

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

737B



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
July 9, 2007

SUBJECT: RESOLUTION NO. 2007-306 - FIRST CYCLE OF GENERAL PLAN
AMENDMENTS (CIRCULATION ELEMENT) FOR 2007 (GPA NO. 729)

RECOMMENDED MOTION:

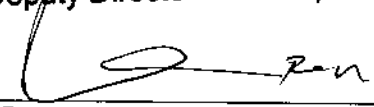
ADOPTION of Resolution No. 2007-306 amending the Riverside County General Plan in
accordance with the Board's action taken on General Plan Amendment (GPA) Nos. 729.

BACKGROUND:

The General Plan Amendment comprising the first cycle of 2007 for the Circulation Element was
considered by the Board of Supervisors in a public hearing held on April 10, 2007.

GPA No. 729 amends the Circulation Element of the Sun City /Menifee Valley Area Plan by
reducing Bradley Road from a Major (118-foot right-of-way) to a Secondary (100-foot right-of-
way) between Craig Avenue and Garbani Road; reducing Garbani Road from a Major to a
Collector (74-foot right-of-way) between Bradley Road and the new terminus east of Evans
Road; reducing Garbani Road from an Urban Arterial (152-foot right-of-way) to a Secondary
between Haun Road and Bradley Road; realigning and upgrading realigned Wickerd Road to a
Major between Haun Road and Evans Road; removing a portion of Wickerd Road between
Evans Road and the intersection of Wickerd Road and Ascot Way; and removing an un-named
road that travels at 45 degrees between Evans Road and Wickerd Road in the Third
Supervisorial District.

Juan C. Perez
Deputy Director of Transportation


George A. Johnson
Director of Transportation


Minh C. Tran

GAJ:rdf

REVIEWED BY EXECUTIVE OFFICE

FORM APPROVED COUNTY COUNSEL

DATE 7/23/07
Tina Grande

JUL 23 2007
BY 
Minh C. Tran

Policy

Consent

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

Prev. Agn. Ref.
April 10, 2007 - Item 15.2

District: 3

Agenda Number:

3.102



2 **RESOLUTION NO. 2007-306**

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 April 10, 2007, and before the
8 Riverside County Planning Commission on July 12, 2006 and August 23, 2006 to consider a proposed
9 amendment to the Sun City/Menifee Valley Area Plan Circulation Element Map of the Riverside County
10 General 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**, Environmental Impact Report (EIR) No. 486, prepared in connection with Tract No.
14 31194, General Plan Amendment 729, and Change of Zone No. 6764 (referred to alternatively herein as
15 "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the
16 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
17 accordance with the CEQA provisions and Riverside County CEQA implementing procedures; and,

18 **WHEREAS**, the above matters were discussed fully with testimony and documentation presented
19 by the 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 July 31, 2007 that:

- 22 A. General Plan Amendment No. 729 (GPA00729) is a proposal to amend the Circulation
23 Element of the Sun City/Menifee Valley Area Plan by reducing Bradley Road from a Major (118-foot
24 right-of-way) to a Secondary (100-foot right-of-way) between Craig Avenue and Garbani Road; reducing
25 Garbani Road from a Major to a Collector (74-foot right-of-way) between Bradley Road and the new
26 terminus east of Evans Road; reducing Garbani Road from an Urban Arterial (152-foot right-of-way) to a
27 Secondary between Haun Road and Bradley Road; realigning and upgrading realigned Wickerd Road to a
28 Major between Haun Road and Evans Road; removing a portion of Wickerd Road between Evans Road

1 and the intersection of Wickerd Road and Ascot Way; and removing an un-named road that travels at 45
2 degrees between Evans Road and Wickerd Road in the Third Supervisorial District, as shown on the
3 exhibit entitled "GPA00729, Exhibit A," a copy of which is attached hereto and incorporated herein by
4 reference. This amendment is associated with Tentative Tract Map No. 31194, Change of Zone No. 6764,
5 and General Plan Amendment No. 655, which were considered with this amendment at the public
6 hearings before the Planning Commission and the Board of Supervisors. These associated actions are
7 evaluated by EIR No. 458 (SCH No. 2003061122) and EA No. 41179. Tentative Tract Map No. 31194
8 divides the site into 486 single-family residential lots with a minimum lot size of 6,000 square feet, three
9 park lots, seven open space/drainage easement lots, four water quality basin lots, and 31 open
10 space/landscape lots. Change of Zone No. 6764 changes the zoning on the site from R-A-1 (Residential
11 Agricultural with a 1 acre minimum lot size), R-A-5 (Residential Agricultural with a 5 acre minimum lot
12 size), A-1-1 (Light Agricultural with a 1 acre minimum lot size), and A-1-10 (Light Agricultural with a 10
13 acre minimum lot size), to R-1 (One Family Dwellings), R-4 (Planned Residential), and R-5 (Open Area
14 Combining Zone – Residential Developments). General Plan Amendment No. 655 amends the Sun
15 City/Menifee Valley Area Plan by modifying the boundary line between the Rural Foundation
16 Component and the Community Development Foundation Component to reflect actual natural slope
17 gradient conditions on the site. The Rural Foundation Component acreage would reduce from 44.7 acres
18 to 40.1 acres, a reduction of 4.6 acres, and the Community Development Foundation Component acreage
19 would increase by a corresponding 4.6 acres. The property is northerly of Scott Road, southerly of
20 Garbani Road, easterly of Murrieta Road, and westerly of Interstate 215.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
22 on this matter, both written and oral, that:

- 23 1. The site is located in the Sun City/Menifee Valley Area Plan (SCMVAP).
- 24 2. The Circulation Element of the Sun City/Menifee Valley Area Plan Land Use Map
25 determines the extent, intensity, and location of regional roadways within the SCMVAP.
- 26 3. The proposed GPA00729 involves reducing Bradley Road from a Major (118-foot right-
27 of-way) to a Secondary (100-foot right-of-way) between Craig Avenue and Garbani Road;
28 reducing Garbani Road from a Major to a Collector (74-foot right-of-way) between

1 Bradley Road and the new terminus east of Evans Road; reducing Garbani Road from an
2 Urban Arterial (152-foot right-of-way) to a Secondary between Haun Road and Bradley
3 Road; realigning and upgrading realigned Wickerd Road to a Major between Haun Road
4 and Evans Road; removing a portion of Wickerd Road between Evans Road and the
5 intersection of Wickerd Road and Ascot Way; and removing an un-named road that travels
6 at 45 degrees between Evans Road and Wickerd Road.

- 7 4. The project will construct Wickerd Road through the site to implement the County's
8 General Plan Circulation Element and improve levels of service.
- 9 5. The project will realign Wickerd Road through the project site to provide a better traffic
10 flow and direct cars away from rural areas to the south.
- 11 6. The project will make contributions to the Scott Road Bridge and Benefit District and the
12 County's Transportation Uniform Mitigation Fee to assist in the construction of regional
13 transportation improvements.
- 14 7. The project will construct a segment of the County's regional trail system along Wickerd
15 Road through the project site to accommodate equestrian use.
- 16 8. The traffic study shows that with planned improvements, all roadway segments and
17 interchanges will operate at acceptable levels of service.
- 18 9. The proposed project's circulation system would be safe and efficient and consistent with
19 the County Road Improvement Standards and Specifications.
- 20 10. All street improvements would meet travel demands and safety requirements.
- 21 11. No residential lots would be directly accessed via Wickerd Road or General Plan
22 designated highways.
- 23 12. The site is currently designated Medium Density Residential (two to five dwelling units
24 per acre) within the Community Development Foundation Component and Rural
25 Residential (one dwelling unit per five acres) within the Rural Foundation Component and
26 is being amended through GPA00655 to reduce the on-site SCMVAP Rural Foundation
27 Component land use designation acreage from 44.7 acres to 40.1 acres based on actual
28

1 slope conditions, a reduction of 4.6 acres, and increase the Community Development
2 Foundation Component acreage by a corresponding 4.6 acres.

3 13. The site is bordered (in clockwise order) on the north by properties designated Medium
4 Density Residential within the Community Development Foundation Component and
5 Rural Residential within the Rural Foundation Component, on the east by properties
6 designated Medium Density Residential within the Community Development Foundation
7 Component with Community Center Overlay and Rural Residential within the Rural
8 Foundation Component, on the south by properties designated Very Low Density
9 Residential and Low Density Residential within the Community Development Foundation
10 Component, and to the west by properties designated Very Low Density Residential within
11 the Community Development Foundation Component. The site is partially bordered by
12 Wickerd Road to the south and Evans Road to the east.

13 14. The site is zoned R-A-1 (Residential Agricultural with a 1 acre minimum lot size), R-A-5
14 (Residential Agricultural with a 5 acre minimum lot size), A-1-1 (Light Agricultural with a
15 1 acre minimum lot size), and A-1-10 (Light Agricultural with a 10 acre minimum lot
16 size). The associated Change of Zone Case No. 6764 proposes to change the zoning on the
17 site to R-1 (One Family Dwellings), R-4 (Planned Residential), and R-5 (Open Area
18 Combining Zone – Residential Developments).

19 15. The site currently contains vacant land, active agricultural cultivation of dry-farmed grains,
20 inactive agricultural uses, and other disturbances.

21 16. Surrounding land uses (in clockwise order) include an approved tentative tract map
22 referred to as Cimarron Valley Estates (TTM No. 30142) located immediately to the
23 northwest, and approved for 523 single-family residential lots, a community park and
24 greenbelts. An EIR (SCH No. 2002051147) was certified for TTM No. 30142 and related
25 Change of Zone No. 6670. Land uses to the north include vacant land and scattered rural
26 residences. Land uses to the northeast and east include hills with rock outcroppings and
27 vacant land. Land uses to the south and west include vacant land and scattered rural
28 residences.

