

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 3, 2010

**SUBJECT:**

**RESOLUTION NO. 2010-125 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 453, ADOPTING SPECIFIC PLAN NO. 308A1 and APPROVING TENTATIVE TRACT MAP NO. 31554; and, ORDINANCE NO. 348.4699 for ZONING MAP NO. 56.011 and CHANGE OF ZONE NO. 6730**

**RECOMMENDED MOTION:**

**ADOPTION of RESOLUTION NO. 2010-125** Adopting Certifying Environmental Impact Report No. 453 and Specific Plan No. 308, Amendment No. 1(Gavilan Hills Estates); and,

**ADOPTION of ORDINANCE NO. 348.4699** for Zoning Map Nos. 56.011 and 57.011 and

Ron Goldman  
Planning Director

Initials:  
RG:ar

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

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

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
 BY: LARISA R-MICKENNA  
 DATE: 5/13/10  
 Departmental Concurrence

Dept't Re: \_\_\_\_\_  
 Per Exec. Ofc.: \_\_\_\_\_  
 Policy     Policy  
 Consent     Consent

**Prev. Agn. Ref.** 3/23/10 Item No. 16.1 | **District:** First | **Agenda Number:**

The Honorable Board of Supervisors

RE: **RESOLUTION NO. 2010-125 (SP308A1/EIR453) / TR31554 / ORDINANCE NO. 348.4699 (CZ6730)**

Page 2 of 2

Change of Zone No. 6730 amending Ordinance No. 348 text to reflect Specific Plan development standards, and establishing the Specific Plan Boundary and Planning Area Boundaries.

**BACKGROUND:**

This project was approved by the Planning Commission in two (2) separate stages. The Environmental Impact Report was tentatively certified, and the Specific Plan, General Plan Amendment, and Change of Zone were approved at the December 2, 2009 Planning Commission hearing. The Environmental Impact Report was tentatively certified and the Tentative Tract Map was approved at the February 3, 2010 Planning Commission hearing.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **March 23, 2010** as Agenda Item No. **16.1** and the following actions were taken.

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure;

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5;

**APPROVAL** of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

**APPROVAL** of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**RESOLUTION NO. 2010-125  
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 453  
AND APPROVING AMENDMENT NO. 1  
TO SPECIFIC PLAN NO. 308 (GAVILAN HILLS ESTATES)  
and TENTATIVE TRACT MAP NO. 31554**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on March 23, 2010, and before the Riverside Planning Commission on December 2, 2009, and February 3, 2010, to consider Amendment No. 1 to Specific Plan No. 308, General Plan Amendment No. 662, Change of Zone No. 6730, and Tentative Tract Map No. 31554. Specific Plan No. 308 was previously adopted by the Board of Supervisors pursuant to Resolution No. 1999-411 (dated November 16, 1996).

**WHEREAS**, all procedures of the California Environmental Quality Act, (CEQA), and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR) No. 453, prepared in connection with Amendment No. 1 to Specific Plan No. 308, General Plan Amendment No. 662, Change of Zone No. 6730, and Tentative Tract Map No. 31554 (referred to alternatively herein as "the project"), is sufficiently detailed so that all of the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, in regular session assembled on May 25, 2010 that:

- A. Amendment No. 1 to Specific Plan No. 308 (Gavilan Hills Estates, "SP308A1") includes an amendment to the previously approved Specific Plan No. 308 (Gavilan Hills Golf Course, "SP308") to modify the internal land use pattern and to add 423.7 acres to the Specific Plan boundary. SP308A1 also would eliminate the Golf Course land use and provide for specific development standards and design guidelines for proposed residential, open space

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1 and recreational land uses, and provide for a K-8 school on-site. As part of the SP308A1,  
2 Gavilan Road would be realigned through the project site and improved, in conformance with  
3 the LMWAP/General Plan Circulation Element.

4 B. Tentative Tract Map (TTM No. 31554) proposes a Schedule B subdivision of 880 gross  
5 acres into 420 residential lots with a one (1) acre minimum lot size (46 lots with a two (2)  
6 acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space  
7 lots totaling 242.54 acres, on (1) park site totaling 70.6 acres, one (1) school site totaling  
8 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential  
9 lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site. TTM No.  
10 31554 accommodates future development in a manner consistent with Specific Plan No. 308.

11 C. Specific Plan No. 308A1 and TTM No. 31554 is associated with General Plan Amendment  
12 No. 662, which was considered concurrently at the public hearing before the Planning  
13 Commission. General Plan Amendment No. 662 proposes to accommodate the addition of  
14 approximately 423.7 acres to the eastern boundary of the Specific Plan. Upon approval of the  
15 General Plan Amendment, and in accordance General Plan Policy LU 1.10, Specific Plan No.  
16 308 would establish land uses and residential densities for the 1,301.0-acre site, and the land  
17 use designations depicted on the Lake Mathews/Woodcrest Area Plan Land Use Plan  
18 (LMWAP) would be reflective of the Specific Plan land uses, as amended. The GPA No. 662  
19 also would amend Table 3 of the LMWAP to change the description of *SP 308* from "Gavilan  
20 Hills Golf Course" to "Gavilan Hills Estates," and would modify LMWAP Figure 4, *Policy*  
21 *Areas*, to reflect the revised boundaries of Specific Plan No. 308.

22 D. Specific Plan No. 308A1 and TTM No. 31554 is associated with Change of Zone No.  
23 6730, which was considered concurrently at the public hearing before the Planning  
24 Commission. CZ No. 6730 proposes to change the zoning designations for the entire  
25 1,301.0 acre site. This change of zone request proposes to redesignate the site from  
26 "Residential Agricultural (R-A-2)," "Residential Agricultural (R-A-5)," and "Residential  
27 Agricultural (R-A-10)" to "Adopted Specific Plan No. 308 (SP 308)" for the 423.7-acre  
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1 area proposed to be added to the Gavilan Hills Specific Plan, and to reconfigure planning  
2 area boundaries, zoning regulations, and development standards for the 877.3 acres within  
3 the existing SP 308 boundaries. The Change of Zone (CZ 6730) also is intended to apply  
4 zoning and development standards to the 423.7-acre parcel that is proposed to be added to  
5 the SP boundary under SP308A1.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
7 impacts associated with the project are potentially significant unless otherwise indicated, but each of these  
8 impacts will be avoided or substantially lessened by the identified mitigation measures:

9 A. Land Use and Planning

10 1. Impacts.

11 Project implementation would be consistent with the site's existing and  
12 proposed zoning, and as such, would not result in substantial alteration of  
13 planned land uses, incompatibility with existing or planned land uses and  
14 zoning, or conflict with any of the policy documents applicable to the  
15 project area, including the LMWAP, MSHCP and SCAG policies.  
16 Additionally, the project is within the City of Riverside's sphere and of  
17 influence and would not conflict with the City of Riverside's General Plan.  
18 The project also would not adversely affect land uses within a city sphere of  
19 influence and/or within adjacent city or county boundaries, nor would the  
20 project result in the disruption or division of the physical arrangement of an  
21 established community.

22 2. Mitigation.

23 No mitigation is required.

24 B. Aesthetics

25 1. Impacts.

26 Implementation of the project would not impact any designated scenic  
27 highways, or substantially damage scenic resources, vistas, or view open to  
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1 the public. Additionally, the project would be required to comply with the  
2 requirements of Riverside County Ordinance No. 655, and the project  
3 Design Guidelines provided in SP308A1 to ensure that lighting impacts to  
4 the Mount Palomar Observatory are minimized to the maximum feasible  
5 extent and that significant lighting and glare impacts do not occur.

6 2. Mitigation.

7 No mitigation is required.

8 C. Agricultural Resources

9 1. Impacts.

10 Project implementation would not conflict with any existing agricultural use  
11 or a Williamson Act Contract. Mandatory compliance with Riverside  
12 County Ordinance No. 625 would ensure that significant impacts associated  
13 with the development of non-agricultural uses within 300 feet of  
14 agriculturally zoned property are reduced to less than significant levels.  
15 Project implementation would not involve other changes in the existing  
16 environment which, due to their location or nature, could result in the  
17 conversion of farmland to a non-agricultural use.

18 2. Mitigation.

19 No mitigation is required.

20 D. Air Quality (Air Quality Plan Consistency)

21 1. Impacts.

22 The project would be consistent with the land use designations of the  
23 Riverside County General Plan, and therefore would not conflict with the  
24 SCAQMD Air Quality Management Plan.

25 2. Mitigation.

26 No mitigation is required.

27 E. Air Quality (Sensitive Receptors)

1 1. Impacts.

2 The project does not propose any land uses that are considered to be point  
3 source emitters; as such, the project would not expose sensitive receptors  
4 which are located within 1.0 mile of the project site to substantial point  
5 source emissions. In addition, no substantial point source emitters occur  
6 within one mile of the proposed sensitive receptors on-site.

7 2. Mitigation.

8 No mitigation is required.

9 F. Air Quality (Objectionable Odors)

10 1. Impacts.

11 The project would not result in the creation of objectionable odors affecting  
12 a substantial number of people. The sewage package treatment plant on-site  
13 is the only potential source of odors, but the design of the facility  
14 incorporates measures to preclude significant odor impacts.

15 2. Mitigation.

16 No mitigation is required.

17 G. Biological Resources (MSHCP Consistency)

18 1. Impacts.

19 The project would be consistent with the MSHCP Criteria Area Reserve  
20 Requirements in that the project would dedicate open space areas in a  
21 manner consistent with MSHCP requirements. Project implementation  
22 would result in impacts to approximately 1.3 acres of riparian/riverine  
23 habitats (on- and off-site), which are protected habitat types under the  
24 MSHCP. Project implementation also would result in impacts to  
25 approximately 0.5-acre of Oak Woodland habitat. The project also has the  
26 potential to result in indirect impacts to riparian/riverine areas. Although  
27 EIR No. 453 identifies impacts to the small-flowered microseris (5,000  
28

1 individuals); however based on field visits conducted by PCR in August  
2 2009, it was determined that the approximately 5,000 small-flowered  
3 microseris individuals previously identified as occurring on-site no longer  
4 are present due to a lack of suitable habitat (as discussed in the Final EIR).  
5 Additionally, although this species is identified as a Planning Species  
6 associated with Subunit 3 – Gavilan West of the Lake Mathews/Woodcrest  
7 Area Plan, the MSHCP assumes that the Gavilan Hills site would result in  
8 Incidental Take of this species, as identified in Table 9-2 of the MSHCP.  
9 Therefore, due to the lack of suitable habitat, it is assumed that small-  
10 flowered microseris no longer occurs on-site. Even if some individuals did  
11 occur on-site, such Incidental Take would be permissible pursuant to the  
12 MSHCP. The project also would impact approximately 4.2% of the on-site  
13 population of long-spined spineflower, although impacts to this species do  
14 not represent a conflict with the MSHCP. Project impacts to 29% of the  
15 3,460 individuals of Palmer's grappling hook occurring on-site also would  
16 be consistent with Table 9-2 of the MSHCP. Project impacts to Parry's  
17 spineflower and paniculate tarplant would not threaten the regional  
18 population of the species and are therefore found to be consistent with the  
19 MSHCP requirements. In addition, implementation of the project would  
20 result in direct impacts to approximately 9% of the on-site habitat  
21 potentially providing for the long-term conservation value for the burrowing  
22 owl, which would be consistent with the requirements of MSHCP Section  
23 6.3.2 requiring the conservation of no less than 90% of on-site habitat  
24 providing for the long-term conservation value of the species.

25  
26 **2. Mitigation.**

27 The project has been modified to mitigate or avoid the potentially  
28 significant impacts by the following mitigation measures, which are hereby

1 adopted and will be implemented as provided in the Mitigation, Monitoring,  
2 and Reporting Program.

