 14 f. The rear yard shall not be less than fifteen usable feet (15') for one-story homes
15 and twenty feet (20') for two-story homes. For purposes of this standard only, the
16 term "usable" shall be defined as any portion of the rear yard with a slope of less
17 than a four (4) to one (1) ratio.
- 18 g. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into
19 side yards a minimum of two feet (2') on only one (1) side yard of any home. No
20 other structural encroachments shall be permitted in the front, rear or side yard
21 except as provided for in Section 18.19 of Ordinance No. 348.

22 In addition, the following standard shall also apply:

- 23 AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings
24 for one-story buildings or shall more than forty-five percent (45%) of any lot be
25 covered by buildings for two-story buildings.

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

- 28 b. Planning Areas 1A, 3A and 4A

- 1 (1) The uses permitted in Planning Areas 1A, 3A and 4A of Specific Plan No. 333 shall be
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7),
4 and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses shall
5 include undeveloped open space and drainage facilities.
- 6 (2) The development standards for Planning Areas 1A, 3A and 4A of Specific Plan No. 333
7 shall be the same as those standards set forth in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.
- 9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VIIIe of Ordinance No. 348.

11 c. Planning Area 2

- 12 (1) The uses permitted in Planning Area 2 of Specific Plan No. 333 shall be the same as
13 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 6.1.b. (1), (3), (6) and (7); c; and d. shall not be permitted.
- 15 (2) The development standards for Planning Area 2 of Specific Plan No. 333 shall be the
16 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
17 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and
18 e.(1), (2), (3) and (4) shall be deleted and replaced by the following:
- 19 a. Lot area shall be not less than six thousand (6000) square feet. The minimum lot
20 area shall be determined by excluding that portion of a lot that is used solely for
21 access to the portion of a lot used as a building site.
- 22 b. The minimum average width of that portion of a lot to be used as a building site
23 shall be fifty feet (50') with a minimum average depth of one hundred feet (100').
24 "Flag" lots shall not be permitted.
- 25 c. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on
26 knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
27 Lot frontage along curvilinear streets may be measured at the building setback in
28 accordance with zone development standards.

- 1 d. The front yard setback shall be a minimum of fifteen feet (15'), except that any
2 front facing garage door shall be setback a minimum of twenty feet (20'),
3 measured from the existing street line or from any future street line as shown on
4 any Specific Plan of Highways, whichever is nearer the proposed structure.
- 5 e. Side yards on interior and through lots shall be not less than five feet (5') in
6 width. Side yards on corner and reversed corner lots shall be not less than ten feet
7 (10') from the existing street line or from any future street line as show on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon
9 which the main building sides.
- 10 f. The rear yard shall not be less than fifteen usable feet (15') for one-story homes
11 and twenty feet (20') for two-story homes. For purposes of this standard only, the
12 term "usable" shall be defined as any portion of the rear yard with a slope of less
13 than a four (4) to one (1) ration.
- 14 g. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into
15 side yards a minimum of two feet (2') on only one (1) side yard of any home. No
16 other structural encroachments shall be permitted in the front, rear or side yard
17 except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following standard shall also apply:

- 19 AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings,
20 for one-story buildings or shall more than forty-five percent (45%) of any lot be
21 covered by buildings for two-story buildings.

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

24 d. Planning Area 3

- 25 (1) The uses permitted in Planning Area 3 of Specific Plan No. 333 shall be the same
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
27 that the uses permitted pursuant to Section 6.1.b. (1), (3), (6), and (7); c; and d. shall
28 not be permitted.

1 (1) The development standards for Planning Area 3 of Specific Plan No. 333 shall be the
2 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
3 except that the development standards set forth in Article VI, Section 6.2.e.(1), (2), (3)
4 and (4) shall be deleted and replaced by the following:

- 5 a. The front yard setback shall be a minimum of fifteen feet (15'), except that any
6 front facing garage door shall be setback a minimum of twenty feet (20'),
7 measured from the existing street line or from any future street line as shown on
8 any Specific Plan of Highways, whichever is nearer the proposed structure.
- 9 b. Side yards on interior and through lots shall be not less than five feet (5') in
10 width. Side yards on corner and reversed corner lots shall be not less than ten feet
11 (10') from the existing street line or from any future street line as show on any
12 Specific Plan of Highways, whichever is nearer the proposed structure, upon
13 which the main building sides.
- 14 c. The rear yard shall not be less than fifteen usable feet (15') for one-story homes
15 and twenty feet (20') for two-story homes. For the purposes of this standard only
16 the term "usable" shall be defined as any portion of the rear yard with a slope of
17 less than a four (4) to one (1) ratio.
- 18 d. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into
19 side yards a minimum of two feet (2') on only one (1) side yard of any home. No
20 other structural encroachments shall be permitted in the front, rear or side yard
21 except as provided for in Section 18.19 of Ordinance No. 348.