- 1 17. The proposed amendment does not involve a change in the Riverside County Vision or any
2 General Plan Principle in the General Plan.
- 3 18. The proposed amendment would contribute to the achievement of the purposes of the
4 General Plan.
- 5 19. Special circumstances or changes have emerged that were unanticipated in preparing the
6 General Plan.
- 7 20. The proposed general plan amendment will not be detrimental to public health, safety, and
8 welfare.
- 9 21. The proposed amendment is consistent with the policies of the Sun City/Menifee Valley
10 Area Plan Circulation Element and with all policies of the Riverside County General Plan,
11 as adopted on October 7, 2003.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
13 impacts associated with Tentative Tract Map No. 31194, General Plan Amendment No. 729, and related
14 cases are potentially significant unless otherwise indicated, but each of these impacts will be avoided or
15 substantially lessened by the identified mitigation measures:

16 A. Land Use

17 1. Impacts:

18 The proposed project would be consistent with applicable environmental
19 goals and policies from the Riverside County General Plan, the Sun
20 City/Menifee Valley Area Plan, the Multiple Species Habitat Conservation
21 Plan, the Southern California Association of Governments' Regional
22 Comprehensive Plan and Guide and Regional Transportation Plan, and the
23 South Coast Air Quality Management District's Air Quality Management
24 Plan. The project also would not result in any substantial or extreme land
25 use incompatibility, as the project is consistent with the land use
26 designations applied to the site by the Sun City/Menifee Valley Area Plan.

27 2. Mitigation:

28 None required.

1 B. Aesthetics, Visual Quality and Light & Glare

2 1. Impacts:

3 At build-out of the proposed project, views of the site from surrounding
4 areas would change from predominately vacant land to medium density
5 residential and open space uses. This change is not regarded as adverse. The
6 site's most prominent visual characteristic, consisting of a natural hillside
7 occurring in the northeast portion of the project site, would be preserved as
8 natural open space. The proposed project site is located within the Mt.
9 Palomar Observatory Special Lighting Area. Lighting from the proposed
10 project could adversely affect the Palomar Observatory, resulting in a
11 potentially significant impact.

12 2. Mitigation:

13 The project shall comply with the requirements of Riverside County
14 Ordinance No. 655, which was established to regulate the use of certain
15 light fixtures, and requires evidence of compliance with the lighting
16 standards discussed in Section 4.2. All outdoor lighting systems shall
17 comply with Ordinance No. 655.

18 C. Biological Resources

19 1. Impacts:

20 The project site is not located in the MSHCP Criteria Area. On-site grading
21 and development would remove or disturb approximately 152.1 acres of
22 agricultural, disturbed or ruderal habitat, 2.1 acres of northern mixed
23 chaparral, 18.3 acres of Riversidean sage scrub (including a 100' fuel
24 modification zone along the development's northeastern edge), 2.4 acres of
25 disturbed Riversidean sage scrub and 0.8 acres of southern arroyo
26 willow/mulefat scrub. Of the 2.0 acres that will be disturbed off-site,
27 impacts would occur to 1.97 acres of agricultural, disturbed, or ruderal
28

1 habitat, 0.02 acres of southern arroyo willow/mulefat scrub and 0.01 acre of
2 Riversidean scrub.

3 No sensitive plant species were observed on-site. The site is not located in
4 the MSHCP Criteria Area. Additionally, the proposed project site is not
5 identified in an area required to be surveyed pursuant to the MSHCP's
6 Protection of Narrow endemic Plant species guidelines and the MSHCP's
7 Additional Survey Needs and Procedures. Therefore, focused botanical
8 surveys are not required for the project site, and any impacts to sensitive
9 plant species, if present, are not regarded as significant. The project
10 applicant will be required to comply with Riverside County Ordinance No.
11 4.62.070 which requires payment of a MSHCP mitigation fee order to assist
12 in providing revenue to acquire and conserve lands necessary to implement
13 the MSHCP.

14 The project site is located outside of the MSHCP Criteria Area; however, in
15 accordance with MSHCP's Additional Survey Needs and Procedures,
16 burrowing owl surveys are required. Although burrowing owl was not
17 observed on the site, it does have the potential to move onto the site due to
18 its migratory nature. Potential impacts to burrowing owl are considered
19 significant.

20 Jurisdictional areas on the project site include 62,384.3 square feet (1.43 ac)
21 of state streambeds, and 37,667.9 square feet (0.67 ac) of federal
22 jurisdictional drainages. Implementation of Tentative Tract Map No. 31194
23 would result in impacts to 34,512.6 square feet (0.79 ac) of state
24 streambeds, of which 1,316 square feet (0.03 ac) are state wetlands and
25 18,748.6 square feet (0.43 ac) are federal jurisdictional drainages. Impact
26 to these jurisdictional wetlands and waters is considered significant.

27 2. Mitigation:
28

1 Tentative Tract Map No. 31194, Lot #503 (approximately 39.0 acres in the
2 northeastern portion of the property) shall be preserved as open space and
3 shall be covered by a conservation easement or other mechanism to ensure
4 permanent preservation, with allowance for required maintenance of fuel
5 modification zones. The conservation easement area shall be shown on the
6 Final Map.

7 Thirty days prior to grading, a qualified biologist shall make a
8 determination regarding the presence or absence of the burrowing owl. The
9 determination shall be documented in a report to be reviewed and accepted
10 by the county of Riverside. If the species is determined to be present, and
11 the MSHCP's stated objectives 1-4 for burrowing owl have not yet been
12 met, mitigation shall be required in compliance with the MSHCP, Appendix
13 E, which states:

14 -If the site contains or is part of an area supporting less than 35 acres
15 of suitable habitat or the survey reveals that the site and surrounding
16 area supports less than 3 pairs of burrowing owls, then the on-site
17 burrowing owls shall be passively or actively relocated following
18 accepted protocols.

19 -If the site (including adjacent areas) supports 3 or more pairs of
20 burrowing owls, supports greater than 35 acres of suitable habitat
21 and is non-contiguous with MSHCP Conservation Area lands, at
22 least 90 percent of the area with long-term conservation value and
23 burrowing owl pairs shall be conserved on-site.

24 Prior to the issuance of grading permits, the applicant shall be required to
25 pay Local development Mitigation Fees (per County Ordinance No.
26 4.62.070) for implementation of the MSHCP.

1 Prior to the issuance of grading permits, the applicant shall pay fees in
2 accordance with the USFWS-approved HCP, to mitigate the projects
3 potentially significant impacts to the Stephens' kangaroo rat.

4 If construction activities will occur between February 1 and August 31 and
5 within 150 feet of suitable nesting locations, a focused raptor survey will be
6 required prior to issuance of grading permits. If active nests are located
7 within 150 feet of the area to be disturbed, measures shall be initiated to
8 avoid any impacts to young. Measures to avoid impacts will include
9 identifying the location and creating a buffer zone around the tree within
10 which impacts will be avoided until the juveniles have fledged.

11 The white-tailed kite is "fully-protected" by the California Department of
12 Fish and Game. If this species is documented as nesting on the project site
13 during the raptor survey, or it is determined this species will be significantly
14 impacted by development a 2080 permit for "take" shall be required from
15 the CDFG.

16 Prior to the issuance of grading permits, the applicant shall submit
17 documentation to the County of Riverside verifying that the necessary
18 permits required by the U.S. Army Corps of Engineers (ACOE), California
19 Department of Fish and Game (CDFG) and Regional Water Quality Control
20 Board (RWQCB) have been obtained. The ACOE has a no net loss policy
21 which requires that any unavoidable impacts to wetland values and
22 functions be replaced. In addition, the RWQCB will add restrictions to
23 control runoff from the site, require on the site treatment of runoff to
24 improve water quality, and impose Best Management Practices on the
25 construction. It is anticipated that the following measures or similar
26 measures as approved by the ACOE, CDFG, and RWQCB would reduce
27 impacts to ACOE and CDFG jurisdictional areas to a level less than
28 significant:

- 1 -On or off-site replacement of ACOE jurisdictional waters and
- 2 wetlands at a ratio no less than 1:1;
- 3 -On or off-site replacement of CDFG jurisdictional streambed and
- 4 associated riparian habitat at a ratio no less than 1:1; and/or
- 5 -Incorporation of design features into the proposed project that will
- 6 avoid biological impacts to off-site blue-line streams that ultimately
- 7 end up in the Railroad Canyon Reservoir (Canyon Lake).

8 Individual lot fencing shall be used to restrict access to the on-site wetland
9 areas. Back yard gates from individual residential lots that open onto the
10 wetland area shall be prohibited. Fencing locations and materials shall be
11 shown on the Final Map and approved by the County's Environmental
12 Programs Department (EPD) prior to issuance of building permits.
13 Required fencing shall be installed prior to issuance of occupancy permits.

14 Night lighting during and after project construction shall be directed away
15 from onsite wetland areas and, except for safety and other requirements,
16 lighting shall be limited from the boundaries of onsite wetland areas. In the
17 event that lighting in an area adjacent to the wetland area is necessary, a
18 shield shall be incorporated in project designs to ensure ambient lighting in
19 the wetland area is not increased. Lighting plans shall be approved by the
20 County prior to issuance of building permits. Lighting restrictions and the
21 reasons for such restrictions shall be included in the project's CC&Rs.

22 The landscape plans for the project in areas adjacent or tributary to wetland
23 areas shall not include those species listed in the MSHCP as "Plants That
24 Should Be Avoided Adjacent To The MSHCP Conservation Area". The
25 County of Riverside Planning Department shall review and approve all
26 plant material for the project, prior to issuance of building permits.
27 Information regarding the importance of avoiding the listed plants, even in
28 front and backyard landscaping, shall be included in sales literature

1 distributed to homeowners. The list of restricted plant materials and the
2 reasons for such restrictions shall be listed in the project's CC&Rs.

