

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

713B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 7, 2006

SUBJECT: Resolution No. 2006-462 Amending the Riverside County General Plan; Resolution No. 2006-463 Adopting Specific Plan No. 327 (Toscana); and Ordinance No. 348.4449 An Ordinance of the County of Riverside Relating to Zoning (First District)

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2006-462, Amending the Riverside County General Plan.

ADOPTION of Resolution No. 2006-463 Adopting Specific Plan No. 327 (Toscana)

ADOPTION of Ordinance No. 348.4449 An Ordinance of the County of Riverside Relating to Zoning.

BACKGROUND: Public hearings concerning Specific Plan No. 327 (Toscana) and its related General Plan Amendment No. 825, Change of Zone No. 6651 and Environmental Impact Report No. 439 were held by the Board of Supervisors and tentatively approved on November 21, 2006.

REVIEWED BY EXECUTIVE OFFICER

DATE: 12-7-06

Robert C. Johnson
Planning Director

RCJ:aa

Policy

Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

3.44

2 **RESOLUTION NO. 2006-462**

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 November 21, 2006, and before
8 the Riverside County Planning Commission on August 23, 2006, September 20, 2006, and October 18,
9 2006, to consider General Plan Amendment No. 825, a proposed amendment to the Temescal Canyon
10 Area Plan and the Elsinore Area Plan; and,

11 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
12 Riverside County CEQA implementing procedures 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**, each part of the proposed general plan amendment is hereby declared to be severable
16 and if any part of the proposed amendment is adjudged unconstitutional or otherwise invalid, the
17 remaining parts of the proposed amendment shall not be affected thereby; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
19 of the County of Riverside, in regular session assembled on December 19, 2006, that:

20 General Plan Amendment No. 825 (GPA00825) is a proposal to amend the Temescal Canyon
21 Area Plan by amending the East Temescal Hillside Policy Area to remove Assessor Parcel Numbers 290-
22 070-018 and 290-070-019 from the Policy Area in order to make the East Temescal Hillside Policy Area
23 coextensive with the part of Specific Plan No. 327 (Toscana) located within the Temescal Canyon Area
24 Plan. The amendment proposes to amend Figure 4 of the Temescal Canyon Area Plan to show this
25 change in the boundaries of the East Temescal Hillside Policy Area and also proposes to amend that
26 Figure 4 to show the area covered by Specific Plan No. 327 and to amend Table 3 of the Temescal
27 Canyon Area Plan to list Specific Plan No. 327 (Toscana). In addition, the amendment proposes to
28 amend Figure 4 of the Elsinore Area Plan to show the area covered by Specific Plan No. 327 and Table 3

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DEC 18 2006
BY [Signature]

1 of the Elsinore Area Plan to list Specific Plan No. 327 (Toscana). This amendment is associated with
2 Specific Plan No. 327 (Toscana) and Change of Zone Case No. 6651, which were considered concurrently
3 with this amendment at the public hearings before the Planning Commission and the Board of
4 Supervisors. An exhibit, labeled CZ06651 SP00327 Land Use, and showing the boundaries of the
5 Specific Plan and Change of Zone, is attached hereto and incorporated herein by reference.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
7 on this matter, both written and oral, including Environmental Impact Report No. 439, that:

- 8 1. The proposed amendment does not involve a change in the Riverside County Vision, any
9 General Plan Principle, or any Foundation Component designation in the General Plan.
- 10 2. The proposed amendment would contribute to the achievement of the purposes of the
11 General Plan.
- 12 3. The proposed amendment is consistent with the policies of the Temescal Canyon Area
13 Plan, the Elsinore Area Plan and with the policies of the Riverside County General Plan.
- 14 4. The proposed amendment is within the scope of, and is adequately evaluated by,
15 Environmental Impact Report No. 439. The findings contained in Board Resolution No.
16 2006-463 Adopting Specific Plan No. 327 (Toscana) which certifies Environmental Impact
17 Report No. 439 are incorporated herein by reference.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
19 Amendment No. 825 (GPA00825) as fully set forth above.

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

1 **1. Board of Supervisors**

County of Riverside

2 **RESOLUTION NO. 2006-463**
3 **ADOPTING**
4 **SPECIFIC PLAN NO. 327**
5 **(TOSCANA)**

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
8 November 21, 2006, and before the Riverside County Planning Commission on August 23, 2006,
9 September 20, 2006, and October 18, 2006 to consider Specific Plan No. 327 (Toscana); and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act, Public Resources
11 Code Section 21000 et seq. (CEQA), the State CEQA Guidelines, 14 California Code of Regulations
12 Section 15000 et seq., and the Riverside County procedures implementing the Act have been met, and
13 Environmental Impact Report (EIR) No. 439, prepared in connection with Specific Plan No. 327 and
14 related cases (referred to alternatively herein as "the project"), is sufficiently detailed so that all the
15 potentially significant effects of the project on the environment and measures necessary to avoid or
16 substantially lessen such effects have been evaluated in accordance with CEQA, the State CEQA
17 Guidelines and applicable Riverside County procedures; 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 December 19, 2006, that:

- 22 A. Specific Plan No. 327 is a 960-acre master planned community located north of Temescal
23 Canyon Road on the east side of Interstate 15 north of the Indian Truck Trail Interchange.
24 It is located primarily within the Temescal Canyon Area Plan. A small part of the project
25 area, not designated for development, is located within the Elsinore Area Plan. The project
26 includes all of the East Temescal Hillside Policy Area of the Temescal Canyon Area Plan,
27 and is subject to the development policies of that Policy Area. It proposes the construction
28 of 1,443 dwelling units on 353.3 acres. This area would also include most project roadways
and other infrastructure improvements and 4.5 acres of recreational areas for multi-family

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1 planning areas. The remaining area would be devoted to the following uses: 4.4 acres for
2 retail commercial uses, 14.2 acres for parks and a community recreation center, 8.1 acres
3 for paseos, 70 acres of fire fuel modification zones for fire protection, and 510 acres for
4 permanent natural open space.

5 B. Specific Plan No. 327 is associated with General Plan Amendment No. 825 and Change of
6 Zone Case No. 6651, which were considered concurrently at the public hearings before the
7 Planning Commission and the Board of Supervisors. General Plan Amendment No. 825
8 proposes to amend the Temescal Canyon Area Plan by amending the East Temescal
9 Hillside Policy Area to remove Assessor Parcel Numbers 290-070-018 and 290-070-019
10 from the Policy Area in order to make the East Temescal Hillside Policy Area coextensive
11 with the part of Specific Plan No. 327 (Toscana) located within Temescal Canyon Area
12 Plan. General Plan Amendment No. 825 also proposes to amend the Temescal Canyon
13 Area Plan and the Elsinore Area Plan by including Specific Plan No. 327 (Toscana) in the
14 table and figure in each Area Plan which shows specific plans within each Area Plan.
15 Change of Zone Case No. 6651 proposes to change the existing zoning classifications of
16 Natural Assets (NA) and Water Course, Watershed and Conservation Areas (W-1) to
17 Specific Plan (SP). The SP zoning designation will establish the development standards
18 required to implement the Specific Plan.

19 C. Pursuant to Section 21093 of CEQA and Sections 15152 and 15168 of the State CEQA
20 Guidelines, EIR No. 439, prepared for the project, has been tiered off of the RCIP General
21 Plan Program EIR No. 441 (State Clearinghouse No. 2002051143) certified for the revised
22 Riverside County General Plan by Resolution No. 2003-488 adopted on October 7, 2003.
23 "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as
24 one prepared for a general plan) with later EIRs prepared on narrower projects and
25 incorporating by reference general discussions from the broader EIR. Section 21093 of
26 CEQA requires the use of tiering whenever feasible. In accordance with these provisions,
27 EIR No. 439 utilizes the prior analysis set forth in General Plan Program EIR No. 441 and
28

1 provides for the imposition on Specific Plan No. 327 of all mitigation measures identified
2 in EIR No. 441 and applicable to the project.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, pursuant to Section 21081 of
4 CEQA and Section 15091 of the State CEQA Guidelines, that the following environmental impacts
5 associated with Specific Plan No. 327 are potentially significant unless otherwise indicated, but each of
6 these impacts will be avoided or substantially lessened by the identified mitigation measures. Potential
7 impacts and applicable project changes and mitigation measures are summarized below and discussed
8 completely in the applicable sections of EIR No. 439 and the conditions of approval for Specific Plan No.
9 439.

10 A. Geology and Seismicity

11 1. Impacts:

12 An estimated six to nine million cubic yards of earth (balanced cut and fill)
13 will be moved as part of site grading. This grading will be generally
14 located within the central portion of the site and will avoid significant
15 topographical features. Project changes in topography will be less than
16 significant. The geological units and soils on the project site are not
17 considered significant risks for landslide, lateral spreading, subsidence,
18 liquefaction or collapse. The site is not within any Alquist-Priolo
19 Earthquake Hazard Zone, and no active faults were identified within the
20 development footprint. Overall, the potential for seismic effects is within
21 the normal range of risk for Southern California and compliance with
22 standard Ordinance 457 construction requirements is expected to provide
23 adequate seismic protection for residents.

24 2. Mitigation:

25 Although no significant environmental effects are anticipated, the project
26 shall be subject to the following mitigation measures identified in Program
27 EIR No. 441 for the Riverside County General Plan which will aid in
28 ensuring that effects are minimized:

1 (a) **4.10.1A:** Before a project is approved or otherwise permitted within a
2 State Alquist-Priolo Earthquake Faulting Zone (A-P Zone), County Fault
3 Zone, within 150 feet of any other active or potentially active fault mapped
4 in a published United States Geologic Survey (USGS) or CGS reports, or
5 within other potential earthquake hazard area (as determined by the
6 County Geologist), a site-specific geologic investigation shall be prepared
7 to assess potential seismic hazards resulting from development of the
8 project site. Where and when required, the geotechnical investigation shall
9 address the issue(s), hazard(s), and geographic area(s) determined by the
10 County Geologist to be relevant to each development.

11 The site-specific geotechnical investigation shall incorporate up-to-date
12 data from government and non-government sources. Based on the site-
13 specific geotechnical investigation, no structures intended for human
14 occupancy shall be constructed across active faults. This site-specific
15 evaluation and written report shall be prepared by a licensed geologist and
16 shall be submitted to the County Geologist for review and approval prior
17 to the issuance of building permits. If an active fault is discovered, any
18 structure intended for human occupancy shall be set back at least 50 feet
19 from the fault. A larger or smaller setback may be established if such a
20 setback is supported by adequate evidence as presented to an accepted by
21 the County Geologist.

22 (Applicable geology and seismic studies have been prepared for the
23 project. See studies in Technical Appendix B. Studies will be submitted
24 to the County for review by County Geologist as required).

25 (b) **4.10.2A:** The design and construction of structures and facilities shall
26 adhere to the standards and requirement detailed in the California Building
27 Code (California Code of Regulations, Title 24), County Building Code,
28 and/or professional engineering standards appropriate for the seismic zone

1 in which such construction may occur. Conformance with these design
2 standards shall be enforced through building plan review and approval by
3 the Riverside County Department of Building and Safety prior to the
4 issuance of building permits for any structure or facility.

5 **(c) 4.10.2B:** As determined by the County Geologist, a site-specific
6 assessment shall be prepared to ascertain potential ground shaking impacts
7 resulting from development. The site-specific ground shaking assessment
8 shall incorporate up-to-date data from government and non-government
9 sources and may be included as part of any site-specific geotechnical
10 investigation required in Mitigation Measure 4.10.1A. The site-specific
11 ground shaking assessment shall include specific measures to reduce the
12 significance of potential ground shaking hazards. This site-specific
13 ground shaking assessment shall be prepared by a licensed geologist and
14 shall be submitted to the County Geologist for review and approval prior
15 to the issuance of building permits.

16 The project will not cause any potentially significant environmental impacts
17 associated with geology or seismicity. Therefore, no project-specific mitigation
18 measures are necessary.

19 B. Soils, Slopes and Erosion

20 1. Impacts:

21 None of the soils within the project footprint are considered at risk for soil
22 expansion, and standard grading and soil engineering practices will ensure
23 that expansion or settlement does not create a hazard. Based on site
24 geology and geotechnical analysis, the site poses no inherent slope stability
25 problems. Standard grading and construction requirements will be adequate
26 to address potential erosion impacts.

1 2. Mitigation:

2 Although no significant environmental effects are anticipated, the project
3 shall be subject to the following mitigation measures identified in Program
4 EIR No. 441 for the Riverside County General Plan which will aid in
5 ensuring that effects are minimized:

6 **(a) 4.10.7A:** Proponents of new development within Riverside County
7 shall adhere to applicable policies and standards of the California Building
8 Code related to the construction of structures and facilities on expansive
9 soils.

10 **(b) 4.10.9A:** Riverside County, where required, and in accordance with
11 issuance of a National Pollutant Discharge Elimination System (NPDES)
12 permit, shall require the construction and/or grading contractor for
13 individual developments to establish and implement specific Best Manage-
14 ment Practices (BMPs) at time of project implementation.

15 **(c) 4.10.9B:** Prior to any development within the County, a Grading Plan
16 shall be submitted to the Riverside County Building and Safety Department
17 and/or Riverside County Geologist for review and approval. As required by
18 the County, the grading plan shall include erosion and sediment control
19 plans. Measures included in individual erosion control plans may include,
20 but shall not be limited to, the following:

21 (1) Grading and development plans shall be designed in a manner
22 which minimizes the amount of terrain modification.

23 (2) Surface water shall be controlled and diverted around
24 potential landslide areas to prevent erosion and saturation of slopes.

25 (3) Structures shall not be sited on or below identified landslides
26 unless slides are stabilized.

27 (4) The extent and duration of ground disturbing activities during
28 and immediately following periods of rain shall be limited, to avoid

1 the potential for erosion which may be accelerated by rainfall on
2 exposed soils.

3 (5) To the extent possible, the amount of cut and fill shall be
4 balanced.

5 (6) The amount of water entering and exiting a graded site shall be
6 limited though the placement of interceptor trenches or other erosion
7 control devices.

8 (7) Erosion and sediment control plans shall be submitted to the
9 County for review and approval prior to the issuance of grading
10 permits.

11 **(d) 4.10.9C:** Where required, drainage design measures shall be
12 incorporated into the final design of individual projects onsite. These
13 measures shall include, but not be limited to:

14 (1) Runoff entering developing areas shall be collected into surface
15 and subsurface drains for removal to nearby drainages.

16 (2) Runoff generated above steep slopes or poorly vegetated areas
17 shall be captured and conveyed to nearby drainages.

18 (3) Runoff generated on paved or covered areas shall be conveyed
19 via swales and drains to natural drainage courses.

20 (4) Disturbed areas that have been identified as highly erosive shall
21 be revegetated.

22 (5) Irrigation systems shall be designed, installed, and maintained in
23 a manner which minimizes runoff.

24 (6) The landscape scheme for projects within the project site shall
25 utilize drought-tolerant plants.
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27
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1 (7) Erosion control devices such as rip-rap, gabions, small check
2 dams, etc., may be utilized in gullies and active stream channels to
3 reduce erosion.