- 3 a. Prior to the issuance of clearing or grading permits, the project  
4 applicant shall pay Local Development Mitigation Fees (per County  
5 Ordinance No. 810.2) for implementation of the MSHCP.
- 6 b. Impacts to southern willow scrub and willow scrub/Mexican  
7 elderberry riparian habitat shall be mitigated through the preparation  
8 of a 5-year Habitat Mitigation and Monitoring Plan. The plan shall  
9 include on-site creation, restoration, and/or enhancement of riparian  
10 habitat at a ratio of at least 2:1. In the event the study area does not  
11 support sufficient area to create, enhance, and/or restore an adequate  
12 amount, off-site creation, restoration, and/or enhancement be  
13 necessary to achieve the required 2:1 ratio.
- 14 c. Invasive plant species listed in Section 6.1.4 of the MSHCP and in  
15 the "California Exotic Pest Plant Council, List of Most Invasive  
16 Wildland Pest Plants" shall be prohibited in the project area. The  
17 project's CC&R's shall specifically prohibit the planting of these  
18 species by future owners and occupants of the project.
- 19 d. The project shall comply with all applicable standards, regulations  
20 and guidelines of the EPA, State, County and local agencies related  
21 to the storage, use, and disposal of hazardous waste such that no  
22 toxics impacts would occur to the MSHCP Conservation Area.
- 23 e. All grading and construction shall adhere to the Standard Best  
24 Management Practices outlined in Appendix C of the MSHCP.
- 25 f. The project's CC&R's shall include limitations on the use of  
26 landscape fertilization overspray and runoff to avoid toxin impacts  
27 to the MSHCP Criteria Area.  
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- 1 g. Land uses located adjacent to the MSHCP Conservation Area that use  
 2 chemicals or generate byproducts that are potentially toxic or adversely  
 3 affect wildlife species, habitat or water quality shall incorporate  
 4 measures to ensure that application of such chemicals does not result in  
 5 discharge to the MSHCP Conservation Area.
- 6 h. The project shall comply with permitting and other regulations of the  
 7 U.S. Army Corps of Engineers, California Department of Fish and  
 8 Game and the Regional Water Quality Control Board relative to water  
 9 quality to prevent the release of toxins, chemicals, petroleum products,  
 10 exotic plant material or other elements into the MSHCP Conservation  
 11 Area that have the potential to harm biological resources during  
 12 construction..
- 13 i. Prior to issuance of grading permits, any oak tree determined to be  
 14 located within either the limits of grading or significantly affected by  
 15 the proposed fuel modification zones shall be replaced on site using the  
 16 ratios provided below in the following table entitled, *Oak Tree*  
 17 *Replacement Ratios*.

*Oak Tree Replacement Ratios*

DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL
<5 in.	3:1
5-12 in.	5:1
12-36 in.	10:1
>36 in.	20:1

18  
 19  
 20  
 21  
 22 H. Biological Resources (Sensitive Plant and Animal Species and Sensitive Vegetation  
 23 Communities)

24 1. Impacts.

25 Project implementation would result in impacts to endangered, threatened,  
 26 candidate, sensitive, and special status species, including Stephens'  
 27 kangaroo rat, burrowing owl, nesting birds, and coastal California  
 28

1 gnatcatcher, if these species are present in disturbance areas at the time of  
2 clearing and grading. Implementation of the project would impact 35.9  
3 acres of sensitive upland communities on-site, including black sage scrub,  
4 Riversidean sage scrub, mixed sage scrub, mixed sage scrub/juniper  
5 woodland, and chamise sage scrub. Impacts to sensitive upland scrub  
6 communities would be considered significant and mitigation would be  
7 required. The project would also impact sensitive riparian habitat on-site  
8 and within the off-site impact area in association with the realignment of  
9 Gavilan Road. Approximately 6.0 acres of southern willow scrub and  
10 southern willow scrub/mixed sage scrub would be impacted on-site and  
11 approximately 0.6-acre of willow scrub/Mexican elderberry would be  
12 impacted off-site. Both on- and off-site impacts to sensitive riparian  
13 habitats would be considered significant.

4  
15 2. Mitigation.

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

- 20 a. Pursuant to Condition No. 5b of the Federal Fish and Wildlife  
21 Permit TE-088609-0 issued in conjunction with the Western  
22 Riverside County MSHCP, no grading permit may be issued  
23 between March 1 and August 15 of any given year unless the  
24 applicant for said grading permit provides written documentation to  
25 the County Biologist indicating that a focused survey of the project  
26 site has been conducted by a permitted biologist and confirms that  
27 habitat occupied by the coastal California gnatcatcher does not exist  
28 on said site.

- 1 b. Prior to the issuance of grading permits, impacts to Stephens'  
2 kangaroo rat shall be mitigated through payment of fees in  
3 accordance with the Habitat Conservation Program (HCP) for  
4 Western Riverside County as approved by the US Fish and Wildlife  
5 Service and the California Department of Fish and Game.
- 6 c. During the nesting season and prior to initial vegetation clearing, a  
7 qualified biologist shall conduct initial surveys for burrowing owls  
8 to determine the status of the burrowing owl on-site. Thirty days  
9 prior to vegetation clearing, pre-construction surveys shall be  
10 conducted on-site pursuant to Riverside County's 30-day Pre-  
11 Construction Burrowing Owl Survey Report Format (August 17,  
12 2006). The surveying biologist shall submit a report to the  
13 Riverside County Environmental Programs Department (EPD)  
14 documenting the results of the 30-day pre-construction survey for  
15 review and approval by the EPD. If burrowing owl individuals are  
16 detected on-site as part of the pre-construction survey during the  
17 breeding season (February 1 through August 31), the burrows shall  
18 be avoided until the end of the breeding season or until a  
19 determination is made by a qualified biologist that (1) the birds have  
20 not begun egg-laying and incubation or (2) that juveniles from the  
21 occupied burrows are foraging independently and are capable of  
22 independent survival. If neither of these determinations can be  
23 made, the burrow site, along with a 6.5 acre buffer (to provide for  
24 foraging habitat), shall be avoided until the end of the breeding  
25 cycle as determined by the biological monitor.
- 26 d. Any destruction of burrowing owl burrows outside of the breeding  
27 season (September 1 – January 31) shall be in accordance with the  
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1 California Burrowing Owl Consortium (CBOC) guidelines and may  
2 include passive relocation of any resident owls. Prior to destruction  
3 of any burrow, two natural or artificial burrows shall be provided for  
4 each burrow impacted by the project. All burrows shall be  
5 excavated using hand tools and refilled to prevent reoccupation.

- 6 e. To ensure that no active nests are disturbed during clearing and  
7 grading, vegetative removal activities shall be scheduled outside of  
8 nesting seasons (February 15 – August 15).
- 9 f. In the event initial vegetation removal occurs during the nesting  
10 season (August 16 – February 14), all suitable habitat shall be  
11 thoroughly surveyed for the presence of nesting birds by a qualified  
12 biologist prior to commencement of clearing activities. If any active  
13 nests are detected, a buffer of at least 100 feet (300 feet for raptors)  
14 will be delineated, flagged, and avoided until the nesting cycle is  
15 complete as determined by the biological monitor to minimize  
16 impacts.
- 17 g. In the event initial vegetation removal within 300 feet of any oak  
18 tree occurs during the nesting season (August 16 – February 14), all  
19 suitable habitat shall be thoroughly surveyed for the presence of  
20 nesting raptors. If any active raptor nests are identified, a buffer of  
21 at least 300 feet will be delineated, flagged, and avoided until the  
22 nesting cycle is complete, as determined by the biological monitor,  
23 to minimize impacts.
- 24 h. Prior to the issuance of a grading permit, a Construction Runoff  
25 Management Plan shall be developed that addresses management of  
26 erosion and minimization of transport of eroded material into the  
27 stream system. Best management practices shall be installed and  
28

maintained by the construction supervisor to prevent the degradation of receiving waters downstream.

I. Biological Resources (Wildlife Movement)

1. Impacts.

Implementation of the project would provide for a north-south regional wildlife movement corridor that is consistent with the MSHCP, and the project would not result in a substantial change to existing wildlife movement routes within the western portions of the site; accordingly, impacts to wildlife movement corridors would not occur with project implementation.

2. Mitigation.

No mitigation is required.

J. Biological Resources (Federally Protected Wetlands)

1. Impacts.

Project implementation would result in impacts to 7,419 linear feet of streambed on-site and within the off-site impact area, 1.3 acres of state-regulated streambed and associated riparian habitat on-site and within off-site impact areas. In addition, project implementation would impact 0.50 acres of federally-regulated waters, including 0.1-acre of federal wetlands. Impacts to these resources would be considered significant.

2. Mitigation.

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

- a. The project shall comply with Mitigation Measure 4.5.1, which requires the following: "Prior to the issuance of clearing or grading

1 permits, the project applicant shall pay Local Development  
2 Mitigation Fees (per County Ordinance No. 810.2) for  
3 implementation of the MSHCP.”

4 b. The project shall comply with Mitigation Measure 4.5-2, which  
5 requires the following: “Impacts to southern willow scrub and  
6 willow scrub/Mexican elderberry riparian habitat shall be mitigated  
7 through the preparation of a 5-year Habitat Mitigation and  
8 Monitoring Plan. The plan shall include on-site creation,  
9 restoration, and/or enhancement of riparian habitat at a ratio of at  
10 least 2:1. In the event the study area does not support sufficient area  
11 to create, enhance, and/or restore an adequate amount, off-site  
12 creation, restoration, and/or enhancement be necessary to achieve  
13 the required 2:1 ratio.”

14 c. Prior to the issuance of a grading permit, the applicant shall obtain  
15 certification under Section 401 of the Clean Water Act from the  
16 Regional Water Quality Control Board (RWQCB). The RWQCB  
17 requires restrictions to control urban runoff from the site, requires  
18 on-site treatment of runoff to improve water quality, and imposes  
19 Best Management Practices (BMPs) on the construction.

20 d. Prior to the issuance of a grading permit, the applicant shall obtain a  
21 permit under Section 404 of the Clean Water Act from the U.S.  
22 Army Corps of Engineers (ACOE). The ACOE has a no net loss  
23 policy which requires that any unavoidable impacts to wetland  
24 values and functions be replaced. Replacement of ACOE  
25 jurisdictional waters and wetlands is required to occur at a ratio no  
26 less than 1:1.  
27  
28

- 1 e. Prior to the issuance of a grading permit, the applicant shall consult  
 2 with the California Department of Fish and Game to obtain any  
 3 required streambed alteration agreement pursuant to CDFG Code  
 4 Section 1600. Restoration and enhancement of CDFG jurisdictional  
 5 streambed and associated riparian habitat is required to occur on-site  
 6 at a ratio no less than 3:1.
- 7 f. The project shall comply with Mitigation Measure 4.5-20, which  
 8 requires the following: “Prior to issuance of grading permits, any  
 9 oak tree determined to be located within either the limits of grading  
 10 or significantly affected by the proposed fuel modification zones  
 11 shall be replaced on site using the ratios provided in the following  
 12 table, entitled, *Oak Tree Replacement Ratios*.

13  
 14 *Oak Tree Replacement Ratios*

DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL
<5 in.	3:1
5-12 in.	5:1
12-36 in.	10:1
>36 in.	20:1

15 K. Biological Resources (County’s Oak Tree Management Guidelines)

16 1. Impacts.

17 Project implementation would result in significant impacts to 5 oak trees  
 18 regulated by Riverside County’s Oak Tree Management Guidelines.

19 2. Mitigation.

20 The project has been modified to mitigate or avoid the potentially  
 21 significant impacts by the following mitigation measures, which are hereby  
 22 adopted and will be implemented as provided in the Mitigation, Monitoring,  
 23 and Reporting Program.  
 24  
 25  
 26  
 27  
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- 1 a. Prior to issuance of grading permits, any oak tree determined to be  
 2 located within either the limits of grading or significantly affected  
 3 by the proposed fuel modification zones shall be replaced on site  
 4 using the ratios provided below.

*Oak Tree Replacement Ratios*

DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL
<5 in.	3:1
5-12 in.	5:1
12-36 in.	10:1
>36 in.	20:1

- 5  
6  
7  
8  
9 b. The oak woodland adjacent to the limits of grading in the  
 10 northwestern portion of Gavilan Hills West shall be fenced off to  
 11 prevent construction equipment operating within the dripline or  
 12 protected zone (as defined in the Riverside County Oak Tree  
 13 Management Guidelines), whichever is greater  
 14  
 15 c. Where individual oak trees are to be preserved on individual lots  
 16 within an open space conservation easement, notice shall be given to  
 17 prospective buyers of said lots that disturbance to or removal of the  
 18 existing oak tree(s) is prohibited.

19 L. Circulation and Traffic (Street System Capacity)

20 1. Impacts.

21 Implementation of the project would result in cumulatively significant  
 22 impacts to numerous off-site intersections during the near- and long-term  
 23 scenarios.

24 2. Mitigation.

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

1 a. Prior to the issuance of building permits for any phase of the project,  
2 the project applicant or master developer shall participate in the  
3 following funding programs to address cumulative traffic impacts in  
4 the project's study area via the payment of fees and/or in-lieu  
5 construction of necessary improvements with fee credit eligibility:  
6 Transportation Uniform Mitigation Fees (TUMF); Traffic Signal  
7 Mitigation Program fees; additional roadway program fees, if  
8 applicable; and Development Impact Fees (DIF).

9 M. Circulation and Traffic (Parking Requirements)

10 1. Impacts.

11 As a standard condition of project approval, the County will require the  
12 provision of on-site parking for all proposed land uses in accordance with  
13 the parking requirements specified in the Specific Plan Zoning Ordinance.  
14 No impact would occur.

15 2. Mitigation.

16 No mitigation is required.

17 N. Circulation and Traffic (Congestion Management Agency)

18 1. Impacts.

19 Other than significant cumulative impacts that would be reduced to below a  
20 level of significance through mandatory payment of TUMF fees, and  
21 cumulatively significant and unavoidable impacts to area freeway segments,  
22 Project implementation would not exceed any additional level of service  
23 standards established by the County Congestion Management Agency.

