

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

410 B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
November 12, 2009

**SUBJECT: RESOLUTION NO. 2009-171 ADOPTING SPECIFIC PLAN NO. 358 and CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 498** – Intent to Certify Environmental Impact Report – Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek. – 119.9 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The Specific Plan (The Ranch at Eastvale) proposes a land use plan, development standards, design and landscaping guidelines, and designation of nine (9) planning areas for industrial and commercial developments. The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed Specific Plan per the California Environmental Quality Act (CEQA). – APN(s): 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013 – Related Cases: GPA827 and CZ7345

**RECOMMENDED MOTION:**

**ADOPTION** of **RESOLUTION NO. 2009-171** Adopting Specific Plan No. 358 (The Ranch AT Eastvale) and Certifying Environmental Impact Report No. 498.

*[Signature]*

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b> N/A	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
<b>APPROVE</b>	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

BY *[Signature]*  
Tina Grande

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY *[Signature]* 11/18/09  
LARISA R-MCKENNA DATE  
Departmental Concurrence

Dept Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:** 6/30/09; **Item No.** 16.1 | **District:** Second | **Agenda Number:**

3.57 a

**BACKGROUND:**

On April 15, 2009, the Riverside County Planning Commission Tentatively Certified Environmental Impact Report No. 498; Tentatively Approved Specific Plan No. 358; Tentatively Approved General Plan Amendment No. 827 and Change of Zone No. 7345; and, Adopted a Resolution Recommending Adoption of Specific Plan No. 358.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **June 30, 2009** as Agenda Item No. **16.1** and the following actions were taken:

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 498**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **SPECIFIC PLAN NO. 358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 827** in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **CHANGE OF ZONE NO. 7345** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors.

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3 **RESOLUTION NO. 2009-171**  
4 **ADOPTING**  
5 **SPECIFIC PLAN NO. 358**  
6 **(THE RANCH AT EASTVALE)**  
7 **AND CERTIFYING**  
8 **ENVIRONMENTAL IMPACT REPORT NO. 498**

9 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public  
10 hearing was held before the Riverside County Board of Supervisors in Riverside, California on December  
11 22, 2009 and before the Riverside County Planning Commission in Riverside, California on April 15,  
12 2009 to consider Specific Plan No. 358 (The Ranch at Eastvale); and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act ("CEQA"), the  
14 CEQA Guidelines, and Riverside County CEQA implementing procedures have been satisfied, and  
15 Environmental Impact Report (EIR) No. 498, prepared in connection with Specific Plan No. 358, General  
16 Plan Amendment No. 827, and Change of Zone No. 7345 (collectively referred to alternatively herein as  
17 "the Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the  
18 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in  
19 accordance with the above-referenced Act and Procedures; and,

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

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
23 of the County of Riverside, in regular session assembled on December 22, 2009 that:

- 24 A. Specific Plan No. 358 is a 119.9-acre mixed use master-planned project located north of  
25 Prairie Smoke Road, south of the Riverside County/San Bernardino County boundary  
26 (City of Chino), east of Hellman Avenue, and west of the Cucamonga Creek channel. It  
27 proposes the construction of approximately 267,200 square feet of commercial/retail  
28 development on 17.5 acres, approximately 801,500 square feet of light industrial  
development on 42.9 acres, approximately 1,121,100 square feet of business park

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* DATE: 12/22/09  
CARISA REMICKENS

1 development on 47.7 acres; the remaining area would be devoted to approximately 11.8  
2 acres for major roads.

3 B. General Plan Amendment No. 827 proposes to establish the boundaries of Specific Plan  
4 No. 358 in Riverside County's General Plan and to change the General Plan Land Use  
5 Designation shown on the Eastvale Area Plan Land Use Map from "Light Industrial (LI)  
6 (0.25 - 0.60 Floor Area Ratio)" and "Medium Density Residential (MDR) (2 - 5 Dwelling  
7 Units per Acre)" to "Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)", "Business  
8 Park (BP) (0.25 - 0.60 Floor Area Ratio)", and "Light Industrial (LI) (0.25 - 0.60 Floor  
9 Area Ratio)".

10 C. Change of Zone No. 7345 proposes to change the existing Zoning Classification from  
11 Heavy Agriculture - 10 Acre Minimum (A-2-10) to Specific Plan (SP). The Specific Plan  
12 (SP) zoning designation would establish those development standards required to  
13 implement the Specific Plan.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
15 impacts associated with the Project are potentially significant unless otherwise indicated, but each of these  
16 impacts will be avoided or substantially lessened with the construction of the proposed Project design  
17 features; mandatory compliance with federal, state, and local regulations; and by the identified mitigation  
18 measures:

19 A. Airports

20 1. Impacts:

21 The proposed Project consists of commercial/retail, light industrial, and  
22 business park land uses and is consistent with the provisions of the  
23 Riverside Airport Land Use Commission's 2008 Compatibility Plan for the  
24 Chino Airport. Due to the Project site's proximity to Chino Airport, the  
25 Project site is subject to potential noise impacts due to high single-event  
26 noise levels from airplanes flying over the Project site. However,  
27 commercial/retail, business park, and light industrial land uses are not  
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1 considered to be sensitive receivers and the impacts from these single-event  
2 noise levels are below the level of significance. The Project site is subject  
3 to Part 77 height limitations and use restrictions that have been incorporated  
4 into the proposed Project. Outdoor lighting could adversely affect pilots  
5 utilizing Chino Airport at night. This would be a significant impact which  
6 can be mitigated to less than significant with mitigation.

7 2. Mitigation:

8 The proposed Project has been modified to mitigate or avoid the potentially  
9 significant impacts by the following mitigation measure, which is hereby  
10 adopted and will be implemented as provided in the Mitigation, Monitoring,  
11 and Reporting Program.

12 a. Mitigation Measure Airport 1: All street lights and other outdoor  
13 lighting shall be hooded or shielded to prevent either the spillage of  
14 lumens or reflection into the sky or above the horizontal plane.

15 B. Biological Resources

16 1. Impacts:

17 The proposed Project was reviewed for consistency with the Western  
18 Riverside County Multiple Species Habitat Conservation Plan (MSHCP)  
19 and it has been determined that the proposed Project is consistent with the  
20 provisions of the MSHCP. Two special-status wildlife species were  
21 observed foraging on the property, the white-faced ibis (*Plegadis chihi*), a  
22 California Species of Concern, and the tricolored blackbird (*Agelaius*  
23 *tricolor*), both a California Species of Concern and 2002 USFWS Birds of  
24 Conservation Concern. Indirect impacts to the white-faced ibis and the  
25 tricolored blackbird from the loss of agricultural and ranch land used for  
26 foraging would be considered less than significant due to the low value of  
27 artificially created habitat onsite and the fact that higher quality habitat is  
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1 located nearby at the Santa Ana River and Prado Basin. Sensitive bird  
2 species that were directly observed on site, or those that have a moderate or  
3 high potential to occur on-site are protected under the federal Migratory  
4 Bird Treaty Act (MBTA) and the California Fish and Game Code. If prior  
5 to Project construction any of these species establishes an active nest on the  
6 Project site, loss of that nest during construction could result in a conflict  
7 with these regulations. This would be a significant impact which can be  
8 mitigated to less than significant with mitigation. Additionally, these  
9 species are Western Riverside County Multiple Species Habitat  
10 Conservation Plan (MSHCP) Covered Species. In its MSHCP Biological  
11 Opinion (FWS-WRIV-870.19) the United States Fish and Wildlife Service  
12 determined that these species are adequately conserved through  
13 implementation of the MSHCP. The project is required to comply with the  
14 regulatory requirements of the MSHCP and Riverside County Ordinance  
15 No. 810.2 which was adopted to implement the MSHCP.

16 Due to the migratory nature of the burrowing owl, it is possible that  
17 burrowing owls could occupy the site prior to commencement of Project  
18 grading and construction. Because it will be a number of months before  
19 construction begins and because construction is phased, owls could colonize  
20 a portion of the site in the intervening months or years and would then be  
21 adversely impacted by the proposed Project construction. This would be a  
22 significant impact which can be mitigated to less than significant with  
23 mitigation.

24 2. Mitigation:

25 The Project has been modified to mitigate or avoid the potentially  
26 significant impacts by the following mitigation measures, which are hereby  
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1 adopted and will be implemented as provided in the Mitigation, Monitoring,  
2 and Reporting Program.

3 a. Mitigation Measure Bio 1: A pre-construction survey for resident  
4 burrowing owls will be conducted by a qualified biologist within 30  
5 days prior to commencement of grading and construction activities  
6 within those portions of the Project site containing suitable  
7 burrowing owl habitat. If ground disturbing activities in these areas  
8 are delayed or suspended for more than 30 days after the pre-  
9 construction survey, the area shall be resurveyed for owls. The pre-  
10 construction survey and any relocation activity will be conducted in  
11 accordance with the CDFG Report on Burrowing Owl Mitigation,  
12 1995.

13 If active nests are identified on site during the pre-construction  
14 survey, they shall be avoided or the owls actively or passively  
15 relocated. To adequately avoid active nests, no grading or heavy  
16 equipment activity shall take place within at least 250 feet of an  
17 active nest during the breeding season (February 1 through August  
18 31), and 160 feet during the non-breeding season.

19 If burrowing owls occupy the site and cannot be avoided, active or  
20 passive relocation shall be used to exclude owls from their burrows,  
21 as agreed to by the Riverside County Environmental Programs  
22 Department. Relocation shall be conducted outside the breeding  
23 season or once the young are able to leave the nest and fly. Passive  
24 relocation is the exclusion of owls from their burrows (outside the  
25 breeding season or once the young are able to leave the nest and fly)  
26 by installing one-way doors in burrow entrances. These one-way  
27 doors allow the owl to exit the burrow, but not enter it. These doors  
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1 shall be left in place 48 hours to ensure owls have left the burrow.  
2 Artificial burrows shall be provided nearby. The Project area shall  
3 be monitored daily for one week to confirm owl use of burrows  
4 before excavating burrows in the impact area. Burrows shall be  
5 excavated using hand tools and refilled to prevent reoccupation.  
6 Sections of flexible pipe shall be inserted into the tunnels during  
7 excavation to maintain an escape route for any animals inside the  
8 burrow. The CDFG shall be consulted prior to any active relocation  
9 to determine acceptable receiving sites available where this species  
10 has a greater chance of successful long-term relocation.

11 b. Mitigation Measure Bio 2: In order to avoid violation of the MBTA  
12 and California Fish and Game Code site-preparation activities  
13 (removal of trees and vegetation) shall be avoided, to the greatest  
14 extent possible, during the nesting season (generally February 1 to  
15 August 31) of potentially occurring native and migratory bird  
16 species.