4 The project will not cause any potentially significant adverse environmental
5 impacts associated with soils, slopes or erosion. Therefore, no project-
6 specific mitigation measures are necessary.

7 C. Hydrology, Flooding and Drainage

8 1. Impacts:

9 The drainage plans for the project are designed with detention basins and
10 other means to ensure that there is no net increase in runoff from the site
11 and avoid any significant flooding risks, both onsite and offsite. No
12 adverse effects to hydrology and groundwater are indicated. The project
13 avoids impacts to all but approximately 4 acres of the 112 acres of
14 Temescal Wash floodplain onsite.

15 2. Mitigation:

16 Although no significant environmental effects are anticipated, the project
17 shall be subject to the following mitigation measures identified in Program
18 EIR No. 441 for the Riverside County General Plan which will aid in
19 ensuring that effects are minimized:

20 **(a) 4.9.1C:** Riverside County shall not necessarily require all land uses to
21 withstand flooding. Some development may be compatible within
22 floodplains and floodways, as may some other land uses. For these land
23 uses, flows shall not be obstructed and upstream and downstream properties
24 shall not be adversely affected by increased velocities, erosion backwater
25 effects or concentration of flows, and adverse impacts to water quality from
26 point and non-point sources of pollution.

1 (b) **4.9.1.D:** Riverside County shall generally require the 10-year flood
2 flows to be contained within the top of curbs and the 100-year flood flows
3 within the street rights-of-way.

4 (c) **4.9.2A:** Riverside County shall require that all structures (residential,
5 commercial, and industrial) be flood-proofed from the 100-year storm
6 flows. In some cases, this may involve elevating the finished floor more
7 than 1 foot.

8 (d) **4.9.2D:** Provided the applicant does hydrological studies, engineers
9 structures to be safe from flooding and provides evidence that the structures
10 will not adversely impact the floodplain, Riverside County may allow
11 development into the floodway fringe.

12 (e) **4.17.4A:** Where development may interfere with, disrupt, or otherwise
13 affect surface or subsurface hydrologic baseline conditions (as determined
14 by the Riverside County Flood Control and Water Conservation District,
15 the United States Army Corps of Engineers, the California Department of
16 Fish and Game, and/or the Regional Water Quality Control Board),
17 preparation of a project specific hydrologic study shall be required. The
18 hydrologic study shall include (but shall not be limited to): an inventory of
19 surface and subsurface hydrologic conditions existing at the time of the
20 study; an analysis of how the proposed development would affect these
21 hydrologic baseline conditions; and specific measures to limit or eliminate
22 the interference or disruption of onsite hydrologic process.

23 The hydrologic study shall evaluate the feasibility of incorporating
24 bioengineering measures into any project that may alter the hydrologic
25 process. Where required by the County, the hydrologic study shall include
26 analysis of, at an equal level of detail, potential impacts to tributary or
27 downstream areas. The hydrologic study shall be submitted to the County
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1 or responsible entity for review and shall be approved prior to the issuance
2 of any entitlement that would result in the physical modification of the
3 project site.

4 **(f) 4.17.4B:** The project applicant shall submit to the County for review
5 and approval, evidence that the specific measures to limit or eliminate the
6 disruption or interference to the hydrologic process resulting from the entire
7 development process, will be implemented as set forth in the hydrologic
8 study. Such evidence may take the form of (but shall not be limited to): a
9 development agreement; land banking; the provision of adequate funds to
10 guarantee the construction, maintenance or restoration of hydrologic
11 features; or any other mechanism that will achieve said goals. Said evidence
12 shall be submitted and approved prior to the issuance of any entitlement
13 that would result in the physical modification of the project site.

14 **(g) 4.17.4C:** Where determined feasible by the County or responsible
15 entity, bioengineering measures shall be incorporated into any project that
16 may alter the hydrologic process.

17 The project will not cause any potentially significant adverse environmental
18 impacts associated with hydrology, flooding or drainage. Therefore, no project-
19 specific mitigation measures are necessary.

20 D. Noise

21 1. Impacts:

22 According to the project noise study, the project will not cause a significant
23 traffic noise impact to any existing or reasonably foreseeable noise-
24 sensitive receptors along any of the area roadways. Onsite exterior and
25 interior noise levels are projected to satisfy County standards and will be
26 confirmed by additional studies during project implementation as
27 necessary. Potential construction noise impacts will be reduced by time
28 restrictions and other mitigation measures.

1 2. Mitigation:

2 In compliance with the General Plan Program EIR (No. 441), the following
3 applicable measures are included as project mitigation:

4 **(a) 4.13.1A:** Prior to the issuance of any grading plans, the County shall
5 condition approval of subdivisions adjacent to any developed/occupied
6 noise-sensitive land uses by requiring applicants to submit a construction-
7 related noise mitigation plan to the County for review and approval. The
8 plan should depict the location of construction equipment and how the
9 noise from this equipment will be mitigated during construction of the
10 project through the use of such methods as:

11 (1) The construction contractor shall use temporary noise
12 attenuation fences where feasible to reduce construction noise
13 impacts on adjacent noise sensitive land uses.

14 (2) During all project site excavation and grading onsite, the
15 construction contractors shall equip all construction equipment,
16 fixed or mobile, with properly operating and maintained mufflers,
17 consistent with manufacturers' standards. The construction
18 contractor shall place all stationary construction equipment so that
19 emitted noise is directed away from sensitive receptors nearest the
20 project site.

21 (3) The construction contractor shall locate equipment staging in
22 areas that will create the greatest distance between construction-
23 related noise sources and noise sensitive receptors nearest the
24 project site during all project construction.

25 (4) The construction contractor shall limit all construction-related
26 activities that would result in high noise levels to between the hours
27 of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No
28 construction shall be allowed on Sundays and public holidays.

1 (b) **4.13.1B:** The required construction-related noise mitigation plan shall
2 also specify that haul truck deliveries be subject to the same hours specified
3 for construction equipment. Additionally, the plan shall denote any
4 construction traffic haul routes where heavy trucks would exceed 100 daily
5 trips (counting those both to and from the construction site). To the extent
6 feasible, the plan shall denote haul routes that do not pass sensitive land
7 uses or residential dwellings. Lastly, the construction-related noise miti-
8 gation plan shall incorporate any other restrictions imposed by County staff.

9 (c) **4.13.2A:** All new residential developments within the County shall
10 conform to a noise exposure standard of 65 dBA Ldn for outdoor noise in
11 noise-sensitive outdoor activity areas and 45 dBA Ldn for indoor noise in
12 bedrooms and living/family rooms. New development, which does not and
13 cannot be made to conform to this standard, shall not be permitted.

14 (d) **4.13.2B:** Acoustical studies, describing how the exterior and interior
15 noise standards will be met, shall be required for all new residential
16 developments with a noise exposure greater than 65 dBA Ldn. The studies
17 shall also satisfy the requirements set forth in Title 24, Part 2, or the
18 California Administrative Code, Noise Insulation Standards, for multiple
19 family attached homes, hotels, motels, etc., regulated by Title 24. No
20 development permits or approval of land use applications shall be issued
21 until an acoustic analysis is received & approved by the County Planning
22 Dept.

23 The project will not cause any potentially significant unmitigated environmental
24 impacts associated with long-term noise. The above general County-specified
25 mitigation measures are deemed sufficient to mitigate short-term construction
26 noise impacts to less than significant levels. Therefore, no project-specific
27 mitigation measures are necessary.
28

1 E. Air Quality

2 1. Impacts:

3 Based on the Air Quality Study, construction related emissions for all
4 criteria pollutants can be reduced to below the SCAQMD daily emissions
5 thresholds of significance with application of identified mitigation
6 measures. Long-term operational impacts, primarily from project related
7 traffic, are projected to exceed SCAQMD daily emissions thresholds of
8 significance for reactive organic gases (ROG), nitrogen oxides (NOX) and
9 carbon monoxide (CO) even with the application of feasible mitigation
10 measures. No microscale CO impacts are projected.

11 2. Mitigation:

12 In compliance with the General Plan Program EIR No. 441, the following
13 applicable measures are included as project mitigation, as necessary:

14 **(a) 4.5.1A – Applicable Rule 403 Measures:** Apply nontoxic chemical
15 soil stabilizers according to manufacturers' specifications to all inactive
16 construction areas (previously graded areas inactive for ten days or more).

17 (1) Water active sites at least twice daily. (Locations where grading
18 is to occur will be thoroughly watered prior to earthmoving).

19 (2) All trucks hauling dirt, sand, soil or other loose materials are to
20 be covered or should maintain at least two feet of freeboard in
21 accordance with the requirements of Cal. Vehicle Code Sec. 23114
22 (freeboard means vertical space between the top of the load and top
23 of the trailer).

24 (3) Pave construction access roads at least 100 feet onto the site
25 from main road.

26 (4) Traffic speeds on all unpaved roads shall be reduced to 15 mph
27 or less.
28

1 **(b) 4.5.1B - Additional SCAQMD CEQA Air Quality Handbook Dust**
2 **Measures:**

3 (1) Revegetate disturbed areas as quickly as possible.

4 (2) All excavating and grading operations shall be suspended when
5 wind speeds (as instantaneous gusts) exceed 25 mph.

6 (3) All streets shall be swept once a day if visible soil materials are
7 carried to adjacent streets (recommend water sweepers with
8 reclaimed water).

9 (4) Install wheel washers where vehicles enter and exit unpaved
10 roads onto paved roads, or wash trucks and any equipment leaving
11 the site each trip.

12 **(c) 4.5.1C - Mitigation Measures for Construction Equipment and**
13 **Vehicles Exhaust Emissions:**

14 (1) The Construction Contractor shall select the construction
15 equipment used on site based on low emission factors and high
16 energy efficiency.

17 (2) The Construction Contractor shall ensure that construction
18 grading plans include a statement that all construction equipment
19 will be tuned and maintained in accordance with the manufacturer's
20 specifications.

21 (3) The Construction Contractor shall utilize electric- or diesel-
22 powered equipment, in lieu of gasoline-powered engines, where
23 feasible.

24 (4) The Construction Contractor shall ensure that construction
25 grading plans include a statement that work crews will shut off
26 equipment when not in use. During smog season (May through
27 October), the overall length of the construction period will be
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1 extended, thereby decreasing the size of the area prepared each day,
2 to minimize vehicles and equipment operating at the same time.

3 (5) The Construction Contractor shall time the construction
4 activities so as to not interfere with peak hour traffic and minimize
5 obstruction of through traffic lanes adjacent to the site; if necessary,
6 a flag-person shall be retained to maintain safety adjacent to existing
7 roadways.

8 (6) The Construction Contractor shall support and encourage
9 ridesharing and transit incentives for the construction crew.

10 (7) Dust generated by the development activities shall be retained
11 onsite, and kept to a minimum by following the dust control
12 measures listed below:

13 (i) During clearing, grading, earthmoving, excavation or
14 transportation of cut or fill materials, water trucks or
15 sprinkler systems shall be used to prevent dust from leaving
16 the site and to create a crust after each day's activities cease.

17 (ii) During construction, water trucks or sprinkler systems
18 shall be used to keep all areas of vehicle movement damp
19 enough to prevent dust from leaving the site. At minimum,
20 this includes wetting down such areas in the late morning,
21 after work is completed for the day, and whenever wind
22 exceeds 15 mph.

23 (iii) Immediately after clearing, grading, earth-moving or
24 excavation is completed, the entire area of disturbed soil
25 shall be treated until the area is paved or otherwise
26 developed so that dust generation will not occur.
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1 (iv) Soil stockpiled for more than two days shall be covered,
2 kept moist, or treated with soil binders to prevent dust
3 generation.

4 (v) Trucks carrying soil, sand, cut or fill materials, and/or
5 construction debris to or from the site shall have their
6 payloads covered with a tarp from the point of origin during
7 offsite transportation.

8 The analysis indicates that with appropriate mitigation measures outlined in
9 the project Air Quality Study (Technical Appendix E) shall be sufficient to
10 reduce construction-related project air quality impacts to below the
11 SCAQMD's thresholds of significance for criteria pollutants (ROG, SO_x,
12 CO AND PM-10). These project-specific measures are outlined in
13 Measures AQ-1 through AQ-7, below. In addition, the study includes
14 operational mitigation measures that will aid in reducing the emissions of
15 pollutants. These measures (AQ-8 through AQ-10), however, will not
16 reduce operational emissions of ROG, NO_x, CO and PM-10 to less than
17 significant levels.

18 **Construction Mitigation Measures**

19 **AQ-1:** Non-toxic soil stabilizers shall be applied to inactive graded
20 areas as needed to minimize dust.

21 **AQ-2:** Water exposed grading areas twice per day and replace
22 ground cover in disturbed areas quickly.

23 **AQ-3:** Use cooled exhaust gas recirculation (EGR) equipment for
24 both on-road and off-road construction vehicles and equipment.

25 **AQ-4:** Use alternative fuels, such as ultra-low sulfur diesel fuels for
26 off-road construction vehicles and equipment, where possible.

27 **AQ-5:** Perform regularly scheduled equipment maintenance to
28 minimize equipment emissions.

1 **AQ-6:** A phased approach shall be followed for the application of
2 architectural coatings, thereby limiting the amount of architectural
3 coating emissions (mainly off-gassing of volatile organic com-
4 pounds [VOC], also known as reactive organic compounds [ROC])
5 by limiting application of architectural coatings to 225 gallons per
6 week or less.

7 **AQ-7:** Use water-based low-VOC (ROC) emission asphalt sealers
8 to reduce off-gassing and odors associated with new asphalt on new
9 asphalt streets and parking areas.

10 **AQ-8:** Use low-emission water heaters. Where appropriate and
11 feasible, central water heating systems should be used.

12 **AQ-9:** Use energy-efficiency built-in appliances.

13 **AQ-10:** Install electrical outlets appropriate for outdoor use in the
14 front and rear of houses to facilitate the use of electrical lawn and
15 gardening equipment.

16 **AQ-11:** Construct, contribute or dedicate land for the provision of
17 onsite bicycle trails linking the facility to designated bicycle
18 commuting routes.

19 **AQ-12:** Provide site improvements, such as street lighting, street
20 furniture, route signs and displays, bus turnouts and sidewalks
21 and/or pedestrian paths to encourage non-vehicular transportation.

22 F. Water Resources

23 1. Impacts:

24 In compliance with Water Code Section 10910 et seq., Lee Lake Water
25 District (LLWD) has submitted a water supply assessment stating that the
26 District's water supply is sufficient to supply the project. The total daily
27 water demand of the project at build out is 997 kilogallons. Wastewater
28 generation is estimated at 486 kilogallons per day. Potential impacts to

1 water quality could occur both during construction and during long-term
2 project operation.