3 D. Archaeological and Paleontological Resources

4 1. Impacts:

5 There are no historic or prehistoric sites identified on the proposed project
6 site. However, archaeologically sensitive sites have been identified within
7 the project vicinity, and the potential for archaeologically sensitive sites
8 occurring on the proposed project site exists. The potential for disturbance
9 to undiscovered sites during grading is regarded as a potentially significant
10 impact.

11 Portions of the proposed project site contain Quaternary alluvium (Qofa),
12 which has a high potential for yielding fossils. The potential for
13 disturbance to paleontological resources during grading in older alluvium is
14 regarded as a potentially significant impact.

15 2. Mitigation:

16 Prior to any clearing, grubbing and/or earth moving activities, a qualified
17 archaeologist shall be retained by the developer. The potential for discovery
18 of archaeological resources on the site has been indicated as medium to
19 high; therefore, consultation with the culturally affiliated Luiseño Tribe(s)
20 is required. A pre-grading meeting between the archaeologist, a Native
21 American observer, and the excavation and grading contractor shall take
22 place to ensure an understanding of the mitigation measures required during
23 construction.

24 Prior to issuance of a grading permit, the archaeologist shall develop a
25 mitigation plan and a discovery clause/treatment plan, which shall include
26 mitigation monitoring to be implemented during earthmoving on the project
27 site. The treatment plan shall be developed in consultation with the
28 culturally affiliated Luiseño Tribe(s) and shall account for treatment of any

1 archaeological remains and associated data uncovered by brushing,
2 grubbing, or earthmoving.

3 The project applicant shall enter into a pre-excavation agreement with the
4 culturally affiliated Luiseño Tribe(s). The agreement shall document
5 archaeological monitoring requirements and specify the disposition of any
6 significant resources discovered during monitoring.

7 The landowner shall relinquish ownership of all cultural resources,
8 including all Luiseno cultural sacred items, burial goods and all
9 archaeological artifacts that are found on the project site, to the culturally
10 affiliated Luiseño Tribe(s) for proper treatment and disposition.

11 Archaeological and tribal monitoring shall be conducted on a full-time basis
12 for all grading and ground disturbing activities, including archaeological
13 testing, until the project archaeologist in consultation with the culturally
14 affiliated Luiseño Tribe(s) and the County of Riverside determines that
15 resources are not likely to be encountered.

16 If archaeological remains are found by the archaeological monitor,
17 earthmoving shall be diverted temporarily around the deposits until they
18 have been evaluated, recorded, excavated, and/or recovered as necessary.
19 Earthmoving shall be allowed to proceed through the site when the
20 archaeological supervisor, in consultation with the culturally affiliated
21 Luiseño Tribe(s) and the County of Riverside, determines the artifacts are
22 recovered and/or the site is mitigated to the extent necessary.

23 If possible human remains are encountered during any earthmoving
24 activities, all work shall stop in the area in which the find(s) are present,
25 and the Riverside County Coroner must be notified. State law dictates that
26 the Native American Heritage Commission (NAHC) shall be notified in the
27 event that remains are determined to be human and of Native American
28 decent in accordance with Public Resources Code Section 5097.98.

1 If a previously unknown site is encountered and it requires additional
2 mitigation, a plan or proposal shall be prepared by the archaeologist, in
3 consultation with the culturally affiliated Luiseño Tribe(s) and County of
4 Riverside, outlining the plan of action that needs to be implemented to
5 mitigate the new site.

6 Any recovered archaeological resources shall be identified, recorded,
7 mapped and artifacts catalogued as required by standard archaeological
8 practices. Examination by an archaeological specialist shall be included
9 where necessary, dependent upon the artifacts, features or sites that are
10 encountered. Specialists shall identify, date, and/or determine significance
11 potential.

12 A final report of findings shall be prepared by the archaeologist for
13 submission to the Eastern Information Center and the County of Riverside.
14 The report shall describe parcel history, summarize field and laboratory
15 methods used, if applicable, and include any testing or special analysis
16 information conducted to support the findings.

17 Prior to any earth moving in areas containing older alluvium, a vertebrate
18 paleontologist retained by the project proponent and approved by the
19 County of Riverside shall develop a storage agreement with the LACM
20 Vertebrate Paleontology Section, San Bernardino County Museum, or
21 another acceptable museum repository to allow for the permanent storage
22 and maintenance of any fossil remains recovered in the project area as a
23 result of the monitoring program, and for the archiving of associated
24 specimen data and corresponding geologic and geographic site data at the
25 museum repository.

26 The paleontologist shall develop a mitigation plan and a discovery
27 clause/treatment plan that, when implemented during earthmoving activities
28 in the project area shall allow for the recovery and subsequent treatment of

1 any fossil remains and associated specimen and site data uncovered by
2 these activities.

3 The paleontologist and a paleontologic construction monitor shall attend a
4 pre-grade meeting to explain the monitoring program to grading contractor
5 staff and to develop procedures and lines of communication to be
6 implemented if fossil remains are uncovered by earthmoving activities,
7 particularly when a monitor may not be on-site.

8 Paleontologic monitoring of earthmoving activities shall be conducted on a
9 full-time basis by the monitor during all earthmoving activities due to the
10 exposure of sensitive strata. Earthmoving activities in areas of the project
11 area where previously undisturbed strata will be buried but not otherwise
12 disturbed shall not be monitored. The supervising paleontologist shall have
13 the authority to reduce monitoring once he determines the probability of
14 encountering fossils has dropped below an acceptable level.

15 If the monitor finds fossil remains, earthmoving activities shall be diverted
16 temporarily around the fossil site until the remains have been recovered and
17 these activities are allowed to proceed through the site by the monitor.

18 If fossil remains are encountered by earthmoving activities when the
19 monitor is not on site, these activities shall be diverted around the fossil site
20 and the monitor called to the site immediately to recover the remains.

21 If fossil remains are found, an appropriate amount of fossiliferous rock shall
22 be recovered from the fossil site and processed to allow for the recovery of
23 smaller fossil remains. Test samples may be recovered from other sampling
24 sites in the rock unit.

25 Any recovered fossil remains shall be prepared to the point of identification
26 and identified to the lowest taxonomic level possible by knowledgeable
27 paleontologists. The remains shall then be curated (assigned and labeled
28 with museum repository fossil specimen numbers and corresponding fossil

1 site numbers, as appropriate; placed in specimen trays and, if necessary,
2 vials with completed specimen data cards) and catalogued, and associated
3 specimen data and corresponding geologic and geographic site data shall be
4 archived (specimen and site numbers and corresponding data entered into
5 appropriate museum repository catalogs and computerized data bases) at the
6 museum repository by a laboratory technician. The remains shall then be
7 accessioned into the museum repository fossil collection, where they shall
8 be permanently stored, maintained, and, along with associated specimen
9 and site data, made available for future study by qualified scientific
10 investigators.

11 A final report of results and findings shall be prepared by the paleontologist
12 for submission to the County of Riverside and the museum repository
13 following accessioning of the fossil collection into the museum repository
14 fossil collection. The report shall describe the geology and stratigraphy
15 parcel, summarize field and laboratory methods used, include a faunal list
16 and an inventory of catalogued fossil specimens, evaluate the scientific
17 importance of the specimens, and discuss the relationship of any newly
18 recorded fossil site in the parcel to relevant fossil sites previously recorded
19 from the fossil-bearing rock unit in the parcel vicinity and from correlative
20 rock units in other regions.

21 E. Hydrology, Flooding, and Drainage

22 1. Impacts:

23 The proposed project would not alter the existing drainage pattern of the
24 site or area, substantially deplete groundwater supplies or interfere
25 substantially with groundwater recharge, or contribute runoff water which
26 would exceed the capacity of existing or planned stormwater drainage
27 systems.

28 2. Mitigation:

1 None required.

2 F. Water Quality

3 1. Impacts:

4 Implementation of the proposed project would include grading that would
5 result in potential short-term erosion and sedimentation impacts.
6 Implementation of the proposed project also would permanently alter the
7 composition of the surface runoff by grading the site surfaces; by
8 construction of impervious surfaces; and by irrigation of landscaped areas.
9 Although water quality features would reduce direct impacts to water
10 quality, cumulative impacts would remain significant and require
11 mitigation.

12 2. Mitigation:

13 The developer or builder for Tentative Tract Map No. 31194 shall be
14 required, pursuant to requirements of the State Water Resources Control
15 Board, to obtain a National Pollutant Discharge Elimination System
16 (NPDES) construction permit, prior to issuance of grading permits. The
17 NPDES permit will apply to all construction activities associated with the
18 proposed project. Construction activities include clearing, grading, or
19 excavation that results in the disturbance of at least one acre of total land
20 area or activity which is part of a larger common plan of development of
21 five acres or greater. The permit requires the applicant to develop and
22 implement a Storm Water Pollution Prevention Plan (SWPPP), that
23 specifies Best Management Practices (BMPs) to minimize pollutants in
24 storm water runoff, as well as non-storm water discharges. Examples of
25 BMPs include, but are not limited to: energy dissipation structures and rip-
26 rap at storm wear discharge points to stabilize flow and reduce velocities;
27 mulching cleared or freshly seeded areas for erosion/sedimentation control;
28 geotextiles and mats for erosion control during construction, storm drain

1 inlet/outlet protection for siltation control; and slope drains for erosion
2 control. The permit also requires a monitoring, reporting and inspection
3 program to be developed and implemented to assure the effectiveness of the
4 controls.

5 Prior to approval of a Final Map and final engineering drawings, the
6 County shall verify that the Final Map and engineering drawings indicate
7 the size and location of the structural source control BMPs specified by the
8 project's Water Quality Management Plan included as an Appendix to Final
9 EIR No. 458.

10 Prior to issuance of occupancy permits, the County shall verify that the
11 project's CC&Rs specify the homeowners' association ownership and
12 maintenance requirements for private storm drains and catch basins as
13 specified in the project's Water Quality Management Plan, included as an
14 Appendix to Final EIR No. 458.