22 In addition, the following standard shall also apply:

23 AA. In no case shall more than fifty percent (50%) of any lot be covered b y buildings,
24 for one-story buildings or shall more than forty-five percent (45%) of any lot be
25 covered by buildings for two-story buildings.

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

28 e. Planning Area 4

- 1 (1) The uses permitted in Planning Area 4 of Specific Plan No. 333 shall be the same
2 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
3 that the uses permitted pursuant to Section 6.1.b. (1), (3), (6), and (7); c; and d.
4 shall not be permitted.
- 5 (2) The development standards for Planning Area 4 of Specific Plan No. 333 shall be
6 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
7 348, except that the development standards set forth in Article VI, Section 6.2.b.;
8 and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:
- 9 a. Lot area shall be not less than eight thousand (8,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot
11 that is used solely for access to the portion of a lot used as a building site.
- 12 b. The front yard setback shall be a minimum of fifteen feet (15'), except that
13 any front facing garage door shall be setback a minimum of twenty feet
14 (20'), measured from the existing street line or from any future street line
15 as shown on any Specific Plan of Highways, whichever is nearer the
16 proposed structure.
- 17 c. Side yards on interior and through lots shall be not less than five feet (5')
18 in width. Side yards on corner and reversed corner lots shall be not less
19 than ten feet (10') from the existing street line or from any future street
20 line as show on any Specific Plan of Highways, whichever is nearer the
21 proposed structure, upon which the main building sides.
- 22 d. The rear yard shall not be less than fifteen usable feet (15') for one-story
23 homes and twenty feet (20') for two-story homes. For purposes of this
24 standard only, the term "usable" shall be defined as any portion of the rear
25 yard with a slope of less than four (4) to one (1) ratio.
- 26 e. Chimneys, entertainment niches, and fireplaces shall be allowed to
27 encroach into side yards a minimum of two feet (2') on only one (1) side
28 yard of any home. No other structural encroachments shall be permitted

1 in the front, rear or side yard except as provided for in Section 18.19 of
2 Ordinance No. 348.

3 In addition, the following standard shall also apply:

4 AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings,
5 for one-story buildings or shall more than forty-five percent (45%) of any lot be
6 covered by buildings for two-story buildings.

7 f. Planning Area 5

8 (1) The uses permitted in Planning Area 5 of Specific Plan No. 333 shall
9 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
10 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (3), (6) and
11 (8); and b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
12 identified under Section 8.100.a. shall also include parks.

13 (2) The development standards for Planning Area 5 of Specific Plan No. 333 shall be
14 the same as those standards set forth in Article VIIIe, Section 8.101 of Ordinance
15 No. 348.