3 2. Mitigation:

4 In compliance with the General Plan Program No. 441, the following
5 applicable measures are included as project mitigation:

6 **(a) 4.17.1A:** Proponents of new development within unincorporated areas
7 of Riverside County that consist of: a residential development of more than
8 500 dwelling units; a shopping center or business establishment employing
9 more than 1,000 persons or having more than 500,000 square feet of floor
10 space; a commercial office building employing more than 1,000 persons or
11 having more than 250,000 square feet of floor space; a hotel/motel develop-
12 ment of more than 5,000 rooms; an industrial, manufacturing/processing
13 plant, or industrial park employing more than 1,000 persons or occupying
14 more than 650,000 square feet of floor space or 40 acres of land; a mixed-
15 use development that includes any of the previously referenced projects; or
16 a project with a water demand equivalent to that used by 500 residential
17 units shall be required to submit a water supply assessment prior to
18 approval of a project. The water supply assessment shall include the
19 following:

20 (1) Project description;

21 (2) Water resources environmental setting;

22 (3) Conservation and water recycling measures included in the
23 project;

24 (4) The identification of existing water entitlements, water rights or
25 water service contracts relevant to the water supply identified for a
26 proposed project, and the amount of water received pursuant to such
27 entitlements, rights, or contracts;
28

- (5) Project water demand;
- (6) Water supply alternatives;
- (7) Preferred water supply alternative;
- (8) Impacts associated with use of the preferred water supply alternative;
- (9) Evaluation of compliance with the applicable Urban Water Management Plan;
- (10) Summary and conclusions; and
- (11) Technical appendices and attachment of supporting documents.

Said water supply assessment shall be submitted to the County and applicable water supply agencies for review. Development shall not be permitted unless an adequate supply of water, available for use and sufficient to supply a proposed project, in wet and drought years, has been identified. Where water supply adequate to supply a project in its entirety does not exist, development of only those portions of a project with an adequate and available water supply shall be permitted. Evidence of the availability of adequate water supply shall be submitted to the County for review and approval prior to the issuance of development permits. (This provision has been satisfied by the LLWD water supply assessment. See Technical Appendix C-3.)

(b) 4.17.1C: Development within unincorporated areas of the County shall not use water of any source of quality suitable for potable domestic use for non-potable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other non-domestic use if suitable recycled water is available as provided in Sections 13550-13566 of the State Water Code and/or Sections 65591-65600 and 65601-65607 of the State Public Resource Code. Prior to the issuance of any land use permit,

1 the County shall determine to what extent and in which manner the use of
2 recycled water is required for individual water projects. Future development
3 shall be designed, constructed, and maintained in accordance with the
4 recycled water measures mandated by the County.

5 **(c) 4.17.1D:** Riverside County shall enforce compliance with federal, State,
6 and local standards for water conservation within residential, commercial,
7 or industrial projects. Prior to approval of any development within the
8 County, the applicant shall submit evidence to Riverside County that all
9 applicable water conservation measures have been met.

10 **(d) 4.17.3A:** New development that includes more than one acre of
11 impervious surface area (including roofs, parking areas, streets, sidewalk,
12 etc.), shall incorporate features to facilitate the onsite infiltration of
13 precipitation and/or runoff into groundwater basins. Such features shall
14 include (but not be limited to): natural drainage systems (where econ-
15 omically feasible), detention basins incorporated into project landscaping;
16 and the installation of porous areas within parking areas. Where natural
17 drainage systems are utilized for groundwater recharge, they shall be
18 managed using natural approaches (as modified to safeguard public health
19 and safety). Groundwater recharge features shall be included on
20 development plans and shall be reviewed by the Riverside County Building
21 and Safety Department and/or Riverside County Flood Control and Water
22 Conservation District prior to the issuance of grading permits.

23 **(e) 4.17.5B:** Point source pollution reduction programs shall fully adhere to
24 applicable standards required by federal, State, and local agencies. Prior to
25 the approval of individual projects, Riverside County shall verify that the
26 provisions of applicable point source pollution programs have been
27 satisfied.
28

1 (f) **4.17.5C:** Where development may contribute to a worsening of local or
2 regional ground or surface water quality (as determined by the Riverside
3 County Department of Environmental Health and/or RWQCB), a water
4 quality analysis shall be prepared. The water quality analysis shall include
5 (but shall not be limited to): an analysis of existing surface and subsurface
6 water quality; an assessment of how the proposed development would
7 affect existing water quality; an assessment of how the proposed
8 development would affect beneficial uses of the water; and specific
9 measures to limit or eliminate potential water quality impacts and/or
10 impacts to beneficial uses of ground/ surface water. Where determined
11 necessary by the County or other responsible entity, the water quality
12 analysis shall include, at an equal level of detail, potential impacts to
13 tributary or downstream areas. The water quality analysis shall be sub-
14 mitted to the County and the RWQCB for review and shall be approved
15 prior to the issuance of any entitlement that would result in the physical
16 modification of the project site.

17 (g) **4.17.5D:** The project applicant shall submit to the County and the
18 RWQCB, for review and approval, evidence that the specific measures to
19 limit or eliminate potential water quality impacts resulting from the entire
20 development process, and will be implemented as set forth in the water
21 quality analysis. Said evidence shall be submitted and approved prior to
22 issuance of any entitlement that would result in the physical modification of
23 the project site.

24 (h) **4.17.5E:** For each new development project, the following principles
25 and policies shall be considered and implemented:

- 26 (1) Avoid or limit disturbance to natural water bodies and drainage
27 systems (including ephemeral drainage systems) when feasible.
28

1 Provide adequate buffers of native vegetation along drainage
2 systems to lessen erosion and protect water quality.

3 **(2)** Appropriate best management practices (BMPs) must be
4 implemented to lessen impacts to waters of the United States and/or
5 waters of the State of California resulting from development.
6 Drainages should be left in a natural condition or modified in a way
7 that preserves all existing water quality standards where feasible.
8 Any discharges of sediment or other wastes, including wastewater,
9 to waters of the United States or waters of the State must be avoided
10 to the maximum extent practicable. All such discharges will require
11 an NPDES permit issued by the Regional Water Quality Control
12 Board (RWQCB).

13 **(3)** Small drainages shall be preserved and incorporated into new
14 development, along with adequate buffer zones of native vegetation,
15 to the maximum extent practicable.

16 **(4)** Any impacts to waters of the United States require a Section 401
17 Water Quality Standards Certification from the RWQCB. Impacts to
18 these waters shall be avoided to the maximum extent practicable.
19 Where avoidance is not practicable, impacts to these waters shall be
20 minimized to the maximum extent practicable. Mitigation of
21 unavoidable impacts must, at a minimum, replace the full function
22 and value of the affected water body. Impacts to waters of the
23 United States also require a Clean Water Act Section 404 Permit
24 from the United States Army Corps of Engineers and a
25 Streambed/Bank Alteration Agreement from the Calif. Department
26 of Fish and Game.
27
28

1 (5) The County shall encourage the use of pervious materials in
2 development to retain absorption and allow more percolation of
3 stormwater into the ground. The use of pervious materials, such as
4 grass, permeable/porous pavement, etc., for runoff channels and
5 parking areas shall also be encouraged. Lining runoff channels with
6 impermeable surfaces, such as concrete or grouted rip-rap, will be
7 discouraged.

8 (6) The County shall encourage construction of detention basins or
9 holding ponds and/or constructed wetlands within a project site to
10 capture and treat dry weather urban runoff and the first flush of
11 rainfall runoff. These basins should be designed to detain runoff for
12 a minimum time, such as 24 hours, to allow particles and associated
13 pollutants to settle and to provide for natural treatment.

14 (7) The County shall encourage development to retain areas of open
15 space as natural or landscaped to aid in the recharge and retention of
16 runoff. Native plant materials shall be used in replanting and
17 hydroseeding operations, where feasible.

18 (8) The County shall require that environmental documents for
19 proposed projects in areas tributary to Canyon Lake Reservoir, Lake
20 Elsinore, sections of the Santa Ana River, Fulmar Lake and Mill
21 Creek (as a result of the proposed 2002 303 (d) listing of these water
22 bodies) include discharge prohibitions, revisions to discharge
23 permits, or management plans to address water quality impacts in
24 accordance with the controls that may be applied pursuant to State
25 and Federal regulation. Environmental documents shall
26 acknowledge that additional requirements may be imposed in the
27 future for projects in areas tributary to the water bodies listed above.
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(9) The County shall ensure that in new development, post-development stormwater runoff flow rates do not differ from the pre-development stormwater runoff flow rates.

(10) All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater

(11) The County shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space will be considered.

(12) The County shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.

(13) The County shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels or waterways.

Based on wastewater generation estimates for this project, existing LLWD wastewater treatment facilities will not be adequate to meet the cumulative needs of the region when this project is at full build out. Thus, project development could result in a potentially significant impact to existing wastewater treatment facilities, if unmitigated. The following EIR mitigation measure will mitigate this impact to less than significant levels by ensuring adequate capacity is provided.

1 **WS-1:** To provide the capacity needed to handle the project's wastewater output at
2 full build out of the region, project developer shall:

3 (a) Fund the expansion of the wastewater pumping station on Temescal
4 Canyon Road.

5 (b) Fund the Lee Lake Water District's improvements of the Lee Lake
6 Reclamation Facility to expand its capacity by approx. 357,000 gallons per
7 day.

8 (c) The timing of these improvements will be at the discretion of LLWD.
9 Thus, dwelling unit construction onsite may occur as capacity allows to
10 ensure development does not exceed LLWD wastewater treatment
11 capability.

12 **G. Toxic Substances**

13 1. Impacts:

14 There are no known hazardous materials sites within the project boundaries.
15 None of the proposed uses on the project site will involve significant use of
16 hazardous materials. The project will not cause any potentially significant
17 environmental effects associated with hazardous materials.

18 2. Mitigation:

19 None required.

20 **H. Mineral Resources**

21 1. Impacts:

22 Although portions of the project site, primarily in Temescal Wash, have
23 been identified as potential sand and gravel resources, no mining of any
24 kind is proposed for the project site. Project development will not directly
25 preclude future aggregate mining within Temescal Wash, although none is
26 planned, proposed or foreseen. Based on the current environmental,
27 regulatory and economic trends, future mining of the wash on-site is seen as
28 highly unlikely. For these reasons, future development will not cause the

1 loss of availability of any known mineral resources of value to the region or
2 the residents of California or the loss of availability of locally-important
3 mineral resources. In addition, the project site is adequately separated and
4 buffered from any off-site mining activities that may occur in the area, and
5 will therefore not result in the introduction of incompatible land uses.

6 2. Mitigation:

7 None required.

8 I. Agriculture

9 1. Impacts:

10 The project site does not contain any federal, state, or locally designated
11 farmlands and is not designated for agricultural land use in the General
12 Plan. The project will not adversely affect or lead to the conversion or loss
13 of any farmlands on-site. Also, there are no existing commercial
14 agricultural activities or agricultural preserves on or in the vicinity of the
15 project site. Therefore, project development will not affect, or be affected
16 by, any such agricultural uses on-site or in the area.

17 2. Mitigation:

18 None required.

19 J. Biological Resources

20 1. Impacts:

21 Although the project provides for the permanent conservation of 510 acres
22 of natural open space, it will involve the development of 450 acres of the
23 project site and potential impacts to plants, wildlife, habitat and sensitive or
24 protected biological resources.

25 2. Mitigation:

26 In compliance with the General Plan Program EIR No. 441, the following
27 applicable measures are included as project mitigation:
28

1 (a) **4.6.1A:** Comply with Riverside County Planning Department Biological
2 Report Guidelines to include an analysis of the potential for a proposed
3 project to result in direct mortality of individuals listed, proposed or
4 candidate species, or loss of habitat occupied by such species and sensitive
5 habitats.

6 (b) **4.6.3A:** Construct treatment wetlands outside of natural wetlands,
7 allowing treatment of runoff from developed surfaces prior to entering
8 natural stream systems.

9 (c) **4.6.6B:** Comply with the County's "Oak Tree Management Guidelines,"
10 including the use of replacement plantings with acorns or oak saplings,
11 when it is determined to be biologically sound and appropriate to do so.
12 (All qualifying coast live oaks permanently impacted by project
13 development, onsite or off, shall be mitigated through replacement with
14 saplings of coast live oak (*Quercus agrifolia*), or other appropriate local
15 native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring
16 oaks and 2:1 for planted oaks. Where applicable, qualifying coast live oaks
17 indirectly impacted by project construction due to the inability to obtain
18 100% avoidance of the applicable protective zones or changes to hydrology
19 affecting oak viability shall be mitigated with additional replacement oaks
20 at a 1:1 ratio. All qualifying scrub oaks permanently impacted by project
21 development, onsite or off, shall be mitigated through replacement with
22 scrub oak (*Quercus berberidifolia*) saplings, or where scrub oak viability
23 cannot be assured, saplings of coast live oak (*Quercus agrifolia*) or other
24 appropriate local native oak species, at a 1:1 replacement-to-loss ratio. This
25 mitigation shall be performed as outlined in Mitigation Measure BIOL-7,
26 below).

27 (d) **4.6.7B:** Avoid or minimize interruption of natural processes of local
28 ecosystems.

1 (e) 4.6.7D: Construct facilities to treat non-point source runoff outside
2 natural stream systems thereby allowing only treated runoff to enter natural
3 stream systems. Treatment facilities may be mechanical (i.e., filtration
4 devices within storm drain systems), biological (i.e., constructed wetlands
5 at storm drain outfalls) or a combination of the two.

6 (f) 4.6.7E: [Implementation of] the following measures...to mitigate the
7 potential spread of invasive plant species from construction areas:

8 (1) Soil exposed during construction and maintenance activities
9 shall be landscaped utilizing seeds, cuttings and/or plant material
10 from locally adapted species to preclude the invasion of noxious
11 weeds. The use of site-specific materials, which are adapted to local
12 conditions, will increase the likelihood of successful revegetation
13 while maintaining the genetic integrity of the local ecosystem.
14 Accordingly, arrangements will be made several months in advance
15 of planting to ensure that site-specific plant materials are available
16 for the scheduled planting time. In addition, a qualified botanist
17 shall visit the project site during the appropriate season to collect the
18 native plant material. If local propagates are not available and/or
19 cannot be collected in sufficient quantities, materials collected
20 or grown from other sources within Southern California will be sub-
21 stituted. For widespread native herbaceous species that are likely to
22 be genetically homogenous, seed from commercial sources may be
23 used.

24 (2) Seed purity shall be certified by planting only seeds labeled
25 under the California Food and Agriculture Code and/or seeds that
26 have been tested within a year by a seed laboratory certified by the
27 Association of Official Seed Analysts or by a seed technologist
28 certified by the Society of Commercial Seed Technologists.

1 (3) Construction equipment, before entering or leaving the site, will
2 be inspected and cleaned of mud or other debris that may contain
3 invasive plants and/or seeds to reduce the potential of spreading
4 noxious weeds.

5 (4) Vehicles with loads carrying vegetation shall be covered, and
6 vegetative materials removed from the site shall be disposed of in
7 accordance with all applicable laws and regulations.

8 The following measures specific to this project shall be implemented to
9 minimize potential project impacts to biological resources.