17 If site-preparation activities are proposed during the  
18 nesting/breeding season (February 1 to August 31), a pre-activity  
19 field survey shall be conducted by a qualified biologist prior to the  
20 issuance of grading permits, to determine if active nests of species  
21 protected by the Migratory Bird Treaty Act (MBTA) or the  
22 California Fish and Game Code are present in the construction zone.  
23 If active nests are not located within the Project area and appropriate  
24 buffer (500 feet of an active listed species or raptor nest, 300 feet of  
25 other sensitive or protected bird nests (non-listed), or within 100 feet  
26 of sensitive or protected songbird nests), construction may be  
27 conducted during the nesting/breeding season. However, if active  
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1 nests are located during the pre-activity field survey, no grading or  
2 heavy equipment activity shall take place within at least 500 feet of  
3 an active listed species or raptor nest, 300 feet of other sensitive or  
4 protected (under MBTA or California Fish and Game Code) bird  
5 nests (non-listed), or within 100 feet of sensitive or protected  
6 songbird nests until the nest is no longer active.

7 C. Cultural Resources

8 1. Impacts:

9 Historic, archaeological and/or paleontological resources may be  
10 accidentally discovered during grading and construction activities on the  
11 Project site. This would be a significant impact which can be reduced to less  
12 than significant with mitigation.

13 2. Mitigation:

14 The Project has been modified to mitigate or avoid the potentially  
15 significant impacts by the following mitigation measures, which are hereby  
16 adopted and will be implemented as provided in the Mitigation, Monitoring,  
17 and Reporting Program.

- 18 a. Mitigation Measure Cultural 1: Prior to the issuance of rough  
19 grading permits, a qualified archaeologist (pursuant to the  
20 Secretary of the Interior's standards and guidelines) shall be  
21 retained by the implementing Project developer for limited  
22 archaeological monitoring of the clearing, grubbing, grading and  
23 utility trenching with respect to potential impacts to potential  
24 subsurface archaeological and/or cultural resources. A pre-  
25 grading meeting between the archaeologist and the excavation and  
26 grading contractor shall take place to discuss appropriate grading  
27 and ground disturbing methods within and around those  
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1 archaeologically and culturally sensitive areas within the Project.  
2 During grading operations, when deemed necessary in the  
3 professional opinion of the retained archaeologist (and/or as  
4 determined by the Planning Director), the archaeologist, the  
5 archaeologist's on-site representative(s), and any the Native  
6 American tribal representative(s) (if any Native American cultural  
7 or burial deposits are uncovered) shall actively monitor all Project-  
8 related grading and shall have the authority to temporarily divert,  
9 redirect, or halt grading activity to allow recovery of  
10 archaeological and/or cultural resources. Prior to the issuance of  
11 grading permits, a copy of a fully executed archaeological services  
12 contract including the NAME, ADDRESS and TELEPHONE  
13 NUMBER of the retained archaeologist shall be submitted to the  
14 Planning Department and the B&S Grading Division. If the  
15 retained archaeologist finds no potential for impacts to  
16 archaeological and/or cultural resources after a reasonable amount  
17 of monitoring of initial clearing, grubbing, and cuts have been  
18 conducted, a detailed letter shall be submitted to the Planning  
19 Department certifying this finding by the retained qualified  
20 archaeologist.

- 21 b. Mitigation Measure Cultural 2: If during ground disturbance  
22 activities, unique cultural resources are discovered that were not  
23 assessed by the archaeological report conducted prior to Project  
24 approval, the following procedures shall be followed. Unique  
25 cultural resources are defined, for this condition, as being multiple  
26 artifacts in close association with each other, but may include  
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1 fewer artifacts if the area of the find is determined to be of  
2 significance due to its sacred, cultural, or historical importance.

3 1) All ground disturbance activities within 100 feet of the  
4 discovered cultural resource shall be halted until a meeting is  
5 convened between the developer, the archaeologist, the  
6 Native American tribal representative and the Planning  
7 Director to discuss the significance of the find.

8 2) At the meeting, the significance of the discoveries shall be  
9 discussed and after consultation with the Native American  
10 tribal representative and the archaeologist, a decision shall be  
11 made, with the concurrence of the Planning Director, as to  
12 the appropriate mitigation (documentation, recovery,  
13 avoidance, etc.) for the cultural resources.

14 3) Grading or further ground disturbance shall not resume  
15 within the area of the discovery until an agreement has been  
16 reached by all parties as to the appropriate mitigation.

17 c. Mitigation Measure Cultural 3: If human remains are encountered,  
18 State Health and Safety Code Section 7050.5 states that no further  
19 disturbance shall occur until the Riverside County Coroner has  
20 made the necessary findings as to origin. Further, pursuant to  
21 Public Resource Code Section 5097.98(b) remains shall be left in  
22 place and free from disturbance until a final decision as to the  
23 treatment and disposition has been made. If the Riverside County  
24 Coroner determines the remains to be Native American, the Native  
25 American Heritage Commission shall be contacted within a  
26 reasonable timeframe. Subsequently, the Native American  
27 Heritage Commission shall identify the "most likely descendant."  
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1 The most likely descendant shall then make recommendations and  
2 engage in consultation concerning the treatment of the remains as  
3 provided in Public Resources Code Section 5097.98.

4 d. Mitigation Measure Cultural 4: The implementing Project  
5 developer shall retain a qualified paleontologist for paleontology  
6 monitoring services. The developer shall submit a copy of a fully  
7 executed contract including the name, telephone number and  
8 address of the retained, qualified paleontologist to the Planning  
9 Department and the Department of Building and Safety. Prior to  
10 site grading, a pre-grading meeting between the paleontologist and  
11 the excavation and grading contractor shall be held to outline the  
12 procedures to be followed when buried materials of potentially  
13 significant paleontological resources have been accidentally  
14 discovered during earth-moving operations and to discuss  
15 appropriate means to implement mitigation measure MM Cultural  
16 5. When necessary, in the professional opinion of the retained  
17 paleontologist (and/or as determined by the Planning Director), the  
18 paleontologist or representative shall have the authority to monitor  
19 actively all Project related grading and construction and shall have  
20 the authority to temporarily divert, redirect, or halt grading activity  
21 to allow recovery of paleontological resources.

22 e. Mitigation Measure Cultural 5: Prior to the issuance of grading  
23 permits, a qualified paleontologist shall be retained to develop a  
24 Paleontological Resources Monitoring and Treatment Plan  
25 (PRMTP) for approval by the Riverside County Planning  
26 Department. Following Riverside County Planning Department  
27 approval of the PRMTP, grading and construction activities may  
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1 proceed in compliance with the provisions of the approved  
2 PRMTP. The PRMTP shall include the following measures:

- 3 1) A monitoring program specifying the procedures for the  
4 monitoring of all grading activities which will reach below a  
5 depth of three feet below surface area by a qualified  
6 paleontologist or qualified designee.
- 7 2) If fossil remains large enough to be seen are uncovered by  
8 earth-moving activities, the qualified paleontologist or  
9 qualified designee shall temporarily divert earth-moving  
10 activities around the fossil site until the remains have been  
11 evaluated for significance and, if appropriate, have been  
12 recovered; and the paleontologist or qualified designee  
13 allows earth-moving activities to proceed through the site. If  
14 potentially significant resources are encountered, a letter of  
15 notification shall be provided in a timely manner to the  
16 Riverside County Planning Department, in addition to the  
17 report (described below) that is filed at completion of  
18 grading.
- 19 3) If a qualified paleontologist or qualified designee is not  
20 present when fossil remains are uncovered by earth-moving  
21 activities, these activities in the immediate vicinity of the  
22 find shall be stopped and a qualified paleontologist or  
23 qualified designee shall be called to the site immediately to  
24 evaluate the significance of the fossil remains.
- 25 4) At the discretion of a qualified paleontologist or qualified  
26 designee and to reduce any construction delay, a construction  
27 worker shall assist in removing fossiliferous rock samples to  
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1 an adjacent location for temporary stockpiling pending  
2 eventual transport to a laboratory facility for processing.

3 5) A qualified paleontologist or qualified designee shall collect  
4 all significant identifiable fossil remains. All fossil sites shall  
5 be plotted on a topographic map of the Project site.

6 6) If the qualified paleontologist or qualified designee  
7 determines that insufficient fossil remains have been found  
8 after fifty percent of earthmoving activities have been  
9 completed, monitoring can be reduced or discontinued.

10 7) Any significant fossil remains recovered in the field as a  
11 result of monitoring or by processing rock samples shall be  
12 prepared, identified, catalogued, curated, and accessioned  
13 into the fossil collections of the San Bernardino County  
14 Museum, or another museum repository complying with the  
15 Society of Vertebrate Paleontology standard guidelines.  
16 Accompanying specimen and site data, notes, maps, and  
17 photographs also shall be archived at the repository.

18 8) Prior to issuance of certificate of occupancy, a qualified  
19 paleontologist or qualified designee shall prepare a final  
20 report summarizing the results of the mitigation program and  
21 presenting an inventory and describing the scientific  
22 significance of any fossil remains accessioned into the  
23 museum repository. The report shall be submitted to the  
24 Riverside County Planning Department, the Riverside  
25 County Regional Park and Open Space District and the  
26 museum repository. The report shall comply with the Society  
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1 of Vertebrate Paleontology standard guidelines for assessing  
2 and mitigating impacts on paleontological resources.

3 **D. Fire Services**

4 1. **Impacts:**

5 Development of the proposed project will contribute to the need for new  
6 fire facilities, however, existing fire stations will be able to provide timely  
7 fire services to the proposed project and potential impacts are less than  
8 significant.

9 2. **Mitigation**

10 None required.

11 **E. Geology and Soils**

12 1. **Impacts:**

13 The Project will not be subject to seismic-related ground failure, including  
14 liquefaction, and is not located on a geologic unit or soil that is unstable or  
15 that would become unstable as a result of the Project. Organic materials on  
16 the Project site and within soils located on the Project site create the  
17 potential that methane will develop in the soils following grading of the  
18 Project site. Methane represents a potential hazard on the Project site. The  
19 County of Riverside Health Services Agency, Department of Environmental  
20 Health has requirements for methane mitigation protocol to address new  
21 developments on former dairy sites in the Eastvale area. The County  
22 Protocol allows proponents to choose one of two options for testing and  
23 mitigation, but to also comply with the General Requirements of the  
24 Protocol. Option 1 includes sampling and monitoring no sooner than 30  
25 days after grading for a minimum of four weeks. Option 2 allows for no  
26 sampling and automatic incorporation of mitigation measures. Mitigation  
27 measures **MM Geo 6** through **MM Geo 10** and **MM Geo 12** through **MM**  
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1 Geo 13, as set forth below, will need to be adhered to should methane levels  
2 exceed 5,000 ppm during post-grading sampling, per Riverside County  
3 Department of Environmental Health Methane Mitigation Protocol, except  
4 as may be modified in the engineer's methane design guidelines and as  
5 approved by the Department of Building and Safety. In order to mitigate  
6 this potentially significant impact to less than significant, commercial  
7 development of the Project site will comply with either Option 1  
8 (Mitigation Measures Geo 5 and Geo 6 through Geo 10) or Option 2  
9 (Mitigation Measures Geo 5 and Geo 11). Business park and light  
10 industrial uses will comply with either Option 1 (Mitigation Measures Geo  
11 5, Geo 12 and Geo 13) or Option 2 (Mitigation Measure Geo 5 and Geo 14)

12 2. Mitigation:

13 The Project has been modified to mitigate or avoid the potentially  
14 significant impacts by the following mitigation measures, which are hereby  
15 adopted and will be implemented as provided in the Mitigation, Monitoring,  
16 and Reporting Program.