24 2. Mitigation.

25 No mitigation is required.

26 O. Circulation and Traffic (Airports)

27 1. Impacts.

1 The site is not located in proximity to an airport or within an airport  
2 influence area or safety zone; no impact would occur.

3 2. Mitigation.

4 No mitigation is required.

5 P. Circulation and Traffic (Waterborne, Rail, and Air Traffic)

6 1. Impacts.

7 The project would not have an impact on waterborne, rail, or air traffic.

8 2. Mitigation.

9 No mitigation is required.

10 Q. Circulation and Traffic (Design Features)

11 1. Impacts.

12 No unsafe design features are proposed by the project. The project would  
13 not introduce incompatible uses to the traffic in the area.

14 2. Mitigation.

15 No mitigation is required.

16 R. Circulation and Traffic (Road Maintenance)

17 1. Impacts.

18 Maintenance of the roadway facilities proposed by the project would not  
19 result in any significant impacts to the environment other than those which  
20 have been identified in other portions of this EIR.

21 2. Mitigation.

22 No mitigation is required.

23 S. Circulation and Traffic (Construction-Related Impacts)

24 1. Impacts.

25 Project construction would not result in short-term interruptions to traffic.

26 2. Mitigation.

27 No mitigation is required.  
28

1 T. Circulation and Traffic (Emergency Access)

2 1. Impacts.

3 Project implementation would result in new residential structures, parks,  
4 and a school, and adequate emergency access to the site would be provided.

5 2. Mitigation.

6 No mitigation is required.

7 U. Circulation and Traffic (Alternative Transportation)

8 1. Impacts.

9 The project would not conflict with adopted policies supporting alternative  
10 transportation.

11 2. Mitigation.

12 No mitigation is required.

13 V. Cultural Resources (Historical Resources)

14 1. Impacts.

15 No historical resources are present on the project site that could be impacted  
16 by project development.

17 2. Mitigation.

18 No mitigation is required.

19 W. Cultural Resources (Undiscovered Buried Resources and Religious and Sacred Uses)

20 1. Impacts.

21 Implementation of the project could result in significant direct impacts to  
22 previously undiscovered buried resources during ground disturbing  
23 activities associated with project construction. In addition, religious or  
24 sacred artifacts are not known to be present on the property; nonetheless,  
25 religious or sacred artifacts have the potential to be uncovered during  
26 grading and excavation activities.

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. Because of the large number of observed cultural resources within  
6 the project site and the fact that past uses or dense ground cover in  
7 the drainage areas may have masked additional sites, all brushing  
8 and grading within the project area shall be monitored by the Project  
9 Archaeologist and Pechanga Tribal monitors. The monitoring of the  
10 brushing and grading shall be conducted by one or more  
11 archaeologists and Pechanga Tribal monitors, as dictated by the size  
12 of the grading operation. All utility excavations, road grading, or  
13 brush removal must be coordinated with the p[roject Archaeologist  
14 and Pechanga Tribes. Any known resources which are graded must  
15 be intensively monitored during grading to ensure that any important  
16 sites, features, isolates, or deposits are treated appropriately. Should  
17 any resources be encountered during the monitoring of the brushing  
18 and grading which were not previously recorded, the action will be  
19 temporarily halted or redirected to another area while the nature of  
20 the discovery is evaluated, in consultation with the Pechanga Tribe.  
21 Any resources that may be encountered will require testing to  
22 determine their significance. If the Lead Agency determines that a  
23 resource is significant, then appropriate mitigation measures will be  
24 determined by the Lead Agency, in consultation with the Project  
25 Applicant and the Pechanga Tribe.

26  
27 b. Prior to grading permit issuance, the applicant shall provide the  
28 Planning Director evidence of a fully executed agreement with the

1 Pechanga Tribe that addresses the treatment and disposition of all  
2 cultural resources impacted as a result of the project, as well as tribal  
3 monitoring. The landowner agrees to relinquish ownership of all  
4 cultural resources, including all Luiseño sacred items, burial goods,  
5 and all archaeological artifacts that are found on the project area to  
6 the Pechanga Band of Luiseño Indians for proper treatment and  
7 disposition.

8 c. The portions of CA-RIV-2676, 5970, 6989, and 6992 located within  
9 areas proposed as Open Space Conservation or Reserve/Park by  
10 Specific Plan No. 308 shall be protected from project impacts,  
11 avoided, and preserved in place in an open space easement with an  
12 adequate buffer surrounding the site or other measures as necessary  
13 to prevent disturbances to these areas, or as otherwise agreed upon  
14 with the Pechanga Tribe. The open space easement must include  
15 language that will prohibit any type of surface modification to the  
16 site or intrusion into the site and the site buffer by grading,  
17 trenching, or other development-related activities and  
18 improvements. In addition, specific terms and conditions shall be  
19 placed on the open space designation to prohibit pedestrian access,  
20 including a requirement that deterrent plants and landscaping shall  
21 be planted in the open space easement.

22 d. Prior to any grading at or near culturally significant areas, the  
23 Developer shall meet and confer with the Pechanga Tribe to develop  
24 an appropriate controlled grading plan. The purpose of the  
25 controlled grading at and around the site is to afford the opportunity  
26 to determine whether any subsurface resources are associated with  
27 the site and, if so, the significance of any such resources. All such  
28

1 controlled grading shall be monitored according to the provisions of  
2 the Agreement required in Mitigation Measure 4.7-1 and in  
3 accordance with Mitigation Measure 4.7-2.

4 e. All sacred sites, should they be encountered within the project area,  
5 shall be avoided and preserved as the preferred mitigation, if  
6 feasible. If preservation in place is not feasible due to the location  
7 of such sites within the development area, then mitigation for such  
8 sites shall occur as described under Mitigation Measure 4.7-1.

9 f. Sites CA-RIV-7003, 7005, 6988, 6990, 6983, and 5969 shall be  
10 protected as much as possible from project impacts, avoided and  
11 preserved as much as possible in place in an open space easement  
12 with an adequate buffer surrounding the site. The open space  
13 easement must include language that will prohibit any type of  
14 surface modification to the site or intrusion into the site and the site  
15 buffer by grading, trenching, or other development-related activities  
16 and improvements. In addition, specific terms and conditions shall  
17 be placed on the open space designation to prohibit pedestrian  
18 access, including a requirement that deterrent plants and landscaping  
19 shall be planted in the open space easement.

20 X. Cultural Resources (Human Remains)

21 1. Impacts.

22 Human remains are not known to be present on the property; nonetheless,  
23 human remains have the potential to be uncovered during grading and  
24 excavation activities.

25 2. Mitigation.

26 The project has been modified to mitigate or avoid the potentially  
27 significant impacts by the following mitigation measures, which are hereby  
28

1 adopted and will be implemented as provided in the Mitigation, Monitoring,  
2 and Reporting Program.

- 3 a. In the event that human remains are encountered, all work shall stop  
4 in the area in which the find(s) are present. Standard procedures for  
5 such discoveries will be implemented, including notification of the  
6 Riverside County Coroner's Office, the County of Riverside, and the  
7 Native American Heritage Commission in Sacramento, and  
8 Pechanga Tribe representatives. The Native American  
9 representative and the County of Riverside will be consulted to  
10 determine a preferred course of action and the burial and/or human  
11 remains will be treated accordingly.

12 Y. Cultural Resources (Paleontological Resources)

13 1. Impacts.

14 Implementation of the project could result in significant direct impacts to  
15 previously undiscovered paleontological resources during ground disturbing  
16 activities associated with project construction.

17 2. Mitigation.

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

- 22 a. Prior to the recordation of the first final tract map and/or issuance of  
23 the first grading permit, the applicant shall provide a letter of  
24 verification to the County of Riverside stating that a qualified  
25 paleontologist has been retained to implement the paleontological  
26 monitoring program.  
27  
28

- 1 i. The qualified paleontologist shall attend any preconstruction  
2 meetings to make comments and/or suggestions concerning  
3 the paleontological monitoring program with the  
4 construction manager.
- 5 ii. The qualified paleontological monitor shall be present on site  
6 full-time during the grading of all Pleistocene or older  
7 alluvial valley deposits. The location of these deposits shall  
8 be noted on all project grading plans. The paleontological  
9 monitor shall possess copies of the site's paleontological  
10 report, geologic map, and the grading plan during on-site  
11 monitoring. The paleontological monitor shall have the  
12 authority to reduce the duration and intensity of monitoring  
13 if subsurface geologic conditions warrant less intense effort.  
14 Monitoring may be reduced if the Pleistocene or older  
15 alluvial valley deposits are determined upon exposure and  
16 examination by the qualified paleontological monitor to have  
17 low potential to contain fossil resources.
- 18 iii. When requested by the paleontologist, the project Engineer  
19 shall divert, direct or temporarily halt ground disturbance  
20 activities in the area of discovery to allow evaluation of  
21 potentially significant paleontological resources. The  
22 monitor shall be equipped to speedily collect specimens if  
23 they are encountered. The significance of the discovered  
24 resources shall be determined by the paleontologist and a  
25 plan shall be developed for collection and study.
- 26 iv. Discovered fossils or samples of such fossils shall be  
27 collected by the paleontological monitor, with assistance if  
28

1 necessary. Fossils recovered shall be cleaned and prepared  
2 to allow for identification. Specimens recovered shall be  
3 donated to a qualified scientific institution for preservation  
4 and study.

- 5 v. A monitoring results report and/or evaluation report, if  
6 appropriate, which describes the results, analysis, and  
7 conclusions of the paleontological monitoring program (with  
8 appropriate graphics) shall be submitted to the County of  
9 Riverside.

10 Z. Geology and Soils

11 1. Impacts.

12 No active faults are located on the project site, and the project site is not  
13 located within an Earthquake Hazard Zone. However, a significant impact  
14 could occur due to the rupture of a known earthquake fault within the  
15 project vicinity which could result in property loss, injury, or death. Due to  
16 the shallow depths to bedrock on the project site, impacts associated with  
17 liquefaction and ground subsidence would be less than significant. Portions  
18 of the site contain soils that are characterized as low-density and potentially  
19 collapsible. Risks presented by seiches, tsunamis, mudflow, and volcanoes  
20 are considered remote or non-existent. The project would maintain the  
21 topographic character of the site and comply with Riverside County  
22 Grading Standards; therefore, significant impacts to landform would not  
23 occur. Although the project would construct manufactured slopes higher  
24 than 10 vertical feet, compliance with the site-specific geotechnical  
25 recommendations would ensure that proposed slopes exceed the minimum  
26 required factors of safety. As such, the potential for surficial failure would  
27 be considered very remote. No subsurface sewer systems are present on the  
28

1 site that could be adversely impacted by project implementation. Portions  
2 of the site are underlain by soils with “medium” and “high” expansion  
3 indices, which could result in substantial risks to life or property.

4 2. Mitigation.

5 The project has been modified to mitigate or avoid the potentially  
6 significant impacts by the following mitigation measures, which are hereby  
7 adopted and will be implemented as provided in the Mitigation, Monitoring,  
8 and Reporting Program.

9 a. Prior to the issuance of grading permits and in compliance with the  
10 requirements of Riverside County ordinances, a detailed design-  
11 level geotechnical report(s) shall be submitted to the County’s  
12 Engineering Division for review and approval concurrent with each  
13 tract map or parcel map application. The report(s) shall identify and  
14 address site-specific (a) underlying soil conditions (including  
15 corrosive and expansive soil conditions), (b) liquefaction potential,  
16 (c) seismic parameters and building requirements, and (d) slope  
17 stability and rockfall hazards. The measures recommended in the  
18 final geotechnical report(s) shall be identified on applicable grading  
19 plans and shall be implemented to the satisfaction of the County  
20 Geologist. Grading shall be performed in accordance with  
21 applicable provisions of the Standard Grading Specifications  
22 contained in the design-level geotechnical reports.

23 b. Prior to the issuance of a grading permit within any planning area or  
24 grading phase of the Specific Plan, an overall Conceptual Grading  
25 Plan for the planning area or grading phase in process shall be  
26 submitted for Planning Department approval. The Grading Plan  
27 shall be used as a guideline for subsequent detailed grading plans for  
28

1 individual stages of development within that planning area or  
2 grading phase, and shall include 1) techniques employed to prevent  
3 erosion and sedimentation during and after the grading process, 2)  
4 approximate time frames for grading, 3) identification of areas  
5 which may be graded during high probability rain months (January  
6 through March) and 4) preliminary pad and roadway elevations.

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

13 d. Graded, but undeveloped land shall be maintained weed-free and  
14 planted with interim landscaping within 90 days of completion of  
15 grading activities, unless building permits are obtained.

16 e. The project geotechnical engineer or his qualified representative  
17 shall be notified at appropriate times to provide observation and  
18 testing services during clearing operations and to verify compliance  
19 with the recommendations made by the project geotechnical report.  
20 In addition, any buried structures or unusual or adverse soil  
21 conditions encountered that are not described or anticipated in the  
22 geotechnical report prepared by LGC shall be brought to the  
23 immediate attention of the geotechnical consultant.