10 **BIOL - 1:** The project shall include the preservation of approximately 510
11 acres of onsite open space. This open space shall be protected through
12 conveyance to the Riverside Conservation Agency or other acceptable
13 entity for maintenance and management of wildlife and habitat functions
14 and values.

15 **BIOL - 2:** Project applicant shall pay the sum of \$331,500 for the purpose
16 of offsite open space land acquisition. The \$331,500 and the MSHCP fees
17 are intended to be used by the County for acquisition of real property for
18 habitat conservation.

19 **BIOL - 3:** All of the Temescal Wash floodplain within the onsite open
20 space areas (other than that within road rights-of-way, flood control
21 easements or other easements) and other drainages shall be protected
22 through conveyance, conservation easement dedication or other suitable
23 instrument to an entity acceptable to the USFWS and ACOE for mainten-
24 ance and management of wildlife and habitat functions and values.

25 **BIOL - 4:** Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur
26 within the Temescal Wash portion of the project site shall occur outside of
27 the period of peak riparian bird breeding, defined for these purposes as be-
28 tween March 1st and June 30th. Prior to any construction activities between

1 March 1st and June 30th to occur within 100 meters (328 feet) of riparian
2 habitat denoted as potentially occupied by LBV, a focused survey shall be
3 performed to determine if least Bell's vireo is utilizing the habitat. If the
4 species is found, no construction or grading activities will occur within 100
5 meters of the habitat between March 1st and June 30th to avoid disturbing
6 any breeding/nesting vireos. Any ground-disturbing work within 100
7 meters of the area shall be subject to monitoring by a biological monitor on
8 a weekly basis or as deemed appropriate.

9 **BIOL - 5:** Riparian habitat impacted as a result of project development will
10 be mitigated within the open space area onsite, specifically within Temescal
11 Wash, Drainage U and the downstream portion of Drainage A at the
12 convergence of Dawson Canyon Creek. Mitigation will consist of creation
13 and restoration, as defined by the April 19, 2004 *Army Corps of Engineers*
14 *Final Mitigations Guidelines and Monitoring Program Requirements*
15 Specifically, and as depicted in Figure VI.J-11 (of EIR No. 439), creation of
16 riparian woodland habitat will occur in five areas within Temescal Wash
17 and in one additional area within Dawson Canyon onsite, for a total of
18 approximately 20.49 acres of creation mitigation. In addition, restoration of
19 existing cottonwood-willow woodlands and forests will occur in two areas
20 within Temescal Wash, for a total of approximately 2.99 acres of restoration
21 mitigation.

22 In addition, approximately 1.78 acres within Temescal Wash, specifically
23 areas adjacent to the bridge spans and certain flood control improvement
24 areas, will be temporarily impacted by construction activities. Vegetation
25 temporarily impacted will be 100% restored through revegetation *in situ*
26 after completion of construction activities.

27 In summary, a total of approximately 23.48 acres of riparian
28 creation/restoration mitigation, will occur in eight distinct areas. This 23.48

1 acres of riparian creation/restoration mitigation, which offsets impacts to
2 2.14 acres of MSHCP riparian area, includes the project's overall mitigation
3 program that also addresses impacts to CDFG and ACOE jurisdictional
4 areas. Accordingly, an all-inclusive mitigation program consolidating the
5 mitigation measures for impacts to MSHCP, CDFG and ACOE
6 jurisdictional areas shall be prepared by the Applicant and approved by the
7 resource agencies prior to project construction.

8 The mitigation measures herein shall also be included in the final Deter-
9 mination of Biologically Equivalent or Superior Preservation (DBESP)
10 conditioned by the County for the Toscana project pursuant to MSHCP
11 Section 6.1.2. The DBESP will ensure that all of the mitigation measures
12 herein are implemented as necessary to ensure full mitigation of biological
13 impacts as required under the MSHCP. These measures (as outlined herein)
14 ensure that no significant riparian impacts will occur as a result of the
15 project and also ensure that downstream riparian resources are not affected.

16 **BIOL - 6:** Impacts to the riparian habitat within drainages affected by
17 project-related hydrological changes shall be minimized through storm
18 drain system design provisions determined necessary and appropriate in
19 consultation with the ACOE and Regional Water Quality Control Board.
20 Such measures may include, but not be limited to: (1) provision of addi-
21 tional riparian revegetation within Temescal Wash onsite and (2) use of
22 soft-bottomed surface channels for conveyance of urban runoff onsite and
23 use of riparian habitat (herbaceous wetlands) for biofiltration of urban
24 runoff.

25 **BIOL - 7:** All qualifying coast live oaks permanently impacted by project
26 development, onsite or off, shall be mitigated through replacement with
27 saplings of coast live oak (*Quercus agrifolia*) or other local native oak
28 species, as at a 3:1 replacement-to-loss ratio for naturally-occurring oaks &

1 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly
2 impacted by project construction due to the inability to avoid these trees'
3 "protective zones" or due to hydrological changes affecting oak viability,
4 additional "replacement oaks" will be planted at a 1:1 mitigation ratio.

5 All qualifying scrub oaks permanently impacted by project development,
6 onsite or off, shall be mitigated through replacement with scrub oak
7 (*Quercus berberidifolia*) saplings, or where scrub oak viability cannot be
8 assured, saplings of coast live oak (*Quercus agrifolia*) or other appropriate
9 local native oak species, at a 1:1 replacement-to-loss ratio.

10 Prior to grading, an Oak Tree Management Plan shall be prepared
11 establishing planting details and specifications and success criteria for all
12 replacement oaks.

13 **BIOL - 8:** Where road landscaping crosses or is adjacent to natural open
14 space, the landscaping of said areas shall include native trees which, once
15 established, will provide canopy for birds and wildlife use as habitat and as
16 a movement corridor.

17 **BIOL - 9:** Edge effects to open space adjacent to the development
18 envelope shall be mitigated through the implementation of the following
19 measures pursuant to MSHCP Section 6.1.4:

20 (a) **Drainage:** The project shall incorporate all measures required
21 by the National Pollutant Discharge Elimination System (NPDES)
22 to ensure that the quantity and quality of runoff discharged into
23 Temescal Wash is not altered in an adverse way when compared to
24 pre-existing conditions. In particular, measures shall be put in place
25 to avoid discharge of untreated surface runoff from the project (in-
26 cluding paved areas) into Temescal Wash. Stormwater systems
27 shall be designed to prevent the release of toxins, chemicals, petro-
28 leum products, exotic plant materials or other elements that might

1 degrade or harm the biological resources and ecosystem processes
2 occurring within Temescal Wash. These means may include use of
3 a variety of methods including natural detention basins, grass swales
4 or mechanical trapping devices. Regular maintenance shall occur to
5 ensure effective operations of runoff control systems.

6 **b) Toxics:** The plans developed for maintenance of common area
7 landscaping and the FMZs onsite, as well as the HMP developed for
8 the ACOE, shall include provisions to ensure that no potentially
9 toxic chemicals or bioproducts (such as manure) are used where
10 they could cause discharge and harm to the riparian habitat within
11 Temescal Wash.

12 **(c) Lighting:** Night lighting shall be directed away from the onsite
13 open space, including Temescal Wash, to protect species within the
14 habitat. Shielding shall be incorporated into all project lighting,
15 where appropriate, to ensure ambient lighting does not adversely
16 impact the preserved portions of Temescal Wash. Particular care
17 will be given to any lighting associated with the north side of the
18 commercial area (PA 13) to ensure it does not create lighting
19 problems within the adjacent portion of the wash.

20 **(d) Noise:** A noise analysis performed for the project has indicated
21 that acceptable residential noise levels onsite will occur or can be
22 obtained through the use of setbacks, berms or walls. Project design
23 includes setbacks (buffer zones) between the development uses and
24 Temescal Wash that will aid in buffering noise impacts within the
25 open space.

26 **(e) Invasive Plants:** None of the invasive plant species listed in
27 MSHCP Table 6-2 shall be used in any of the open space areas
28 onsite. In addition, the project's plant palette and landscaping plans

1 shall be subject to similar constraints, as set forth in Sections III.A-7
2 and IV.B of the Specific Plan.

3 **(f) Barriers:** The north side of the commercial area (Planning Area
4 13) shall include a solid masonry wall in order to prevent
5 unauthorized public access, blowing litter, noise, light and pollutants
6 from occurring within the adjacent portion of Temescal Wash.
7 Along the residential portions of the project which are adjacent to
8 Temescal Wash (Planning Areas 1, 5 and 6), walls or fences will be
9 used to enclose backyards and similarly minimize such effects.
10 Other areas in which unauthorized access into the wash may occur
11 shall be barred, where needed, through the use of native
12 landscaping, rocks or boulders, fencing, walls, signage or other
13 appropriate mechanisms.

14 **(g) Grading and Land Development:** Pursuant to the MSHCP,
15 none of the manufactured slopes within the project site shall be
16 placed within the onsite open space of Planning Areas 17 through
17 21.

18 **BIOL-10:** The Toscana project shall adhere to the “Standard Best
19 Management Practices” (BMPs) outlined in Appendix C of the MSHCP.
20 Specifically:

21 **(a)** A condition shall be placed on grading permits requiring a
22 qualified biologist to conduct a training session for project personnel
23 prior to grading. The training shall include a description of the
24 species of concern and its habitat, the general provisions of the En-
25 dangered Species Act (Act) and the MSHCP, the need to adhere to
26 the provisions of the Act and the MSHCP, the penalties associated
27 with violating the provisions of the Act, the general measures that
28 are being implemented to conserve the species of concern as they

1 relate to the project, and the access routes to and project site
2 boundaries within which the project activities must be
3 accomplished.

4 **(b)** Water pollution and erosion control plans shall be developed and
5 implemented in accordance with Regional Water Quality Control
6 Board (RWQCB) requirements.

7 **(c)** The footprint of disturbance shall be minimized to the maximum
8 extent feasible. Access to sites shall be via pre-existing access routes
9 to the greatest extent possible.

10 **(d)** [For project affecting streams, drainages or rivers], the upstream
11 and downstream limits of the project's [area of] disturbance plus
12 lateral limits of disturbance on either side of the stream shall be
13 clearly defined and marked in the field and reviewed by the biologist
14 prior to initiation of work.

15 **(e)** Projects should be designed to avoid the placement of equipment
16 and personnel within the stream channel or on sand and gravel bars,
17 banks and adjacent upland habitats used by target species of
18 concern.

19 **(f)** Projects that cannot be conducted without placing equipment or
20 personnel in sensitive habitats should be timed to avoid the breeding
21 season of riparian identified in MSHCP Global Species Objective
22 No. 7.

23 **(g)** When stream flows must be diverted, the diversions shall be
24 conducted using sandbags or other methods requiring minimal in-
25 stream impacts. Silt fencing or other sediment trapping materials
26 shall be installed at the downstream end of construction activity to
27 minimize the transport of sediments offsite. Settling ponds where
28 sediment is collected shall be cleaned out in a manner that prevents

1 the sediment from reentering the stream. Care shall be exercised
2 when removing silt fences, as feasible, to prevent debris or sediment
3 from returning to the stream.

4 **(h)** Equipment storage, fueling and staging areas shall be located on
5 upland sites with minimal risks of direct drainage into riparian areas
6 or other sensitive habitats. These designated areas shall be located
7 in such a manner as to prevent any runoff from entering sensitive
8 habitat. Necessary precautions shall be taken to prevent the release
9 of cement or other toxic substances into surface waters. Project-
10 related spills of hazardous materials shall be reported to appropriate
11 entities including but not limited to applicable jurisdictional city,
12 USFWS, CDFG & RWQCB and shall be cleaned up immediately
13 and contaminated soils removed to approved disposal areas.

14 **(i)** Erodible fill material shall not be deposited into water courses.
15 Brush, loose soils or other similar debris material shall not be
16 stockpiled within a stream channel or on its banks.

17 **(j)** The qualified project biologist shall monitor construction
18 activities for the duration of the project to ensure that practicable
19 measures are being employed to avoid incidental disturbance of
20 habitat and species of concern outside the project footprint.

21 **(k)** The removal of native vegetation shall be avoided and mini-
22 mized to the maximum extent practicable. Temporary impacts shall
23 be returned to pre-existing contours [or other appropriate contours]
24 and revegetated with appropriate native species.

25 **(l)** Exotic species that prey upon or displace target species of
26 concern should be permanently removed from the site to the extent
27 feasible.
28

1 (m) To avoid attracting predators of the species of concern, the
2 project site shall be kept as clean of debris as possible. All food
3 related trash items shall be enclosed in sealed containers and
4 regularly removed from the site(s).

5 (n) Construction employees shall strictly limit their activities,
6 vehicles, equipment and construction materials to the proposed
7 project footprint and designated staging areas and routes of travel.
8 The construction area(s) shall be the minimal area necessary to com-
9 plete the project and shall be specified in the construction plans.
10 Construction limits will be fenced with orange snow screen.
11 Exclusion fencing should be maintained until the completion of all
12 construction activities. Employees shall be instructed that their
13 activities are restricted to the construction areas.

14 (o) The Permittee shall have the right to access and inspect any sites
15 of approved projects including any restoration/enhancement area for
16 compliance with project approval conditions including these BMPs.

17 K. Cultural Resources

18 1. Impacts:

19 Project studies show no historical resources on the project site. There is
20 one identified archeological site on the property, and the potential for the
21 discovery of additional archeological sites is rated low to moderate. The
22 project site is in a location mapped as having low paleontological
23 sensitivity.

24 2. Mitigation:

25 For potential impacts to known and currently unknown cultural sites or
26 artifacts on the project site, adherence to the following project mitigation
27 measures will ensure that no significant impacts to these resources occur.
28

1 **CULT-1:** Prior to any earthmoving on the site, a project paleontologist
2 shall be retained by the project developer. He/she will develop a storage
3 agreement with the San Bernardino County Museum or other acceptable
4 museum repository to allow for the permanent storage and maintenance of
5 any fossil remains recovered in the site as a result of the mitigation and
6 monitoring program, and for the archiving of any associated specimen data
7 and/or, corresponding geologic or geographic site data that may be
8 generated.

9 **CULT-2:** Archeological monitoring of all rough grading associated with
10 the project shall be conducted by a qualified archeological monitor in coor-
11 dination with a Pechanga Tribal monitor. Such monitoring shall also
12 include any ground-disturbing activities occurring within 100 feet of the
13 known archeological site (CA-RIV-1089).

14 **CULT-3:** Prior to any clearing, grubbing or earthmoving activities on the
15 project site, a pre-construction project meeting with the development staff,
16 construction crews, the archeological and paleontological monitors, and the
17 Pechanga Tribal monitors shall be held by the project applicant to ensure
18 that all workers on the site understand and comply with the mitigation mea-
19 sures required during construction.