- 17 a. Mitigation Measure Geo 1: Prior to overexcavation and  
18 recompaction of the onsite alluvial soil, all organic-rich soil (organic  
19 content greater than three percent, including manure) shall be  
20 removed from the site.
- 21 b. Mitigation Measure Geo 2: Organics in compacted fill shall not  
22 exceed one percent of total volume.
- 23 c. Mitigation Measure Geo 3: In areas where structures are planned,  
24 alluvial soil will be overexcavated and recompacted to depths  
25 ranging from 3 to 5 feet below the existing or finish grade,  
26 whichever is deeper.

1 d. Mitigation Measure Geo 4: In conjunction with any implementing  
2 development, a design-level geotechnical study shall be prepared by  
3 a registered civil or geotechnical engineer. This report shall include  
4 a soils report and an analysis of the potential of the development site  
5 for seismic-related ground failure, including but not limited to  
6 liquefaction and settlement. If a particular development site is  
7 confirmed to be prone to seismic-related ground failure, appropriate  
8 methods to minimize seismic-related ground failure potential shall  
9 be described. Prior to issuance of a grading permit, the developer of  
10 the implementing development shall incorporate the  
11 recommendations of the design-level geotechnical report into the  
12 implementing development's improvement plans. The methods for  
13 minimizing seismic-related ground failure may include, but are not  
14 limited to the following measures:

- 15 1) Removal and recompaction of any liquefaction susceptible  
16 soils within the upper 10± feet.
- 17 2) Strengthening of foundations and floor slabs to resist  
18 excessive differential settlement associated with seismically-  
19 induced liquefaction by using additional reinforcement and  
20 thickness.

21 The specific design requirements as identified by the implementing  
22 development geotechnical engineer and approved by the Department  
23 of Building and Safety, shall be incorporated into all construction  
24 documents.

25 e. Mitigation Measure Geo 5: Prior to the issuance of building permits,  
26 the Project developer shall comply with one of the following two  
27 procedures in order to address potential methane-related hazards:  
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1) Option 1: Testing shall be conducted for subsurface methane concentrations on every lot no sooner than thirty (30) days after the completion of rough grading, in accordance with the procedures set forth in the County Methane Mitigation Protocol (version 7/27/01-Final). Testing results shall be submitted to the Department of Building and Safety and the Department of Environmental Health for their review and approval. Mitigation measures MM Geo 6 through MM Geo 10 and/or MM Geo 12 through MM Geo 13, as set forth below, shall be adhered to should methane levels exceed 5,000 ppm during post-grading sampling, per Riverside County Department of Environmental Health Methane Mitigation Protocol.

2) In lieu of testing for subsurface methane concentrations, the Project developer shall comply with mitigation measures MM Geo 11 and/or MM Geo 14, as set forth below.

f. Mitigation Measure Geo 6: On lots where methane is detected above 5,000 ppm and a two-pour slab is utilized, mitigation shall include: 1) installation of a minimum 60-mil high density polyethylene (HDPE) membrane barrier (or equivalent), 2) installation of a subslab passive venting system, 3) sealing of utility or other penetrations through the membrane, 4) sealing of utility conduits where they enter a structure, and 5) construction of a utility "dam" at the point where a "dry" utility trench approaches a structure. "Liquid Boot," applied to a minimum 60-mil dry thickness per manufacturer's recommendations, may be substituted for the high density polyethylene (HDPE) membrane.

- 1 g. Mitigation Measure Geo 7: If a post-tensioned slab is utilized and  
2 methane is detected above 5,000 ppm, all of the measures set forth  
3 in MM Geo 5 shall be complied with, except that a visqueen vapor  
4 barrier shall suffice for the membrane.
- 5 h. Mitigation Measure Geo 8: On lots where methane is detected above  
6 12,500 ppm, mitigation shall include all the measures set forth in  
7 MM Geo 5 and the HDPE membrane (or equivalent) shall be  
8 installed regardless of the slab type.
- 9 i. Mitigation Measure Geo 9: On lots, regardless of slab types, where  
10 methane is detected below 5,000 ppm, and which are adjacent to lots  
11 (including corner to corner contact, but not including lots across  
12 streets) where methane is detected higher than 12,500 ppm,  
13 mitigation shall include: 1) installation of a visqueen vapor barrier,  
14 2) installation of a subslab passive venting system, 3) sealing of  
15 utility conduits where they enter a structure, and 4) construction of a  
16 utility "dam" at the point where a "dry" utility trench approaches a  
17 structure.
- 18 j. Mitigation Measure Geo 10: On all lots, regardless of methane  
19 levels, electric and communication conduits shall be sealed where  
20 they enter a structure.
- 21 k. Mitigation Measure Geo 11: All commercial lots on which testing is  
22 not conducted shall, 1) install a minimum 60-mil high density  
23 polyethylene (HDPE) membrane barrier (or equivalent), 2) install a  
24 subslab passive venting system, 3) seal utility or other penetrations  
25 through the membrane, 4) seal utility conduits where they enter a  
26 structure, and 5) construct a utility "dam" at the point where a "dry"  
27 utility trench approaches a structure. "Liquid Boot," applied to a  
28

1 minimum 60-mil dry thickness per manufacturer's  
2 recommendations, may be substituted for the HDPE membrane.

3 1. Mitigation Measure Geo 12: If the maximum methane reading is  
4 above 5,000 ppm anywhere within the building footprint, then  
5 mitigation within the offices and those portions of the building with  
6 conditioned air shall consist of 1) installation of a minimum 60-mil  
7 high density polyethylene (HDPE) membrane barrier (or  
8 equivalent), 2) installation of a subslab passive venting system, 3)  
9 sealing of utility or other penetrations through the membrane, 4)  
10 sealing of utility conduits where they enter a structure, and 5)  
11 construction of a utility "dam" at the point where a "dry" utility  
12 trench approaches a structure. "Liquid Boot," applied to a minimum  
13 60-mil dry thickness per manufacturer's recommendations, may be  
14 substituted for the high density polyethylene (HDPE) membrane. If  
15 a post-tensioned slab is utilized, a visqueen vapor barrier may be  
16 substituted for the membrane, unless the maximum methane reading  
17 is above 12,500 ppm.

18 m. Mitigation Measure Geo 13: If the maximum methane reading is  
19 above 5,000 ppm anywhere within the building footprint, mitigation  
20 within portions of the building without conditioned air shall consist  
21 of 1) a visqueen vapor barrier, 2) subslab passive venting system, 3)  
22 sealing of utility conduits where they enter structure, and 4)  
23 construction of a utility "dam" at any point where a "dry" utility  
24 trench approaches the structure.

25 n. Mitigation Measure Geo 14: For large warehouse and industrial  
26 structures (or portions thereof) without conditioned air shall: 1)  
27 install a visqueen vapor barrier, 2) install a subslab passive venting  
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1 system, 3) seal utility conduits where they enter structure, and 4)  
2 construct a utility “dam” at any point where a “dry” utility trench  
3 approaches the structure. For portions of the building with  
4 conditioned air, substitute a minimum 60-mil HDPE membrane  
5 barrier (or equivalent, e.g., “Liquid Boot” applied to minimum 60-  
6 mil dry thickness per manufacturer’s recommendations).

7 F. Hazards and Hazardous Materials

8 1. Impacts:

9 Phase I Environmental Site Assessment of the project site was conducted  
10 and found that there are no hazardous materials on the project site. The  
11 project will not create a risk to the public from hazardous materials.  
12 Although it is not anticipated that the Project site will exhibit significant  
13 levels of pesticides and herbicides in the soil, compliance with the  
14 following mitigation measure, requiring testing of the Project site for soil  
15 contamination prior to grading of the Project site will be required. Impacts  
16 will be lessened to below a level of significance with the application of the  
17 mitigation measures listed below.

18 2. Mitigation:

19 The Project has been modified to mitigate or avoid the potentially  
20 significant impacts by the following mitigation measure, which is hereby  
21 adopted and will be implemented as provided in the Mitigation, Monitoring,  
22 and Reporting Program.

- 23 a. Mitigation Measure Hazards 1: Prior to the issuance of a grading  
24 permit involving the initial ground disturbance and excavation  
25 with each Planning Area, a limited environmental study will be  
26 performed to determine the possible presence of organochlorine  
27 pesticides and arsenic in the on-site soils in accordance with the  
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1 California Department of Toxic Substance Control (DTSC)  
2 "Interim Guidelines for Sampling Agricultural Soils (3<sup>rd</sup> revision),  
3 dated August 2008". Since this site is greater than 50 acres in size,  
4 the DTSC will be consulted on the sampling pattern and  
5 frequency. If no pollutants of concern are detected, further  
6 mitigation is not necessary. If the assessment finds soil  
7 contamination or concentrations of a pesticide or herbicide that  
8 meet action levels for hazardous waste pursuant to applicable  
9 federal, state or local standards, the appropriate response/remedial  
10 measures will be implemented, as directed by County of Riverside  
11 Department of Environmental Health, or other applicable  
12 oversight agency, until all specified requirements of the oversight  
13 agencies are satisfied and a no-further-action status is attained.

14 G. Hydrology and Water Quality

15 1. Impacts:

16 Project construction would have the potential to result in substantial  
17 additional sources of polluted runoff which could have short-term impacts  
18 on surface water quality through activities such as demolition, clearing and  
19 grading, stockpiling of soils and materials, concrete pouring, painting, and  
20 asphalt surfacing. In order to reduce the discharge of expected pollutants,  
21 the Project proponent will be required to prepare and implement a site-  
22 specific Storm Water Pollution Prevention Plan (SWPPP) in accordance  
23 with the State Water Resources Control Board's (SWRCB) General Permit  
24 for Construction Activities.

25 Development of the site will increase the amount of impervious surfaces,  
26 thereby reducing the amount of rain water that would be subject to  
27 infiltration and the amount of nitrates and other salts that would potentially  
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1 migrate into ground water due to the previous use of the Project site for  
2 dairy operations. However, pollutants such as oil and grease, heavy metals,  
3 sediment, fertilizers, and pesticides can be expected to be present in surface  
4 water runoff once Project development occurs. In order to reduce the  
5 discharge of expected pollutants, individual Project proponents will be  
6 required to be in compliance with the latest version of the County's WQMP  
7 requirements for new development and redevelopment. This would be a  
8 significant impact which can be mitigated to less than significant with  
9 mitigation.

10 2. Mitigation:

11 The Project has been modified to mitigate or avoid the potentially  
12 significant impacts by the following mitigation measures, which are hereby  
13 adopted and will be implemented as provided in the Mitigation, Monitoring,  
14 and Reporting Program.