24 f. All existing low-density and potentially collapsible soil materials,  
25 such as loose manmade fill and alluvium, shall be removed to  
26 underlying competent bedrock from each area to receive compacted  
27 fill. Prior to placing structural fills, the exposed bottom surfaces in  
28

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

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

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

21 i. The final design plans for the project shall incorporate, at a  
22 minimum, the seismic design criteria, site development and grading  
23 recommendations as presented in the geotechnical report. Final  
24 seismic design criteria recommendations to be implemented by the  
25 project shall be identified in the design-level report for each tract  
26 map or parcel map.  
27  
28

- 1 j. Prior to issuance of a grading permit, the County shall verify that the  
2 Grading Plan includes erosion and sediment control measures as  
3 required by the project's NPDES Permit and SWPPP.
- 4 k. Slopes steeper than 2:1 or higher than ten feet shall be clearly  
5 indicated on all grading plans. Such slopes must be determined to  
6 be safe in the slope stability report prepared by the soils engineer or  
7 engineering geologist. The slope stability report shall also contain  
8 recommendations for landscaping and erosion control.
- 9 l. Potential brow ditches, terrace drains, or other minor swales,  
10 determined necessary by the County of Riverside at future stages of  
11 project review, shall be lined with natural erosion control materials  
12 or concrete.
- 13 m. The locations of potentially compressible soils shall be identified on  
14 all Grading Plans. Where development is proposed in areas of  
15 compressible soils, deep foundation systems shall be used, or  
16 compressible soils shall be completely overexcavated and  
17 compacted.

18 AA. Hazards and Hazardous Materials

19 1. Impacts.

20 Removal of known onsite structures and disturbance of unknown subsurface  
21 items and/or soils has the potential to contaminate the site with  
22 hydrocarbons, metals, pesticides, and PCBs. The project site does not  
23 contain any emergency facilities nor does it serve as an emergency  
24 evacuation route. The project would maintain adequate emergency access  
25 for emergency vehicles as required by the County. The project proposes a  
26 K-8 school; however, residential common household chemicals are of such  
27 a low concentration and volume that they pose no significant impacts to  
28

1 human health and safety. The project site is not included on a list of  
2 hazardous materials sites compiled pursuant to Government Code Section  
3 65962.5. Therefore, a significant impact would not occur. Implementation  
4 of the project could expose future residents and/or structures to a risk of  
5 loss, injury, or death involving wildland fires.

6 2. Mitigation.

7 The project has been modified to mitigate or avoid the potentially  
8 significant impacts by the following mitigation measures, which are hereby  
9 adopted and will be implemented as provided in the Mitigation, Monitoring,  
10 and Reporting Program.

- 11 a. All existing site improvements shall be disposed of off-site, in  
12 accordance with current local, state, and federal disposal regulations.  
13 Any petroleum contaminated materials, lead-based paints or  
14 products, mercury, asbestos-containing materials and/or buried  
15 trash/debris encountered during removal and/or grading shall be  
16 evaluated by an experienced environmental consultant prior to  
17 removal.
- 18 b. Users of hazardous materials such as paints, roofing materials and  
19 solvents during construction shall comply with applicable federal,  
20 state, and local regulation requiring elimination and reduction of  
21 waste at the source by prevention of leakage, by segregation of  
22 hazardous waste, and by process of materials change.
- 23 c. If the on-site school site receives State funding for acquisition or  
24 construction, environmental review and oversight by the State of  
25 California Department of Toxic Substances Control shall occur as  
26 required by State law.  
27  
28

- 1 d. Prior to issuance of grading permits, the project applicant shall  
2 conduct an additional site investigation (i.e., Phase II Investigation)  
3 to determine the potential for contamination from hydrocarbons,  
4 metals, pesticides, or PCBs associated with the above-ground  
5 storage tank, wind machines, and equipment storage area. If the  
6 results of this Phase II site investigation determine that on-site  
7 contamination requires remediation, then mitigation measures will  
8 be required to reduce those impacts to below a level of significance.  
9 Mitigation measures would be determined through the Phase II  
10 investigation process, and may consist of the following:
- 11 i. Removal and proper disposal of the contaminated material at  
12 an approved facility under the direction of the County of  
13 Riverside Department of Environmental Health.
  - 14 ii. In-situ remediation by soil vapor extraction. This type of  
15 mitigation may be used only if the in-situ soils are  
16 determined to be favorable for soil vapor extraction.
  - 17 iii. Removal and disposal of contaminated materials on-site (i.e.,  
18 within proposed roadways). This mitigation measure may  
19 only be used as a remedial measure for heavy hydrocarbons  
20 (i.e., diesel or oil, as is typical of the equipment storage  
21 areas), and only if approved by the County of Riverside  
22 Department of Environmental Health.
- 23 e. In the event that any subsurface hazardous materials are found  
24 during grading or construction, including soil and/or groundwater  
25 contamination, all activity in the area of discovery and/or in an  
26 appropriate radius of the area of discovery shall temporarily cease  
27 and the County of Riverside Department of Environmental Health  
28

1 shall be notified. Prior to the resumption of any construction  
2 activity in the area of discovery, the site shall be deemed safe by the  
3 appropriate entity prior to the resumption of grading and/or  
4 constructions activities.

5 f. In the event that any under-ground storage tanks (USTs) are  
6 discovered during grading or construction, all activity in the area of  
7 discovery and/or in an appropriate radius of the area of discovery  
8 shall temporarily cease until the situation can be evaluated by an  
9 experienced environmental consultant. In the case that USTs are  
10 discovered, they shall be removed and properly disposed of  
11 according to the requirements of their contents.

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

18 h. The Master Developer shall supply a copy of the "Homeowner's and  
19 Renter's Guide to Residential Environmental Hazards," to all  
20 residential home purchasers and tenants in the project. The  
21 document is available through a member of the California  
22 Association of Realtors (CAR).

23 i. Prior to issuance of building permits for structures adjacent to  
24 natural open space, the project applicant or Master Developer shall  
25 prepare a fire protection plan consistent with the requirements of the  
26 Gavilan Hills Estates Specific Plan, subject to review and approval  
27 by the Riverside County Fire Department. Building permit plot  
28

1 plans shall call-out all lots that require special fuel modification  
2 zones due to site constraints, and shall list enhanced fuel  
3 modification activities required for each respective lot.

4 BB. Hydrology and Water Quality

5 1. Impacts.

6 Implementation of the project would not substantially alter drainage  
7 patterns on-site and would not increase the risk of erosion, siltation, or  
8 flooding on- or off-site. Additionally, implementation of the project would  
9 not substantially alter the rate or amount of surface runoff, as compared to  
10 the existing condition, and would not exceed the available capacity of  
11 existing or planned stormwater drainage systems. The project would not  
12 deplete groundwater resources or prevent the recharge of local aquifers.  
13 The project site is not located within a mapped 100-year flood zone hazard  
4 or dam inundation area. The project would result in a significant direct  
15 impact to water quality in the absence of Construction BMPs.

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. Proposed grading and drainage improvements shall conform to  
22 Section 2907 and 7012 of the Uniform Building Code (UBC).
- 23 b. Drainage and flood control facilities and improvements shall be  
24 provided in accordance with Riverside County Flood Control and  
25 Water Conservation District requirements.
- 26 c. Prior to issuance of a grading permit, the project shall obtain  
27 coverage under the General Permit for Stormwater Discharges  
28

1 Associated with Construction Activities (Order No. 99-08-DWQ,  
2 NPDES Permit No. CAS 000002).

- 3 d. Prior to the issuance of grading permits, the project applicant or  
4 master developer shall prepare a Stormwater Pollution Prevention  
5 Program (SWPPP) which identifies potential on-site pollutants and  
6 provides for an effective combination of erosion control and  
7 sediment control measures to reduce or eliminate discharge of  
8 pollutants to surface water from storm water and non-storm water  
9 discharges during construction activities.
- 10 e. Prior to the first building permit final inspection, the County shall  
11 verify that the project's CC&R's contain any activity restrictions  
12 and property owner education awareness materials for water quality,  
13 as specified in the project's Water Quality Management Plan.

4 CC. Noise

15 1. Impacts.

16 No stationary noise sources are proposed. The addition of project vehicle  
17 traffic to surrounding roadways would not result in noise increases greater  
18 than 3 dBA for either the year 2010 or General Plan buildout scenarios.  
19 Development of the project would not expose people to significant levels of  
20 groundborne vibrations or noise. The project would result in temporary  
21 increases in ambient noise levels in the project vicinity due to project-  
22 related construction activities. The project would expose residences  
23 immediately adjacent to the proposed school site to exterior noise levels that  
24 could exceed 65 dBA Ldn. In addition, the project may expose residences  
25 to internal noise levels that exceed 45 dBA Ldn.

26 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. During all project site excavation and grading on-site, the  
6 construction contractors shall equip all construction equipment,  
7 fixed or mobile, with properly operating and maintained mufflers,  
8 consistent with manufacturers' standards. The construction  
9 contractor shall place all stationary construction equipment so that  
10 emitted noise is directed away from the noise sensitive receptors  
11 nearest the project site.
- 12 b. The construction contractor shall locate all stationary construction  
13 equipment a minimum of 300 feet from noise sensitive areas during  
14 all project construction.
- 15 c. The construction contractor shall limit all construction-related  
16 activities that would result in high noise levels between the hours of  
17 8:00 a.m. and 6:00 p.m. Monday through Saturday. No construction  
18 shall be allowed on Sundays and public holidays.
- 19 d. The construction contractor shall limit haul truck deliveries to the  
20 same hours specified for construction equipment. To the extent  
21 feasible, haul routes shall not pass sensitive land uses or residential  
22 dwellings.
- 23 e. In the event that the CNUSD develops PA 10 as a school site, a 6-  
24 foot privacy wall shall be provided along the perimeter of the school  
25 site where it abuts with adjacent residential development, unless a  
26 subsequent noise analysis is conducted to demonstrate that the  
27

1 County's exterior noise standard of 65 dBA can be achieved on all  
2 adjacent residential lots.

3 f. Prior to the issuance of a building permit, a noise study shall be  
4 prepared to demonstrate that interior noise levels are reduced to 45  
5 dBA Ldn or less. The noise study shall be reviewed and approved  
6 by the Riverside County Department of Industrial Hygiene.

7 DD. Population and Housing

8 1. Impacts.

9 Implementation of the project would not induce substantial population  
10 growth in the area, either directly or indirectly, beyond the growth  
11 anticipated by the County General Plan. In addition, utility extensions  
12 would not be required to serve the project, and proposed roadway  
13 improvements would not result in substantial growth in the area.

4 2. Mitigation.

15 No mitigation is required.

16 EE. Public Facilities

17 1. Impacts.

18 With mandatory compliance with County Ordinance No. 659 and California  
19 State Senate Bill 50, implementation of the project would not result in a  
20 significant impact to fire protection services, sheriff services, school  
21 facilities, library services, and health services. Ultimate project  
22 development would result in an increased demand for solid waste services.  
23 Impacts to public facilities and services are identified as significant  
24 cumulative impacts.

25 2. Mitigation.

26 The project has been modified to mitigate or avoid the potentially  
27 significant impacts by the following mitigation measures, which are hereby  
28

1 adopted and will be implemented as provided in the Mitigation, Monitoring,  
2 and Reporting Program.

- 3 a. Prior to building permit final inspection, the project applicant shall  
4 participate in established County-wide programs to reduce solid  
5 waste generation.
- 6 b. The master Homeowners' Association and/or landscape  
7 maintenance district or association shall either mulch (shred and  
8 leave on landscaped areas), compost on-site, or separate from other  
9 types of waste to send to a composting facility within the local area,  
10 green waste (i.e., trimmings from grass, shrubs, or trees) from  
11 common project landscaped areas and the community park.
- 12 c. The project developer shall pursue and implement any available and  
13 feasible source reduction programs for the disposal of construction  
14 materials to the satisfaction of the Riverside County Waste  
15 Management Department.

16 FF. Recreation

17 1. Impacts.

18 Impacts associated with on-site park development are evaluated and  
19 mitigated for throughout EIR No. 453. The project would place an  
20 incremental demand in usage on off-site recreational facilities, but such  
21 demand is not expected to be significant enough to cause physical  
22 deterioration of the facilities. The project proposes to construct on-site  
23 recreational facilities and trails that exceed the minimum County  
24 requirements. The trail system proposed by the project would accommodate  
25 the recreational trail needs generated by the project. Significant impacts  
26 associated with Recreation would not occur.

27 2. Mitigation.

1 No mitigation is required.

2 GG. Utilities and Service Systems

3 1. Impacts.