20 **CULT-4:** The archeological and paleontological resource monitors, and
21 the Tribal monitors, shall have the authority to temporarily halt and/or re-
22 direct construction activities in the event of the discovery of a cultural
23 artifact for the purpose of evaluating its cultural significance. Such evalu-
24 ation, which shall involve both the archeological resource and Tribal
25 monitors, shall take place on the property immediately upon discovery of
26 the artifact. The temporary halt shall not unreasonably or unduly interfere
27 with ongoing grading activities occurring in adjacent areas of the property
28 and outside of the immediate vicinity of the discovery. In the event the

1 archeologist, Tribal monitors and/ or Lead Agency conclude that it will take
2 longer than 48 hours to fully evaluate the significance of the discovery, said
3 parties agree to meet and confer in good faith within this same time frame
4 to discuss and agree upon a means to streamline the process and minimize
5 further grading delays.

6 **CULT-5:** In the event that a cultural artifact is encountered when an
7 archeological or Pechanga Tribal monitor is not present, earthmoving
8 activities shall be halted or diverted away from the site of the find until the
9 monitors are called to the location immediately to evaluate the remains.

10 **CULT-6:** If human remains are encountered during any project
11 construction activities, the Riverside County Coroner shall be notified
12 immediately. And, in accordance with State Health and Safety Code
13 Section 7050.5, no further disturbance shall occur at the location until the
14 Riverside County Coroner has made a determination of the origin and
15 disposition pursuant to Public Resources Code Section 5097.98. If the
16 coroner determines that the burial is not historic but prehistoric, the Native
17 American Heritage Commission shall be contacted to determine the
18 remains' most likely descendent (MLD) for this area. The will submit its
19 recommendations for treatment.

20 **CULT-7:** The known archeological site (CA-RIV-1089), located within a
21 portion of the project site, shall not be disturbed by grading and shall be
22 preserved in its natural state. To ensure avoidance of the archeological site,
23 it shall be protected through dedication, permanent conservation easement
24 or placement of a no-disturbance restriction on the County Environmental
25 Constraints Sheet (ECS) for the parcel in which the site is located. The
26 Pechanga Tribe will be given the opportunity to accept the conservation
27 easement for this site pursuant to California Government Code Section
28

1 65562.5. The County and project applicant will consult with the Pechanga
2 Tribe concerning the details as to how the site will be preserved and
3 managed in a culturally appropriate manner.

4 **CULT-8:** The project applicant/developer shall make all reasonable
5 efforts to enter into a Treatment Agreement with the Pechanga Band of
6 Luiseno Indians prior to obtaining a grading permit. This Agreement will
7 address the treatment and disposition of cultural resources and human
8 remains that may be uncovered during construction, as well as provisions
9 for tribal monitors. If such Agreement cannot be completed within ninety
10 (90) days from the date that a first draft is delivered by project applicant to
11 Pechanga, then project applicant and Pechanga agree to meet and confer in
12 good faith with the Lead Agency in order to discuss and attempt to resolve
13 the remaining terms in the Treatment Agreement.

14 **CULT-9:** The landowner agrees to relinquish ownership of all cultural re-
15 sources, including all Luiseno sacred items, burial goods and all
16 archeological artifacts that are found on the project area to the Pechanga
17 Band of Luiseno Indians for proper treatment and disposition.

18 L. Aesthetic Resources

19 1. Impacts:

20 The project design, including clustering of development on 380 acres of the
21 960 acre site and preservation of significant topographic features, will avoid
22 the potential for significant effects. There are no County-designated scenic
23 features on the site, and no State or County-designated scenic highways in
24 the vicinity. The project lies outside the radius of the Mt. Palomar
25 Observatory special lighting policies of County Ordinance No. 655, but
26 includes design features to reduce unnecessary lighting.
27
28

1 the appropriate level of service (LOS D within Community Development
2 Areas designated by the 2002-3 Riverside County General Plan and within
3 adjacent jurisdictions; LOS C within those portions of unincorporated
4 Riverside Co. outside of Community Development Areas). The fair share
5 contribution shall be based on the percentage of project-related traffic to the
6 total future traffic.

7 **(b) 4.16.1B** As part of its review of land development proposals, the
8 County shall ensure sufficient right-of-way is reserved on critical roadways
9 and at critical intersections to implement the approach lane geometrics
10 necessary to provide the appropriate levels of services.

11 The EIR-specific mitigation measures are necessary to ensure that
12 potentially significant offsite traffic impacts resulting from project
13 development and the project's incremental cumulative contribution to
14 regional traffic increases are mitigated to below the level of significance.
15 As shown in Table VII.A-8 of EIR No. 439, sufficient offsite traffic
16 improvements can be made to ensure that the project's contribution to
17 regional traffic impacts are less than significant. Figure VII.A-21 of EIR
18 No. 439 provides a summary of necessary project related traffic
19 improvements.

20 **CIRC-1: Site Access:** The proposed project will have two full access
21 points to Temescal Cyn. Rd. via Temescal Hills Dr. North and Temescal
22 Hills Dr. South. Traffic signals shall be provided at the two project access
23 points.

24 **CIRC-2: Onsite Roadway Improvements:** The circulation
25 recommendations for the Toscana Specific Plan are illustrated in Figure
26 VII.A-21 and are described as follows:
27
28

1 (1) Traffic signals shall be provided at the two project access points
2 (at Temescal Hills Drive North and at Temescal Hills Drive South)
3 along Temescal Cyn. Rd.

4 (2) Construct Temescal Canyon Road from the west project
5 boundary to the east project boundary at its ultimate half-section
6 width as an Arterial (128 foot right-of-way) in conjunction with
7 development. Construct a 375 foot (minimum) southbound left turn
8 lane for traffic turning from Temescal Canyon Road onto Temescal
9 Hills Drive North. Construct a 200 foot (minimum) southbound left
10 turn lane for traffic turning from Temescal Canyon Road onto
11 Temescal Hills Drive South. This construction may be a TUMF
12 improvement.

13 (3) Construct Temescal Hills Drive North within the project
14 boundary at its ultimate full-section width as a Local Collector or
15 the approved Specific Plan No. 327 internal roadway cross-sections.

16 (4) Construct Temescal Hills Drive South within the project
17 boundary at its ultimate full-section width as a Local Collector or
18 the approved Specific Plan No. 327 internal roadway cross-sections.

19 (5) Construct Spanish Hills Drive within the project boundary at its
20 ultimate full-section width as a Local Collector or the approved
21 Specific Plan (No. 327) internal roadway cross-sections in
22 conjunction with development.

23 (6) Construct "A" Street within the project boundary at its ultimate
24 full-section width as a Local Collector or the approved Specific Plan
25 (No. 327) internal roadway cross-sections in conjunction with
26 development.

27 (7) Construct Northern Loop Road within the project boundary at its
28 ultimate full-section width as a Local Collector or the approved

1 Specific Plan (No. 327) internal roadway cross-sections in
2 conjunction with development.

3 (8) Onsite traffic signage and striping should be implemented in
4 conjunction with detailed construction plans for the project site.

5 (9) Sight distance at each project access roadway shall be reviewed
6 with respect to standard Caltrans and Riverside County sight
7 distance standards at the time of preparation of final grading,
8 landscape and street improvement plans.

9 **CIRC-3: Offsite Roadway Improvements:** Required intersection
10 improvements are shown on Table VII.A-8 of EIR No 439.

11 (1) The project shall contribute to the installation of offsite traffic
12 signals when warranted through payment of appropriate traffic
13 signal mitigation fees. The development impact fee (DIF) for traffic
14 signals (pursuant to Co. Ord. 659) in the Temescal Canyon area is
15 \$420 per single-family (detached) dwelling unit and \$378 per
16 multiple-family (attached) dwelling unit. The portion of the DIF for
17 traffic signals for non-residential property is \$6971 per acre for
18 commercial and \$4878 per acre for industrial uses. (DIF fees are
19 subject to periodic adjustment.)

20 (2) The project shall participate on a fair share basis in the re-
21 alignment of De Palma Road south of Indian Truck Trail (proposed
22 future Sycamore Creek Road) to be opposite Campbell Ranch Road
23 and the widening of De Palma Road to a Major (118-foot right-of-
24 way). It should be noted that there are other developments (i.e.,
25 Sycamore Creek Specific Plan) located in the vicinity of De Palma
26 Road that may be conditioned to construct and realign the roadway.

27 (3) The project shall participate in funding or construction of offsite
28 improvements that are needed to serve existing plus ambient plus

1 project plus cumulative and long-range buildout conditions through
2 the payment of Western Riverside County Transportation Uniform
3 Mitigation Fee Program (TUMF) fees and DIF fees.

4 (4) Freeway interchange improvements, railroad grade separations
5 and arterial widening projects are included in the TUMF program.
6 In the study area, the following improvements are included in the
7 TUMF program:

8 (i) Temescal Canyon Road (along the entire length of the
9 existing roadway alignment). The project improvements to
10 Temescal Canyon Road may be a TUMF improvement.

11 (ii) Indian Truck Trail (from Temescal Canyon Road to the
12 Interstate 15 interchange).

13 (iii) The Interstate 15 / Temescal Canyon Road interchange.

14 (iv) The Interstate 15 / Indian Truck Trail interchange.

15 TUMF program fees include \$9693 per single-family dwelling unit
16 and \$6806 per multiple-family (attached) dwelling unit. The TUMF
17 program also includes a fee of \$8.51 per square foot commercial
18 (retail) development, \$2.11 per square foot for office development
19 and \$5.28 per square foot for service development. TUMF fees are
20 subject to periodic adjustment to reflect adjusted costs and needs.

21 (5) The project shall pay Development Impact Fees (DIF), as
22 established by Ord. 659, to bear the project's fair share cost of
23 providing public facilities, open space and habitat reasonably needed
24 to serve the project. The component of the DIF for transportation
25 improvements (other than traffic signals) is \$507 per unit for single-
26 family dwelling units, \$401 per unit for multiple-family (attached)
27 dwelling units, \$1888 per acre for commercial development and
28

1 \$986 per acre for industrial development. The DIF is subject to
2 periodic adjustment to reflect adjusted costs and needs.

3 (6) The improvements identified in Table VII.A-8 of EIR No. 439
4 and necessary to achieve the required Level of Service shall be in
5 place concurrent with development. If not otherwise funded and
6 constructed, the project may be required to fund and/or construct the
7 necessary improvements. Reimbursement to the project for such
8 funding or construction shall be provided in accordance with
9 adopted policies with respect to reimbursement.

10 **CIRC-4: Transportation System Management Actions:** The developer
11 should comply with the Riverside County Trip Reduction Ord. (No. 726)
12 adopted on Jan. 26, 1993.

13 The following County Transportation Department conditions shall be
14 implemented:

15 **10.TRANS.1 MAP - SP 327 / CONDITIONS**

16 The Transportation Department has reviewed the traffic study submitted for
17 the referenced project. The study has been prepared in accordance with
18 County-approved guidelines. We generally concur with the findings
19 relative to traffic impacts.

20 The Comprehensive General Plan circulation policies require a minimum of
21 Level of Service 'C,' except that Level of Service 'D' may be allowed in
22 community development areas at intersections of any combination of
23 secondary highways, major highways, arterials, urban arterial, expressways
24 or state highways and ramp intersections.

25 The study indicates that it is possible to achieve adequate levels of service
26 for the following intersection with circulation elements roads based on the
27 traffic study assumptions.
28

1 Temescal Canyon Road (NS) at:

2 Dawson Canyon Road (EW)

3 Lawson Drive (EW)

4 Trilogy Parkway (EW)

5 Glen Ivy Road (EW)

6 Temescal Hills Drive North (EW)

7 Temescal Hills Drive South (EW)

8 Indian Truck Trail (EW)

9 Campbell Ranch Road

10 Future Arterial Road – North

11 Future Arterial Road – South

12 I-15 Freeway NB Ramps (NS) at:

13 Temescal Canyon Road (EW)

14 Indian Truck Trail (EW)

15 I-15 Freeway SB Ramps (NS) at:

16 Temescal Canyon Road (EW)

17 Indian Truck Trail (EW)

18 De Palma Road (NS) at:

19 Indian Truck Trail (EW)

20 Horsethief Canyon Road (NS) at:

21 Temescal Canyon Road (EW)

22
23 As such, the proposed project is consistent with this General Plan policy.
24 The associated conditions of approval incorporate recommendations and
25 mitigation measures identified in the traffic study, which are necessary to
26 achieve or maintain the required level of service.
27
28

1 Temescal Canyon Road / Future Roadway (Temescal Canyon
2 Bypass) South

3 with fee credit eligibility.

4 **30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF**

5 The Specific Plan proponent and all subsequent implementing projects
6 within the SP shall be responsible for funding a fair share of the
7 construction of the Temescal Canyon Bypass as identified in the County
8 General Plan. This fair share funding may be provided by a cash payment,
9 by formation of a Community Facilities District qualified to fund
10 construction, or by another funding mechanism acceptable to Transportation
11 Dept. The Temescal Canyon Bypass is a TUMF facility and TUMF credits
12 shall be provided.

13 **30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ**

14 Site-specific traffic studies will be required for all subsequent implementing
15 project within Specific Plan No. 327 as approved by the Transportation
16 Dept. These subsequent traffic studies shall identify specific project impacts
17 and needed roadway improvements to be constructed prior to each develop-
18 ment phase.

19 **30.TRANS.3 SP - SP 327 / TS GEOMETRICS**

20 Prior to Occupancy of 1st Dwelling Unit:

21 The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive
22 North (EW) shall be improved to provide the following geometrics:

23 Northbound: two through lanes

24 Southbound: one left-turn lane, two through lanes

25 Eastbound: N/A

26 Westbound: one left-turn lane, one right-turn lane
27
28

1 **30.TRANS.3 SP - SP 327 / TS GEOMETRICS**

2 Prior to Occupancy of 1st Dwelling Unit:

3 The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive
4 North (EW) shall be improved to provide the following geometrics:

5 Northbound: two through lanes

6 Southbound: one left-turn lane, two through lanes

7 Eastbound: N/A

8 Westbound: one left-turn lane, one right-turn lane

9 The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive
10 South (EW) shall be improved to provide the following geometrics:

11 Northbound: two through lanes

12 Southbound: one left-turn lane, two through lanes

13 Eastbound: N/A

14 Westbound: one left-turn lane, one right-turn lane

15 The intersection of Temescal Canyon Road (NS) and Indian Truck Trail
16 (EW) shall be improved to provide the following geometrics:

17 Northbound: one left-turn lane, two through lanes

18 Southbound: two through lanes

19 Eastbound: one left-turn lane, one right-turn lane

20 Westbound: N/A

21 The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall
22 be improved to provide the following geometrics:

23 Northbound: one left-turn lane, one right-turn lane

24 Southbound: N/A

25 Eastbound: two left-turn lanes, two through lanes

26 Westbound: two through lanes
27
28

1 The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall
2 be improved to provide the following geometrics:

3 Northbound: N/A

4 Southbound: one left-turn lane, one right-turn lane

5 Eastbound: two through lanes, one right-turn lane

6 Westbound: one left-turn lane, two through lanes

7 **30.TRANS.4 SP - SP 327 / INTERSECTION SPACING**

8 Temescal Canyon Road is designed as an Arterial Highway with a
9 minimum intersection spacing of 1,320 feet, as stated in the Riverside
10 County Standards. The proposed intersection of Temescal Canyon Road
11 and Temescal Hills Drive North shall be designed to provide maximum
12 intersection spacing from the future intersection of Temescal Canyon Road
13 and the Temescal Canyon Bypass, as approved by the Transportation Dept.