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

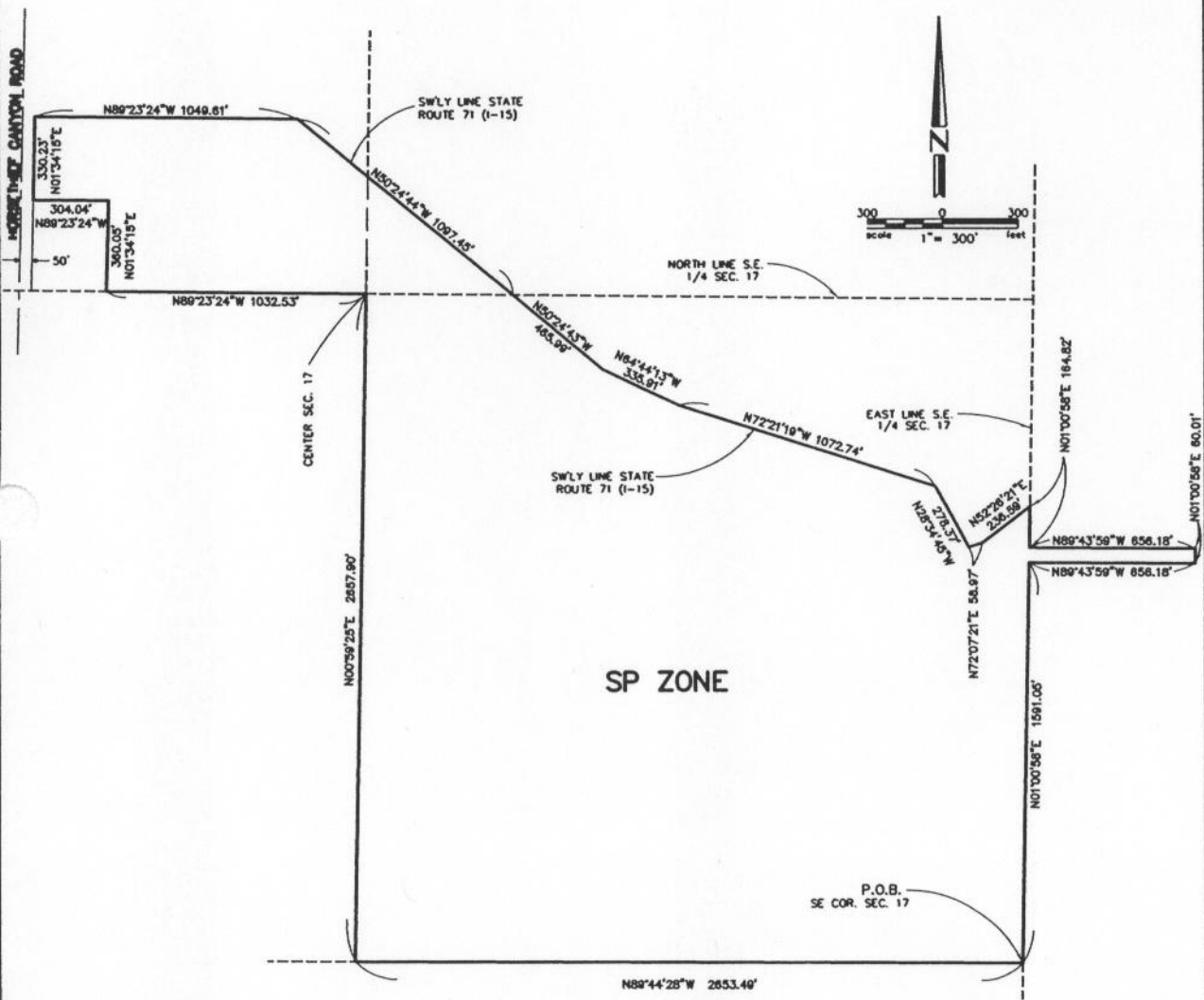
18 g. Planning Area 6

19 (1) The uses permitted in Planning Area 6 of Specific Plan No. 333 shall be the same
20 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
21 except that the uses permitted pursuant to Section 8.100.a(1), (2), (3), (4), (5), (6),
22 (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
23 shall include undeveloped open space.

24 (2) The development standards for Planning Area 6 of Specific Plan No. 333 shall be
25 the same as those standards set forth in Article VIIIe, Section 8.101 of Ordinance
26 No. 348.

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

ALBERHILL AREA
SECS. 16 & 17, T. 5 S., R. 5 W., S. B. M.



LEGEND
SP ZONE SPECIFIC PLAN (SP 333)

MAP NO. 2.2126
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2
ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 6809
 ADOPTED BY ORDINANCE NO. 348.4286
 APRIL 19, 2005
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 391-140-019
 APN 391-100-025
 APN 391-480-019
 APN 391-140-006

2 **RESOLUTION NO. 2005-118**
3 **ADOPTING**
4 **SPECIFIC PLAN NO. 333**
5 **(RENAISSANCE RANCH)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq. public
7 hearings were held before the Riverside County Board of Supervisors in Riverside, California on April
8 12, 2005, and before the Riverside County Planning Commission in Riverside, California on November 3,
9 2004 to consider Specific Plan No. 333 (Renaissance Ranch); and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County Rules to Implement the Act have been met, and Environmental Impact Report (EIR) No. 460,
12 prepared in connection with Specific Plan No. 333 and related cases (referred to alternatively herein as
13 "the Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the
14 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
15 accordance with the above-referenced Act and Rules; and,

16 **WHEREAS**, the project sponsor has selected the Secondary Access Alternative as described in
17 the Draft EIR as the preferred Project and this Alternative has now become the Project for purposes of this
18 Resolution and these Findings; and

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

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

- 23 A. Specific Plan No. 333 is a 156.9-acre residential development located south of Temescal
24 Canyon Road and west of Interstate 15. It proposes the construction of up to 355 dwelling
25 units on approximately 100 acres; the remaining area would be devoted to the following
26 uses: a 5.3-acre community park, four pocket parks, and 52.5 acres of open space.
- 27 B. Specific Plan No. 333 is associated with Change of Zone Case No. 6809, which was
28 considered concurrently at the public hearing before the Planning Commission. Change of

1 Zone Case No. 6809 proposes to change the existing zoning classifications of Rural
2 Residential (R-R) to SP (Specific Plan). The SP zoning designation would establish those
3 development standards required to implement the Specific Plan.

4 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
5 that the following environmental impacts associated with Specific Plan No. 333 are potentially significant
6 unless otherwise indicated, but each of these impacts will be avoided or substantially lessened by the
7 identified mitigation measures:

8 A. Land Use and Housing

9 1. Impacts:

10 Discretionary actions necessary to the Project include an appropriate
11 change of zone, redesignation of the Project as "SP," or Specific Plan. The
12 Project was found to be consistent with the County's General Plan,
13 Housing Element, the Temescal Wash Planning Area Plan, and Glen Eden
14 Overlay.