15 Prior to issuance of occupancy permits, the County shall verify that the
16 project's CC&Rs contain the activity restrictions and the property owner
17 environmental education awareness materials for water quality specified by
18 the project's Water Quality Management Plan.

19 G. Geology and Slope Stability

20 1. Impacts:

21 The portions of the site that contain alluvium and undocumented fill (if any)
22 are considered unsuitable in their present condition for support of structural
23 loads. The presence of alluvium and potential for presence of
24 undocumented fill represents a potentially significant impact that will
25 require mitigation in the form of remedial grading.

26 Construction of proposed structures in accordance with the Uniform
27 Building Code (UBC) will ensure that potential ground shaking impacts
28 will not result in a significant impact. Liquefaction pestilential is low,

1 seismically induced settlement is unlikely and the potential for tsunamis
2 and seiches is non-existent.

3 2. Mitigation:

4 Prior to the issuance of grading permits and in compliance with the
5 requirements of Riverside County Ordinances, a detailed geotechnical
6 report(s) shall be submitted to the County of Riverside Engineering
7 Division for review and approval. The report(s) shall identify and address
8 site-specific (a) underlying soil conditions, (b) liquefaction potential, (c)
9 seismic parameters and building requirements and (d) slope stability. The
10 measures recommended by the final geotechnical report(s) shall be
11 identified on applicable grading plans and shall be implemented to the
12 satisfaction of the County Geologist.

13 All earthwork and grading shall be performed in accordance with all
14 applicable requirements of the Grading and Excavation Code and the
15 Grading Manual of the County of Riverside, in addition to the provisions of
16 the 1997 Uniform Building Code (UBC), including Appendix Chapter 33.
17 Grading shall also be performed in accordance with applicable provisions
18 of the Standard Grading Specifications contained in the geotechnical report
19 prepared by Leighton and Associates (see EIR Appendices H1. and H2.).
20 The project geotechnical engineer or qualified representative shall be
21 notified at appropriate times to provide observation and testing services
22 during clearing operations and to verify compliance with the
23 recommendations made by the project geotechnical reports. In addition,
24 any buried structures or unusual or adverse soil conditions encountered that
25 are not described or anticipated in the project's geotechnical reports shall be
26 brought to the immediate attention of the geotechnical consultant.
27 All existing low-density and potentially collapsible soil materials, such as
28 loose manmade fill and alluvium, shall be removed to underlying

1 competent bedrock from each area to receive compacted fill. Prior to
2 placing structural fills, the exposed bottom surfaces in each removal area
3 shall first be scarified to a depth of 6 inches or more, watered or air-dried as
4 necessary to achieve near-optimum moisture conditions, and then
5 recompacted in-place to a minimum relative compaction of 90 percent.
6 Actual depths and horizontal limits of any removals shall be determined
7 during grading on the basis of in-grading observations and testing
8 performed by the project geotechnical consultant and/or engineering
9 geologist.

10 In the event import soils are needed to achieve final design grades, all
11 potential import materials shall be free of deleterious/oversize materials,
12 non-expansive, and approved by the project geotechnical consultant prior to
13 commencement of delivery onsite.

14 An observation of clearing operations, removal of unsuitable surficial
15 materials, and general grading procedures shall be performed by the project
16 geotechnical consultant or his/her representative. Fill shall not be placed
17 without prior approval from the geotechnical consultant. The project
18 geotechnical consultant or his/her representative shall also be present on-
19 site during all grading operations to verify proper placement and adequate
20 compaction of all fill materials, as well as to verify compliance with the
21 other recommendations presented in the project geotechnical reports.

22 No oversized rock (greater than 12 inches) shall be placed within 10 feet of
23 the finished grade.

24 Cut and fill slopes steeper than 3:1 (horizontal: vertical) and exceeding a
25 vertical height of 30 feet shall be constructed with drainage terraces in
26 accordance with Chapter 33 of the 1997 UBC.

27 H. Soils, Slopes and Erosion Potential

28 1. Impacts:

1 The majority of the on-site materials consist of low plastic clays to fine
2 sandy silts, and generally possess a very low to low expansion potential.
3 While not observed during field reconnaissance, it is possible for
4 undocumented fills or other materials with an expansion potential greater
5 than low could be encountered during construction. If present, these
6 materials would not be suitable for structural development, and this is
7 regarded as a potentially significant impact.

8 Because the topographic character of the site will be maintained and
9 because the project will comply with the Riverside County Grading
10 Standards, significant impacts to landform would not occur.

11 Soils that have high erosion susceptibility, along with fill materials used for
12 development areas, would be subject to potentially significant project-
13 related erosion because of the removal of stabilizing vegetation and
14 exposure of these erodible materials to wind and water.

15 2. Mitigation:

16 Prior to the issuance of a grading permit, an overall Conceptual Grading
17 Plan shall be submitted for Planning Department approval. The Grading
18 Plan shall include: 1) techniques employed to prevent erosion and
19 sedimentation during and after the grading process; 2) approximate time
20 frames for grading; 3) identification of areas which may be graded during
21 high probability rain months (January through March); and 4) preliminary
22 pad and roadway elevations.

23 Where cut and fill slopes are created higher than three feet, detailed
24 Landscaping and Irrigation Plans shall be submitted to the Planning
25 Department prior to Grading Plan approval. The plans shall be reviewed
26 for type and density of ground cover, shrubs, and trees to ensure that plant
27 material would be effective as erosion control and that all slopes would be
28 landscaped per County Ordinance 457.

1 All grading procedures shall be in compliance with the Riverside County
2 Grading Standards including requirements for erosion control during rainy
3 months. The requirements for compliance with Riverside County Grading
4 Standards shall be noted on all grading plans.

5 Graded, but undeveloped land shall be maintained weed-free and planted
6 with interim landscaping within 90 days of completion of grading, unless
7 building permits are obtained.

8 Prior to any grading activities, a soils report and geotechnical study shall be
9 performed to further analyze on-site soil conditions and slope stability and
10 shall include the appropriate measures to control erosion.

11 Potential brow ditches, terrace drains, or other minor swales, determined
12 necessary by the County of Riverside at future stages of project review,
13 shall be lined with natural erosion control materials or concrete.

14 The locations of potentially compressible soils shall be identified on all
15 Grading Plans. Where development is proposed in areas of compressible
16 soils, deep foundation systems shall be used, or compressible soils shall be
17 completely overexcavated and compacted.

18 I. Agricultural Resources

19 1. Impacts:

20 Approximately 164.7 acres of the proposed project site are designated as
21 Local Important Farmland. Upon project implementation, farming on these
22 soils would be precluded. Williamson Act Contracts existed on the
23 property, but Notices of Non-Renewal were recorded over 10 years ago,
24 and dimishment of Menifee Agricultural Preserve No. 4, Map No. 902 was
25 adopted by Resolution No. 2003-534 on December 1, 2003. The proposed
26 project is located within 300 feet of agriculturally zoned properties and is
27 required to comply with County Ordinance No. 625.

28 2. Mitigation:

1 The project shall comply with the County's "Right to Farm" Ordinance
2 (Ordinance No. 625). The ordinance is intended to provide for a means of
3 giving notice to prospective buyers of homes in newly built subdivisions
4 and recently subdivided parcels that they are moving into an agricultural
5 area and that a farm has been in operation legally for at least three years
6 shall not be or become a nuisance simply because residential uses have
7 entered the area and are offended by the odors, dust, etc.

8 J. Mineral Resources

9 1. Impacts:

10 The project would not result in the loss of an Aggregate Resource Area.
11 The property is not located near a State classified or designated area or
12 existing surface mine.

13 2. Mitigation:

14 None required.

15 K. Hazardous Materials

16 1. Impacts:

17 During grading and construction, there is a low potential for discovery of
18 hazardous materials; this possibility is regarded as a potentially significant
19 impact.

20 2. Mitigation:

21 Users of household hazardous materials such as paints, roofing materials
22 and solvents during construction shall comply with applicable federal, state,
23 and local regulation requiring elimination and reduction of waste at the
24 source by prevention of leakage, by segregation of hazardous waste, and by
25 process of materials change.

26 All site improvements not removed from the property by the current owner
27 shall be disposed of offsite, in accordance with current local, state, and
28 federal disposal regulations. Any petroleum contaminated materials, lead-

1 based paints or products, mercury, asbestos containing materials and/or
2 buried trash/debris encountered during removal and/or grading shall be
3 evaluated by an experienced environmental consultant prior to removal.
4 In the event that any subsurface hazardous materials, including soil and/or
5 groundwater contamination, are found during grading or construction, all
6 activity in the area of discovery and/or in an appropriate radius of the area
7 of discovery shall temporarily cease and the County of Riverside
8 Environmental Health Department shall be notified prior to the resumption
9 of any construction activity in the area of discovery, the site shall be
10 deemed safe by the appropriate entity prior to the resumption of grading
11 and/or constructions activities.

12 If soil is to be imported or exported to or from the site during grading or
13 other construction activities, the transported soil shall be sampled for
14 contaminants prior to use or disposal. Imported soil shall be free from
15 contamination. Exported soil, if contaminated, shall be handled in
16 accordance with prevailing environmental laws and regulations, including
17 Land Use Disposal Restrictions, if applicable.

18 Prior to the issuance of grading permits, soil sampling shall occur to
19 identify levels of methane, pesticides, herbicides, fertilizer, and other
20 agricultural chemicals. Methane and chemical levels shall be verified to be
21 within allowable limits as regulated by prevailing environmental laws and
22 regulations prior to the issuance of building permits.

23 L. Circulation and Traffic – Freeway Mainline Segments

24 1. Impacts:

25 A total of 4,632 average daily trips would be generated by the project.
26 Vehicle trips would impact local roadway segments and intersections
27 identified in the Traffic Report included as Appendix E to EIR No. 458.

28 2. Mitigation:

1 Wickerd Road shall be constructed from the easterly project boundary to
2 the westerly project boundary to align with Garbani Road at its ultimate
3 full-section width as a Major roadway.