14 N. Parks and Recreation

15 1. Impacts:

16 The construction of the 1443 homes planned for the project will result in an
17 estimated increase in population of about 4343 persons and a corresponding
18 increase in demand for local and regional park facilities. The project
19 includes the provision 14.2 acres of parks and recreational center uses 8.1
20 acres of paseos and also requires the provision 4.5 acres of special
21 recreation areas for multi-family developments. A regional trail alignment
22 and a local trail are included in the project design. No potentially
23 significant environmental effects are anticipated. The potential fiscal
24 effects will be satisfied by the payment of DIF fees and Quimby Act fees as
25 required by County ordinances.

26 2. Mitigation:

27 None required.
28

1 O. Fire Protection Services and Fire Hazards

2 1. Impacts:

3 A new fire station is being provided within the Sycamore Creek Specific
4 Plan and will ensure that standards for response time are satisfied. No fire
5 stations or facilities will be constructed or altered as part of this project.
6 Therefore, the project will not cause any significant physical impacts on the
7 environment in relation to fire protection facilities. The project will,
8 however, contribute to an increase in demand for fire protection facilities
9 and services. The fiscal effect of this increased demand will be addressed
10 by payment of the County Development Impact Fee (DIF), established by
11 Ordinance No. 659. No significant environmental impacts are anticipated.
12 The project is located within a zone of high wildfire risk and has included a
13 number of design features and requirements to minimize that risk including:

- 14 • Incorporation of 70 acres of fire fuel modification zones (FMZ's)
15 within the project.
- 16 • Compliance with the special requirements of Ordinance No. 787,
17 the County Fire Code and preparation and implementation of a
18 County Fire Department approved Fire Protection Plan.
- 19 • The project includes the extension of municipal water service to the
20 site, including fire hydrants that meet County Fire Department
21 standards, which will improve fire fighting capabilities both on-site
22 and in the vicinity (including the open space surrounding the
23 development footprint).
- 24 • The project will include three improved access roads to ensure safe
25 evacuation and emergency access capabilities.
- 26 • The clustering of development will minimize the urban/wildland
27 interface, which is the area typically most vulnerable to wildland
28 fire hazards.

- The development includes construction of solid block perimeter walls along back yards in applicable residential areas that face onto natural open space.
- Wood shingles shall not be allowed within the Specific Plan, and compliance with all applicable provisions for fire-resistant construction shall be required.

Given these project design features, no significant environmental impacts are anticipated.

2. Mitigation:

None required.

P. Law Enforcement

1. Impacts:

No Sheriff stations or other facilities will be constructed or altered as part of the project. Therefore, the project will not cause any significant physical impacts to the environment in relation to law enforcement facilities. The project will, however, contribute to an increase in demand for law enforcement facilities and services. The fiscal effect of this increased demand will be addressed by payment of the County Development Impact Fee (DIF), established by Ordinance No. 659. No significant environmental impacts are anticipated.

2. Mitigation:

Although no significant environmental effects are anticipated, the project shall be subject to the following mitigation measures identified in Program EIR No. 441 for the Riverside County General Plan which will aid in ensuring that effects are minimized:

Mitigation Measure 4.15.2B: The TLMA shall inform the Riverside County Sheriff's Department of the existence of all the new homeowner's associations within the County. The Riverside County Sheriff's

1 Department shall coordinate with homeowner's associations to establish a
2 Neighborhood Watch Program.

3 Mitigation Measure 4.15.2D: The County shall require the development
4 applicant to pay the County Sheriff's established development mitigation
5 fee prior to issuance of a certificate of occupancy on any structure as they
6 are developed. The fees are for the acquisition and construction of public
7 facilities. (These fees are now part of the DIF established under Ordinance
8 No. 659.)

9 Q. Health Services

10 1. Impacts:

11 No medical facilities will be constructed or altered as part of the project.
12 Therefore, the project will not cause any significant physical impacts to the
13 environment in relation to medical facilities. The project will, however,
14 contribute to an increase in demand for medical facilities and services. The
15 fiscal effect of this increased demand will be addressed by payment of the
16 County Development Impact Fee (DIF), established by Ordinance No. 659.

17 2. Mitigation: None required.

18 R. Schools

19 1. Impacts:

20 The project is located within the boundaries of the Corona-Norco Unified
21 School District. The project would generate an estimated 1068 total
22 students consisting of 505 elementary school students, 159 intermediate
23 school students and 404 high school students.

24 2. Mitigation:

25 School facilities impacts associated with the project shall be mitigated by
26 payment of the school fees authorized by State law.
27
28

1 S. Libraries

2 1. Impacts:

3 No libraries will be constructed or altered as part of the project. Therefore,
4 the project will not cause any significant physical impacts to the
5 environment in relation to library facilities. The project will, however,
6 contribute to an increase in demand for library facilities and services. The
7 fiscal effect of this increased demand will be addressed by payment of the
8 County Development Impact Fee (DIF), established by Ordinance No. 659.

9 2. Mitigation: None required.

10 T. Utilities

11 1. Impacts:

12 Project development would create a demand for approximately 28.37
13 megawatt hours per day of electricity and 322,250 cubic feet per day of
14 natural gas at project build-out. The project's utility demands are within
15 the capacities of Southern California Edison and Southern California Gas,
16 the utilities which serve the project area. Telephone and other services
17 would be provided as required. Utilities will be installed underground in
18 compliance with County requirements.

19 2. Mitigation:

20 The project shall be subject to the following mitigation measures identified
21 in Program EIR No. 441 for the Riverside County General Plan:

22 Mitigation Measure 4.8.1A: The County shall review all development
23 proposals prior to the approval of development plans to guarantee that
24 sufficient energy resources and facilities are available to supply adequate
25 energy to the proposed project and associated uses.

26 Mitigation Measure 4.8.2B: The County shall review all development
27 plans prior to approval to guarantee that energy conservation and efficiency
28

standards of Title 24 are incorporated into the design of the future proposed project.

No additional project specific mitigation measures are required.

U. Solid Waste

1. Impacts:

The project would increase the amount of solid waste generated on the project site and utilize part of the available capacity in area landfills. At build out, the project will generate an estimated 4.95 tons per day of solid waste. This requirement is not significant relative to County's solid waste disposal capacity. In addition, the project design includes requirements for participation in County programs for recycling and solid waste reduction. With these design features, no significant environmental impacts are anticipated.

2. Mitigation:

Although no significant environmental effects are anticipated, the project shall be subject to the following mitigation measures identified in Program EIR No. 441 for the Riverside County General Plan which will aid in ensuring that effects are minimized:

4.15.3E: The County shall require all future commercial, industrial and multi-family residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Act of 1991.

4.15.3F: The County shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet waste disposal requirements of the project and the County shall recommend that all development projects

1 incorporate measures to promote waste reduction, reuse, recycling and
2 composting.

3 V. Population and Housing

4 1. Impacts:

5 At present, the project site is mostly undeveloped vacant land. There is only
6 one occupied residence on the site, and it will be demolished as part of
7 project development. The Toscana Specific Plan will provide up to 1443
8 residential units including both single-family and multi-family homes. The
9 build out population is estimated at 4343 persons based on the General Plan
10 population factor of 3.01 persons per dwelling unit. The project will not
11 displace significant numbers of people or existing housing. The project is
12 consistent with the General Plan land use designations for the property and
13 will contribute to satisfying County and regional housing demand
14 consistent with adopted plans and projections. Infrastructure improvements
15 associated with the project are commensurate with project needs and
16 adopted plans and are not anticipated to induce growth beyond planned
17 levels. No significant environmental effects are anticipated.

18 2. Mitigation:

19 None required.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
21 potentially resulting from the adoption of Specific Plan No. 327 cannot be fully mitigated and will be only
22 partially avoided or lessened by the imposition of all feasible mitigation measures as herein specified and
23 a statement of overriding findings is therefore included herein:

24 A. Air Quality—Project Specific Operational Impacts

25 Impacts:

26 The project will exceed SCAQMD daily thresholds of significance for
27 reactive organic gases (ROG), nitrogen oxides (NOX), carbon monoxide
28 (CO) and fine (10 micron) particulate matter (PM-10) during long-term

1 project operations. These emissions are primarily a result the additional
2 traffic attributed to the project. The imposition of feasible mitigation
3 measures will reduce these emissions but SCAQMD thresholds will still be
4 exceeded.

5 B. Cumulative Impacts

6 Impacts:

7 Section 15130 of the State CEQA Guidelines requires that an EIR include a
8 discussion of the cumulative impacts of a project. "Cumulative impacts"
9 refer to two or more individual effects which, when considered together, are
10 considerable or which compound or increase other environmental effects.
11 The cumulative impact from several projects is the change in the
12 environment which results from the incremental impact from the project
13 when added to other closely related past, present and reasonable foreseeable
14 probable future projects. Cumulative impacts can result from individually
15 minor but collectively significant projects taking place over a period of
16 time. (Section 15355, State CEQA Guidelines) An adequate discussion of
17 cumulative impacts may be based on a summary of projections contained in
18 an adopted general plan or related planning document, or in a prior
19 environmental document which has been adopted or certified, which
20 described or evaluated regional or area wide conditions contributing to the
21 cumulative impact. (Sections 15130, 15152 and 15168, State CEQA
22 Guidelines)

23 In accordance with these provisions, EIR No. 439, prepared for the project,
24 utilizes the analysis contained in the Riverside County General Plan
25 Program EIR No. 441 which evaluated the cumulative effects of build out
26 of the County General Plan and also considered the effects of development
27 within incorporated cities within the County and determined that several
28 unavoidable cumulative impacts would occur. Although the project

1 specific impacts have been mitigated to a level of insignificance in each of
2 the following impact categories, the project will nonetheless contribute
3 incrementally to some of the significant and unavoidable cumulative effects
4 identified in the General Plan Program EIR No. 441 as follows: water
5 resources, biological resources, aesthetic resources (conversion of open
6 space land to urban land uses), and regional circulation. The project will
7 also contribute incrementally to a significant and unavoidable cumulative
8 regional air quality impact.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, pursuant to Section 21081 of
10 CEQA and Section 15091 of the State CEQA Guidelines, it has considered the following alternatives
11 identified in EIR No. 439 in light of the environmental impacts which cannot be fully mitigated and has
12 rejected those alternatives as infeasible for the reasons hereinafter stated:

13 A. Alternative A: Reduced Units/Same Footprint Development

- 14 1. Alternative A provides for a reduction in number of dwelling units, from
15 1443 to 990, within the same development footprint, 450 acres, as the
16 proposed project. The amount of natural open space, 510 acres, and the
17 amount of developed recreational and commercial uses would remain the
18 same as the proposed project.
- 19 2. As with the proposed project, environmental effects from Alternative A
20 with respect to most potential impacts would be less than significant, either
21 outright or with the implementation of mitigation measures similar to those
22 for the proposed project.
- 23 3. The project specific long-term operational air quality impacts of Alternative
24 A would be reduced as a result of the reduction in vehicle trips estimated
25 with a reduction in dwelling units of 453 units. PM10 emissions would be
26 reduced below the SCAQMD threshold of significance but ROG, NO_x and
27 CO emissions would remain at levels above the daily thresholds set by
28 SCAQMD. Even with mitigation, Alternative A would have significant

1 project-related operational air quality impacts due too emissions of ROG,
2 NO_x and CO.

3 4. In terms of cumulative impacts, Alternative A would, like the proposed
4 project, contribute incrementally to the same impacts as the project that
5 were determined to be cumulatively significant in EIR No. 441 certified for
6 the County General Plan.

7 5. Alternative A would not implement the Riverside County General Plan land
8 use designations and policies for the project site. Construction of the
9 needed 453 homes displaced from the project site at another location in
10 Western Riverside County would produce essentially the same impacts at
11 that location. For these reasons, Alternative A does not provide a feasible
12 alternative for avoidance of the significant effects of the proposed project.

13 B. Alternative B: Reduced Units/Reduced Footprint Development

14 1. Alternative B provides for a reduction in the number of dwelling units from
15 1443 to 400 within a reduced development footprint of 200 acres. This
16 alternative represents a reduction in housing and population of about 72
17 percent compared with the proposed project. The amount of open space
18 remaining onsite would increase to about 710 acres.

19 2. As with the proposed project, environmental effects from Alternative B
20 with respect to most potential impacts would be less than significant, either
21 outright or with the implementation of mitigation measures similar to the
22 proposed project.

23 3. The project specific long-term operational air quality impacts of Alternative
24 B would be reduced as a result of the reduction in projected vehicle trips
25 associated with a reduction in dwelling units of 1043. All emissions would
26 be below the thresholds of significance set by the SCAQMD.

27 4. With respect to cumulative impacts, Alternative B would still contribute
28 incrementally to the same impacts as the project that were determined to be

1 cumulatively significant in Program EIR No. 441 certified for the County
2 General Plan.

- 3 5. Alternative B would not implement the Riverside County General Plan land
4 use designations and policies for the project site. Although the
5 undeveloped portion of the site would be increased to about 710 acres, this
6 area would not necessarily be reserved as permanent natural open space at
7 no cost since Alternative B conflicts with the MSHCP provisions for the
8 property. Moreover, construction of the needed 1043 homes displaced from
9 the project site at another location in Western Riverside County would
10 produce essentially the same impacts at that location. For these reasons,
11 Alternative B does not provide a feasible alternative for avoidance of the
12 significant effects of the proposed project.

13 C. Alternative C: No Project/General Plan Land Use Development

- 14 1. Alternative C reflects the “no project” scenario in which development
15 occurs based directly on the General Plan land use designations for the site
16 including development of the 790 acres designated Medium Density
17 Residential at the low end of the permitted 2-5 dwelling units per acre
18 range. A total of 1580 dwelling units would be constructed together with
19 4.4 acres of commercial development. Open space would be reduced to
20 about 166 acres.
- 21 2. Alternative C would have similar impacts as the proposed project and
22 would not reduce any of the unavoidable significant effects identified for
23 the proposed project. In addition, Alternative C would have new significant
24 impacts in that it would conflict with and hinder attainment of the regional
25 conservation goals of the MSHCP and would probably have impacts to
26 biological resources. For these reasons, Alternative C does not provide a
27 feasible alternative for avoidance of the significant effects of the proposed
28 project.