15 2. Mitigation:

16 None required.

17 B. Seismic Safety

18 1. Impacts:

19 No active faults, areas of seismic settlement, or soils susceptible to
20 liquefaction have been mapped as occurring on or near the Project site.

21 2. Mitigation:

22 None required.

23 C. Soils, Slopes and Erosion

24 1. Impacts:

25 The Project site includes development of residential areas on potentially
26 unstable soils and near slopes that exceed 25 percent.

1 brought to at least optimum moisture content, and recompact to a
2 minimum relative compaction of 90 percent of the laboratory standard.
3 Where planned cuts in the Quaternary fan deposits are less than the
4 recommended removal depth, additional removals to attain the
5 recommended removal depth shall be accomplished. The exposed removal
6 surface should be scarified to a depth of 12 inches, moisture conditioned, if
7 necessary, and then compacted prior to fill placement to finish pad grade.
8 Import materials shall be observed and determined suitable by a soils
9 engineer prior to placement thereof on the site. Before reusing existing on-
10 site soils as compacted fill, major concentrations of organic material (roots
11 and tree remains), and miscellaneous trash and debris shall be removed
12 prior to fill placement. Fill materials shall be brought to at least optimum
13 moisture, placed in thin 6-inch to 8-inch lifts and mechanically compacted
14 to obtain a minimum relative compaction of 90 percent of the laboratory
15 standard. Any oversized rock materials greater than 8 inches in diameter
16 shall be stockpiled and placed under the observation of the soils engineer.
17 No rock materials greater than 12 inches in diameter shall be placed within
18 ten feet of finish grade, unless prior approval has been granted by the
19 County and geotechnical engineer. Fill slopes shall be designed and
20 constructed at a 2:1 (horizontal to vertical) gradient or flatter and shall not
21 exceed 70 feet in height. Fill slopes shall be properly built and compacted
22 to a minimum relative compaction of 90 percent throughout, including the
23 slope surfaces. Fill slopes should be properly overbuilt by 3 to 5 feet and
24 trimmed/cut back to proposed finish grades. Cut slopes shall be designed at
25 gradients of 2:1 (horizontal to vertical) or flatter and shall not exceed 50
26 feet in height. While stabilization of such slopes is not anticipated, locally
27 adverse geologic conditions (i.e., daylighted joints/fractures, severely
28 weathered fan deposits, or sandy lenses) may be encountered and remedial

1 grading, stabilization, or laying back of the slope to an angle flatter than the
2 adverse geologic condition shall be done as required. Should local areas of
3 highly to severely weathered fan deposits be exposed in cut slopes, the soils
4 engineer/geologist shall assess the magnitude and extent of the materials
5 and their potential affect on long-term maintenance or possible slope
6 failures. Recommendations made at the time of the field inspection shall be
7 implemented by the Project contractor. Should small localized earth
8 failures (i.e., slumps, slope wash, etc.) remain after Project grading, then
9 debris or impact walls shall be considered by the design engineer, where
10 these features intercept the proposed development and/or cut slopes.

11 D. Wind Erosion and Blowsand

12 1. Impacts:

13 The Project site is not within any County-designated "blowsand hazard
14 area." Soil types on the Project site are not significantly prone to wind
15 erosion.

16 2. Mitigation:

17 None required.

18 E. Flooding, Drainage and Hydrology

19 1. Impacts:

20 Project drainage retention and conveyance systems shall be designed and
21 implemented so that post-development storm water discharges will not
22 exceed pre-development conditions.

23 2. Mitigation:

24 None required.

25 F. Air Quality– Long-Term Operational Emissions

26 1. Impacts:

27 Based on emissions generation projections, Project-related operational
28 emissions will not exceed AQMD thresholds.

1 and interior noise standards shall be submitted to the County for approval,
2 along with satisfactory evidence which indicates that the sound attenuation
3 measures specified in the approved acoustical report(s) have been
4 incorporated into the design of the Project. All freestanding acoustical
5 barriers shall be shown on the Project's plot plan, illustrating height,
6 location and construction in a manner that satisfies County requirements.
7 Prior to the issuance of any Certificates of Use or Occupancy, field testing
8 may be required by the County to verify compliance with STC and IIC
9 design standards. The Project shall comply with all recommendations and
10 requirements of the Riverside County Department of Environmental Health
11 Services, Industrial Hygiene.

12 I. Water Quality

13 1. Impacts:

14 The Project could result in impacts to water quality through increased storm
15 water or construction site pollutant runoff.

16 2. Mitigation:

17 In accordance with SARWQCB requirements, Project developers shall
18 implement storm water management/treatment facilities to include
19 vegetated swales, stormscreens, and/or junction structures. SARWQCB
20 shall review and approve all Project-related storm water management
21 improvements and facilities prior to the issuance of grading permits.