4 Garbani Road shall be constructed as a paved two-lane extension from
5 Evans Road to the westerly project to provide site access with a minimum
6 of a 32 foot pavement section.

7 Wickerd Road shall be constructed as a paved two-lane extension from the
8 easterly project boundary to Haun Road to provide site access with a
9 minimum of a 32 -foot pavement section.

10 Internal roadways shall be constructed as Collector Roadways in
11 accordance with County Transportation Department standards.

12 On-site traffic signing and striping shall be implemented in conjunction
13 with detailed construction plans for the project site.

14 Sight distance at each project access roadway shall be reviewed with
15 respect to standard City of Perris, Caltrans, and County of Riverside sight
16 distance standards at the time of preparation of final grading, landscape, and
17 street improvement plans.

18 The project applicant shall participate in the phased construction of off-site
19 traffic signals through the County's traffic signal fee program.

20 The project applicant shall participate in funding the construction of off-site
21 improvements through the payment of Scott Road Bridge and Benefit
22 District (RBBD) fees and Transportation Uniform Mitigation Fees (TUMF).

23 M. Noise

24 I. Impacts:

25 Construction activities, especially heavy equipment, will create short-term
26 noise increases near the project site.

1 The long-term noise impacts will be from traffic noise. Project-generated
2 traffic will cause an incremental increase in area-wide noise levels
3 throughout the Menifee Valley area.

4 2. Mitigation:

5 Construction activities shall comply with County Noise Ordinance No. 457,
6 relating to construction noise.

7 Construction shall be restricted to the hours of 7 AM - 5 PM weekdays and
8 Saturdays.

9 If blasting, drilling or rock crushing occur within 800 feet of any occupied
10 residence, temporary noise barriers (berms, walls, etc.) shall be erected to
11 mitigate noise from these activities to an exterior noise level of 65 dB(A)
12 or less at the nearest residential lot line.

13 Prior to any blasting operations, all residences within 800 feet of any
14 potential blast location shall be notified in writing of the blasting schedule,
15 and again within a minimum of 72 hours in advance of blasting.

16 All construction vehicles or equipment, whether fixed or mobile, shall be
17 equipped with properly operating and maintained mufflers.

18 Stockpiling and/or vehicle staging areas shall be located as far as practical
19 from occupied residences.

20 Prior to the issuance of occupancy permits for affected lots, solid barriers
21 (walls, berms or a combination thereof) shall be provided in the following
22 locations:

23 -7.5-foot high masonry block walls or combination berm and block
24 wall shall be constructed along Lots 218 to 220 and 229 to 239 on
25 Wickerd Road.

26 -7-foot high masonry block walls or combination berm and block
27 wall shall be constructed along Lots 1 to 6, 51 to 69, 71, 72, 83 to
28

1 85, 162 to 168, 292, 293, 304, 305, 313, 314, and 320 to 326 on
2 Wickerd Road.

3 -6-foot high masonry block wall/privacy wall or combination berm
4 and block wall shall be constructed along Lots 391 to 403 on Evans
5 Road.

6 - Corner Wrap Around and Open Space Lots masonry block walls
7 or combination berm and block wall shall be constructed along those
8 lots along Wickerd Road that have been identified in the County's
9 review of the acoustical analysis (see EIR Appendix G1). The
10 height shall be determined by the adjacent wall height.

11 These walls shall be erected so that the top of each wall extends at least 6 to
12 7.5 feet (depending on location) above the pad elevation of the shielded lot.
13 In cases where the road is elevated above the pad, the wall shall extend at
14 least 6 to 7.5 feet (depending on location) above the highest point between
15 the homes and the road. Final noise barrier heights should be determined
16 when final grading plans show lot location, precise road, and pad
17 elevations.

18 Mechanical ventilation (e.g. air conditioning) shall be provided for all
19 homes located adjacent to Wickerd Road and Evans Road.

20 Upgraded windows with a Sound Transmission Class (STC) rating 30 or
21 higher shall be installed in all homes located adjacent to Wickerd Road.

22 To minimize the potential interior noise impacts, homes facing Wickerd
23 Road and Evans Road should be provided with weather-stripped solid core
24 exterior doors and exterior wall/roof assemblies free of cut-outs and
25 openings.

26 Prior to issuance of building occupancy permits, the applicant shall provide
27 the County of Riverside Department of Public Health with an interior
28 acoustical report for review and approval. The report must demonstrate that

1 the interior noise of those homes along Wickerd Road and Evans Road has
2 been reduced to at or below 45 Ldn.

3 N. Open Space, Parks and Recreation

4 1. Impacts:

5 The project would provide 6.4 acres of neighborhood park and 53.8 acres of
6 open space and landscaped areas. According to the State Quimby Act, 7.3
7 acres of parkland are required. The project would provide 0.9 acres less
8 parkland than required, resulting in a significant impact.

9 2. Mitigation:

10 The project applicant shall be required to pay an in-lieu park fee to the
11 County for its 0.9-acre park deficiency prior to the issuance of building
12 permits.

13 O. Fire Protection Services

14 1. Impacts:

15 Implementation of the proposed project would place additional demand on
16 the County Fire Department and would cumulatively impact the
17 Department's ability to service the planned population.

18 2. Mitigation:

19 In accordance with Riverside County Subdivision Ordinance 460, fire flows
20 shall have 1000 gallons per minute at 20 psi residual pressure.

21 All water mains and fire hydrants shall be constructed in accordance with
22 Ordinance 460. Hydrant spacing at each intersection shall be no more than
23 330 feet apart.

24 Disclosures of potentially damaging wildfires in the area must be disclosed
25 to future homebuyers by the seller as part of the buyer disclosure statements
26 prior to purchase as required by the California Civil Code.

27 Prior to issuance of the grading permits, a fire protection/vegetation
28 management plan shall be prepared and submitted to the Fire Department

1 for review and approval.

2 Prior to the issuance of occupancy permits, the applicant shall comply with
3 the provisions of the County Development Impact Fee (DIF) Ordinance
4 (Ord. No. 659), which requires a fee payment that the County applies to the
5 funding of public facilities, including fire protection facilities.

6 P. Sheriff Services

7 1. Impacts:

8 Implementation of the proposed project would cumulatively impact the
9 ability of the Sheriff's Department to provide service to the project area.

10 2. Mitigation:

11 Prior to the issuance of occupancy permits, the applicant shall comply with
12 the provisions of the County Development Impact Fee (DIF) Ordinance
13 (Ord. No. 659), which requires a fee payment that the County applies to the
14 funding of public facilities, including sheriff protection facilities.

15 The project applicant shall inform the Crime Prevention Unit of the
16 Sheriff's Department of all new homeowners associations. These
17 associations may be used as the foundation for establishing Neighborhood
18 Watch Programs.

19 Q. Solid Waste

20 1. Impacts:

21 Implementation of the proposed project would result in the generation of
22 approximately 599.83tons/yr of solid waste, thereby cumulatively
23 impacting the capacity of existing landfills.

24 2. Mitigation:

25 The refuse hauler for the project site shall be advised of the efforts the
26 developer will be pursuing relating to recycling and waste reduction (i.e.,
27 curbside recycling, in accordance with County Resolution No. 90-688. The
28 use of such programs would be encouraged by the developer through

1 information (e.g., location, materials accepted, etc.) provided in sales
2 literature.

3 The project applicant shall participate in established County-wide programs
4 to reduce solid waste generation.

5 The master Homeowners' Association and/or landscape maintenance
6 district or association shall either mulch (shred and leave on landscaped
7 areas), compost on-site, or separate from other types of waste to send to a
8 composting facility within the local area, green waste (i.e., trimmings from
9 grass, shrubs, or trees) from common project landscaped areas and the
10 community park.

11 The project developer shall pursue and implement any available and
12 feasible source reduction programs for the disposal of construction
13 materials to the satisfaction of the Riverside County Waste Management
14 Department.

15 The project applicant shall comply with the State Model Ordinance, which
16 requires adequate areas for the collection and loading of recyclable
17 materials to be provided within detached, single family residential areas
18 where solid waste is collected and loaded in a location which serves five or
19 more units.

20 R. Water and Wastewater Services

21 1. Impacts:

22 Project implementation would result in a peak demand for 274,000 gallons
23 of water per day. The project would provide the necessary water and
24 wastewater facilities to serve the project. The project is required to be in
25 compliance with the basin plan of the Regional Water Quality Control
26 Board, Santa Ana Region. In addition, the project is required to obtain
27 updated will-serve letters from the EMWD before subdivision or use permit
28 implementation. The project will also be conditioned to construct an on-site

1 recycled water system and associated off-site recycled water facilities,
2 which will provide a non-potable water source to the site for irrigating
3 common landscaped areas, such as green-belts and open space areas.

4 2. Mitigation:

5 None required.

6 S. Schools

7 1. Impacts:

8 Implementation of the proposed project would generate approximately 189
9 elementary students, 103 middle school students and 123 high school
10 students.

11 2. Mitigation:

12 Prior to the issuance of each residential building permit(s), school fees shall
13 be paid in accordance with the requirements of the State of California
14 (Senate Bill 50) or the applicant shall enter into a mitigation agreement with
15 the Menifee Unified School District and the Perris Union High School
16 District.

17 T. Libraries

18 1. Impacts:

19 Development of the proposed project would increase the region's
20 population, creating in turn an additional demand for library facilities and
21 services.

22 2. Mitigation:

23 Prior to the issuance of occupancy permits, the applicant shall comply with
24 the provisions of the County Development Impact Fee (DIF) Ordinance
25 (Ord. No. 659), which requires a fee payment that the County applies to the
26 funding of public facilities, including library facilities.

27 U. Health Services

28 1. Impacts:

1 The proposed project would result in a population increase and create a
2 greater demand for health services in the region. Health care service is a
3 regional issue which generally responds to current demand.