1 D. Alternative D: No Project/No Development Alternative

- 2 1. Alternative D consists of a scenario in which the project site remains in its
3 current nearly vacant state. The site would remain vacant with a single
4 residence and an estimated population of three persons.
- 5 2. In the absence of any development, the environmental effects resulting from
6 the proposed project would be eliminated under this Alternative.
- 7 3. Alternative D would not implement the Riverside County General Plan land
8 use designations and policies for the project site. This Alternative would
9 not achieve the project objectives and none of the benefits of the project
10 would be realized. For these reasons, Alternative D does not provide a
11 feasible alternative for the avoidance of the significant effects of the
12 proposed project.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, pursuant to Section 21081(b)
14 of CEQA and Section 15093 of the State CEQA Guidelines, it has balanced the benefits of Specific Plan
15 No. 327 against the unavoidable adverse environmental effects thereof, and has determined that the
16 following benefits outweigh and render acceptable those environmental effects:

- 17 A. The project would create a master-planned community, thereby providing necessary
18 infrastructure, desired amenities and common landscape and design elements that would
19 not be possible if the property were developed on a parcel-by-parcel basis.
- 20 B. The project will meet a portion of existing and future housing needs for Western Riverside
21 County, including several hundred attached units that are needed to achieve the County's
22 Housing Element goals to expand the stock of multi-family housing.
- 23 C. The project will provide for the construction of up to 1443 dwelling units, which will
24 promote local and regional jobs and housing goals.
- 25 D. Specific Plan No. 327 establishes a range of housing densities that will allow future home
26 builders to offer a variety of housing opportunities in attached and detached units within
27 unique, livable neighborhoods. The project will thus provide more housing choices than
28

1 are presently available in the Temescal Canyon area and meet the needs of a wide variety
2 of households.

3 E. The Specific Plan is consistent with the land use designations of the project site and
4 provides for the systematic implementation of the General Plan including the Temescal
5 Canyon Area Plan and its East Temescal Hillside Policy Area.

6 F. The project includes a neighborhood commercial center which will provide convenient
7 shopping for project residents and other area residents.

8 G. The project includes features to meet the park and recreational needs of project residents
9 including 14.2 acres for parks and a community recreation center, 4.5 acres for additional
10 recreation areas for multi-family developments, and 8.1 acres for paseos.

11 H. The project will provide a regional trail alignment and improvements and also includes a
12 local trail.

13 I. The project uses clustered development to reduce the development footprint and allow the
14 permanent preservation of about 510 acres of natural open space.

15 J. The project includes 70 acres designated as fire fuel modification zones which will reduce
16 the wildland fire risk for both project residents and the adjacent natural open space.

17 K. The project includes the installation of a water system on the site, including fire hydrants
18 and water mains meeting Fire Department standards, which will provide enhanced fire
19 protection capabilities both on the project site and in the project vicinity.

20 L. The project includes the construction of all weather access roads which will provide
21 project access and allow emergency and other access to other properties in the vicinity.

22 M. The project is consistent with all applicable provisions of the MSHCP and will provide 510
23 acres of permanent natural open space without any compensation. Also, the project will
24 pay a special fee of \$331,500 for the purpose of offsite habitat acquisition. This fee is in
25 addition to the generally applicable MSHCP fees and all other County fees.

26 N. The Fiscal Impact Analysis for the project estimates an annual recurring revenue surplus
27 for the project at build out of \$409,500.
28

- 1 O. The project will provide needed local and regional transportation system improvements as
2 specified in the Transportation Department conditions of approval.
- 3 P. The project would provide drainage facilities to control and manage the flow of stormwater
4 runoff, thereby minimizing flooding and related hazards both on-site and downstream.
- 5 R. The project will pay major one-time fees that will meet various public needs and benefit
6 County and special district programs including:
- 7 • TUMF fees in the approximate amount of \$14,000,000;
 - 8 • DIF fees in the approximate amount of \$6,400,000;
 - 9 • MSHCP fees in the approximate amount of \$2,400,000;
 - 10 • SKR Habitat Conservation fees in the approximate amount of \$225,000;
 - 11 • County Quimby Act fees to the extent applicable;
 - 12 • Corona-Norco School District fees; and
 - 13 • Lee Lake Water District water and sewer fees.
- 14 S. In addition to the specific benefits of Specific Plan No. 327 identified above, the CEQA
15 Findings of Fact and Statement of Overriding Considerations set forth in Board Resolution
16 No. 2003-488 certifying EIR No. 441 for the Riverside County General Plan are hereby
17 confirmed and incorporated by reference.
- 18 T. The project, as designed and conditioned, will fulfill the mandate of Section 21001 (d) of
19 CEQA that “the long-term protection of the environment, consistent with the provision of a
20 decent home and suitable living environment for every Californian, shall be the guiding
21 criterion in public decisions.”

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Section 15126.2 of the State
23 CEQA Guidelines requires an EIR to discuss how a proposed project could directly or indirectly lead to
24 economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to
25 growth, taxes community service facilities or encourages other activities which cause significant
26 environmental effects. The discussion of potential growth inducement is set forth in Section IX, B of EIR
27 No. 439 and concludes as follows:
28

- 1 • Development of the project will result in the extension of infrastructure and services
- 2 into a previously less developed area of the County, but the project needs will not
- 3 exceed the ability of applicable agencies to provide the needed services.
- 4 • Project development is consistent with planned growth in the area under County
- 5 General Plan and regional plans.
- 6 • Infrastructure extensions for the project are consistent with existing plans and
- 7 commensurate with project needs.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 327 provides
9 for the systematic implementation of the applicable elements of the Riverside County General Plan as
10 described fully in Section V of the Specific Plan, General Plan Consistency. In particular, Specific Plan
11 No. 327 serves to implement the special policies and requirements of the East Temescal Hillside Policy
12 Area of the Temescal Canyon Area Plan as follows:

- 13 A. **TCAP 3.1:** Require that the area to be designated and developed as one specific plan of land
14 use. Project Implementation: With the adoption of General Plan Amendment No. 825
15 removing two parcels from the Policy Area, Specific Plan No. 327 satisfies this requirement.
- 16 B. **TCAP 3.2:** Hillside development and grading shall be allowed in accordance with policies
17 found in the Hillside Development and Slope section of the General Plan Land Use Element
18 and the Scenic Resources section of the Multipurpose Open Space Element. The specific plan
19 shall include design guidelines and development standards for hillside development and
20 grading, which shall apply in place of more general County design guidelines and standards.
21 Project Implementation: Specific Plan No 327 and EIR No. 439 have analyzed policies in the
22 General Plan pertaining to hillside development and grading. The Specific Plan includes the
23 required design guidelines and development standards which apply in place of more general
24 County design guidelines and standards.
- 25 C. **TCAP 3.3:** In order to facilitate the retention of open space, clustered development shall be
26 allowable in the specific plan, provided that the total number of dwelling units for the specific
27 plan shall not exceed the number of dwelling units permitted by the land use designation for
28 the entire specific plan area. Allowable clustered development includes specific plan planning

1 areas for permitting attached dwelling units and planning areas with dwelling unit densities
2 greater than the Area Plan land use designation. Project Implementation: The Toscana
3 Specific Plan encompasses 960 acres of which 4.4 acres are designated as Commercial Retail
4 and 790 acres are designated Medium Density Residential, 2-5 dwelling units per acre. Thus,
5 the Medium Density Residential area authorizes development of from 1580 to 3950 dwelling
6 units. The 1443 dwelling units proposed for the project does not exceed the maximum
7 allowed for the site. In addition, the residential uses are clustered into a development footprint
8 of only 450 acres (including approximately 70 acres of fire fuel modification zones) in order to
9 maximize the amount of open space preserved on-site. Attached homes and multifamily units
10 are allowed in several planning areas. The project includes the permanent preservation of
11 approximately 510 acres of natural open space. Therefore, project compliance with this policy
12 creates a development in which a range of needed residential uses are provided while at the
13 same time ensuring conservation of a significant amount of open space.

14 D. **TCAP 3.4:** Review environmental constraints as well as issues relating to traffic and
15 circulation, infrastructure availability and the availability of County services. Project
16 Implementation: Specific Plan No. 327 is designed to avoid or minimize impacts due to a
17 variety of environmental constraints, as well as impacts associated with circulation,
18 infrastructure and service availability. EIR No. 439 provides the review of these
19 environmental constraints.

20 E. **TCAP 3.5:** Require a minimum of 30 percent of the gross acreage of the Policy Area to be set
21 aside for active parks, passive parks and open space in accordance with policies in the Open
22 Space, Parks and Recreation section of the General Plan Multipurpose Open Space Element.
23 Project Implementation: The 960-acre Specific Plan site includes a total of approximately 27
24 acres of developed recreational uses, approximately 70 acres of fire fuel modification zones
25 and approximately 510 acres of permanent natural open space, for a total of approximately 607
26 acres. This total equals roughly 63 percent of the entire project site; more than meeting the 30
27 percent standard.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 327 is
2 consistent with the Riverside County General Plan as amended by General Plan Amendment No. 825.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the revisions to EIR No. 439
4 and changes to the project as a result of County and public review, including General Plan Amendment
5 No. 825 removing two assessor's parcels from the East Temescal Hillside Policy Area, are not significant
6 and do not alter the environmental analysis of the project circulated in Draft EIR No 439.

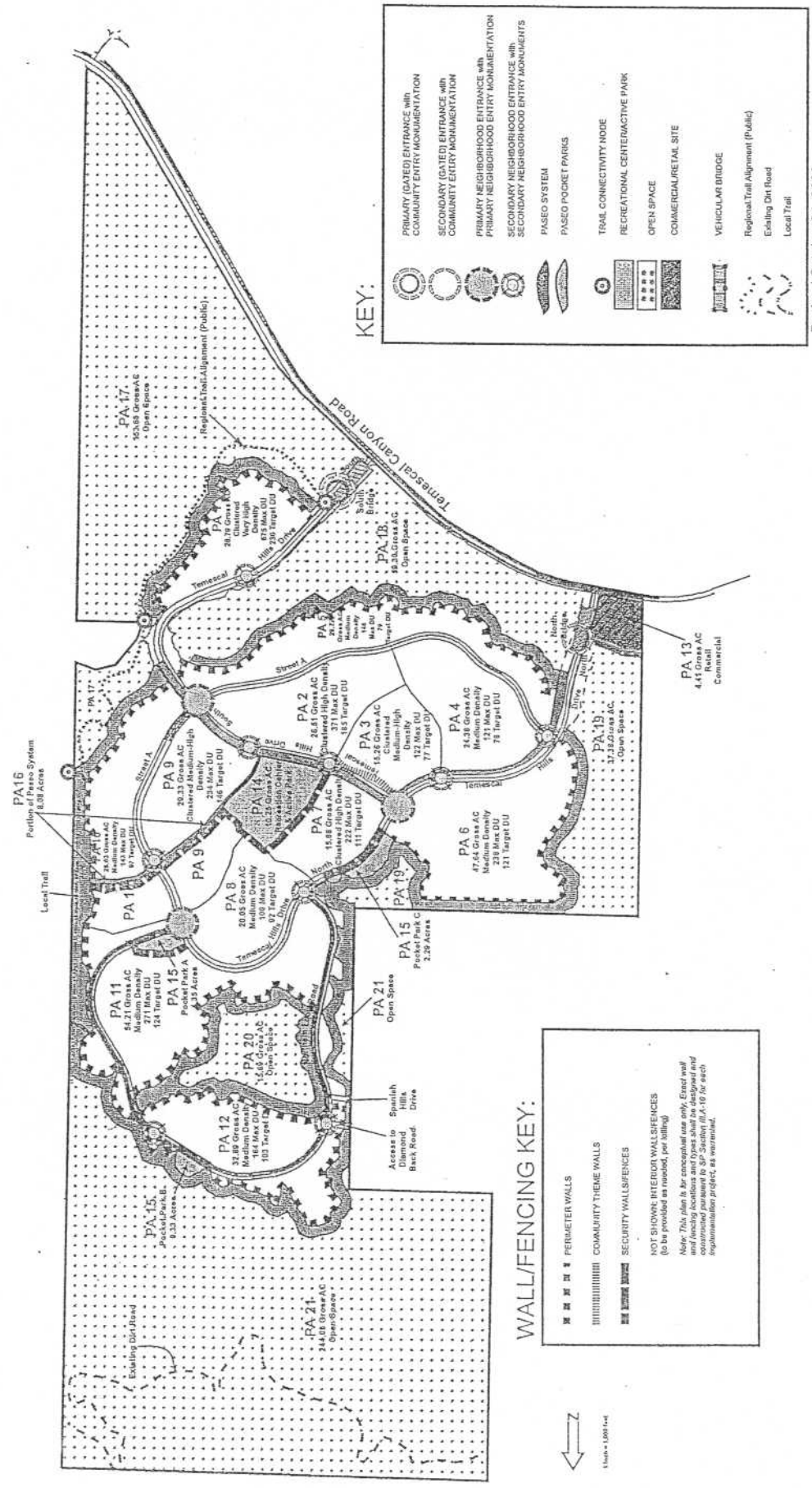
7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it certifies that it has reviewed
8 and considered EIR No. 439 in evaluating Specific Plan No. 327, that EIR No. 439 is an accurate and
9 objective statement that complies with the California Environmental Quality Act and reflects the County's
10 independent judgment, and that EIR No. 439 is incorporated herein by this reference.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Mitigation Monitoring and
12 Reporting Program for Specific Plan No. 327 is adopted, that all mitigation measures identified in that
13 Program shall be implemented during the development of Specific Plan No. 327, and that transportation
14 information resulting from that Program shall be submitted to the regional transportation agency and the
15 California Department of Transportation as required by Section 21081.7 of CEQA.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 327, on file
17 with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as
18 the Specific Plan of Land use for the real property described and shown in the plan, and said real property
19 shall be developed substantially in accordance with the plan, unless the plan is amended by the Board.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
21 327 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director,
22 and in the Office of the Building and Safety Director, and that no applications for subdivision maps,
23 conditional use permits or other development approvals shall be accepted for the real property described
24 and shown in the plan, unless such applications are substantially in accordance herewith.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
26 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
27 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
28



Revised October 24, 2006

Figure III A-13
MASTER WALL/FENCE PLAN

REVISIONS - Toscana Specific Plan No. 327

TABLE III.A-1: LAND USE SUMMARY [Clean Copy of Revised Table]

SP LAND USE DESIGNATION	PLANNING AREA	GROSS ACRES ¹	TARGET DWELL. UNITS ^{1,2}	MAX. DWELL. UNITS ^{1,3}
MEDIUM DENSITY RESIDENTIAL (2.0 - 5.0 du/ac) Subtotal = 237.52 acres	4	24.38	78	121
	5	29.72	79	148
	6	47.64	121	238
	8	20.05	92	100
	10	28.63	97	143
	11	54.21	124	271
	12	32.89	103	164
MEDIUM-HIGH DENSITY RESIDENTIAL (5.0 - 8.0 du/ac) Subtotal = 44.59 acres	3	15.26	77	122
	9	29.33	146	234
MEDIUM-HIGH DENSITY RESIDENTIAL (5.0 - 8.0 du/ac) Subtotal = 42.39 acres	2 *	26.51	185	212
	7 *	15.88	111	127
HIGH DENSITY RESIDENTIAL (8.0 - 14.0 du/ac)	1 *	28.79	230	403
RESIDENTIAL SUBTOTAL		353.29 acres¹	1,443 du²	1,443 du^{1,3}
COMMERCIAL	13 Retail Commercial	4.41	—	—
RECREATIONAL Subtotal = 22.30 acres	14 Rec. Center & Active Park	10.25	—	—
	15 Pocket Parks	3.97	—	—
	16 Paseo System	8.08	—	—
OTHER DEVELOPMENT	22 Fuel Mod Zone	70.00	—	—
DEVELOPMENT FOOTPRINT TOTAL		450.00 ac	3.21 du/ac net	1,443 du^{1,3}
OPEN SPACE ⁴ (MSHCP Conservation Areas)	17 Open Space	153.60	—	—
	18 Open Space	59.30	—	—
	19 Open Space	37.38	—	—
	20 Open Space	15.69	—	—
	21 Open Space	244.03	—	—
OPEN SPACE SUBTOTAL		510.00 acres	—	—
GRAND TOTAL		960.0 acres	1.50 du/ac gross	1,443 du^{1,3}

1 Based on final engineering and design, the gross acreage of each residential Planning Area (PA) may be increased or decreased by up to 10 percent. The total number of dwelling units within the Specific Plan (SP) may not exceed 1,443.