4 Implementation of the project would not require the construction of new  
5 facilities or the expansion of existing facilities to provide adequate service  
6 to the site, other than the construction of on-site facilities which are  
7 evaluated throughout EIR No. 453 and, where impacts are identified,  
8 mitigation is proposed to reduce the impacts to less than significant levels.  
9 In addition, the project would not exceed the available supply of water  
10 resources. Implementation of the project would be consistent with all  
11 applicable energy conservation measures. Significant impacts associated  
12 with Utilities and Service Systems would not occur.

13 2. Mitigation.

14 No mitigation is required.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts  
16 potentially resulting from the project's approval cannot be fully mitigated and will be only partially  
17 avoided or lessened by the mitigation measures hereinafter specified; a statement of overriding findings is  
18 therefore included herein:

19 A. Agricultural Resources (Conversion of Farmland)

20 1. Impacts.

21 Implementation of the project would convert approximately 142.7 acres of  
22 land designated as Unique Farmland and approximately 60.2 acres of land  
23 designated as Statewide Important Farmland to non-agricultural use.

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  
27

1 adopted and will be implemented as provided in the Mitigation, Monitoring,  
2 and Reporting Program.

- 3 a. The project is required to comply with Riverside County Ordinance  
4 No. 625.1. Other than the compliance with this ordinance, there are  
5 no feasible mitigation measures for impacts associated with the  
6 conversion of designated important farmland to non-agricultural  
7 uses. No agricultural mitigation banks exist in Riverside County  
8 and in an opinion issued on the County's General Plan EIR (October  
9 2, 2003), the County found that an agricultural land mitigation bank  
10 is not a valid form of mitigation for farmland conversion impacts.

11 B. Air Quality (Construction and Short-term Emissions)

12 1. Impacts.

13 Construction of the project would result in emissions of which exceed the  
14 SCAQMD thresholds, indicating that the project would substantially  
15 contribute to an existing air quality violation. Short-term emissions of  
16 PM10 and ozone-forming emissions (VOC, NOX and CO), when  
17 considered in conjunction with construction-related and operation air  
18 emissions from other projects in the SCAB, would result in cumulatively  
19 significant impacts because the SCAB is in a non-attainment status for O3  
20 and PM10.

21 2. Mitigation.

22 The project has been modified to mitigate or avoid these potentially  
23 significant impacts by the following mitigation measures, which are hereby  
24 adopted and will be implemented as provided in the Mitigation, Monitoring,  
25 and Reporting Program.

26 **Regulatory Requirements**

- 1 a. During grading and construction activities, the project is required to  
2 comply with the requirements of SCAQMD Rule 403, Fugitive  
3 Dust, as amended on June 3, 2005. Applicable Rule 403 measures  
4 include, but are not limited to, the following:
- 5 i. All trucks hauling dirt, sand, soil, or other loose materials are  
6 to be covered or shall maintain at least two feet of freeboard  
7 (i.e. minimum vertical distance between top of the load and  
8 the top of the trailer) in accordance with the requirement of  
9 California Vehicle Code Section 23114.
  - 10 ii. Nontoxic soil stabilizers shall be applied to all inactive  
11 construction areas (previously graded areas inactive for ten  
12 days or more) according to manufacturers' specifications.
  - 13 iii. Locations where grading is to occur shall be thoroughly  
14 watered prior to earthmoving. Areas under active grading  
15 shall be watered at least three times daily.
  - 16 iv. The applicant shall cover construction access roads with  
17 gravel, rocks, or a similar material to at least 100 feet onto  
18 the site from main roads.
  - 19 v. The applicant shall post appropriate signage on all unpaved  
20 roads indicating that traffic speeds shall be reduced to 15  
21 mph or less.
- 22
- 23 b. In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low  
24 sulfur fuel diesel shall be used for stationary construction  
25 equipment.
- 26 c. During grading and construction activities, the project shall comply  
27 with the following dust measures as specified in the SCAQMD  
28 CEQA Air Quality Handbook:

- 1 i. Soil disturbing activities, including excavating and grading  
2 operations, shall be suspended when wind speeds exceed 25  
3 mph (measured as instantaneous gusts) and make dust  
4 control difficult.
- 5 ii. Disturbed areas shall be re-vegetated as quickly as possible.
- 6 iii. All streets shall be swept once a day if visible soil materials  
7 are carried to adjacent streets (recommend water sweepers  
8 with reclaimed water).
- 9 iv. "Spill-over" effects shall be minimized by washing dirt from  
10 vehicles or installing wheel washers where vehicles enter  
11 and exit unpaved roads onto paved roads.
- 12 d. The construction contractor shall select the construction equipment  
13 used on site based on low emission factors and high energy  
14 efficiency.
- 15 e. Prior to construction commencement and throughout project  
16 buildout, on-site equipment emissions shall be controlled through  
17 regularly scheduled engine maintenance and low-emissions tune-  
18 ups. Construction grading plans shall include a statement that all  
19 construction equipment shall be tuned and maintained in accordance  
20 with manufactures specifications.
- 21 f. Electric or diesel powered construction equipment shall be used in  
22 lieu of gasoline powered engines wherever feasible.
- 23 g. Construction grading plans shall include a statement that work crews  
24 shall shut off equipment when not in use.
- 25 h. The construction contractor shall time the construction activities so  
26 as not to interfere with peak hour traffic and minimize obstruction of  
27 through traffic lanes adjacent to the site. If necessary, a flag person  
28

1 shall be retained by the construction supervisor to maintain safety  
2 adjacent to existing roadways.

- 3 i. The construction contractor shall support and encourage ridesharing  
4 and transit incentives for the construction crew
- 5 j. During clearing, grading, earthmoving, excavation, or transportation  
6 of cut or fill materials, water trucks or sprinkler systems shall be  
7 used to prevent dust from leaving the site and to create a crust after  
8 each day's activities cease.
- 9 k. During construction, water trucks or sprinkler systems shall be used  
10 to keep all areas of vehicle movement damp enough to prevent dust  
11 from leaving the site. At a minimum, this includes wetting down  
12 such areas in the late morning, after work is completed for the day,  
13 and whenever wind exceeds 15 mph.
- 14 l. Immediately after clearing, grading, earthmoving or excavation is  
15 completed, the entire area of disturbed soil shall be treated until the  
16 area is paved, landscaped or otherwise developed to reduce dust  
17 generation.
- 18 m. Soil stockpiled for more than two days shall be covered, kept moist,  
19 or treated with soil binders to prevent dust generation.
- 20 n. Trucks transporting soil, sand, cut or fill materials and/or  
21 construction debris to or from the site shall be tarped from point of  
22 origin.
- 23 o. The application of architectural coatings (i.e., paint, etc.) shall be  
24 conducted in a phased manner to limit the amount of daily coating  
25 emissions (VOC and ROG). Construction contractors shall be  
26 required to use zero VOC paint products (assumes no more than 100  
27 gram/liter of VOC).
- 28

1 p. Construction contractors shall be required to have 90-day low- NO<sub>x</sub>  
2 tune-ups for off-road diesel trucks.

3 C. Air Quality (Long-Term Direct and Operational Emissions)

4 1. Impacts.

5 Long-term direct and operational impacts associated with VOC and NO<sub>x</sub>  
6 would result in emissions of which exceed the SCAQMD thresholds,  
7 indicating that the project would substantially contribute to an existing air  
8 quality violation. Long-term emissions of PM<sub>10</sub> and ozone-forming  
9 emissions (VOC, NO<sub>x</sub> and CO), when considered in conjunction with  
10 construction-related and operation air emissions from other projects in the  
11 SCAB, would result in cumulatively significant impacts because the SCAB  
12 is in a non-attainment status for O<sub>3</sub> and PM<sub>10</sub>

13 2. Mitigation.

14 The project has been modified to mitigate or avoid these 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. Structures shall be constructed to comply with the following  
19 California Energy Commission Title 24, Energy Efficiency  
20 Standards for Residential and Non-Residential Construction:

- 21 i. Use low-emission water heaters
- 22 ii. Use central water heating systems
- 23 iii. Use energy-efficient appliances (e.g., washers/dryers,  
24 refrigerators, stoves, etc.)
- 25 iv. Use automated controls for air conditioners
- 26 v. Use double-glass paned windows
- 27 vi. Use energy-efficient parking lot lights
- 28

vii. Use lighting controls and energy efficient lighting

D. Circulation and Traffic (Freeway Mainlines)

1. Impacts.

Implementation of the project would result in significant cumulative impacts to nearby segments of Interstate 15 and 215.

2. Mitigation.

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

- a. Impacts to freeway segments resulting from buildout of the uses identified by the General Plan were previously addressed as part of the County General Plan EIR. Although the project would contribute funds towards the Riverside County Transportation Uniform Mitigation Fee Ordinance (TUMF), the TUMF does not currently identify funding or improvements for freeway mainlines. Accordingly, the project's cumulatively significant impacts to I-215 and I-15 in the long-term scenario represent a cumulatively significant and unmitigable impact to circulation and traffic.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following alternatives identified in the EIR No. 453 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 Development Alternative

1. The No Development Alternative allows the decision-makers to compare the impacts of approving the project against the impacts that would occur if the site were to remain undeveloped for the foreseeable future. Under this

1 alternative, the existing open space and agricultural land uses on-site would  
2 continue.

3 2. Under the No Development Alternative, the construction of new structures  
4 would be prohibited. The development of low density residential units  
5 would not take place, nor would the estimated population increase of 1,362  
6 persons occur. If implemented, the No Development Alternative would not  
7 be consistent with the Lake Mathews/Woodcrest Area Plan or the Riverside  
8 County General Plan, both of which designate the site for open space and  
9 residential uses. The lack of residential construction on the project site  
10 would conflict with the goals and policies of the General Plan Housing  
11 Element. Additionally, improvements to Gavilan Road that are anticipated  
12 by the General Plan Circulation Element would not be implemented under  
13 this alternative.

14 3. Under the No Development Alternative, dedication of 423.7 acres in the  
15 eastern portions of the project site as part of the MSHCP Reserve System  
16 would not occur. Without this dedication, the County would need to  
17 purchase the property in order to achieve the MSHCP objectives for the  
18 project area, including the assemblage of Proposed Linkage 3, and the  
19 conservation of Cell Groups L and I of the Lake Mathews/Woodcrest Area  
20 Plan Criteria Area. Without this conservation, the 423.7-acre site also  
21 would not be provided as an extension to the existing Harford Springs  
22 Reserve.

23 4. Because no discretionary action would be required, MSHCP fee payment  
24 per County Ordinance No. 810 would not be required. The lack of MSHCP  
25 fee payment would inhibit the RCA's ability to assemble and manage  
26 existing and proposed conservation areas within the project area.  
27

- 1 5. The No Development Alternative would fail to meet all of the basic  
2 objectives of the project because it would not provide for a master-planned  
3 residential community, nor would it provide for open space and recreation  
4 uses on-site.
- 5 6. The No Development Alternative would not meet the County's General  
6 Plan Policy C.1.1 to design a transportation system in accordance with the  
7 County's Circulation Plan. Namely, Circulation Element road  
8 improvements to Lake Mathews Drive and the realigned Gavilan Road  
9 would not occur within the site or along the site's frontage under the No  
10 Development Alternative. Additionally, the No Development Alternative  
11 would not advance the construction of regional and community trails  
12 throughout the site as called for by the Lake Mathews/Woodcrest Area Plan  
13 Trails and Bikeways System map.

4 B. No Project/RCIP Land Use Alternative

- 15 1. The No Project/RCIP Land Use Alternative considers development of the  
16 site pursuant to the approved Specific Plan for the western 880 acres of the  
17 site, and development pursuant to the Lake Mathews/Woodcrest Area Plan  
18 land use designations for the eastern 423.7 acres. Under this alternative,  
19 396 residential dwelling units would be developed with minimum lot sizes  
20 ranging from two to ten acres, along with a 325.4-acre golf course and  
21 approximately 67.8 acres of open space.
- 22 2. The No Project/RCIP Land Use Alternative would not be as effective in  
23 implementing the Lake Mathews/Woodcrest Area Plan and Riverside  
24 County General Plan, in that the Lake Mathews/Woodcrest Area Plan and  
25 General Plan designate the site for development with up to 565 residential  
26 units, whereas only 312 units would be implemented under this alternative.  
27 In addition, the approved Gavilan Hills Specific Plan No. 308 would not  
28

1 accommodate a realignment of Gavilan Road through the site, which would  
2 conflict with the General Plan Circulation Element. Furthermore,  
3 development under this alternative would not be consistent with the Gavilan  
4 Hills Policy Area designation applied to the site by the Lake  
5 Mathews/Woodcrest Area Plan, which requires the dedication of a  
6 minimum of 200 acres of the site as natural open space, along with the  
7 provision of a trailhead/day use area for the Harford Springs Reserve.