4 2. Mitigation:

5 Prior to the issuance of occupancy permits, the applicant shall comply with
6 the provisions of the County Development Impact Fee (DIF) Ordinance
7 (Ord. No. 659), which requires a fee payment that the County applies to the
8 funding of public facilities, including public health facilities.

9 V. Energy Resources

10 1. Impacts:

11 Implementation of the proposed project would result in an increased
12 demand for energy resources. Energy suppliers have indicated an ability to
13 serve the proposed project based on existing and planned capacities.

14 2. Mitigation:

15 None required.

16 W. Utilities

17 1. Impacts:

18 Implementation of the proposed project would result in an increased
19 demand for utilities. Utility service providers have indicated an ability to
20 serve the proposed project based on existing infrastructure.

21 2. Mitigation:

22 None required.

23 X. Disaster Preparedness

24 1. Impacts:

25 Implementation of the proposed project would not expose people or
26 structures to a significant risk of loss, injury or death involving wildfires,
27 erosion, seismic activity or flooding with the application of mitigating
28 measures documented under the topics of Hydrology, Flooding and

1 Drainage; Soil and Erosion, Geology and Slope Stability; and Fire
2 Protection, above.

3 2. Mitigation:

4 None required.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts resulting
6 from the approval of Tentative Tract Map No. 31194, General Plan Amendment No. 729 and related cases
7 cannot be fully mitigated and will be only partially avoided or lessened by the mitigation measures
8 hereinafter specified; a statement of overriding findings is therefore included herein:

9 A. Circulation and Traffic – Freeway Mainline Segments and Ramps

10 1. Impacts:

11 A total of 4,632 average daily trips would be generated by the project.
12 Vehicle trips would be added to I-15 and I-215 freeway segments under the
13 authority of Caltrans that are projected to operate at unacceptable levels of
14 service. Also, vehicle trips would be added to the I-215 northbound and
15 southbound ramps at Newport Road and Scott Road that require the
16 approval of Caltrans and/or the City of Murrieta.

17 2. Mitigation:

18 No mitigation is available for impacts to freeway mainline segments.
19 Improvements to the I-215 northbound and southbound ramps are identified
20 in the TUMF. However, because approvals of the ramp improvements are
21 outside of the jurisdiction of Riverside County, and in the event that the
22 approvals for identified intersection improvements at the I-15 and I-215
23 ramps cannot be obtained from Caltrans and/or the City of Murrieta,
24 cumulative impacts to be reduced by these improvements would be
25 significant and unavoidable.

26 B. Air Quality – Project-Specific and Cumulative

27 1. Impacts:

1 Temporary construction activity air emissions will occur during project
2 buildout, including dust (PM10), equipment exhaust (NOx) and
3 architectural surface treatments fumes (VOC). In the long-term, the
4 proposed project will contribute to the regional inability to attain the
5 SCAQMD emissions standards due to its contribution of mobile source
6 emissions (CO).

7 2. Mitigation:

8 Prior to the issuance of grading permits, the owner/permittee shall submit
9 an accelerated construction dust abatement management program to the
10 County of Riverside. This involves developing a dust control program to
11 supplement the routine watering that constitutes best available control
12 measures (BACMs) in excess of any minimum SCAQMD Rule 403
13 requirements. BACMs that may be adopted and integrated into an
14 enhanced dust control program might include hydroseeding previously
15 disturbed areas while awaiting construction, adding chemical binders or
16 surfactants to increase the effectiveness of watering, and/or early paving or
17 chip sealing of roads. Soil disturbance should be terminated when high
18 winds (>25 mph) make dust control extremely difficult.

19 The project applicant/contractor shall reduce "spill-over" effects by
20 preventing soil erosion, washing dirt from vehicles entering public
21 roadways, and washing/sweeping project access to public roadways on a
22 regular schedule.

23 All trucks hauling dirt, sand, soil, or other loose materials are to be covered
24 or shall maintain at least two feet of freeboard (i.e., minimum vertical
25 distance between top of the load and the top of the trailer) in accordance
26 with the requirements of California Vehicle Code Section 23114.

27 Prior to construction commencement for each phase of the proposed
28 development, emissions control from on-site equipment through a routine

1 mandatory program of low-emissions tune-ups shall be required.

2 Electric or natural gas powered construction equipment shall be used as
3 feasible as determined by the construction superintendent.

4 During construction, electricity should be used from power poles instead of
5 from portable generators as feasible as determined by the construction
6 superintendent.

7 The application of architectural surface treatments (i.e., paint, etc.) shall be
8 limited to 100 gallons per day over the project buildout lifetime using the
9 most currently required low-VOC paint (100 grams or less of ROG per
10 liter) and high pressure-low volume (HPLV) paint applicators.

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

14 A. No Project Alternative

- 15 1. The No Project Alternative would retain the existing site condition of
16 agricultural use and open space. Because the property's Williamson Act
17 Contracts are expired and the Agricultural Preserve is diminished,
18 agricultural use will continue without the Agricultural Preserve tax benefits.
- 19 2. The No Project Alternative would not develop the site, and Wickerd Road
20 and other roadways would not be constructed through the property. The
21 northeast portion of the project site would remain as natural open space, and
22 would not be placed in a conservation easement to ensure its continued
23 preservation.
- 24 3. The No Project Alternative would fail to implement the land use
25 designations of the Riverside County General Plan and Sun City/Meniffee
26 Valley Area Plan, which designate the site for medium density residential
27 uses. This alternative would therefore conflict with the General Plan.
28

- 1 4. The No Project Alternative would allow for agricultural uses to expand on-
2 site into previously undisturbed areas, increasing impacts to sensitive
3 biological vegetation communities, sensitive plant species, sensitive wildlife
4 species, and wetlands.
- 5 5. The No Project Alternative would continue agricultural use and agricultural
6 chemical fertilizers and pesticides have the potential to create significant
7 impacts to water quality.
- 8 6. The No Project Alternative would continue agricultural use which would
9 create PM10 and NOx air quality impacts through tilling of the land and
10 exhaust from agricultural equipment.
- 11 7. The No Project Alternative would fail to meet the project's goals and
12 objectives, as described in Section 3.1 of EIR No. 458.
- 13 8. The No Project Alternative would fail to assist the County in meeting the
14 demand for regional housing needs.
- 15 9. The No Project Alternative would fail to implement improvements to
16 Wickerd Road as required by the General Plan Circulation Element.
17 Additionally, the construction of Garbani Road would not be implemented
18 as anticipated by the General Plan Circulation Element.

19 B. Jurisdictional Drainage Avoidance Alternative

- 20 1. The Jurisdictional Drainage Avoidance Alternative would result in similar
21 impacts to the environment as would occur with the proposed project,
22 except that impacts to jurisdictional wetlands and waters of the U.S. would
23 be avoided.
- 24 2. The Jurisdictional Drainage Avoidance Alternative would not avoid the
25 project's significant and unavoidable impacts to the environment (traffic
26 impacts to freeway mainlines and ramps and air quality).

- 1 3. The Jurisdictional Drainage Avoidance Alternative would result in
2 additional off-site impacts to biological resources and potential cultural
3 resources would occur due to the need to construct Evans Road.
- 4 4. The Jurisdictional Drainage Avoidance Alternative would increase traffic
5 impacts because no thru-access would be provided and the future
6 construction of Evans Road is speculative.
- 7 5. The Jurisdictional Drainage Avoidance Alternative would require the
8 construction of two bridges as part of Wickerd Road which would increase
9 the cost of infrastructure improvements that would be passed on to home
10 purchasers, contributing to the rising cost of housing.
- 11 6. The Jurisdictional Drainage Avoidance Alternative would increase impacts
12 to fire services due to the inefficient internal circulation system shown in
13 this alternative, potentially requiring the need for an additional fire station
14 site within the project vicinity.
- 15 7. The Jurisdictional Drainage Avoidance Alternative would result in the
16 construction of a residential community physically bifurcated by a drainage
17 area, limiting access to the park site from areas west of the drainage area.
18 The development would function as two separate neighborhoods instead of
19 as one master-planned development.
- 20 8 The Jurisdictional Drainage Avoidance Alternative would provide less
21 residential housing than the project, thereby assisting the County to meet the
22 regional housing need to a lesser degree than the project.

23 C. Reduced Density Alternative

- 24 1. The Reduced Density Alternative would provide one-acre minimum lot
25 sizes within the same development envelope as the project which fails to
26 implement the land use designations of the Riverside County General Plan
27 and Sun City/Menifee Valley Area Plan, which designate the site for
28 medium density residential uses.

- 1 2. The Reduced Density Alternative would conflict with the project objective
2 to be consistent with the Sun City/Menifee Valley Area Plan's land use
3 designation.
- 4 3. The Reduced Density Alternative would construct a fewer number of
5 residential homes on larger lots, and would not support an interconnecting
6 pedestrian system and neighborhood parks. Thus, the Reduced Density
7 Alternative would not be consistent with the Sun City/Menifee Valley Area
8 Plan's community design policy that encourages these amenities.
- 9 4. The Reduced Density Alternative would not be consistent with the efficient
10 land use, design, and economic development policies contained in the Sun
11 City/Menifee Valley Area Plan. The Area Plan anticipated a greater
12 number residences and amenities within the project area.
- 13 5. The Reduced Density Alternative would reduce, but not eliminate, project's
14 significant and unavoidable impacts to the environment (traffic impacts to
15 freeway mainlines and ramps and air quality)
- 16 6. The Reduced Density Alternative would provide less residential housing
17 than the project, thereby assisting the County to meet the regional housing
18 need to a lesser degree than the project.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
20 Tentative Tract Map No. 31194, General Plan Amendment No. 729 and related cases against the
21 unavoidable adverse environmental effects thereof, and has determined that the following benefits
22 outweigh and render acceptable those environmental effects:

- 23 A. The project will provide for the permanent conservation of open space in the northeast
24 portion of the property where a naturally steep topographic feature occurs.
- 25 B. The project will preserve a natural drainage course through the center of the site.
- 26 C. The project will assist in meeting the housing demand in southwestern Riverside County in
27 order to assist in providing accommodate projected population increases.