2 Target Dwelling Units represent current planning expectations for each Planning Area rather than limits on maximum development. Target Dwelling Units for any Planning Area may be increased up to the maximum dwelling units listed based on a determination of substantial conformance. The determination of substantial conformance shall identify the Planning Area(s) with increased Target Dwelling Units and shall specify the Planning Area(s) to be developed with an equal and corresponding decrease in Target Dwelling Units. A Specific Plan Amendment shall not be required for such a re-allocation in Target DUs.

3 The total number of dwelling units within each PA may not exceed the maximum dwelling units stated in this column without a SPA.

4 The acreage of each individual open space Planning Area may vary, provided total open space acreage is approximately 510 acres.

* These Planning Areas shall incorporate recreational areas as follows: PA 1 - 1.8 acres, PA 2 - 1.7 acres and PA 7 - 1.0 acres.

1 C. Side yards on corner and reversed corner lots shall be not less than six feet
2 from the existing street line or from any future street line as shown on any Specific Plan of
3 Highways, whichever is nearer the proposed structure, upon which the main building sides,
4 except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty
5 (20%) percent of the width of the lot.

6 D. The rear yard shall be not less than eight (8') feet, provided, however, that
7 the minimum rear setback for alley-loaded lots shall be three (3') feet.

8 E. In no case shall more than seventy (70%) percent of any single-story lot and
9 sixty (60%) percent of any multi-story lot be covered by buildings.

10 F. The maximum ratio of floor area to lot area shall not exceed sixty-five
11 (65%) percent for any single-story lot and seventy-five (75%) percent for any multi-story
12 lot, excluding basement and garage floor area.

13 G. The minimum building setback from interior streets shall be five (5') feet.
14 The minimum building setback from alleys shall be three (3') feet.

15 H. The number of dwelling units in one building shall not exceed twenty (20).
16 Residential buildings shall have a minimum ground floor living area of eight hundred (800)
17 square feet and each dwelling unit in a building shall have the minimum floor living area
18 required by Section 18.11 of Ordinance No. 348.

19 I. Chimneys and fireplaces shall be allowed to encroach into side yards a
20 maximum of two (2') feet. No other structural encroachment shall be permitted in the
21 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

22 J. Interior side yards may be reduced to accommodate zero lot line situations,
23 except that, in no case shall the reduction in side yard areas reduce the required separation
24 between structures to less than six (6') feet.

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

1 b. Planning Areas 3 and 9.

2 (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 327 shall be the
3 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
4 permitted pursuant to Section 6.1 c.(1) shall not be permitted. In addition, the permitted uses
5 identified under Section 6.1.a. shall include paseos, trails, and detention basins.

6 (2) The development standards for Planning Areas 3 and 9 of Specific Plan No. 327
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance 348, except
8 that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(1), (2) and (4);
9 and g. shall be deleted and replaced by the following:

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

13 B. The minimum average width of that portion of a lot to be used as a building
14 site shall be thirty-five (35') feet with a minimum average depth of seventy-five (75') feet

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

19 D. The front yard shall be not less than twelve (12') feet measured from the
20 existing street line or from any future street line as shown on any Specific Plan of
21 Highways, whichever is nearer the proposed structure.

22 E. Side yards on interior and through lots shall be not less than four (4') feet in
23 width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet
24 from the existing street line or from any future street line as shown on any Specific Plan of
25 Highways, whichever is nearer the proposed structure, upon which the main building sides,
26 except that where the lot is less than fifty (50') feet wide, the yard need not exceed twenty
27 (20%) percent of the width of the lot.

1 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
2 maximum of two (2') feet. No other structural encroachment shall be permitted in the
3 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

4 G. In no case shall more than sixty (60%) percent of any single-story lot and
5 fifty-five (55%) percent of any two-story lot be covered by buildings.

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

7 AA. Interior side yards may be reduced to accommodate zero lot line
8 situations, except that, in no case shall the reduction in side yard areas reduce the
9 required separation between structures to less than ten (10') feet.

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

12 c. Planning Areas 4, 8 and 12.

13 (1) The uses permitted in Planning Areas 4, 8 and 12 of Specific Plan No. 327 shall be
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the
15 use permitted pursuant to Section 6.1 c.(1) shall not be permitted. In addition, the permitted uses
16 identified under Section 6.1a shall include paseos, trails, and detention basins.

17 (2) The development standards for Planning Areas 4, 8 and 12 of Specific Plan No.
18 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance 348
19 except that the development standards set forth in Article VI, Section 6.2b.; c.; d.; and e.(1), (2)
20 and (4) shall be deleted and replaced by the following:

21 A. Lot area shall be not less than five thousand five hundred (5,500) square
22 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
23 used solely for access to the portion of a lot used as a building site.

24 B. The minimum average width of that portion of a lot to be used as a building
25 site shall be fifty (50') feet, with a minimum average depth of ninety (90') feet.

26 C. The minimum frontage of a lot shall be fifty (50') feet, except that lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet
28

1 measured along the right-of-way line. Lot frontage along curvilinear streets may be
2 measured at the building setback in accordance with zone development standards.

3 D. The front yard shall be not less than fourteen (14') feet, measured from the
4 existing street line or from any future street line as shown on any Specific Plan of
5 Highways, whichever is nearer the proposed structure.

6 E. Side yards on interior and through lots shall be not less than five (5') feet
7 in width. Side yards on corner and reverse corner lots shall be not less than ten (10') feet
8 from the existing street line or from any future street line as shown on any Specific Plan of
9 Highways, whichever is nearer the proposed structure, on which the main building sides,
10 except where the lot is less than fifty (50') feet wide, the yard need not exceed twenty
11 (20%) percent of the width of the lot.

12 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
13 maximum of two (2') feet. No other structural encroachment shall be permitted in the
14 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

16 AA. Interior side yards may be reduced to accommodate zero lot line
17 situations, except that, in no case shall this reduction in the side yard areas reduce
18 the separation between structures to less than ten (10') feet.

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

21 d. Planning Areas 5 and 11.

22 (1) Uses permitted in Planning Areas 5 and 11 of Specific Plan No. 327 shall be the
23 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the use
24 permitted pursuant to Section 6.1 c.(1) shall not be permitted. In addition, the permitted uses
25 identified in Section 6.1a shall include paseos, trails, and detention basins; and water storage and
26 related facilities.

27 (2) The development standards for Planning Areas 5 and 12 of Specific Plan No. 327
28 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,

1 except that the development standards set forth in Article VI, Section 6.2b.; c.; d.; and e.(1), (2)
2 and (4) shall be deleted and replaced by the following:

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

6 B. The minimum average width of that portion of a lot to be used as a building
7 site shall be fifty-five (55') feet with a minimum average depth of ninety-five (95') feet.

8 C. The minimum frontage a lot shall be fifty (50') feet except that lots
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet
10 measured along the right-of-way line. Lot frontage along curvilinear streets may be
11 measured at the building setback in accordance with zone development standards.

12 D. The front yard shall be not less than fourteen (14') feet, measured from the
13 existing street line or any future street line as shown on any Specific Plan of Highways,
14 whichever is nearer the proposed structure.

15 E. Side yards on interior and through lots shall be not less than five (5') feet
16 in width. Side yards on corner and reverse corner lots shall be not less than ten (10') feet
17 from the existing street line or from any future street line as shown on any Specific Plan of
18 Highways, whichever is nearer the proposed structure, upon which the main building sides,
19 except where the lot is less than fifty (50') feet wide the yard need not exceed twenty
20 (20%) percent of the width of the lot.

21 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
22 maximum of two (2') feet. No other structural encroachment shall be permitted in the
23 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

25 AA. Building separation between adjacent dwelling units shall be
26 provided such that there is no less than a ten (10') foot building separation between
27 the garages and any adjacent structure or dwelling. Building separation shall mean
28 the distance between the structural portions of adjoining dwellings as measured

1 from the point where the dwellings are nearest; provided, however, that a yard
2 encroachment permitted under this ordinance shall not be considered a structural
3 portion for the determination of building separation.

4 BB. Interior side yards may be reduced to accommodate zero lot line
5 situations, except that in no case shall the reduction in side yard areas reduce the
6 required separation between detached structures to less than ten (10') feet.

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

9 e. Planning Areas 6 and 10.

10 (1) Uses permitted in Planning Areas 6 and 10 of Specific Plan No. 327 shall be the
11 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
12 permitted pursuant to Section 6.1 c.(1) shall not be permitted. In addition, the permitted uses
13 identified under Section 6.1a shall include paseos, trails, and detention basins.

14 (2) The development standards for Planning Areas 6 and 10 of Specific Plan No. 327
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
16 except the development standards set forth in Article VI, Section 6.2b.; c.; d.; and e.(1), (2) and
17 (4); and g. shall be deleted and replaced by the following:

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

21 B. The minimum average width of that portion of a lot to be used as a building
22 site shall be forty-five (45') feet, with minimum depth of eighty-five (85') feet.

23 C. The minimum frontage of a lot shall be forty-five (45') feet, except the lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet
25 measured on the right-of-way line. Lot frontage along curvilinear streets may be measured
26 at the building setback in accordance with zone development standards.

1 D. The front yard shall be not less than twelve (12') feet, measured from the
2 existing street line or from any future street line as shown on any Specific Plan of
3 Highways, whichever is nearer the proposed structure.

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

10 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
11 maximum of two (2') feet. No other structural encroachment shall be permitted in the
12 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

13 G. In no case shall more than fifty-five (55%) percent of any single story lot
14 and fifty (50%) percent of any two-story lot be covered by buildings.

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

16 AA. Interior side yards may be reduced to accommodate zero lot line
17 situations, except that, in no case shall the reduction in side yard areas reduce the
18 required separation between structures to less than eight (8') feet.

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

21 f. Planning Area 13.

22 (1) The uses permitted in Planning Area 13 of Specific Plan No. 327 shall be the same
23 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
24 permitted uses shall include paseos and trails.

25 (2) The development standards for Planning Area 13 of Specific Plan No. 327 shall be
26 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

1 g. Planning Area 14.

2 (1) The uses permitted in Planning Area 14 of Specific Plan No. 327 shall be the same
3 as those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
4 permitted pursuant to Section 8.100a.(1) and (8); b.(1); and c.(1) shall not be permitted. In
5 addition, the permitted uses identified under Section 8.100a shall include parks, paseos, and trails.

6 (2) The development standards for Planning Area 14 of Specific Plan No. 327 shall be
7 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

10 h. Planning Areas 15 and 16.

11 (1) The uses permitted in Planning Areas 15 and 16 of Specific Plan No. 327 shall be
12 the same as those uses permitted in Article VIIIe Section 8.100 of Ordinance No. 348 except that
13 the uses permitted pursuant to Section 8.100a.(1) and (8); and b.(1); and c.(1) shall not be
14 permitted. In addition, the uses permitted under Section 8.100a shall include parks, paseos, trails,
15 and detention basins.

16 (2) The development standards for Planning Areas 15 and 16 of Specific Plan No. 327
17 shall be the same as those standards identified in VIIIe, Section 8.101 of Ordinance No. 348.

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

20 i. Planning Areas 17, 18, 19, 20 and 21.

21 (1) The uses permitted in Planning Areas 17, 18, 19, 20 and 21 of Specific Plan No.
22 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
23 348, except that the uses permitted pursuant to Section 8.100a.(1), (2), (3), (4), (5), (6), (7) and (8);
24 b.(1); and c.(1) shall not be permitted. In addition, uses and activities related to open space
25 management, monitoring and scientific research shall be permitted. Further, the permitted uses
26 identified under Section 8.100a. shall include public access uses including trails, related facilities
27 and passive recreational activities; provided, however, that the approval of a plot plan for any such
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1 use shall require a finding of consistency with the applicable provisions of the Multi Species
2 Habitat Conservation Plan (MSHCP).

3 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific
4 Plan No. 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
5 Ordinance No. 348.

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

8 j. Planning Area 22.

9 (1) The uses permitted in Planning Area 22 of Specific Plan No. 327 shall be the same
10 as those uses permitted in Article VIIIe Section 8.100 of Ordinance No. 348 except that the uses
11 permitted pursuant to Section 8.100a (1), (2), (3) and (8); b.(1); and c.(1) shall not be permitted.
12 In addition, the following uses shall be permitted fire fuel modification and related activities;
13 maintenance roads and access roads; parks, paseos and trails; and detention basins.

14 (2) The development standards for Planning Area 22 of Specific Plan No. shall be the
15 same as those standards identified in Article VIIIe Section 8.101 of Ordinance No. 348.

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

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TEMESCAL AREA

E 1/2 OF NW 1/4, NE 1/4 AND SE 1/4 OF SECTION 36, T 4S, R 6W
AND NW 1/4, POR. OF NE 1/4, POR. OF SW 1/4, POR. OF SE 1/4 OF
SEC. 1 AND POR. OF NE 1/4 OF SEC. 12, T 5S, R 6W S.B.M.



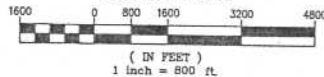
LINE DATA

NO.	DISTANCE	BEARING
①	187.33'	N69°57'30\"W
②	197.66'	N75°02'30\"E
③	317.90'	N37°45'07\"E
④	165.26'	N17°29'47\"E
⑤	610.07'	N89°39'10\"W

LEGEND

SP ZONE SPECIFIC PLAN (SP 327)

GRAPHIC SCALE



MAP NO. 2.2200

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6651

ADOPTED BY ORDINANCE NO. 348.4449

DECEMBER 19, 2006

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 283-210-002-8, 283-240-001, 283-240-001-1
APN 283-240-003-2, 283-240-004-3, 283-240-006-5
APN 283-240-007-6, 290-070-001-7, 290-070-007-3
APN 290-070-011-6, 290-070-012-7, 290-070-013-8
APN 290-080-001-8, 290-130-009, 290-130-020-9