- 8
- 9 3. The No Project/RCIP Land Use Alternative would not be consistent with  
10 the MSHCP. Under this alternative, the eastern 423.7 acres of the site  
11 would be developed pursuant to the Rural Mountainous and Rural  
12 Residential land use designations applied to the site by the Lake  
13 Mathews/Woodcrest Area Plan and County General Plan. Conservation of  
14 habitat in this area pursuant to MSHCP Cell Groups I and L would not  
15 occur as these areas would instead be developed with residential land uses.  
16 In addition, on-site habitat for the burrowing owl, a sensitive wildlife  
17 species, would not be conserved under this alternative, meaning the project  
18 would not achieve avoidance of 90% of the on-site habitat providing for the  
19 long-term survival of the species required pursuant to MSHCP policies.
- 20 4. Under the No Project/RCIP Land Use Alternative, sensitive drainages  
21 occurring throughout the property would not be protected in natural open  
22 space, and would instead be subject to impacts from residential and golf  
23 course development on-site.
- 24 5. The No Project/RCIP Land Use Alternative would not achieve a majority of  
25 the project's or the County General Plan's objectives. Although this  
26 alternative would support residential development, the alternative would not  
27 achieve minimum 1.0-acre lot sizes on-site. The alternative also would not  
28 be as effective as the project in providing for recreation and open space

1 amenities comprising trails, a reserve/park, natural open space, and a  
2 biological reserve area. Under this alternative, Gavilan Peak would be  
3 preserved but only on 55.5 acres, whereas the project would conserve 124.4  
4 acres of open space surrounding this prominent landform. The eastern  
5 423.7 acres of the site also would not be conserved as an extension of the  
6 Harford Springs Reserve, and Bird Peak, a prominent topographic  
7 landform, would be subject to residential development instead of natural  
8 open space as proposed by the project. Gavilan Road also would not be  
9 realigned through the site. Finally, this alternative would not be consistent  
10 with the County's Ordinance No. 859.2 (Water Efficient Landscaping  
11 Requirements), as this alternative would allow for the construction of a golf  
12 course with a high water demand.

13 C. Agricultural Preservation (Environmentally Superior) Alternative

- 14
- 15 1. The Agricultural Preservation Alternative proposes the conservation of  
16 approximately 204.4 acres of the western portions of the site for continued  
17 agricultural production. The remainder of the western 880 acres of the site  
18 would be developed with 556 residential units comprising lot sizes ranging  
19 from half-acre to two acres in size. The eastern portion of the site would be  
20 conserved as natural open space, similar to the project. This alternative was  
21 selected as the Environmentally Superior Alternative pursuant to CEQA  
22 Guidelines Section 15126.6(e)(2) because this alternative would eliminate  
23 the project's cumulatively significant and unmitigable impact to agricultural  
24 resources.
- 25 2. Under the Agricultural Preservation Alternative, 508 residential dwelling  
26 units would be developed with minimum half acre lot sizes. Although the  
27 overall density of the site would be consistent with the Lake  
28 Mathews/Woodcrest Area Plan and County General Plan, the development

1 of half-acre lot sizes would be incompatible with the surrounding  
2 community, which is dominated by rural residential uses on lot sizes  
3 ranging from two to twenty acres in size.

4 3. Under the Agricultural Preservation Alternative, 136 more units would be  
5 constructed than are proposed by the project in order to facilitate the  
6 conservation of 204.4 acres of the site for continued agricultural production  
7 and 423.7 acres of open space in the eastern portions of the site, while still  
8 providing for an economically viable alternative. The increase in the  
9 number of residential units would result in an increase in impacts to air  
10 quality, traffic, noise, public facilities, and utilities and service systems.  
11 Thus, the project's unmitigable impacts to traffic and air quality would  
12 increase in severity under this alternative.

13 4. Implementation of the Agricultural Preservation Alternative would  
14 generally be consistent with MSHCP requirements on-site, although  
15 implementation of this alternative would not result in the avoidance of 90%  
16 of the on-site habitat providing for the long-term survival of the burrowing  
17 owl, a sensitive wildlife species.

18 5. Implementation of the Agricultural Preservation Alternative would meet a  
19 majority of the project's goals and objectives, but to a lesser degree than the  
20 project. Although this alternative would provide for single-family  
21 development on-site, the majority of residential development would occur  
22 on half-acre lot sizes, and not the one and two acre lot sizes desired for the  
23 site. Additionally, although this alternative would provide for regional and  
24 community trails in conformance with the Lake Mathews/Woodcrest Trails  
25 and Bikeways Plan, trails within the northwestern portions of the site would  
26 not be compatible with the preservation of agricultural lands and would be  
27 eliminated under this alternative. This alternative also would be less  
28

1 effective in protecting natural ephemeral stream beds and associated  
2 riparian habitats, as streams and riparian areas located within the areas  
3 preserved for continued agricultural production would be subject to impacts  
4 from agricultural-related activities.

5 D. Alternative Sites

- 6 1. CEQA Guidelines Section 15126.6(f)(2) requires that an EIR identify  
7 alternatives to the project, but does not expressly require that it discuss  
8 alternative locations for the project.
- 9 2. EIR No. 453 does not analyze an alternative site for the project because  
10 none are available. The project is an amendment to a previously approved  
11 project which is located in a fixed location. In addition, the ability of the  
12 project applicant to acquire, control or otherwise have access to alternative  
13 sites cannot be reasonably ascertained and is highly speculative. At the  
14 present time, the project applicant does not own any other properties in  
15 Western Riverside County of sufficient size to accommodate the project.  
16 Due to the inadequacy of alternative sites discussed above, this EIR does  
17 not consider alternative site locations.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of  
19 the project against the unavoidable adverse environmental effects thereof, and has determined that the  
20 following benefits outweigh and render acceptable those environmental effects:

- 21 A. The agricultural resources, air quality, and transportation and traffic impacts are  
22 outweighed and rendered acceptable because the project would contribute substantial areas  
23 of open space to the MSHCP Reserve System, which would assist the County in meeting  
24 the objectives of the MSHCP. The project will result in the dedication of 724.4 acres of  
25 open space to the Riverside Conservation Authority which will contribute to the  
26 conservation goals of the Western Riverside County MSHCP by providing a connection  
27 between the Harford Springs Reserve and Steele Peak. Open space areas proposed for  
28

1 dedication to the Riverside Conservation Authority includes 423.7 acres in the eastern  
2 portions of the site, 229.0 acres of open space in the western portions of the site, and the  
3 dedication of a 71.7-acre Reserve/Park that would serve as a trailhead and day use area for  
4 conservation areas within the adjacent Harford Springs Reserve. Included in the acreage to  
5 be dedicated to the Riverside Conservation Authority are 25.3 acres of riparian/riverine  
6 habitat which are designated by SP308A1 as Open Space - Conservation lands; dedication  
7 of these lands would contribute to the conservation goals of the Western Riverside County  
8 MSHCP. Finally, the project also would result in the dedication and protection of 90.6%  
9 of the on-site habitat for the Burrowing Owl that provides for the long-term conservation  
10 of the species, in conformance with the MSHCP goals for assembling habitat for this  
11 species and ultimately to provide coverage for this species under the Plan. These  
12 conservation areas and dedications would expand the boundaries of Harford Springs  
13 Reserve and would contribute to the conservation goals of the Western Riverside County  
14 MSHCP. Riverside County has determined and finds that it is more important in this case  
15 to obtain the benefit of the project's extensive open space dedications and contributions to  
16 the MSHCP Reserve Areas than to forego the project out of regard for the agricultural  
17 resources, air quality, noise, and transportation and traffic impacts.

18 B. The agricultural resources, air quality, and transportation and traffic impacts are  
19 outweighed and rendered acceptable because the project will implement the Riverside  
20 County General Plan's land use designation of the project site through the creation of a  
21 well-designed rural residential community that avoids to the extent possible impacts to  
22 sensitive biological resources. Development of the project will provide necessary  
23 infrastructure, desired amenities, and common landscape and design elements for the site  
24 that would not be possible absent future discretionary action for the site.

25 C. The agricultural resources, air quality, and transportation and traffic impacts are  
26 outweighed and rendered acceptable because the project will implement the objectives and  
27 development goals of the County's General Plan for the project site and surrounding area.  
28

1 Riverside County has determined and finds that: the site is designated as “Estate Density  
2 Residential (2 AC),” “Open Space – Conservation,” and “Rural – Rural Mountainous;” the  
3 designation for the project site was adopted as part of the Riverside County Integrated  
4 Project (“RCIP”); the process of adopting the RCIP was extensive, thorough, and  
5 comprehensive, and involved extensive review and input from multiple agencies within the  
6 County, multiple regional governmental agencies, and the public; and that the subject  
7 property’s historic use, which is agricultural, is not consistent or compatible with the  
8 General Plan’s land use designation, objectives and development goals for the project site.

9 D. The agricultural resources, air quality, and transportation and traffic impacts are  
10 outweighed and rendered acceptable because the project will create an aesthetically  
11 pleasing and distinct rural residential community identity (sense of place) through the  
12 establishment of design criteria for architecture, landscaping, walls, street improvements,  
13 signs, entry monuments, and other planning and design features. Riverside County has  
14 determined and finds that it is more important in this case to obtain the benefit of the  
15 project’s aesthetic enhancement for the community than to forego the project out of regard  
16 for the agricultural resources, air quality, and transportation and traffic impacts.

17 E. The agricultural resources, air quality, and transportation and traffic impacts are  
18 outweighed and rendered acceptable because the project will provide traffic mitigation  
19 measures to address project-specific and cumulative circulation impacts, thereby  
20 contributing to improvements to various existing intersections. As part of the project’s  
21 proposed improvements, Gavilan Road will be realigned and constructed in a new location  
22 so as to replace the existing Gavilan Road, which currently bisects the Harford Springs  
23 Reserve. Additionally, the project will provide funding for various elements of regional  
24 infrastructure through TUMF and R&BBD fee programs. Riverside County has  
25 determined and finds that it is more important in this case to obtain the benefit of the  
26 project’s contribution to the traffic and circulation improvements within the community  
27

1 than to forego the project out of regard for the agricultural resources, air quality, noise, and  
2 transportation and traffic impacts.

3 F. The agricultural resources, air quality, and transportation and traffic impacts are  
4 outweighed and rendered acceptable because the project will construct regional and  
5 community trails which will help to accommodate the recreational needs of both project  
6 and nearby residents. Riverside County has determined and finds that it is more important  
7 in this case to obtain the benefit of the project's contribution to recreational facilities within  
8 the Gavilan Plateau than to forego the project out of regard for the agricultural resources,  
9 air quality, noise, and transportation and traffic impacts.

10 G. The agricultural resources, air quality, and transportation and traffic impacts are  
11 outweighed and rendered acceptable because the project will preserve Gavilan Peak and  
12 Bird Peak as natural open space, both of which are visually prominent topographic  
13 landforms that are important to the local community. Without the dedication of these  
14 areas, both landforms could be subject to development in the future in conformance with  
15 the County General Plan land use designation of "Rural-Rural Mountainous." Riverside  
16 County has determined and finds that it is more important in this case to obtain the benefit  
17 of conserving these visually prominent and important resources than to forego the project  
18 out of regard for the agricultural resources, air quality, noise, and transportation and traffic  
19 impacts.

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

24 The discussion is as follows:

25 A. Economic, Population, or Housing Growth

26 The project site is undeveloped, with the exception of the existing agricultural  
27 operations, dirt roads, and two former residences. The surrounding area is developed  
28

1 with rural residential and agricultural land uses. The project will develop a maximum  
2 of 433 dwelling units, over 598.2 acres of a 1,301-acre site, and result in an increase in  
3 the County's population by a maximum of 1,362 persons. Development of the project  
4 would be consistent with planned growth identified in the Riverside County General  
5 Plan, and is consistent with the forecasts adopted by the Southern California  
6 Association of Governments (SCAG). Commercial uses that may be drawn to the area  
7 by the increased number of residents, as a result of the project, are expected to occur  
8 consistent with planned growth identified in the General Plan. Urban utilities required  
9 to serve the project (i.e., gas, electricity, and water) are presently available to the  
10 project site, and as such will not require service extensions that could remove a barrier  
11 to growth. Sewer services are not proposed for the project; instead, the project will  
12 construct a small sewage treatment facility on-site, and this facility would be sized  
13 only to treat wastewater generated by the project. Therefore, implementation of the  
14 project would not stimulate growth in the area beyond that anticipated by the Lake  
15 Mathews/Woodcrest Area Plan (LMWAP).

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project will implement  
17 applicable elements of the Riverside County General Plan as follows:

18 A. Land Use Element

- 19
- 20 1. The project would be developed in accordance with the uses and density  
21 depicted on the Lake Mathews/Woodcrest Area Plan and County General  
22 Plan Land Use Plans (note that several units have been transferred and  
23 clustered on the least environmentally-sensitive portions of the site, in  
24 accordance with applicable MSHCP policies encouraging the dedication of  
25 privately-owned lands to the MSHCP Conservation Areas). Furthermore the  
26 project complies with all design standards for the various land use  
27 designation and considers the unique characteristics and features of the  
28 project site and surrounding community. The project property is consistent

1 with the policies of the Lake Mathews/Woodcrest Area Plan and County  
2 General Plan, including the Land Use Element, and therefore would be  
3 developed in accordance with the land use designations applied to the site  
4 by the General Plan.