22 J. Toxic Substances

23 1. Impacts:

24 The Project's Phase I Environmental Site Assessment indicates that low
25 levels of potentially hazardous substances may be present on the Project
26 site.
27
28

1 L. Agriculture

2 1. Impacts:

3 No portion of the site is currently designated for agricultural use, and no
4 active agricultural uses are currently in place on the site. Project
5 implementation will not result in the loss of agricultural resources.

6 2. Mitigation:

7 None required.

8 M. Biological Resources-Vegetation

9 1. Impacts:

10 Development will result in the loss of up to 61 acres of sparse to moderate
11 sage scrub and two existing Coast Live Oak trees.

12 2. Mitigation:

13 To provide appropriate compensation for the loss of two Coast Live Oak
14 trees, and to provide for development of the Project site consistent with the
15 County's Oak Tree Guidelines, the Project proponent shall provide a
16 minimum of ten (10) replacement trees in sizes and locations satisfactory to
17 the County of Riverside. These locations shall be determined as part of the
18 landscape design review process.

19 N. Biological Resources-Wildlife

20 1. Impacts:

21 Although no protected or endangered wildlife species were identified during
22 protocol surveys of the Project area, certain State or federally protected
23 sensitive species may utilize the site. Impacts to federally protected species
24 are illegal under the Federal Endangered Species Act.

25 2. Mitigation:

26 Proposed Project activities resulting in disturbance of onsite vegetation shall
27 take place outside of bird breeding season (generally defined as the period
28 between March 1 and August 31) so as to avoid take, including disturbances

1 which would cause abandonment of active nests containing eggs and/or
2 young. With specific regard to raptors, migratory species and their nesting
3 areas, if construction is proposed during the breeding season, a focused
4 survey for raptor/migratory bird nests shall be conducted within 30 days
5 prior to the beginning of construction activities. Surveys shall be conducted
6 by a qualified biologist in order to identify active nests on the site. If active
7 nests are found, no construction activities shall take place within 500 feet of
8 the nest until the young have fledged. If no active nests are found, no
9 further mitigation will be required.

10 O. Biological Resources-Drainages

11 1. Impacts:

12 Areas on the Project site have been identified as including acreage under
13 State and federal jurisdiction.

14 2. Mitigation:

15 The developer shall consult with the Army Corps of Engineers and the
16 California Department of Fish and Game for qualifications under the
17 "Nationwide 39" or Section 404 permit and State Streambed Alteration
18 Agreement (1003). This consultation must occur prior to any earthmoving
19 or vegetation-disturbing activities. The developer shall obtain a Section 401
20 permit from the Regional Water Quality Control Board prior to any
21 earthmoving or vegetation-disturbing activities.

22 P. Mineral Resources

23 1. Impacts:

24 No known mineral resources of significance have been identified on the
25 Project site.

26 2. Mitigation:

27 None required.
28

1 Q. Energy Resources

2 1. Impacts:

3 The Project will be developed in accordance with State Title 24 guidelines,
4 and will not interfere with the production of energy resources.

5 2. Mitigation:

6 None required.

7 R. Scenic Highways

8 1. Impacts:

9 The County identifies Interstate 15 as a "State Eligible" scenic corridor
10 roadway; however, due to differences in elevation, the Project is not
11 expected to significantly alter views from this roadway.

12 2. Mitigation:

13 None required.

14 S. Cultural Resources

15 1. Impacts:

16 The Cultural Resources Survey prepared for the Project site revealed a high
17 potential for paleontological resources (fossils) to be found in a buried
18 setting.

19 2. Mitigation:

20 A qualified cultural resources monitor shall conduct periodic monitoring of
21 site excavation and grading activities. The monitor shall be empowered to
22 temporarily halt or divert equipment to allow removal of abundant or large
23 specimens and to allow the preparation of recovered resources to a point of
24 identification. Any discovered or recovered resources shall be evaluated in
25 accordance with CEQA guidelines. A qualified paleontologist shall prepare
26 a report of any findings with an appended itemized inventory of any
27 significant specimens. The report and inventory, when submitted to the
28 appropriate lead agency, signifies completion of the plan to mitigate

1 impacts to paleontological resources. Any fossils collected shall be donated
2 to a public, non-profit institution with a research interest in the materials,
3 such as the San Bernardino County Museum. Any future archaeological or
4 cultural investigations shall be properly recorded via State Parks and
5 Recreation forms and/or technical reports, as appropriate.

6 T. Aesthetics, Light and Glare

7 1. Impacts:

8 The Project is not expected to result in a degradation of the site's existing
9 visual quality. Based on the lighting standards of the Specific Plan, and the
10 Project's relative distance from the Palomar Observatory, the Project is not
11 expected to result in significant light or glare impacts.