15 a. Mitigation Measure Hydro 1: In order to mitigate impacts related to  
16 water quality resulting from construction of the Project, the  
17 individual Project proponents proposing development that  
18 implements The Ranch at Eastvale Specific Plan shall obtain  
19 coverage under the appropriate NPDES General Construction Permit  
20 for Storm Water Discharges Associated with Construction  
21 Activities, Order No. 99-08-DWQ, NPDES No. CAS000002 prior to  
22 obtaining a grading permit.

23 b. Mitigation Measure Hydro 2: Prior to issuance of grading permits  
24 and in order to mitigate impacts related to pollutant loading to  
25 receiving waters and/or increased erosion/siltation resulting from the  
26 long term operation of the Project, the individual Project proponents  
27 proposing development that implements The Ranch at Eastvale  
28

1 Specific Plan shall develop and implement a Final Water Quality  
2 Management Plan (WQMP). The Riverside County Flood Control  
3 and Water Conservation District will accept and approve the Final  
4 WQMP and ensure that it gets implemented. The Final WQMP will  
5 contain measures that will effectively treat all pollutants of concern  
6 and hydrologic conditions of concern, which are consistent with the  
7 approved WQMP developed in compliance with their MS4 permit.

8 c. Mitigation Measure Hydro 3: To mitigate impacts related to water  
9 quality following development, the building occupants will  
10 determine if coverage under the State's General Permit for Industrial  
11 Activities is necessary. This permit requires implementation of a  
12 SWPPP for certain types of industrial activities. The future building  
13 occupants of the structures proposed in this document may warrant  
14 coverage under the General Permit for Industrial Activities.  
15 Therefore, prior to issuance of the certificate of occupancy, building  
16 occupants shall determine whether or not coverage under the  
17 Industrial permit is warranted for their operations, and submit their  
18 Industrial SWPPP to the Riverside County Engineering Department.

19 H. Land Use and Planning

20 1. Impacts:

21 The Project will allow land uses that are similar in nature and intensity as  
22 the existing "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)"  
23 designation; therefore it can be determined that the proposed project is  
24 consistent with the project site's existing General Plan Land Use  
25 Designation and applicable General Plan Land Use Policies and policies set  
26 forth in the Eastvale Area Plan. The proposed project's zoning and site  
27 specific development standards are consistent with those found in either of  
28

1 the County's current or proposed zoning ordinances. The type and range of  
2 businesses found within the proposed commercial/retail, business park, and  
3 light industrial designations are compatible with one another and have no  
4 greater impact to surrounding uses than light industrial alone. The project  
5 does not have a significant land use impact.

6 2. Mitigation:

7 None required.

8 I. Sheriff Services

9 1. Impacts:

10 Development of the proposed project will incrementally increase the  
11 demand for sheriff services in the Eastvale area. Due to project-generated  
12 surpluses in General Fund revenues which off-set anticipated project-related  
13 Sheriff Department expenses, impacts to sheriff services are considered less  
14 than significant.

15 2. Mitigation:

16 None required.

17 J. Solid Waste

18 1. Impacts:

19 Construction-related solid waste is estimated to constitute approximately  
20 0.017% of annual capacity of county landfills and is therefore not  
21 considered significant. Operational-generated solid waste is expected to  
22 constitute approximately 0.084% of annual county landfill capacity. Given  
23 the limited contribution of solid waste anticipated to be generated by the  
24 proposed project development of the project site will not substantially  
25 contribute to the exceedance of the permitted capacity of the designated  
26 landfills.

27 2. Mitigation:

1 The Project has been modified to mitigate or avoid the potentially  
2 significant impacts by the following mitigation measures, which are hereby  
3 adopted and will be implemented as provided in the Mitigation, Monitoring,  
4 and Reporting Program.

5 a. Mitigation Measure Solid Waste 1: The implementing Project  
6 developer shall submit a Recyclables Collection and Loading Area  
7 plot plan to the Riverside County Waste Management Department  
8 for each implementing development. The plans are required to  
9 conform to the Waste Management Department's Design Guidelines  
10 for Recyclables Collection and Loading Areas. Prior to final  
11 building inspection, the applicant is required to construct the  
12 recyclables collection and loading area in compliance with the  
13 Recyclables Collection and Loading Area plot plan, as approved and  
14 stamped by the Riverside County Waste Management Department,  
15 and verified by the Riverside County Building and Safety  
16 Department through site inspection.

17 b. Mitigation Measure Solid Waste 2: The implementing Project  
18 developer shall recycle construction and demolition (C&D) waste  
19 generated during construction activities.

20 c. Mitigation Measure Solid Waste 3: The property owner shall require  
21 landscaping contractors to practice grass recycling and/or grass  
22 composting to reduce the amounts of grass material in the waste  
23 stream.

24 d. Mitigation Measure Solid Waste 4: The property owner shall require  
25 landscaping contractors to use mulch and/or compost for the  
26 development and maintenance of Project site landscaped areas.  
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1           K.     Water and Sewer

2                 1.     Impacts:

3                             The proposed project will create a demand for an estimated 157 acre-feet of  
4                             water annually and will generate approximately 105,124 gallons of sewage  
5                             daily. These services will be provided by the Jurupa Community Services  
6                             District (JCSD) whose Water Supply Assessment (approved by JCSD on  
7                             July 23, 2007) determined that there will be sufficient water available to  
8                             supply the project. JCSD has sufficient wastewater treatment capacity to  
9                             serve the project.

10                2.     Mitigation:

11                             None required.

12                **BE IT FURTHER RESOLVED** by the Board of Supervisors that all applicable regulatory  
13 requirements and feasible mitigation measures to reduce environmental impacts have been considered and  
14 are applied as conditions of the Project approval, yet the following impacts resulting from the adoption of  
15 Specific Plan No. 358 cannot be fully mitigated and will be only partially avoided or lessened by the  
16 mitigation measures hereinafter specified; a statement of overriding considerations is therefore included  
17 herein:

18           A.     Agricultural Resources

19                 1.     Impact:

20                             Proposed Project site development will convert approximately 82 acres of  
21                             Prime Farmland and 24 acres of Farmland of Local Importance into non-  
22                             agricultural use. Although the Project site is located within an area that is  
23                             converting from agriculture to non-agricultural uses and has characteristics  
24                             that contribute to water resource contamination; it is the existence of  
25                             accessible groundwater, favorable soil types and surrounding agriculture  
26                             that makes the Project site farmland conversion considered significant.



1 Thus the proposed Project may conflict with or obstruct implementation of  
2 the AQMP and therefore, impacts are considered to be significant.

3 The short-term emissions during 2009 through 2013 will be higher than the  
4 construction emissions alone. Emissions of ROG, NO<sub>x</sub>, CO, PM-10, and  
5 PM-2.5 will exceed SCAQMD's regional significance thresholds in one or  
6 more years. Long-term summer and winter operational emissions of ROG,  
7 NO<sub>x</sub>, CO, PM-10, and PM-2.5 will exceed SCAQMD operational  
8 thresholds. Short-term construction emissions and long-term operational  
9 emissions (both direct and cumulative) would be significant impacts for  
10 which mitigation measures have been identified, but mitigation to below a  
11 level of significance is not feasible and therefore, these impacts would be  
12 considered unavoidable and adverse, even after mitigation.

13 Recognizing the short-term duration and quantity of emissions in the  
14 Project area and the limited outdoor exposure of persons to outdoor odors,  
15 the Project will not expose substantial numbers of people to objectionable  
16 odors.

17 Given the global nature of greenhouse gases and their ability to alter the  
18 Earth's climate, it is not anticipated that a single development project, even  
19 one this size, would have an effect on global climate conditions. It is,  
20 however, reasonably foreseeable that emissions resulting from this Project  
21 in combination with statewide, national, and international emissions could  
22 cumulatively contribute to a change in Earth's climate, i.e., global warming.  
23 Cumulative greenhouse gases emissions would be significant impacts for  
24 which mitigation measures have been identified, but mitigation to below a  
25 level of significance is not feasible and therefore, these impacts would be  
26 considered unavoidable and adverse, even after mitigation.

1                   2.    Mitigation:

2                   The Project has been modified to mitigate or avoid these potentially  
3                   significant impacts by the following mitigation measures, which are hereby  
4                   adopted and will be implemented as provided in the Mitigation, Monitoring,  
5                   and Reporting Program.

6                   a.    Mitigation Measure Air 1: During construction, mobile construction  
7                   equipment will be properly maintained at an offsite location, which  
8                   includes proper tuning and timing of engines. Equipment  
9                   maintenance records and equipment design specification data sheets  
10                  shall be kept on-site during construction.

11                 b.    Mitigation Measure Air 2: All vehicles shall be prohibited from  
12                  idling in excess of five minutes, both on-site and off-site.

13                 c.    Mitigation Measure Air 3: Temporary traffic controls (e.g., flag  
14                  person) shall be provided to ensure smooth traffic flows.

15                 d.    Mitigation Measure Air 4: Construction deliveries shall be  
16                  consolidated and scheduled to occur during off-peak hours.

17                 e.    Mitigation Measure Air 5: Construction trucks shall be routed away  
18                  from congested streets.

19                 f.    Mitigation Measure Air 6: Construction parking shall be configured  
20                  to minimize traffic interference.

21                 g.    Mitigation Measure Air 7: In order to reduce the energy  
22                  consumption of the proposed Project, each applicant of future  
23                  implementing development Projects shall select at least three of the  
24                  following for inclusion in their final designs. Proof of incorporation  
25                  of at least three of these applicant-selected items will be required  
26                  prior to the issuance of Certificates of Occupancy:

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- 1) The sealing of duct systems, which reduces energy loss by eliminating air leaks into non-habitable spaces.
- 2) Use of Photovoltaic Cells for Solar Electric Power to generate electricity from the sun to supplement use of traditional, non-renewable sources.
- 3) Use of fluorescent lighting, which generates approximately 66 percent less heat and which will last up to ten times longer; instead of incandescent lighting.
- 4) Installation of Energy Star-rated appliances such as heating and AC units, office equipment and/or refrigerators.
- 5) Use of light-colored roofing and building materials to deflect heat and reduce energy consumption.
- 6) Installation of skylights with roof coverage of a minimum of 2½% of the roof area.
- 7) Use of timers or photocells to control outdoor lighting order to automatically turn off outdoor lighting during daylight hours.
- 8) Use of automatically controls to turn off all non-emergency interior lighting during non-business hours, with manual override capability for after hours use.
- 9) Provision of preferred parking for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site.
- 10) Provision of preferred parking for carpools or vanpools, marked as such, for 5% of total provided parking spaces.
- 11) Implementation of a stormwater management plan that reduces impervious cover, promotes infiltration, and captures

1 and treats the stormwater runoff from 90% of the average  
2 annual rainfall using acceptable best management practices  
3 (BMPs).

4 12) Provision of an easily accessible area that serves the entire  
5 building and is dedicated to the collection and storage of  
6 non-hazardous materials for recycling, including (at a  
7 minimum) paper, corrugated cardboard, glass, plastics and  
8 metals.