5 B. Circulation Element

6 As part of the project, Gavilan Road would be realigned and improved in a  
7 manner that is consistent with the County General Plan Circulation Plan.  
8 Additionally, streets, intersections, and streetscapes have been designed to  
9 be consistent with the *County Road Improvement Standards* and  
10 *Specifications*, as well as the General Plan *Highway Lane Requirements*.  
11 These improvements would also be consistent with applicable County  
12 Ordinances and would conform to State and Federal Law.

13 The traffic impact analysis prepared for the project concludes that  
14 implementation of the project would not result in direct, project-related  
15 impacts; however, the project would result in significant cumulative traffic  
16 impacts. Cumulative traffic impacts are proposed to be mitigated through  
17 the payment of various County impact mitigation fees. Despite mitigation  
18 measures proposed by the project, the project would cumulatively  
19 contribute to a level of service deficiency along segments of Interstate 15  
20 and Interstate 215. As Riverside County does not have any funding  
21 mechanisms in place to address project-related impacts to freeway  
22 segments, these impacts would remain cumulatively significant and  
23 unmitigable until such a time that improvements to increase capacity along  
24 Interstates 15 and 215 are implemented by Caltrans.

25 All proposed improvements would be designed so as to assure the safe,  
26 efficient passage of through-traffic and the negotiation of turning  
27 movements.  
28

1 The project is consistent with the General Plan’s Circulation Element, and  
2 therefore is consistent with the traffic volumes envisioned by the General  
3 Plan.

4 C. Multipurpose Open Space Element

5 1. The project would provide 397.9 acres as open space, in addition to 200.0  
6 acres dedicated as biological reserve. The conservation of these portions of  
7 the project site, comprising approximately 46-percent of the total project  
8 acreage, would ensure that the project preserves County environmental  
9 resources, while ensuring that public health and safety is maximized in  
10 areas where significant environmental hazards exist (e.g., steep slopes). All  
11 portions of the project site that are designated by the General Plan as “Open  
12 Space – Conservation” would be preserved as open space. Additional  
13 recreation facilities are provided by the proposed reserve/park on 71.7 acres  
14 and by the proposed trail system located throughout the proposed  
15 development. Furthermore, the project would provide adequate on-site  
16 facilities to meet the local parkland and open space requirements of  
17 Riverside County Ordinance 460, Section 10.35, and State Quimby Act  
18 requirements. The project is consistent with the General Plan’s  
19 Multipurpose Open Space Element, and is therefore consistent with the  
20 General Plan.

21 D. Safety Element

22 1. The project would comply with all applicable building codes, County  
23 Ordinances, and State and Federal laws. Additionally, the project would  
24 comply with all applicable provisions of the Alquist-Priolo Earthquake  
25 Fault Zoning Act, and as concluded by the project geotechnical studies by  
26 LGC, the project site is not subject to significant hazards associated with  
27 earthquake induced liquefaction, landsliding, or settlement. Also, the  
28

1 project is not subject to flood or dam inundation, would comply with all  
2 applicable standards for fire safety and be consistent with the Riverside  
3 County Fire Protection Master Plan. Furthermore, project impacts  
4 associated with hazardous waste and materials on the project site would be  
5 mitigated below a level of significance, and the project would not conflict  
6 with any disaster preparedness plans nor subject individuals to significant  
7 risk of loss, injury, or death involving wildland fires, erosion, seismic  
8 activity, blowsand, or flooding. The project is consistent with the General  
9 Plan Safety Element, and is therefore consistent with the General Plan.

10 E. Noise Element

- 11 1. The project site is not located near any airports, railroad corridors, or mass  
12 transit routes, and therefore would not be impacted by noise from such uses.  
13 The noise impact analysis prepared for the project, by Urban Crossroads,  
14 concluded that noise impacts associated with the surroundings would be  
15 mitigated below a level of significance. In addition, in the event that the  
16 CNUSD develops Planning Area 10 as a school site, a 6-foot privacy wall  
17 would be provided along the perimeter of the school site where it abuts with  
18 adjacent residential development to minimize noise impacts to adjacent  
19 residences. With implementation of the recommendations provided in the  
20 noise impact analysis and the required mitigation measures, the project  
21 would be consistent with the General Plan Noise Element, and is therefore  
22 consistent with the General Plan.

23 F. Housing Element

- 24 1. Upon approval of the General Plan Amendment to accommodate the  
25 inclusion of the eastern 423.7 acres of the site within the Specific Plan  
26 boundaries, the project would also be consistent with the LMWAP Land  
27 Use Plan, the overall gross project density would be consistent with the  
28

1 LMWAP Land Use Plan. Additionally, the project would contribute to  
2 meeting the housing needs of moderate to above-income households.  
3 Furthermore, because the project would implement the land uses  
4 contemplated by the LMWAP, and because the LMWAP implements the  
5 Housing Element, the project would be consistent with the General Plan  
6 Housing Element and General Plan.

7 G. Air Quality Element

- 8 1. The air quality impact report, prepared by Urban Crossroads, concludes that  
9 short-term air quality associated with construction activities and long-term  
10 operation are anticipated to be directly and cumulatively significant.  
11 Although air quality impacts associated with project implementation would  
12 be significant, the mitigation measures would reduce those impacts to the  
13 greatest extent possible, in conformance with SCAQMD, EPA, and  
14 California Air Resources Board requirements. Implementation of the  
15 mitigation measures and recommendations provided in Section 4.4 and in  
16 the air quality technical study would ensure that the project would be  
17 consistent with the Air Quality Element and General Plan.

18 H. Administration Element

- 19 1. The Administration Element contains information regarding the structure of  
20 the General Plan as well as general planning principles and a statement  
21 regarding the vision for Riverside County. No policy directives are  
22 included in this Element.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project is in conformance  
24 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan  
25 (MSHCP) in that:

- 26 A. The project site is located within the MSHCP Criteria Area within Cell Group I (Quadrats  
27 2526 and 2527), Cell Group J (Quadrats 2627, 2735, and 2842), Cell Group L (Quadrats  
28

1 2630 and 2738) and Cell Group K (Quadrat 2844). The project would substantially  
2 contribute to the assemblage of MSHCP Proposed Linkage 3 by conserving the 200.0-acre  
3 Planning Area 14 as a biological reserve, 273.5 acres of open space and 71.7 acres for a  
4 reserve/park. This acreage would be conveyed to the RCA to be included in the MHSCP  
5 Conservation Area. The RCA determined through the project's HANS application process  
6 that the proposed on site reserve design is consistent with the conservation criteria for the  
7 affected Cell Groups.

8 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant effects on  
9 Riparian/Riverine Areas and Vernal Pools, which includes identification and mapping of  
10 such areas located on the project site, is required if such resources are identified on the  
11 project site. Delineated riparian/riverine habitat within the project site was assessed by  
12 PCR. Mapped riparian/riverine habitat on the site includes approximately 26.4 acres of  
13 southern willow scrub and oak woodland. Approximately 0.2 acre of riparian/riverine  
14 habitat is located within the off-site impact area. No vernal pools were identified during  
15 focused biological surveys of the site. The project would impact approximately 1.1-acres  
16 of riparian/riverine habitat on-site. The remaining approximate 25.3 acres of  
17 riparian/riverine habitat on-site would be preserved as open space. The project would also  
18 impact approximately 0.2-acre of riparian/riverine habitat off-site. Direct impacts to  
19 riparian/riverine areas would be considered significant and mitigation would be required.

20 Potential indirect impacts to riparian/riverine areas include increased trash/debris and  
21 pollutants from storm drain outfalls, increased sedimentation, exotic plant and animal  
22 infestations, trampling, and unauthorized recreational use. During grading and  
23 construction activities there is potential for erosion and transport of silt to adjacent  
24 waterways. A temporary increase in erosion potential and transport of eroded material into  
25 the stream system is regarded as a potentially significant indirect impact.

26 As required by the MSHCP, a DBESP was prepared for the project, which determined that  
27 the project, and its proposed mitigation measures for impacts to riparian/riverine habitats,  
28

1 represents biologically equivalent or superior preservation of habitats than would occur  
2 from complete avoidance. The DBESP reports that the proposed creation and  
3 enhancement of habitat within the on-site conservation area would produce a more diverse,  
4 healthy, self-sustaining community that can support and be accessed by more species

- 5 C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused surveys for  
6 certain Narrow Endemic plant species are required for properties within mapped survey  
7 areas. Narrow endemic species surveys identified the presence of four special status  
8 species, the small-flowered microseris, long-spined spineflower, Palmer's grapplinghook,  
9 and Parry's spineflower.

10 The small-flowered microseris is not included in the MSHCP take permit until  
11 conservation of this species has been demonstrated by the conservation of 10 localities (not  
12 smaller than ¼ section) with at least 1,000 individuals, unless a smaller population has  
13 been demonstrated to be self-sustaining. However, as noted in EIR Section 4.5.1, based on  
14 field visits conducted by PCR in August 2009, it was determined that the approximately  
15 5,000 small-flowered microseris individuals previously identified as occurring on-site no  
16 longer are present due to a lack of suitable habitat (as discussed in the Final EIR).  
17 Additionally, although this species is identified as a Planning Species associated with  
18 Subunit 3 – Gavilan West of the Lake Mathews/Woodcrest Area Plan, the MSHCP  
19 assumes that the Gavilan Hills site would result in Incidental Take of this species, as  
20 identified in Table 9-2 of the MSHCP. Therefore, due to the lack of suitable habitat, it is  
21 assumed that small-flowered microseris no longer occurs on-site. Even if some individuals  
22 did occur on-site, such Incidental Take would be permissible pursuant to the MSHCP.  
23 Accordingly, implementation of the project would not result in a significant impact to the  
24 small-flowered microseris, and no conflict with MSHCP policies pertaining to this species  
25 would result.

26 Long-spined spineflower is a CNPS List 1B species. Approximately 2,000 individuals  
27 were observed at two locations in clay soils along the northern slope of Gavilan Peak.  
28

1 Approximately 400 individuals were observed at two additional locations in clay soils just  
2 north of Gavilan Peak. In addition, approximately 40 individuals were observed near the  
3 eastern boundary of the project site. Impacts to long-spined spineflower would include  
4 direct, permanent impacts from development and grading, as well as permanent, indirect  
5 impacts from ground disturbance and introduction of non-native and ornamental vegetation  
6 within fuel modification zones. Impacts to this species would comprise approximately  
7 4.2% of the individuals occurring in the western portions of the site, while the remaining  
8 95.8% of the plants observed on-site would be preserved within open space areas and  
9 precluded from future development. In addition this species is covered by the MSHCP.  
10 Accordingly, impacts to long-spined spineflower are less than significant due to the  
11 relatively small populations

12 Approximately 1,500 individuals of Palmer's grapplinghook were observed at two  
13 locations in clay soils along the northern slope of Gavilan Peak. Approximately 3,640  
14 individuals were observed in clay soils near the southeastern corner of the project site.  
15 Approximately 29-percent of the Palmer's grapplinghook individuals on-site would be  
16 preserved within open space areas and would be precluded from future development. The  
17 remaining on-site population (approximately 3,640 individuals) would be permanently  
18 impacted by the project. Although the project would impact a majority of the Palmer's  
19 grapplinghook population on-site, Palmer's grapplinghook is a Covered Species  
20 Adequately Conserved under the MSHCP; however, the species is also identified as a  
21 Planning Species associated with Subunit 3 - Gavilan West of the Lake  
22 Mathews/Woodcrest Area Plan. Although this species is identified as a Planning Species  
23 within the subunit, the MSHCP also identifies that Incidental Take of the species would  
24 occur on the Gavilan Hills property. Since impacts to this species would be consistent  
25 with the MSHCP, and because the species is a Covered Species Adequately Conserved  
26 under the MSHCP, project impacts to Palmer's grapplinghook would be less than  
27  
28

1 significant and a conflict with applicable MSHCP policies pertaining to this species would  
2 not occur.

3 The Parry's spineflower is not included in the MSHCP take permit until conservation of  
4 this species has been demonstrated by the conservation of 10 localities (not smaller than ¼  
5 section) with at least 1,000 individuals, unless a smaller population has been demonstrated  
6 to be self-sustaining. On-site populations of this plant species comprise only 20  
7 individuals, and the loss of twenty individuals on-site would not affect the long-term  
8 survival of the species nor would it conflict with MSHCP policies related to this species.

9 Paniculate tarplant is common throughout the project site on sandy and loamy soils.  
10 Impacts to the paniculate tarplant would include direct, permanent impacts from  
11 development and grading, as well as permanent, indirect impacts from ground disturbance  
12 and introduction of non-native and ornamental vegetation within fuel modification zones.  
13 However, the portion of the project site where the impacts to paniculate tarplant would  
14 occur is located within MSHCP Cell Group J, and the MSHCP does not identify the  
15 paniculate tarplant as a target planning species for conservation within Cell Group J. In  
16 addition, a large number of paniculate tarplant individuals observed on-site would be  
17 preserved within open space areas and would be precluded from future development.  
18 Accordingly, impacts to paniculate tarplant are not anticipated to threaten the regional  
19 population of the species and no significant impact would occur.