- 1 D. The project will provide neighborhood park space to serve the recreational needs of project
2 residents.
- 3 E. The project will construct a segment of the County's regional trail system along Wickerd
4 Road through the project site to accommodate equestrian use.
- 5 F. The project will construct Wickerd Road through the site to implement the County's
6 General Plan Circulation Element and improve levels of service.
- 7 G. The project will realign Wickerd Road through the project site to provide a better traffic
8 flow and direct cars away from rural areas to the south.
- 9 H. The project will make contributions to the Scott Road Bridge and Benefit District and the
10 County's Transportation Uniform Mitigation Fee to assist in the construction of regional
11 transportation improvements.

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

17 A. Economic, Population or Housing Growth

18 The project would develop 486 dwelling units over approximately 101.4 acres of a
19 204.7-acre site, and result in an increase in the County's population by 1,463
20 persons. The proposed development is consistent with growth forecasts of the
21 Southern California Association of Governments (SCAG) and of the Riverside
22 County General Plan. An extensive analysis of the balance of jobs and housing
23 was conducted as part of the Housing Element of the County's General Plan.
24 Because the proposed project would be consistent with the General Plan Land Use
25 Plan and the land use designations assigned to the property by the Sun
26 City/Menifee Valley Area Plan, implementation of the proposed project would be
27 consistent with growth forecasts and would not create an imbalance between jobs
28 and housing within the project vicinity.

1 B. Removal of An Impediment To Growth

2 The project site is undeveloped, with the exception of disturbed lands associated
3 with the past agricultural uses on the site. Urban utilities, such as community
4 water and wastewater systems that are currently unavailable to the proposed
5 project area, would be required to be extended, or otherwise connected, to serve the
6 site. Extension of these urban utilities to the proposed project area may act as an
7 inducement to other lands within the vicinity to undertake development. Such
8 induced development would be required to be consistent with the Riverside County
9 General Plan within unincorporated areas.

10 C. Precedent - Setting Effects

11 Indirect growth inducing impacts at the local level result from a demand for
12 additional goods and services associated with the increase in project population.
13 This occurs in suburban or rural environments where population growth results in
14 increased demand for service and commodity markets responding to the new
15 population. This type of growth is, however, a regional phenomenon resulting
16 from introduction of a major employment center or regionally significant housing
17 project like the proposed project site. The implementation of the proposed project
18 could result in growth inducing impacts to the region, but not beyond that
19 anticipated through buildout of the County's General Plan.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.
21 31194 will implement applicable elements of the Riverside County General Plan as follows:

22 A. Land Use Element

23 Development of the site with residential and park land uses is consistent with the
24 Land Use Element in that the property will be developed in accordance with the
25 Community Development Foundation Component land use designation depicted by
26 the General Plan: Medium Density Residential (2-5 du/ac). Consistent with the
27 Sun City/Menifee Valley Area Plan, Tentative Tract Map No. 31194 will construct
28 residential housing at a gross residential density of 2.4 dwelling units per acre

1 (du/ac) on areas of the site designated for Medium Density Residential (2-5 du/ac).
2 The project will designate approximately 39.0 acres as natural open space in the
3 northeastern portion of the property designated by the Sun City/Menifee Valley
4 Area Plan as Rural Residential. In addition, a pedestrian system and neighborhood
5 park site will be provided Tentative Tract Map No. 31194 also will comply with
6 applicable Countywide Design Standards and Guidelines.

7 B. Circulation Element

8 As part of the project, Wickerd Road would be realigned and improved to County
9 standards through the site and would extend as a 32-foot paved section off-site to
10 the east to connect with Haun Road. To the northwest, it would connect with
11 Garbani Road. Wickerd Road is a Circulation Element roadway and is an
12 important component of the local and regional transportation system. The
13 project's technical traffic report concludes that implementation of the proposed
14 project, in conjunction with planned improvements, would not degrade the level of
15 service of any existing or proposed intersection below an acceptable level;
16 however, the contribution of traffic to freeway mainlines and ramps would be
17 significant and unavoidable. The proposed project is consistent with the General
18 Plan Land Use Plan, and is thereby consistent with the traffic volumes envisioned
19 by the General Plan Land use Plan. Internal to Tentative Tract Map No. 31194,
20 non-motorized transportation would occur in the form of a segment of the
21 County's Regional Trail system, as well as in-tract pedestrian sidewalks, pathways,
22 and bicycle lanes.

23 C. Multipurpose Open Space Element

24 The General Plan designates the site as a Community Development area and does
25 not anticipate long-term use of the site for agricultural pursuits. Over 75% of the
26 proposed project site has been disturbed by agricultural activities. As a
27 consequence, areas of natural vegetation on the project site are limited to the
28 northeastern portion of the site, a blue-line stream area in the center of the property,

1 and a few small scattered patches of land area that were not farmed. Tentative
2 Tract Map No. 31194 will conserve approximately 39.0 acres as natural open
3 space, comprising more than 20 acres of Riversidean sage scrub. Also, portions of
4 the natural drainage area will be preserved. Impacts to jurisdictional drainage areas
5 will be reduced to below a level of significance through adherence to the
6 mitigation measures set forth in EIR No. 458. Ground disturbance required for the
7 project could result in the loss of archaeological and paleontologic resources.
8 However, mitigation measures proposed in EIR No. 458 would mitigate the
9 potential impacts to below a level of significance. The project would provide
10 recreation facilities in the form of on-site parks and would contribute in-lieu fee
11 payment for the 0.9-acre of required park land that is not provided on-site. The
12 project site is not located within or adjacent to any identified scenic corridors nor is
13 it mapped within a valuable mineral resource area.

14 D. Safety Element

15 The proposed residential homes within Tentative Tract Map No. 31194 would be
16 constructed in accordance with the Uniform Building Code (UBC) and any site-
17 specific conditions imposed by the County Geologist; thus insuring geologic safety.
18 The project site is not located within a blowsand area, is not subject to wind
19 erosion, is not located within a dam inundation area, and would not conflict with
20 any disaster preparedness plan. Compliance with the requirements of the Riverside
21 County Fire Department, and the required payment of mitigation fees pursuant to
22 Ordinance 659.6 would insure fire safety. Lastly, the project does not include the
23 use of or creation of hazardous materials.

24 E. Noise Element

25 As indicated in Section 4.14 of EIR No. 458, impacts associated with noise will be
26 less than significant with the incorporation of mitigation measures, including noise
27 attenuation, in the form of physical barriers and architectural structure
28 requirements.

1 F. Housing Element

2 The proposed project is consistent with the General Plan Land Use Plan and the
3 Sun City/Menifee Valley Area Plan. Because the proposed project will implement
4 the residential land uses contemplated by the Area Plan, and because the Sun
5 City/Menifee Valley Area Plan implements the Housing Element, the proposed
6 project is consistent with the General Plan Housing Element.

7 G. Air Quality Element

8 As disclosed in Section 4.13 of EIR No. 458, the project applicant would be
9 required to implement mitigation measures intended to reduce direct air quality
10 impacts to the greatest feasible extent. Implementation of the mitigation measures
11 would ensure consistency with the Air Quality Element. Not unlike other
12 development projects in Riverside County, and as also disclosed in the EIR
13 prepared for the County General Plan (SCH No. 2003061122), cumulative air
14 quality impacts associated with CO emissions and construction-related PM10 and
15 NOx emissions would remain significant and unmitigable. Although the project's
16 contribution to air quality impacts is significant, the mitigation measures presented
17 in EIR No. 458 would reduce those impacts to the greatest extent possible, in
18 conformance with SCAQMD, EPA, and California Air Resources Board
19 requirements. Implementation of the project would not increase the frequency or
20 severity of air quality violations projected by the SCAQMD's Air Quality
21 Management Plan nor would it exceed development assumptions of the Air Quality
22 Management Plan.

23 H. Administration Element

24 The Administration Element contains information regarding administration of the
25 General Plan. The project complies with the Administrative Element of the
26 General Plan.
27
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.
2 31194, General Plan Amendment No. 729 and related cases are in conformance with the conservation
3 requirements of the Western Riverside County Multiple Species Conservation Plan (MSHCP) in that:

4 A. The proposed project site is not located within the MSHCP Criteria Area. Thus, the project
5 as proposed would not conflict with Reserve Assembly, because the project site is not
6 identified for conservation.

7 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant effects on
8 Riparian/Riverine Areas and Vernal Pools which includes identification and mapping of
9 such areas located on the Project site is required if such resources are identified on the
10 project site. The jurisdictional delineation for the project determined that the site contains
11 unvegetated jurisdictional waters of the U.S. totaling 1.43 acres of state streambeds, of
12 which 0.86-acre are federal jurisdictional drainages and 0.67-acre are state wetlands. A
13 total of 0.79-acre of southern arroyo willow riparian/mulefat scrub would be impacted. A
14 Determination of Biologically Equivalent or Superior Preservation (DBESP) was prepared
15 for the project and reviewed by the California Department of Fish and Game (CDFG) and
16 the United States Fish and Wildlife Service (USFWS). The DBESP concluded that
17 complete avoidance of the riparian woodland was infeasible because:

18 - Avoidance would not allow for traffic circulation within the project nor would it
19 allow for the two main fire access routes in and out of the developed project as
20 required by the County Fire Department.

21 - Avoidance would not allow community connectivity between the east and west
22 sections of the project.

23 - Avoidance of the riparian area would not allow the project access to Evans Road,
24 the main connector street in the area.

25 - Avoidance of the riparian area would increase pressure for development of
26 occupied coastal sage scrub habitat on the northeast section of the property.

1 - Avoidance would eliminate the ability to connect the equestrian community to
2 the south of the project to the equestrian/multi-use trails to the north, rendering the
3 regional trail system incomplete.