9 13) Provision of any combination of the following strategies for  
10 50% of the site hardscape (including roads, sidewalks,  
11 courtyards and parking lots):

12 1. Shade (within 5 years of occupancy)

13 2. Paving materials with a Solar Reflectance Index  
14 (SRI)<sup>2</sup> of at least 29

15 3. Open grid pavement system

16 14) Design HVAC systems and the building envelope to meet  
17 the requirements of ASHRAE Standard 55-2004, Thermal  
18 Comfort Conditions for Human Occupancy.

19 h. Mitigation Measure Air 8: In order to conserve resources, the  
20 applicant of future implementing projects shall incorporate at least  
21 one of the recycled or sustainable materials described below. The  
22 County of Riverside, shall determine that at least one of the  
23 applicant-selected items will be used in each development Project  
24 prior to issuance of Certificates of Occupancy.

25 1) Engineered and Certified Wood products grown in a manner  
26 that protects forests in the long term.

- 2) Tankless water heaters which minimize the amount of water needed.
- 3) Cellulose attic insulation made from recycled newspaper and sprayed in for superior sealing with little waste.
- 4) Flooring made from sustainable and recycled materials such as bamboo, cork and carpet made from recycled soda bottles.
- 5) All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program. All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 50 g/L.
- 6) Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins.
- 7) Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the Project, based on cost.

i. Mitigation Measure Air 9: In order to reduce energy consumption from proposed Project development, applicable plans (e.g., electrical plans, improvement maps) submitted to the County of Riverside shall include the installation of energy-efficient street lighting throughout the Project site.

1 j. Mitigation Measure Air 10: Where buildings service food products  
2 and transport refrigeration units (TRUs), electrical hookups will be  
3 installed at all loading and unloading stalls in order to allow TRUs  
4 with electric standby capabilities to use them.

5 k. Mitigation Measure Air 11: In order to reduce energy consumption  
6 from the proposed project development, construction of the  
7 proposed project shall exceed the energy standards of the 2008  
8 Building Efficiency Standards as set forth in the 2008 California  
9 Energy Code (Title 24, Part 6 of the California Code of Regulations)  
10 by a minimum of five percent (5%) in aggregate. Submission of a  
11 Title 24 worksheet with building plans for each implementing  
12 development project shall be required by the Department of  
13 Building and Safety in order to obtain a building permit. The  
14 worksheet shall include both the calculations showing the minimum  
15 Title 24 compliance requirements and calculations for the  
16 implementing development project. Compliance is determined by  
17 comparing the energy use of the proposed development to a  
18 minimally Title 24 compliant development. The calculations must  
19 be from an energy analysis computer program approved by the  
20 California Energy Commission in accordance with Title 24, Part 6,  
21 Article 1, Section 10-109.

22 Any remaining significant adverse air quality impacts of the Project are  
23 determined to be acceptable due to the overriding social, economic,  
24 environmental and other benefits of the Project, as more fully set forth in  
25 the Statement of Overriding Considerations set forth below.

26 C. Noise

27 1. Impacts:

1 Due to the project site's proximity to Chino Airport, the project site is  
2 subject to potential noise impacts due to high single-event noise levels from  
3 airplanes flying over the project site. However, commercial/retail, business  
4 park, and light industrial land uses are not considered to be sensitive  
5 receivers and the impacts from these single-event noise levels are below the  
6 level of significance.

7 Sensitive receptors that may be affected by construction noise associated  
8 with the proposed project include new residences under construction located  
9 to the southeast, southwest, and south of the project boundary.

10 The increased traffic on some roadways surrounding the project site will  
11 contribute to an overall increase in ambient noise levels in excess of 5dB  
12 which is considered significant. Additionally, because the existing noise  
13 environment on some affected roadway segments already exceeds County  
14 noise standards, and the project's traffic will contribute incrementally to the  
15 existing noise environment, project impacts associated with noise are  
16 considered cumulatively significant. These increases in noise levels would  
17 be significant impacts for which mitigation measures have been identified,  
18 but mitigation to below a level of significance is not feasible and therefore,  
19 these impacts would be considered unavoidable and adverse, even after  
20 mitigation.

21 Sensitive receptors that may be affected by construction-related vibration  
22 associated with the proposed project include new residences located to the  
23 south of the project boundary. The nearest sensitive receptor is a residential  
24 subdivision which is currently being constructed, is located 150 feet from  
25 the project boundary. Vibration levels at these receptors would not exceed  
26 the potential building damage threshold of 0.5 PPV.

27 2. Mitigation:  
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1 The Project has been modified to mitigate or avoid these potentially  
2 significant impacts by the following mitigation measures, which are hereby  
3 adopted and will be implemented as provided in the Mitigation, Monitoring,  
4 and Reporting Program.

- 5 a. Mitigation Measure Noise 1: During construction, stationary  
6 construction equipment, stockpiling and vehicle staging areas will  
7 be placed a minimum of 446 feet away from the closest sensitive  
8 receptor.
- 9 b. Mitigation Measure Noise 2: To reduce construction-related noise,  
10 site preparation, grading and construction activities within one-  
11 quarter mile of occupied residences shall be limited to those hours as  
12 set forth in Section 1.G.1 of Riverside County Ordinance No. 457.
- 13 c. Mitigation Measure Noise 3: All construction equipment, fixed or  
14 mobile, shall be equipped with properly operating and maintained  
15 mufflers.
- 16 d. Mitigation Measure Noise 4: No combustion powered equipment,  
17 such as pumps or generators, shall be allowed to operate within 446  
18 feet of any occupied residence unless the equipment is surrounded  
19 by a noise protection barrier.
- 20 e. Mitigation Measure Noise 5: Facility-related noise, as projected to  
21 any portion of any surrounding property containing a "sensitive  
22 receiver, habitable dwelling, hospital, school, library or nursing  
23 home" must not exceed the following worst-case noise levels  
24 45dB(A) – 10 minute noise equivalent level ("leq"), between the  
25 hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10  
26 minute leq, between 7 a.m. and 10 p.m. (daytime standard).

27 D. Transportation and Traffic  
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1                   1.     Impacts:

2                   The Project's traffic impacts were considered at intervals of the completion  
3                   of the Project's first two phases and completion of all four of the Project's  
4                   phases as well as the General Plan build-out year to provide an analysis of  
5                   the project's direct and cumulative impacts on transportation and  
6                   circulation. After the completion of Traffic Study Phase A (Phase 1 and  
7                   Phase 2 of The Ranch at Eastvale Specific Plan), the proposed Project is  
8                   estimated to generate approximately 15,030 new daily trip-ends, including  
9                   836 new trip-ends during the AM Peak hour and 1,604 new trip-ends during  
10                  the PM Peak hour. After Project completion of (Phases 1 through 4 of The  
11                  Ranch at Eastvale Specific Plan), the proposed Project is estimated to  
12                  generate approximately 30,749 new daily trip-ends, including 2,852 new  
13                  trip-ends during the AM Peak hour and 3,340 new trip-ends during the PM  
14                  Peak hour. Direct and cumulative off-site impacts as a result of the Project  
15                  traffic would occur where the Project takes access from the existing public  
16                  roads resulting in levels of service (LOS) at area intersections ranging from  
17                  LOS A to LOS F. Following implementation of area-wide offsite  
18                  improvements as required by identified mitigation measures, delays at area-  
19                  wide intersections will be substantially reduced and all of the intersections  
20                  within the study area will operate at LOS D or better at an interim year and  
21                  following project completion. At the Buildout Year (2037) intersections  
22                  within the study area will operate at LOS D or better following  
23                  implementation of area-wide offsite improvements.

24                  Although the development will pay fees to mitigate its "fair share" of the  
25                  cumulative impacts, timing of road improvements needed to improve level  
26                  of service on a regional basis will be determined by the County of Riverside  
27                  and the cities of Chino and Ontario based upon need and the availability of  
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1 funding. Thus, it is possible that the required improvements will not be  
2 constructed in time to mitigate the Project's cumulative impacts to below  
3 the level of significance. Additionally, required improvements to the  
4 Archibald Avenue/ Limonite Avenue, Hamner Avenue/Limonite Avenue  
5 and Archibald Avenue/ Edison Avenue intersections are beyond the  
6 existing roadway classification identified in the applicable general plan; and  
7 may not be viable due to right-of-way restrictions in County of Riverside  
8 and City of Ontario. Therefore, after mitigation, the project's direct and  
9 cumulative impacts will remain significant based upon the inability of the  
10 proposed Project to regulate the expected timing of regional improvements.  
11 However, any remaining significant adverse transportation and traffic  
12 impacts of the Project are determined to be acceptable due to the overriding  
13 social, economic, environmental and other benefits of the Project, as more  
14 fully set forth in the Statement of Overriding Considerations set forth  
15 below.

16 2. Mitigation:

17 The Project has been modified to mitigate or avoid the potentially  
18 significant impacts by the following mitigation measures, which are hereby  
19 adopted and will be implemented as provided in the Mitigation, Monitoring,  
20 and Reporting Program.

21 a. Mitigation Measure Trans 1: Sight distance at the Project driveways  
22 shall be reviewed with respect to Riverside County sight distance  
23 standards at the time of preparation of final grading, landscape, and  
24 street improvement plans.

25 b. Mitigation Measure Trans 2: Signing/stripping shall be implemented  
26 in conjunction with detailed construction plans for the Project site.  
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- 1 c. Mitigation Measure Trans 3: Bus turnouts shall be provided along  
2 the westbound Limonite Avenue, approximately 500 feet prior to its  
3 intersection with Hellman Avenue, depending on the placement of  
4 driveway entrances into commercial parcels, and along eastbound  
5 Limonite Avenue, just east of its intersection with Hellman Avenue.  
6 Prior to the issuance of building permits within Planning Area 2 and  
7 Planning Area 5, the Riverside Transit Agency (RTA) shall be  
8 contacted to determine the precise placement of bus turnouts on  
9 Limonite Avenue. RTA shall be responsible for the construction and  
10 maintenance of the bus stop facilities. The area set aside for bus  
11 turnouts shall conform to RTA design standards, including the  
12 design of the contact between sidewalk and curb and gutter at bus  
13 stops and the use of ADA-compliant paths to the major building  
14 entrances in the Project.
- 15 d. Mitigation Measure Trans 4: Bike racks shall be installed in all  
16 parking lots in compliance with County of Riverside standards.
- 17 e. Mitigation Measure Trans 5: Construct full width improvements on  
18 Limonite Avenue at its ultimate cross-section as an urban arterial  
19 highway (152' right-of-way) within Project boundary line.
- 20 f. Mitigation Measure Trans 6: Construct partial width improvements  
21 on the easterly side of Hellman Avenue at its ultimate cross-section  
22 as a modified secondary highway (half width right-of-way of 56')  
23 adjacent to Project boundary line, plus 12' of pavement on the west.
- 24 g. Mitigation Measure Trans 7: Construct the intersection of Hellman  
25 Avenue and Project Driveway to include the following geometrics:  
26 Northbound: One through lane. One shared through and right turn  
27 lane. Southbound: One shared left turn and through lane.  
28

1 Eastbound: Not applicable. Westbound: One shared left turn and  
2 right turn lane. Stop controlled.

3 h. Mitigation Measure Trans 8: Construct the signalized intersection of  
4 Hellman Avenue and Kimball Avenue-Limonite Avenue to include  
5 the following geometrics (based on practical intersection design):  
6 Northbound: One left turn lane. One shared through and right turn  
7 lane. Southbound: One left turn lane. One shared through and right  
8 turn lane. Eastbound: One left turn lane. One shared through and  
9 right turn lane. Westbound: One left turn lane. One through lane.  
10 One right turn lane.