12 2. Mitigation:

13 None required.

14 U. Circulation

15 1. Impacts:

16 Project development is projected to generate approximately 3,608 daily
17 vehicle trips at build-out. These trips are projected to adversely affect one
18 intersection within the study area, Hostettler Road at Temescal Canyon
19 Road.

20 2. Mitigation:

21 The developer shall pay the required Traffic Signal Mitigation Fees
22 concurrent with the issuance of building permits. The payment of these fees
23 will ensure that the County Transportation and Land Management Agency
24 installs a traffic signal at the intersection of Hostettler and Temescal
25 Canyon Roads during the opening year of the Project. The Project shall
26 also comply with all recommendations and requirements of the County
27 Transportation and Land Management Agency Conditions of Approval.
28

1 V. Water and Sewer Systems

2 1. Impacts:

3 Water will be provided to the Project by the Elsinore Valley Municipal
4 Water District (EVMWD). Water demands of the proposed Project are
5 consistent with the latest EVMWD Urban Water Management Plan.
6 Wastewater collection and treatment services are also provided by
7 EVMWD. Consistent with EVMWD plans and programs, the Project will
8 connect to a new trunk sewer terminating at a new sewer treatment facility
9 in the vicinity of Horsethief Canyon Drive and Temescal Canyon Drive.

10 2. Mitigation:

11 None required.

12 W. Fire Protection Services

13 1. Impacts:

14 No additional physical facilities are required to provide adequate fire
15 protection/emergency medical services to the Project site. The Project will
16 participate in the existing County Fire Protection Impact Mitigation
17 Program, and these revenues, as well as property tax revenues, will be made
18 available to the County Fire Department to supplement existing levels of
19 service as required.

20 2. Mitigation:

21 None required.

22 X. Law Enforcement Services

23 1. Impacts:

24 As directed by the County, revenues attributable to the Project will be
25 allocated to finance any Project-related increases in police protection
26 service demands.

1 in accordance with Quimby Act/Parks Fees, for one-half of the total
2 residential units, at the per unit rate established by the County.

3 AA. Utilities

4 1. Impacts:

5 The adjacent Horsethief Canyon Project anticipated development of the
6 Project site, and as such, electricity, natural gas, cable and telephone lines
7 are available immediately adjacent to the Project site.

8 2. Mitigation:

9 None required.

10 BB. Solid Waste

11 1. Impacts:

12 Solid waste generated by the Project is not anticipated to fill a substantial
13 portion of the El Sobrante Landfill's existing capacity, nor will waste
14 generated by the Project noticeably affect daily operations of the landfill.
15 Further, the Project shall comply with the County's Source Reduction and
16 Recycling Element (SRRE).

17 2. Mitigation:

18 None required.

19 CC. Libraries

20 1. Impacts:

21 Estimated Project revenues that will be directed to the County's Library
22 Fund are expected to significantly exceed expenditures required for library
23 operations to serve Project residents over the Project's first twenty years.
24 On this basis, the Project is not expected to adversely impact the County's
25 ability to provide adequate library services.

26 2. Mitigation:

27 None required.
28

1 DD. Medical Facilities

2 1. Impacts:

3 It is anticipated that the existing hospitals and medical facilities in the
4 Project vicinity will provide capacity for the incremental demand resulting
5 from Project development.

6 2. Mitigation:

7 None required.

8 EE. Airports

9 1. Impacts:

10 It is not anticipated that airport noise, safety, or aircraft flyover impact the
11 Project Site.

12 2. Mitigation:

13 None required.

14 FF. Disaster Preparedness

15 1. Impacts:

16 Compliance with existing federal, State and County disaster preparedness
17 regulations will ensure that Project impacts in this regard are less-than-
18 significant.

19 2. Mitigation:

20 None required.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors Commission that the following
22 impacts potentially resulting from the adoption of Specific Plan No. 333 cannot be fully mitigated and
23 will be only partially avoided or lessened by the mitigation measures hereinafter specified; a statement of
24 overriding findings is therefore included herein:

25 A. Air Quality – Construction-Related Emissions

26 1. Impacts:

27 Temporary impacts will result from Project construction activities. Oxides of
28 Nitrogen (NO_x) and fugitive dust (PM₁₀) emissions generation will exceed the

1 South Coast Air Quality Management District (SCAQMD) established thresholds
2 of significance.

3 2. Mitigation:

4 Project developers shall implement emission control measures during clearing,
5 grading, and construction as mandated by the SCAQMD. Measures include the
6 use of low emission mobile construction equipment, where feasible; sweeping of
7 streets if silt is carried over to adjacent public thoroughfares; reduction of traffic
8 speeds on all unpaved road surfaces to 15 miles per hour; suspension of grading
9 operations during first and second stage smog alerts; appropriate maintenance of
10 construction equipment engines; use of existing power sources or clean fuel
11 generators, or provision of on-site power sources early in the stages of the Project,
12 rather than relying on temporary generators; use of low-emission fuels for on-site
13 stationary equipment; and application of chemical soil stabilizers to all inactive
14 construction areas. Even with application of these measures, air quality impacts
15 will remain significant and unavoidable.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
17 alternatives identified in EIR No. 460 in light of the environmental impacts which cannot be avoided or
18 substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

19 A. No Project Alternative

- 20 1. The No Project Alternative is required by CEQA Guidelines. Under this
21 alternative, it is assumed that development would occur consistent with the
22 County's Glen Eden Policy Area zoning designation and applicable development
23 standards, which could result in the development of 390 residential units, a slight
24 increase over the 377 units proposed by the Project.
- 25 2. Based on this increase in density, the No Project Alternative would incrementally
26 increase the above-referenced environmental impacts, and would not eliminate any
27 of the significant environmental impacts associated with the Project.
- 28

1 3. The No Project Alternative could result in “piecemeal” development, which would
2 not provide a comprehensive consideration of the topographic, geologic, hydrologic
3 and environmental opportunities and constraints of the Project site, and would not
4 meet the following objectives of the Project, as stated in the Project EIR (page I-50
5 and I-57):

- 6 • Consider topographic, geologic, hydrologic, and environmental opportunities
7 and constraints to create a planned community that conforms to the condition of
8 the land;
- 9 • Provide a functional and aesthetic recreational and open space program that
10 responds to site conditions; and
- 11 • Develop a financially feasible Project that can be implemented within a
12 reasonable time frame.

13 4. The No Project Alternative is rejected because it fails to satisfy Project objectives,
14 and provides no environmental benefits when compared to the proposed Project.

15 B. Reduced Intensity Residential Alternative

16 1. The Reduced Intensity Residential Alternative would result in the development of
17 218 dwelling units within 109 acres proposed for residential development, utilizing
18 a density factor of two units per acre. All of the open space and park areas
19 proposed under the current Project would be retained. Compared to the 355 units
20 proposed under the Project as now proposed, the Reduced Residential Intensity
21 Alternative results, approximately in an 40 percent reduction in residential
22 development intensity.

23 2. Based on the scope of reduction involved, the Reduced Residential Intensity
24 Alternative would likely result in higher-priced housing products with limited
25 marketability. For this reason, the Reduced Residential Intensity Alternative
26 would not result in the achievement of the following stated Project objectives:

- 27 • Develop a financially feasible project that can be implemented within a
28 reasonable time frame; and

- Meet anticipated demand for housing by providing a blend of housing types and lifestyles that will be marketable within the developing County of Riverside.

3. The Reduced Residential Intensity Alternative would result in reduced levels of construction-related air emissions, but would not be sufficient to reduce these temporary air emissions to a level below SCAQMD thresholds. Thus, this alternative would not eliminate any of the significant environmental impacts associated with the Project.
4. The Reduced Residential Intensity Alternative is rejected because it fails to satisfy project objectives, and provides no environmental benefits when compared to the proposed Project.

C. Secondary Access Alternative

1. The Secondary Access Alternative would provide secondary access to the Project area via connection to Hostettler Road at the southeasterly corner of the Project site, vis-à-vis the current secondary access point proposed at Calendula Street along the south-central Project boundary. By redirecting Project traffic, the Secondary Access Alternative would likely reduce the number of Project-related trips that would otherwise travel along internal residential streets within the southerly adjacent Horsethief Canyon Specific Plan. To provide for this Secondary Access Alternative, the total residential development within the Project area would be reduced from 377 dwelling units to 355 dwelling units, or a six percent reduction in total residential development as compared to the Project Based on the current concept design for the Secondary Access Alternative, total open space areas within the Project area would also increase, thereby increasing available MSHCP Conservation acreages.
2. The Secondary Access Alternative is considered environmentally superior to the proposed Project while still meeting key Project objectives, and is thus the preferred alternative. This alternative will result in fewer impacts on the environment because of its decreased density and related decrease in traffic, noise,

1 and air emissions, combined with an increase in total open space within the Project
2 area. At the same time, it still provides similar benefits to the originally proposed
3 Project and thus meets the Project objectives.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
5 Specific Plan No. 333 against the unavoidable adverse environmental effects thereof, and has determined
6 that the following benefits outweigh and render acceptable those environmental effects:

- 7 A. The Project would create a master-planned community, thereby providing necessary
8 infrastructure, desired amenities and common landscape and design elements that would
9 not be possible if the property were developed on a parcel-by-parcel basis.
- 10 B. The Project would provide a variety of housing types affordable to persons in a range of
11 income levels.
- 12 C. The Project would provide a variety of recreational amenities including one 3.4-acre
13 community park, four pocket parks, and 52.5 acres of open space and slope areas that
14 would serve Project and area residents.
- 15 D. The Project would provide traffic mitigation measures to address Project specific and
16 cumulative circulation impacts, thereby contributing to improvements at critical
17 intersections and roadways.
- 18 E. The Project would provide funding for various elements of regional infrastructure through
19 the County's mitigation fee programs.
- 20 F. The Project would provide drainage facilities to better contain and direct the flow of
21 stormwater runoff, thereby minimizing flooding and related hazards both on-site and
22 downstream.
- 23 G. The Project would provide approximately 52.5 acres of designated, natural open space
24 along the Project boundaries.
- 25 H. The Project would provide secondary access that will both accommodate project traffic and
26 alleviate existing traffic problems.
- 27 I. The Project would positively contribute to the tax base without being burdening County
28 services.

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

6 A. Economic, Population, Or Housing Growth

7 The Renaissance Ranch Specific Plan proposes a total of 377 dwelling units. It is
8 anticipated that a population of approximately 976 persons, based on population generation
9 factors of 2.59 persons per single family dwelling unit, will be generated by the ultimate
10 development of the Renaissance Ranch Specific Plan.

11 B. Removal Of An Impediment To Growth

12 The results of development of a master planned community are growth impacts to support
13 systems that would support such a community, including the road system, utilities and
14 services, community and economic institutions which are demanded by a new community,
15 as well as additional medical, educational and cultural needs, such as hospital, school
16 systems and museums and libraries. Some of these needs will be met through the
17 development of the Renaissance Ranch Specific Plan which includes housing, recreational
18 and open space land uses. Development of the Renaissance Ranch Specific Plan will
19 include provision or extension of roadways as well as utility and energy systems which
20 could eliminate potential constraints for development and serve as a growth-inducement on
21 adjacent lands.

22 C. Precedent – Setting Effects

23 The Renaissance Ranch Specific Plan project site is located in a transitional area between
24 urbanizing land uses to the north, south and west of the project site and open space land
25 uses to the east. Urbanizing land uses to the west and south include single family
26 residential, between 2-5 units per acre, while urbanizing land uses to the north include the
27 I-15 freeway. Undeveloped areas to the east are currently reserved for open space and
28 rural land uses.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 333 will
2 implement applicable elements of the Riverside County Comprehensive General Plan as follows:

3 A. Land Use Element

4 The Project is within an area that exhibits characteristics conducive to
5 accommodating growth. Factors pertaining to circulation, flooding, school
6 generation rates, sewer and water availability and utilities have been addressed
7 through development standards, mitigation measures and the conditions of
8 approval. The Project is participating in regional transportation improvements and
9 other major circulation improvements in the area.

10 B. Administrative Element

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

14 C. Regional Element

15 The Regional Element requires major land use projects to be consistent with
16 Southern California Association of Governments (SCAG) subregional population
17 forecasts or to provide mitigation of regional public services and facilities impacts.
18 Additionally, the Regional Element sets forth policies for achieving a jobs/housing
19 balance within these subregions. The Project represents less than one percent of
20 the housing and population growth projected for the subregion under the adopted
21 growth forecasts, and is consistent with population forecasts. The proposed Project
22 would contribute more to the housing side of the jobs/housing equation, and in this
23 sense would not alleviate the projected continuation of the housing/jobs imbalance
24 in the subregion. Housing created by the Project is, however, consistent with
25 SCAG projected growth trends for the County and region.

26 D. Public Facilities and Services Element

27 The Project includes a comprehensive public services and facilities program for
28 circulation, water, sewer, fire protection, schools, parks, trails and other services.

1 E. Housing Element

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

5 F. Environmental Hazards and Resources Element

6 EIR No. 460 assessed the full range of concerns associated with the Project, and
7 proposed mitigation for each of the potentially significant impacts. Overriding
8 findings are required for construction-related air quality impacts.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
10 EIR No. 460 in evaluating Specific Plan No. 333, that EIR No. 460 is an accurate and objective statement
11 that complies with the California Environmental Quality Act and reflects the County's independent
12 judgment, and that EIR No. 460 is incorporated herein by this reference.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 460
14 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 333, on file
16 with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as
17 the Specific Plan of Land Use for the real property described and shown in the plan, and said real property
18 shall be developed substantially in accordance with the plan, unless the plan is amended by the Board.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
20 333 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director,
21 and in the Office of the Building and Safety Director, and that no applications for subdivision maps,
22 conditional use permits or other development approvals shall be accepted for the real property described
23 and shown in the plan, unless such applications are substantially in accordance herewith.

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

27 FORM APPROVED
COUNTY COUNSEL

28 APR 13 2005

BY 