4 Enhancement of 1.2 acres of riparian vegetation will occur on the site in a drainage that is
5 currently devoid of vegetation. This enhancement will provide habitat that is healthier and
6 that can support and be accessed by more species, particularly sensitive species that utilize
7 riparian/riverine habitats. Additionally, water basins totaling 1.33 acres will be created on-
8 site for the purpose of detaining water, cycling nutrients and trapping toxicants and
9 sediments. This combination of creation and enhancement will result in no net loss of
10 riparian habitat and would result in a correlated increase in the associated functions.

- 11 C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused surveys for
12 certain Narrow Endemic plant species are required for properties within mapped survey
13 areas. The project site is not located within the mapped survey area; therefore, focused
14 surveys for Narrow Endemic plant species were not required.
- 15 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP
16 Conservation Area are required to incorporate mechanisms to address indirect effects to the
17 MSHCP Conservation Area. The project site is not located adjacent to in close proximity
18 to the MSHCP Conservation Area and, therefore, has no potential to indirectly impact the
19 Conservation Area. However, the MSHCP Urban Interface Guidelines apply to the on-site
20 wetland areas. EIR No. 458 includes mitigation measures that reduce to below a level of
21 significance, potential impacts associated with the urban interface. Individual lot fencing is
22 required to restrict access to the on-site wetland areas and landscape plans for property
23 adjacent to the wetland areas are prohibited from including those species listed in the
24 MSHCP as "Plants that Shall be Avoided Adjacent to the MSHCP Conservation Area."
25 Also, night lighting is required to be directed away from the wetland areas.
- 26 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for
27 certain additional plant and animal species are required for properties within mapped
28 survey areas. The MSHCP identifies wildlife species survey requirements on the site for

1 burrowing owl. Focused surveys were conducted for burrowing owl, as well as for coastal
2 California Gnatcatcher and Quino Checkershot Butterfly, and focused habitat assessments
3 were performed for least Bell's Vireo, southwestern flycatcher and yellow billed cuckoo.
4 All surveys yielded negative results.

5 Pursuant to Section 6.4 of the MSHCP, fuels management is required to be considered. Because the
6 project site is not located adjacent to the MSHCP Conservation Area, impacts of fuel management would
7 not affect the Conservation Area.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
9 EIR No. 458 in evaluating Tentative Tract Map No. 31194, General Plan Amendment No. 729 and
10 related cases, and that EIR No. 458 is an accurate and objective statement that complies with the
11 California Environmental Quality Act and reflects the County's independent judgment, and that EIR No.
12 458 is incorporated herein by this reference.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 458
14 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
16 Amendment No. 729 (GPA00729) to reduce Bradley Road from a Major (118-foot right-of-way) to a
17 Secondary (100-foot right-of-way) between Craig Avenue and Garbani Road; reduce Garbani Road from
18 a Major to a Collector (74-foot right-of-way) between Bradley Road and the new terminus east of Evans
19 Road; reduce Garbani Road from an Urban Arterial (152-foot right-of-way) to a Secondary between Haun
20 Road and Bradley Road; realign and upgrade realigned Wickerd Road to a Major between Haun Road and
21 Evans Road; remove a portion of Wickerd Road between Evans Road and the intersection of Wickerd
22 Road and Ascot Way; and remove an un-named road that travels at 45 degrees between Evans Road and
23 Wickerd Road, as described herein and as shown on the exhibit entitled, "GPA00729, Exhibit A."

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

1 COUNTY OF RIVERSIDE

2

3

4 By: _____

5 John Tavaglione
6 Chairman, Board of Supervisors

7

8 Attest:
9 Nancy Romero, Clerk of the Board of Supervisors

10

11

12 By: _____

13

14

15

16 Approved as to Form
17 Joe Rank, County Counsel

18

19

20 By:  _____

21 Minh Tran
22 Deputy County Counsel

23

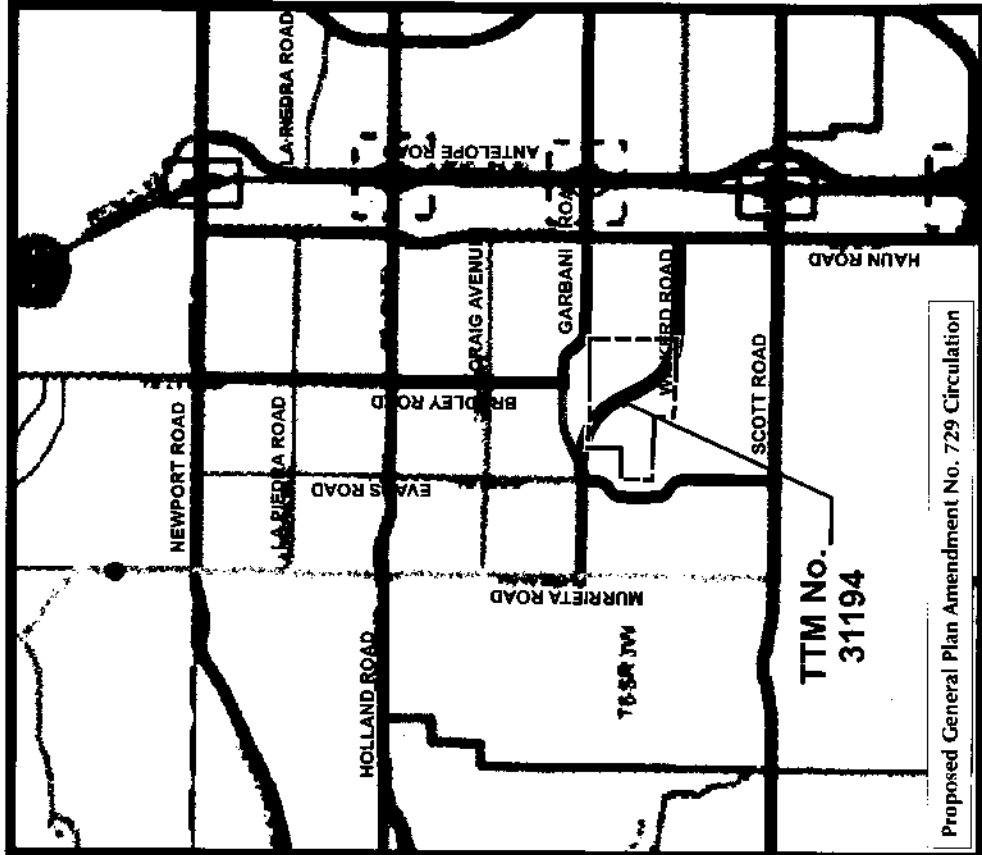
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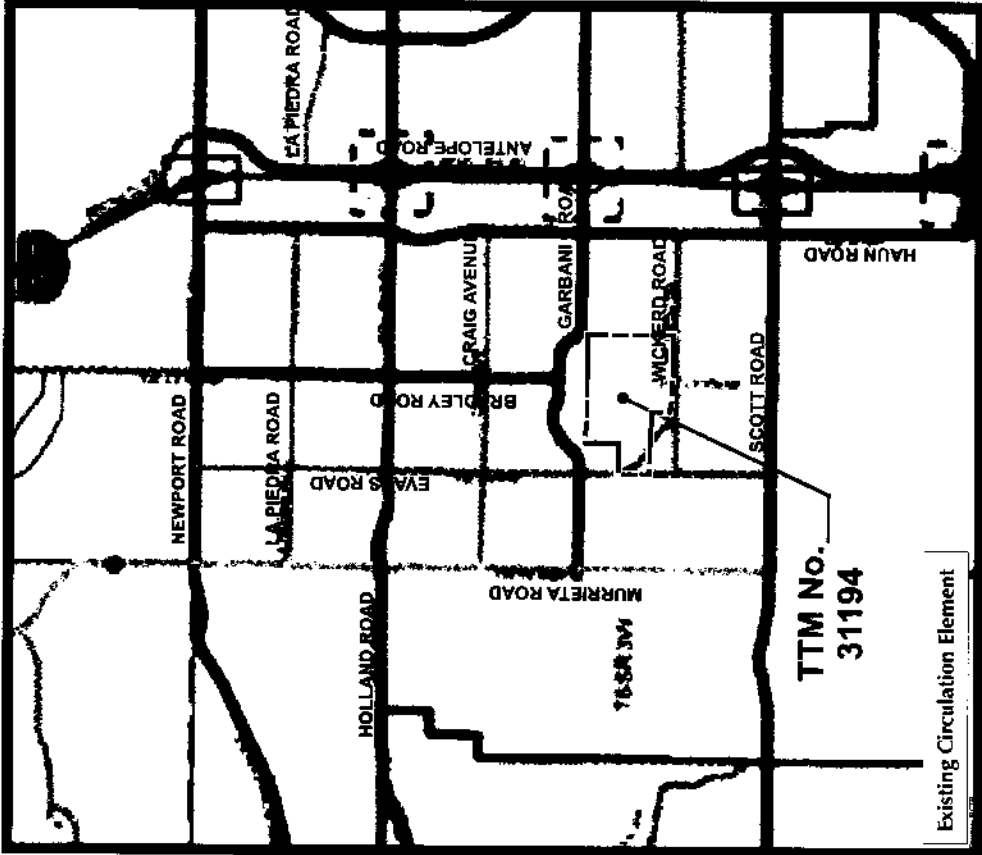
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Proposed General Plan Amendment No. 729 Circulation



Existing Circulation Element

- Expressway (184' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Metropolitan Arterial (110' ROW)
- Freeway
- Railroad
- Bridges
- Morongo Valley to San Bernardino Corridor Alternatives
- Hemet to Corona/Lake Elmore Corridor Alternatives
- SR 79 Re-alignment Alternatives
- Proposed Interchange
- Existing Interchange
- Area Plan Boundary
- Township
- Section
- Water
- City

GPA00729, Exhibit A

General Plan Amendment Exhibit