11 i. Mitigation Measure Trans 9: Construct the intersection of Project  
12 Driveway and Limonite Avenue to include the following  
13 geometrics: Northbound: One left turn lane. One shared through  
14 and right turn lane. Stop controlled. Southbound: One left turn lane.  
15 One shared through and right turn lane. Stop controlled. Eastbound:  
16 One left turn lane. One shared through and right turn lane. Stop  
17 controlled. Westbound: One left turn lane. One shared through and  
18 right turn lane. Stop controlled.

19 j. Mitigation Measure Trans 10: Construct the intersection of Hellman  
20 Avenue and Project Driveway to include the following geometrics:  
21 Northbound: One shared through and right turn lane. Southbound:  
22 One shared left turn and through lane. Eastbound: Not Applicable.  
23 Westbound: One shared left turn and right turn lane. Stop  
24 Controlled.

25 k. Mitigation Measure Trans 11: Construct the signalized intersection  
26 of Hellman Avenue and Kimball Avenue-Limonite Avenue to  
27 include the following geometrics: Northbound: One shared left turn,  
28

1 through, and right turn lane. Southbound: One shared left turn,  
2 through, and right turn lane. Eastbound: One shared left turn,  
3 through, and right turn lane. Westbound: One shared left turn,  
4 through, and right turn lane.

5 l. Mitigation Measure Trans 12: Construct the intersection of Project  
6 Driveway and Limonite Avenue to include the following  
7 geometrics: Northbound: One left turn lane. One shared through  
8 and right turn lane. Stop controlled. Southbound: One left turn lane.  
9 One shared through and right turn lane. Stop controlled. Eastbound:  
10 One left turn lane. One shared through and right turn lane. Stop  
11 controlled. Westbound: One left turn lane. One shared through and  
12 right turn lane. Stop controlled.

13 m. Mitigation Measure Trans 13: Construct the intersection of Hellman  
14 Avenue and Project Driveway to include the following geometrics  
15 (based on practical intersection design): Northbound: One through  
16 lane. One shared through and right turn lane. Southbound: One  
17 shared left turn and through lane. Eastbound: Not applicable.  
18 Westbound: One shared left turn and right turn lane. Stop  
19 controlled.

20 n. Mitigation Measure Trans 14: Construct the signalized intersection  
21 of Hellman Avenue and Kimball Avenue-Limonite Avenue to  
22 include the following geometrics (based on practical intersection  
23 design): Northbound: One left turn lane. One shared through and  
24 right turn lane. Southbound: One left turn lane. One shared through  
25 and right turn lane. Eastbound: One left turn lane. One shared  
26 through and right turn lane. Westbound: One left turn lane. One  
27 through lane. One right turn lane.  
28

- 1 o. Mitigation Measure Trans 15: Construct the signalized intersection  
2 of Project Driveway and Limonite Avenue to include the following  
3 geometrics (based on practical intersection design): Northbound:  
4 One left turn lane. One shared through and right turn lane.  
5 Southbound: One left turn lane. One shared through and right turn  
6 lane. Eastbound: One left turn lane. One shared through and right  
7 turn lane. Westbound: One left turn lane. One shared through and  
8 right turn lane.
- 9 p. Mitigation Measure Trans 16: Install a signal at the intersection of  
10 Main Street and Kimball Avenue to include the following  
11 geometrics: Northbound: One left turn lane. One right turn lane.  
12 Southbound: Not applicable. Eastbound: One through lane. One  
13 right turn lane. Westbound: One left turn lane. One right turn lane.
- 14 q. Mitigation Measure Trans 17: Install a signal at the intersection of  
15 Carpenter Avenue and Merrill Avenue to include the following  
16 geometrics: Northbound: One left turn lane. One shared through  
17 and right turn lane. Southbound: One shared left turn, through and  
18 right turn lane. Eastbound: One left turn lane. One shared through  
19 and right turn lane. Westbound: One left turn lane. One shared  
20 through and right turn lane.
- 21 r. Mitigation Measure Trans 18: Install a signal at the intersection of  
22 Archibald Avenue and Eucalyptus Avenue to include the following  
23 geometrics: Northbound: One shared through and right turn lane.  
24 Southbound: One left turn lane. One through lane. Eastbound: Not  
25 applicable. Westbound: One shared left turn and right turn lane.
- 26 s. Mitigation Measure Trans 19: Modify the intersection of Harrison  
27 Avenue and Schleisman Road to include the following geometrics:  
28

1 Northbound: One left turn lane. One through lane. One right turn  
2 lane. Stop controlled. Southbound: One left turn lane. One shared  
3 through and right turn lane. Stop controlled. Eastbound: One shared  
4 left turn and through lane. One right turn lane. Stop controlled.  
5 Westbound: One left turn lane. One shared through and right turn  
6 lane. Stop controlled.

7 t. Mitigation Measure Trans 20: Modify the intersection of Sumner  
8 Avenue and 65th Street to include the following geometrics:  
9 Northbound: One left turn lane. One through lane. One right turn  
10 lane. Stop controlled. Southbound: One left turn lane. One shared  
11 through and right turn lane. Stop controlled. Eastbound: One shared  
12 left turn and through lane. One right turn lane. Stop controlled.  
13 Westbound: One shared left turn and through lane. One free-flow  
14 right turn lane. Stop controlled.

15 u. Mitigation Measure Trans 21: Modify the intersection of Sumner  
16 Avenue and Schleisman Road to include the following geometrics:  
17 Northbound: One left turn lane. One through lane. Stop controlled.  
18 Southbound: One shared through and right turn lane. Stop  
19 controlled. Eastbound: One left turn lane. One right turn lane. Stop  
20 controlled. Westbound: Not applicable.

21 v. Mitigation Measure Trans 22: Construct the signalized intersection  
22 of Hellman Avenue and Project Driveway to include the following  
23 geometrics: Northbound: One through lane. One right turn lane.  
24 Southbound: One left turn lane. One through lane. Eastbound: Not  
25 applicable. Westbound: One left turn lane. One right turn lane.

26 w. Mitigation Measure Trans 23: Construct the signalized intersection  
27 of Hellman Avenue and Kimball Avenue-Limonite Avenue to  
28

1 include the following geometrics: Northbound: One left turn lane.  
2 One through lane. One right turn lane. Southbound: One left turn  
3 lane. One through lane. One right turn lane. Eastbound: One left  
4 turn lane. One through lane. One right turn lane. Westbound: One  
5 left turn lane. One through lane. One right turn lane.

6 x. Mitigation Measure Trans 24: Construct the signalized intersection  
7 of Project Driveway and Limonite Avenue to include the following  
8 geometrics: Northbound: One left turn lane. One shared through  
9 and right turn lane. Southbound: One shared left turn and through  
10 lane. One right turn lane. Eastbound: One left turn lane. One shared  
11 through and right turn lane. Westbound: One left turn lane. One  
12 through lane. One shared through and right turn lane.

13 y. Mitigation Measure Trans 25: Construct the signalized intersection  
14 of Hellman Avenue and Kimball Avenue-Limonite Avenue to  
15 include the following geometrics: Northbound: One left turn lane.  
16 Two through lanes. One right turn lane with overlap phasing.  
17 Southbound: One left turn lane. Two through lanes. One right turn  
18 lane. Eastbound: Two left turn lanes. Two through lanes. One right  
19 turn lane. Westbound: Two left turn lanes (no U-turn movements  
20 allowed). Three through lanes. One right turn lane.

21 z. Mitigation Measure Trans 26: Participate in the phased construction  
22 of off-site traffic signals through payment of Project's fair share of  
23 traffic signal mitigation fees.

24 aa. Mitigation Measure Trans 27: In addition to the requirements of  
25 mitigation measures MM Trans 1 through MM Trans 26, the Project  
26 will participate in the cost of off-site improvements through  
27 payment of the following "fair share" mitigation fees:  
28

- 1) Transportation Uniform Mitigation Fee (TUMF), current at time of construction.
- 2) Riverside County Traffic Signal Systems Fee Program.
- 3) Mira Loma Road and Bridge Benefit District (RBBD), Zone D.

These fees shall be collected by the County at the time of issuance of building permits and utilized as needed by Riverside County to construct off-site area-wide improvements necessary to maintain the required level of service in the Project area.

- bb. Mitigation Measure Trans 28: Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 358 as approved by the Transportation Department. These subsequent traffic studies shall identify specific Project impacts and needed roadway improvements to be constructed in conjunction with each Project. All intersection spacing for individual tracts or maps shall conform to the minimum County intersection spacing standards. All turn pocket lengths shall conform at least to the minimum County turn pocket length standards. If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following alternatives identified in EIR No. 498 in light of the environmental impacts which cannot be fully mitigated, avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

- A. No Project - Existing Land Use Alternative

1. The No Project – Existing Land Use Alternative would remain in agricultural use. There would be no loss of agricultural land and no contribution to the cumulative loss of agricultural land that is ongoing within vicinity of the Project site.
2. The No Project – Existing Land Use Alternative would eliminate or reduce agriculture, airports, air quality, biological resources, cultural resources, fire services, geology and soils, noise, sheriff services, solid waste, transportation and traffic and water and sewer impacts associated with the project.
3. Because the No Project – Existing Land Use Alternative would eliminate or reduce the above-referenced environmental impacts, it is considered to be “Environmentally Superior” to the project.
4. The No Project – Existing Land Use Alternative would be inconsistent with the Riverside County General Plan land use designations and policies. The County's General Plan Land Use Element Polices LU 7.1 and LU 7.2 promote a balance of land uses and stable employment uses that enhance fiscal viability. Policy LU 7.12 encourages the maintenance of a balance between jobs and housing within the County and the County's jobs/housing balance is addressed through implementation of the land use designations assigned by the County's General Plan and Area Plan land use maps. The No Project – Existing Land Use Alternative would not implement the site's Light Industrial (LI) land use designation and, therefore, would not meet the County's objectives to enhance fiscal viability and improve the County's jobs/housing balance.
5. The No Project – Existing Land Use Alternative would have greater hydrology and water quality impacts than the proposed project due to the

1 lack of storm drainage facility construction and continued degradation of  
2 the groundwater basin.

3 6. The No Project – Existing Land Use Alternative would not generate any  
4 jobs to improve the job/housing ratio within vicinity of the project.

5 7. The No Project – Existing Land Use Alternative would not achieve any of  
6 the Project Objectives.

7 **B. The No Project – Existing General Plan Land Use Designation Alternative**

8 1. The No Project – Existing General Plan Land Use Designation Alternative  
9 would result in development of the Project’s site with approximately  
10 1,789,358 square feet of light industrial uses, in accordance with its current  
11 general plan designation of “Light Industrial (LI) (0.25 – 0.60 Floor Area  
12 Ratio).”

13 2. The No Project – Existing General Plan Land Use Designation Alternative  
14 would reduce air quality, noise, solid waste, transportation and traffic and  
15 water and sewer impacts associated with the project.

16 3. The No Project – Existing General Plan Land Use Designation Alternative  
17 would have the same or similar degree of impacts as the proposed project  
18 with respect to agriculture, airports, biological resources, cultural resources,  
19 fire services, geology and soils, hydrology and water quality, land use and  
20 planning and sheriff services.

21 4. The No Project – Existing General Plan Land Use Designation Alternative  
22 would be consistent with the Riverside County General Plan land use  
23 designations and policies.

24 5. The No Project – Existing General Plan Land Use Designation Alternative  
25 would have a lesser positive impact upon the job/housing ratio within  
26 vicinity of the project than the proposed project due to the generation of  
27 fewer jobs.  
28

1                   6.     The No Project – Existing General Plan Land Use Designation Alternative  
2                             would not meet the basic goals and objectives of the project, in that it is not  
3                             a master-planned project with unifying design elements, does not meet the  
4                             objective to provide for commercial//retail development and does not satisfy  
5                             the objectives relating to a community oriented center or those concerning  
6                             the diversity of businesses and employment opportunities.

7                   7.     Because the No Project – Existing General Plan Land Use Designation  
8                             Alternative would reduce the above-referenced environmental impacts,  
9                             although it would not eliminate the significant project-related and  
10                            cumulative agricultural resources, air quality impacts, noise impacts and  
11                            transportation and traffic impacts associated with the project, it is  
12                            considered to be “Environmentally Superior” to the project.

13     C.     Probable Mixed-Use Alternative

14                   1.     The Probable Mixed-Use Alternative will retain 17.5 acres of commercial  
15                             retail, 42.9 acres of light industrial and 47.9 acres of business park land use  
16                             designations, but will reduce total building square footage that will be  
17                             constructed on the Project site from 267,200 square feet of commercial  
18                             retail development, 801,500 square feet of light industrial development, and  
19                             1,121,100 square feet of business park development to 175,329 square feet  
20                             of commercial development, 710,115 square feet of light industrial  
21                             development and 623,334 square feet of business park development.

22                   2.     The Probable Mixed-Use Alternative would reduce air quality, noise, solid  
23                             waste, transportation and traffic and water and sewer impacts associated  
24                             with the project.

25                   3.     The Probable Mixed-Use Alternative would have the same or similar degree  
26                             of impacts as the proposed project with respect to agricultural resources,  
27                             airports, biological resources, cultural resources, fire services, geology and  
28

1 soils, hydrology and water quality, land use and planning and sheriff  
2 services.

3 4. The Probable Mixed-Use Alternative would not be consistent with the  
4 Riverside County General Plan land use designations and policies.

5 5. The Probable Mixed-Use Alternative would have a lesser positive impact  
6 upon the job/housing ratio within the vicinity of the project than the  
7 proposed project due to the generation of fewer jobs.

8 6. The Probable Mixed-Use Alternative would meet the basic goals and  
9 objectives of the project.

10 7. Because the Probable Mixed-Use Alternative would reduce the above-  
11 referenced environmental impacts, although it would not eliminate the  
12 significant project-related and cumulative agricultural resources, air quality  
13 impacts, noise impacts and transportation and traffic impacts associated  
14 with the project, it is considered to be "Environmentally Superior" to the  
15 project.

16 D. Medium Density Residential Alternative

17 1. The Medium Density Residential Alternative would result in the  
18 development of 113 acres with 440 single-family residences and 6.9 acres  
19 for parks on the Project site.

20 2. The Medium Density Residential Alternative would reduce air quality,  
21 noise, solid waste, transportation and traffic and water and sewer impacts  
22 associated with the project.

23 3. The Medium Density Residential Alternative would have the same or  
24 similar degree of impacts as the proposed project with respect to  
25 agricultural resources, biological resources, cultural resources, fire services,  
26 geology and soils, and hydrology and water quality.

- 1                   4.     The Medium Density Residential Alternative would have greater airport  
2                   impacts than the proposed project since single-family residential homes  
3                   would be placed in proximity to the Chino Airport and would not be  
4                   compatible with operations of the Chino Airport.
- 5                   5.     The Medium Density Residential Alternative would have greater impacts to  
6                   sheriff services because it would result in a need for two additional officers  
7                   due to increased area population.
- 8                   6.     The Medium Density Residential Alternative would create additional  
9                   housing without creating new jobs and therefore will have a negative impact  
10                  upon the job/housing ratio within vicinity of the project.
- 11                 7.     The Medium Density Residential Alternative would not be consistent with  
12                  the Riverside County General Plan land use designations and policies.
- 13                 8.     The Medium Density Residential Alternative would not meet the basic  
14                  goals and objectives of the project, due to the lack of commercial, business  
15                  park, light industrial land uses, which do not provide a variety of  
16                  employment opportunities.
- 17                 9.     Because the Medium Density Residential Alternative would reduce the  
18                  above-referenced environmental impacts, although it would not eliminate  
19                  the significant project-related and cumulative agricultural resources, air  
20                  quality impacts, noise impacts and transportation and traffic impacts  
21                  associated with the project, it is considered to be "Environmentally  
22                  Superior" to the project.

23                 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of  
24                 the Project against the unavoidable adverse environmental effects thereof, and has determined that the  
25                 following benefits outweigh and render acceptable those environmental effect in accordance with CEQA  
26                 Section 21081(b):  
27  
28

- 1 A. The proposed Project will provide for the development of a master-planned Project  
2 consisting of a mix of commercial, business park, and light industrial land uses.
- 3 B. The proposed Project will promote the development of a variety of stable employment and  
4 business uses that provide a diversity of employment opportunities for those that live and  
5 work in the community.
- 6 C. The proposed Project will improve the relationship and ratio between jobs and housing so  
7 that residents in the surrounding community have an opportunity to live and work within  
8 Riverside County.
- 9 D. The proposed Project will accommodate the development of a more community-oriented  
10 center with substantial opportunities for commercial and retail uses that will service  
11 existing and future residents and businesses in the vicinity of the Project and, thereby,  
12 reduce reliance on the automobile and help improve air quality.
- 13 E. The proposed Project will encourage non-vehicular travel throughout The Ranch at  
14 Eastvale with pedestrian connections to sidewalk and walkways from one business area to  
15 another.
- 16 F. The proposed Project will create a development that is unified through the incorporation of  
17 design elements taken from the historic land uses in the area to maintain a connection to the  
18 area's past.
- 19 G. The proposed Project will offer the opportunity for a mix of businesses in proximity to  
20 transportation facilities and utilities, and along transit corridors.
- 21 H. The proposed Project will accommodate the development of a balance of land uses that  
22 maintains and enhances the county's fiscal viability, economic diversity, and  
23 environmental integrity.
- 24 I. The proposed Project will improve water quality by removing manure and manure-rich soil  
25 from the project site, thereby substantially reducing the risk that rain water will carry  
26 nitrates into the underlying groundwater and through the provision of drainage facilities  
27 that will better contain and direct stormwater flows.
- 28

1 J. The proposed Project will provide traffic mitigation measures to address local and regional  
2 cumulative circulation impacts, thereby contributing to improvements at critical  
3 intersections and roadways.

4 K. The proposed Project will provide funding for various elements of regional infrastructure  
5 through the County's mitigation fee programs.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of  
7 the Project against the unavoidable adverse environmental effects in regards to agricultural resources, air  
8 quality, noise, and transportation and traffic. While these unavoidable impacts are significant under  
9 CEQA thresholds, the Board of Supervisors has determined and finds that in balancing the Project's  
10 benefits against these adverse impacts, certain factors diminish the importance of the adverse impacts.  
11 Nevertheless, the Board of Supervisors recognizes that the agricultural resources, air quality, noise, and  
12 transportation and traffic impacts are significant under CEQA thresholds, and the Board of Supervisors  
13 finds that for each of the significant impacts which are subject to a finding under CEQA Section  
14 21081(a)(3), that the following specific overriding economic, legal, social, technological, or other  
15 benefits, independent of the other benefits, outweigh the significant effects on the environment and render  
16 acceptable each and every one of those unavoidable adverse environmental effects:

17 A. The agricultural resources, air quality, noise, and transportation and traffic impacts are  
18 outweighed and rendered acceptable because the Project has the potential to foster  
19 economic growth in the surrounding environment. Development of the proposed Project is  
20 consistent with planned growth identified in the Riverside County General Plan and the  
21 Eastvale Area Plan and by the Southern California Association of Governments (SCAG).  
22 An extensive analysis of the balance of jobs and housing was conducted as part of the  
23 Housing Element of the County's General Plan. Because the proposed Project is generally  
24 consistent with the General Plan Land Use Plan and the land use designations assigned to  
25 the property by the Eastvale Area Plan, implementation of the proposed Project will be  
26 consistent with growth forecasts and will not create an imbalance between jobs and  
27 housing within the Project vicinity. The property primarily consists of a vacant former  
28

1 dairy and vacant undeveloped land previously for the production of agricultural crops. A  
2 plant nursery is located in the northeast portion of the Project site. The surrounding area is  
3 developing in accordance with the Eastvale Area Plan, the City of Chino's adopted The  
4 Preserve Specific Plan and the City of Ontario's New Model Colony and in a phased  
5 manner with a logical extension of utility and infrastructure improvements.  
6 Implementation of the proposed Project will not stimulate growth in the area beyond that  
7 anticipated by the General Plan and the Eastvale Area Plan.

8 B. The agricultural resources, air quality, noise, and transportation and traffic impacts are  
9 outweighed and rendered acceptable because the Project will implement the Riverside  
10 County General Plan's land use designation of the Project site through the creation of a  
11 well-designed master-planned business park in proximity to existing and future supporting  
12 office and commercial uses. Development of the Project will provide necessary  
13 infrastructure, desired amenities, and common landscape and design elements for the site  
14 that would not otherwise be possible if the property were developed in accordance with the  
15 existing agricultural zoning, which includes Heavy Agriculture – 10 acre minimum (A-2-  
16 10).

17 C. The agricultural resources, air quality, noise, and transportation and traffic impacts are  
18 outweighed and rendered acceptable because the Project will implement the objectives and  
19 development goals of the County's General Plan for the Project site and surrounding area.  
20 The Board of Supervisors has determined and finds that: the site is designated as Light  
21 Industrial (LI) within the Eastvale Area Plan; the designation for the Project site was  
22 adopted as part of the Riverside County Integrated Project ("RCIP"); the process of  
23 adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive  
24 review and input from multiple agencies within the County, multiple regional  
25 governmental agencies, and the public; and that the subject property's historic use, which  
26 is agricultural, is not consistent or compatible with the General Plan's land use designation,  
27 objectives and development goals for the Project site.

1 D. The agricultural resources, air quality, noise, and transportation and traffic impacts are  
2 outweighed and rendered acceptable because the Project will create an aesthetically  
3 pleasing and distinct business park community identity (sense of place) through the  
4 establishment of design criteria for architecture, landscaping, walls, street improvements,  
5 signs, entry monuments, and other planning and design features. The Board of Supervisors  
6 has determined and finds that it is more important in this case to obtain the benefit of the  
7 Project's aesthetic enhancement for the community than to forego the Project out of regard  
8 for the agricultural resources, air quality, noise, and transportation and traffic impacts.

9 E. The agricultural resources, air quality, noise, and transportation and traffic impacts are  
10 outweighed and rendered acceptable because the Project will provide traffic mitigation  
11 measures to address Project-specific and cumulative circulation impacts, thereby  
12 contributing to improvements to various existing intersections. Additionally, the Project  
13 will provide funding for various elements of regional infrastructure through TUMF and  
14 R&BBD fee programs. The Board of Supervisors has determined and finds that it is more  
15 important in this case to obtain the benefit of the Project's contribution to the traffic and  
16 circulation improvements of the community than to forego the Project out of regard for the  
17 agricultural resources, air quality, noise, and transportation and traffic impacts.

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

23 A. Economic, Population, or Housing Growth

24 The Project would add approximately 3,181 jobs to the project area.

25 B. Removal of An Impediment to Growth

26 The Project could potentially influence continued development within adjacent properties  
27 by providing or extending roadways, extending water and sewer service, utility and energy  
28

1 services to the immediate area. However, the project site is already served by or in close  
2 proximity to existing paved roads, potable water, wastewater and storm drain facilities.  
3 Although additional improvements are required to extend these services through the  
4 project site, these facilities have been included and evaluated as part of local agency  
5 service plans. Although the Project could influence growth in the immediate area, growth  
6 is already occurring or planned for within the area. Therefore, the Project will not induce  
7 growth through the removal of impediments to growth.

8 C. Precedent - Setting Effects

9 There are no precedent-setting effects of the proposed Project in that the project site has  
10 been planned for light industrial development and development of the surrounding area is  
11 reflected in adopted general plans and master plans.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project will implement  
13 applicable elements of the Riverside County General Plan as follows:

14 A. Land Use Element

15 The Project sets forth a comprehensive development plan that will implement the  
16 objectives and development goals of the General Plan Land Use Element for the  
17 project site and surrounding area. Factors pertaining to circulation, hazards,  
18 nuisances, aesthetics, design, sewer and water availability, and utilities have been  
19 addressed pursuant to General Plan Policies through project design, mitigation  
20 measures and/or the conditions of approval. The project provides time frames for  
21 development and a fiscal impact report. The fiscal impact analysis does not project  
22 a significant adverse impact on County services at project build-out.

23 B. Circulation Element

24 Development of the Project will complete some improvements necessary for  
25 completion of the County's General Plan buildout traffic model, and the Project  
26 will contribute a fair-share basis to the cost of other necessary improvements.  
27 Specifically, the Project will construct or contribute its fair share of the costs  
28

1 associated with the construction of signalization intersections, the widening of  
2 certain roads, the improvement of certain intersections and the construction of  
3 additional turn lanes. All of these improvements are necessary for the roadway  
4 infrastructure contemplated by the buildout of the County's General Plan. As  
5 described above, the Project will implement mitigation measures that address  
6 project-specific and cumulative transportation and traffic impacts, and based  
7 thereon, the Project is consistent with the General Plan Circulation Element.

8 C. Multipurpose Open Space Element

9 The proposed Project is not identified for open space preservation by the General  
10 Plan or the MSHCP. The General Plan designates the site as a Community  
11 Development area for Light Industrial (LI) (0.25-0.60 Floor Area Ratio) uses.  
12 Vegetation on the Project site is highly disturbed due to past agricultural uses and  
13 is dominated by non-native and invasive plant species. No state or federally listed  
14 plant or wildlife species exist on the site. The State Farmland Mapping and  
15 Monitoring Program (FMMP) identifies the site as containing Prime Farmland and  
16 Farmland of Local Importance. As such, site has been completely disturbed by  
17 past agricultural activities and, as such, is not environmentally sensitive. No known  
18 archaeological or paleontological resources are present; however, the potential  
19 exists for the discovery of archaeological or paleontological resources during  
20 grading and construction and mitigation measures, as described above, reduce  
21 impacts to below a level of significance. Additionally, the Project site is not  
22 located within or adjacent to any identified scenic corridors nor is it mapped within  
23 a valuable mineral resource area. Therefore, the Project is consistent with the  
24 General Plan Multipurpose Open Space Element.

25 D. Safety Element

26 Any structures designated for development subsequent to the approval of Specific  
27 Plan No. 358 would be constructed in accordance with the California Building  
28

1 Code (CBC) and any site-specific conditions imposed by the County Geologist;  
2 thus insuring geologic safety. The Project site is not located within a blowsand  
3 area, is not located within a dam inundation area, and will not conflict with any  
4 disaster preparedness plan. Compliance with the requirements of the Riverside  
5 County Fire Department, and the required payment of mitigation fees pursuant to  
6 Ordinance 659.7 will insure fire safety. Lastly, the Project does not include the use  
7 of or creation of hazardous materials with the exception of building materials and  
8 products that are not hazardous in small concentrations.

9 E. Noise Element

10 EIR No. 498 assesses the full range of concerns with regards to the projected noise  
11 impacts associated with the Project. As described above, the Project will  
12 implement mitigation measures that address project-specific and cumulative noise  
13 impacts, and based thereon, the Project is consistent with the General Plan Noise  
14 Element.

15 F. Housing Element

16 The Project site is not designated by the General Plan for residential development,  
17 and the Project does not propose housing; therefore, the provisions of the Housing  
18 Element are not applicable to the Project site. The proposed Project will not  
19 displace substantial numbers of existing residents, which would require the  
20 construction of replacement housing. The properties are a former dairy and an  
21 existing plant nursery, which contained only a few single-family homes. These  
22 existing homes will be demolished as part of Project development. However, at that  
23 time, the homes will be vacant as the current residents will have already moved.  
24 Removal of these few homes is not substantial in relationship to the total housing  
25 inventory within the surrounding community. The Project also would not disrupt  
26 or divide any established community and is planned to be developed in generally  
27 accord with the land use designations assigned to the site by the General Plan.  
28

1 G. Administration Element

2 The Administration Element contains information regarding the structure of the  
3 General Plan as well as general planning principles and a statement regarding the  
4 vision for Riverside County. No policy directives are included in this Element.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project is in conformance  
6 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan  
7 (MSHCP) in that:

8 A. The Project site is not located within the MSHCP Criteria Area and as such is not  
9 designated for open space conservation by the MSHCP. Thus, the Project would not  
10 conflict with Reserve Assembly, because the Project site is not identified for conservation.

11 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant effects  
12 on Riparian/Riverine Areas and Vernal Pools, which includes identification and mapping  
13 of such areas located on the Project site, is required as such resources are identified on the  
14 Project site. The Project site has been reviewed and assessed as indicated in the General  
15 Biological Resources Assessment and Focused Burrowing Owl Survey performed by  
16 AMEC Earth & Environmental, Inc. in October 2006 and it has been determined that no  
17 springs, seeps, federal or state definable wetlands or riparian areas, or other water sources  
18 exist on the site. Two man-made settling ponds exist near the center of the project site, but  
19 these are not riparian/riverine area or vernal pools. Furthermore, these ponds do not  
20 contain clay soils associated with potential habitat for Riverside fairy shrimp  
21 (*Streptocephalus wootoni*); and no crustaceans were observed within the ponds. The  
22 settling ponds are located on mapped Delhi fine loamy sand and due to the lack of  
23 appropriate fairy shrimp habitat characteristics are not suitable for fairy shrimp habitation.  
24 Therefore, no impacts to vernal pool or riparian/riverine habitats are anticipated. The  
25 proposed Project complies with the policies of Section 6.1.2 of the MSHCP.

26 C. Pursuant to Section 6.1.3 of the MSHCP, site-specific focused surveys for narrow endemic  
27 plant species are required where appropriate or suitable habitat is present within the  
28

1 Narrow Endemic Plant Species Survey Area. The project site is not located within the  
2 Narrow Endemic Plant Species Survey Area and no narrow endemic plant species were  
3 observed on site. As the project is highly and routinely disturbed, no natural soils remain;  
4 therefore, no habitat for narrow endemic plant species exists. No additional surveys or  
5 conservation are required. The proposed project is in compliance with Section 6.1.3 of the  
6 MSHCP.

7 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP  
8 Conservation Area are required to incorporate mechanisms to address indirect effects to the  
9 MSHCP Conservation Area. The project site does not occur within any existing cores or  
10 linkages within the MSHCP Conservation Area and is located more than two miles  
11 northwest from the closest Criteria Cell; therefore, the project will not have edge effects on  
12 any existing or future MSHCP conservation area. The proposed project is in compliance  
13 with Section 6.1.4 of the MSHCP.

14 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for  
15 certain additional plant and animal species are required for properties within mapped  
16 survey areas. The survey area maps have been reviewed and the project is within mapped  
17 survey areas for the Burrowing Owl. The General Biological Resources Assessment and  
18 Focused Burrowing Owl Survey performed by AMEC Earth & Environmental, Inc. in  
19 October 2006 surveyed for burrowing owls, but did not observe any on-site during the  
20 survey and determined that burrowing owls are not expected to occur within the burrowing  
21 owl study area. Accordingly, no further surveys or conservation measures are required at  
22 this time. However, a small portion of burrowing owl habitat was identified and the  
23 possibility of owl occupation in the future could not be eliminated. Pursuant to burrowing  
24 owl Objective 6 in Section B of the MSHCP Reference Document, a 30-day pre-  
25 construction presence/absence survey for burrowing owl is required where suitable habitat  
26 is present. If it is determined that burrowing owls are present, then relocation will be  
27 allowed at the time as indicated in the MSHCP. As described above, the Project will  
28

1           implement mitigation measures requiring this pre-construction survey. The project is  
2           consistent with the Database Updated/Additional Surveys requirements of the MSHCP.

3           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 358 is  
4           consistent with the General Plan.

5           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
6           EIR No. 498 in evaluating the Project, that EIR No. 498 is an accurate and objective statement that  
7           complies with the California Environmental Quality Act and reflects the County's independent judgment,  
8           and that EIR No. 498 is incorporated herein by this reference.

9           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 498  
10          and **ADOPTS** the Mitigation Monitoring Plan specified herein and **ADOPTS** the Statement of Overriding  
11          Considerations.

12          **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 358, on file  
13          with the Clerk of the Board of Supervisors, including the final conditions of approval and exhibits, are  
14          hereby adopted as the Specific Plan Land Use for the real property described and shown in the plan, and  
15          said real property shall be developed substantially in accordance with the plan, unless the plan is amended  
16          by the Board.

17          **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.  
18          358 shall placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director, and  
19          in the Office of the Building and Safety Director, and that no applications for development approvals shall  
20          be accepted for the real property described and shown in the plan, unless such applications are  
21          substantially in accordance herewith.

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