20 As such, potential impacts to the five aforementioned special status plant species were  
21 determined to be less than significant.

- 22  
23 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP  
24 Conservation Area are required to incorporate mechanisms to address indirect effects to the  
25 MSHCP Conservation Area. The project site is located adjacent to lands proposed for  
26 inclusion in the MSHCP Criteria Area. However, mitigation measures for indirect impacts  
27 have been incorporated within Section 4.6 of EIR No. 453. Thus, secondary edge effect  
28

1 impacts on the MSHCP Preserve would not occur, and indirect impacts would be addressed  
2 in a manner consistent with the MSHCP.

3 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for  
4 certain additional plant and animal species are required for properties within mapped  
5 survey areas. The proposed project site and its off-site improvement area are located in  
6 Criteria Area Species Survey Area 1, which requires habitat assessments for thread-leaved  
7 brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree,  
8 Coulter's goldfields, and little mousetail. The July 27, 2004 and September 2005 Rare  
9 Plant Surveys (see Appendices D2 and D3 to EIR No. 453) indicate that these species are  
10 not present on the site. Surveys conducted in 2007 on the site and in the off-site  
11 improvement areas (see Appendix D12) also produced negative results. The project site  
12 and its off-site improvement area are also located within the survey area for the western  
13 burrowing owl. Focused surveys were conducted in 2004, 2005, 2006, and 2007, and a  
14 focused winter season survey was also conducted in 2005 (see Appendices D7, D8, D10,  
15 D12, and D9, respectively). The on-site surveys resulted in the identification of three  
16 nesting burrowing owl pairs in 2006 and seven burrowing owls (including five adults and  
17 two juveniles) in 2008. However, the proposed project has been designed to accommodate  
18 the preservation of more than 90% of the on-site habitat providing for the long-term  
19 conservation of the species. Since such areas would be preserved in perpetuity as natural  
20 open space, the project's conservation of burrowing owl habitat would be fully consistent  
21 with the requirements of MSHCP Section 6.3.2.

22 F. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be considered. No  
23 fuel management is proposed within the Conservation Area. All fuel management would  
24 occur within the limits of areas identified for residential development.  
25

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 308A1 and  
27 TTM No. 31554 are consistent with the County of Riverside General Plan as amended by General Plan  
28 Amendment No. 662.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
2 EIR No. 453 in evaluating the project, that EIR No. 453 is an accurate and objective statement that  
3 complies with the California Environmental Quality Act and reflects the County's independent judgment,  
4 and that EIR No. 453 is incorporated herein by this reference.

5           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 453  
6 and **ADOPTS** the Mitigation Monitoring and Reporting Plan specified therein.

7           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Amendment No. 1 to  
8 Specific Plan No. 308 (Gavilan Hills), on file with the Clerk of the Board, including the final conditions  
9 of approval and exhibits, is hereby adopted as the Specific Plan of Land Use for the real property  
10 described and shown in the plan, and said real property shall be developed substantially in accordance  
11 with the plan, unless the plan is amended by the Board.

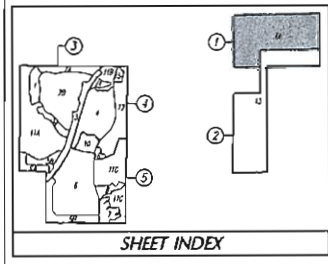
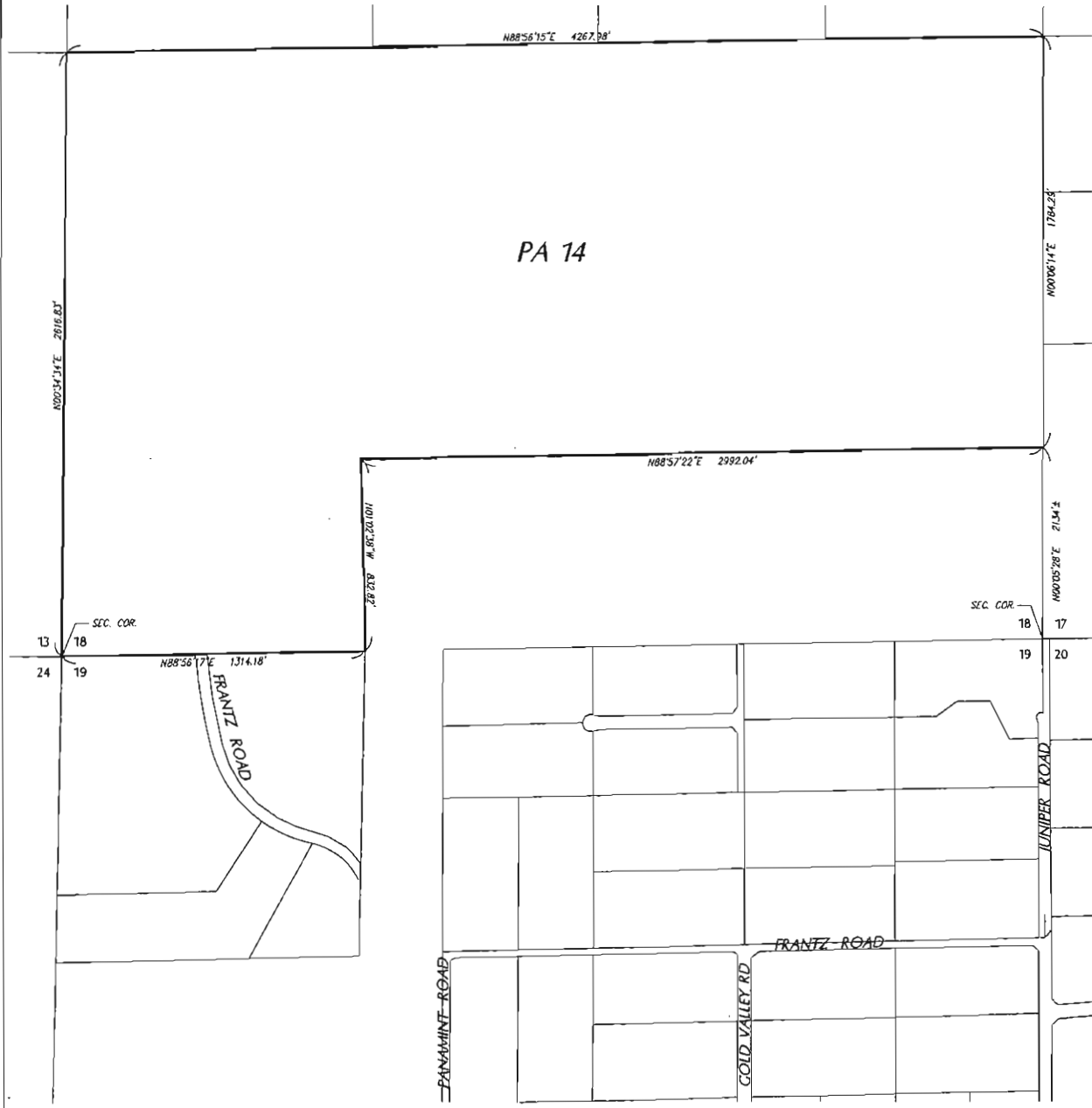
12           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.  
13 31554, on file with the Clerk of the Board, including the final conditions of approval and exhibits, are  
14 hereby approved for the real property described and shown on the map, and said real property shall be  
15 developed substantially in accordance with Tentative Tract Map No. 31554, unless the map is amended  
16 by the Board.

17           **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Amendment No.  
18 1 to Specific Plan No. 308, Tentative Tract Map No. 31554, shall be placed on file in the Clerk of the  
19 Board, in the Office of the Planning Director, and in the Office of the Building and Safety Director, and  
20 that no applications for subdivision maps, conditional use permits or other development approvals shall be  
21 accepted for real property described and shown in the plan or map, unless such applications are  
22 substantially in accordance herewith.

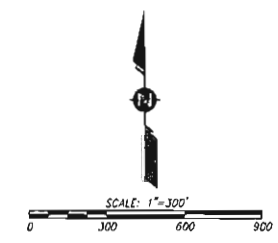
23           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
24 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
25 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.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



SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

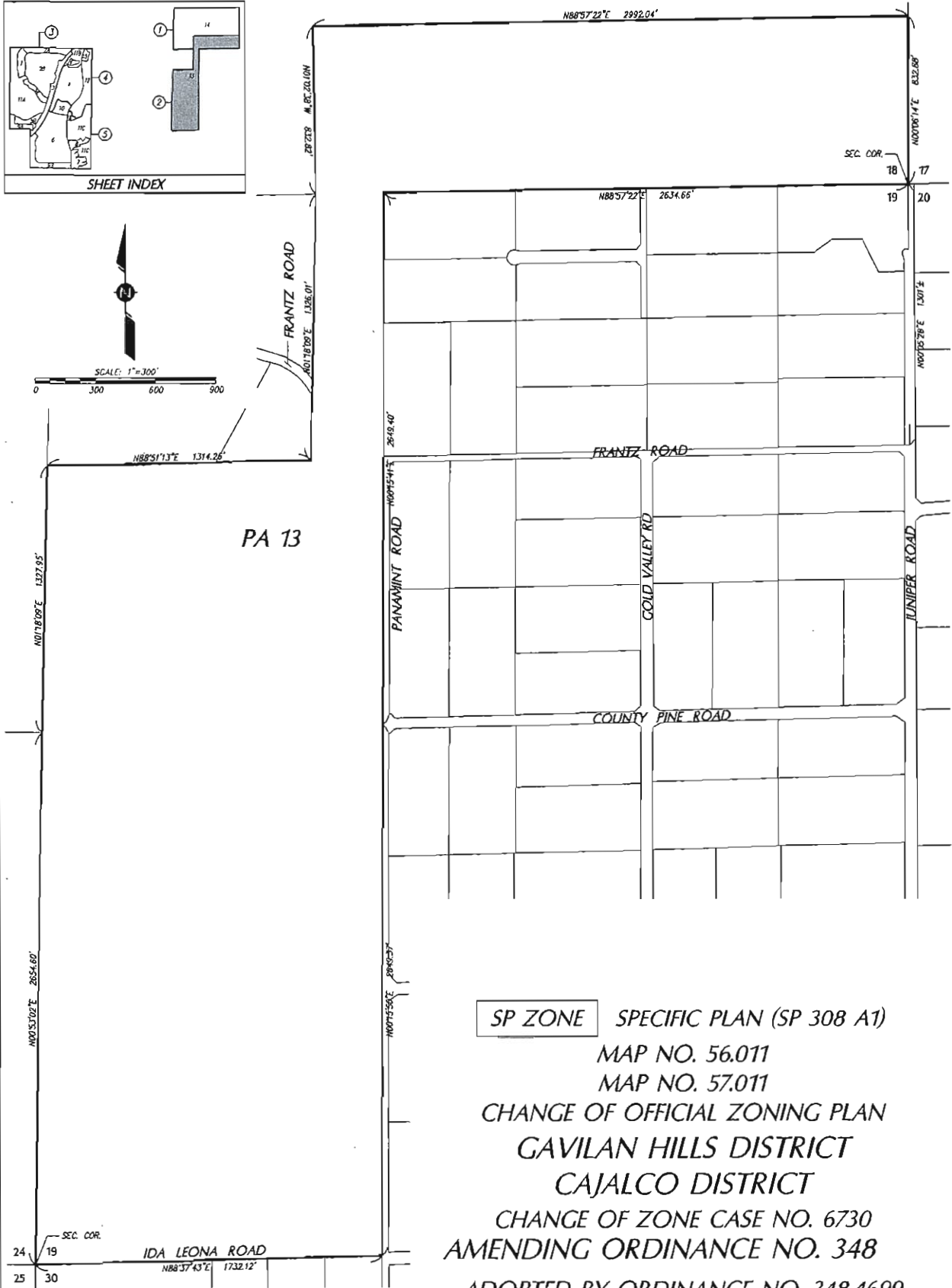
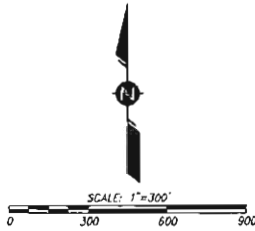
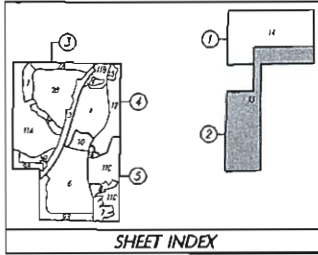


**SP ZONE** SPECIFIC PLAN (SP 308 A1)  
 MAP NO. 56.011  
 MAP NO. 57.011  
 CHANGE OF OFFICIAL ZONING PLAN  
 GAVILAN HILLS DISTRICT  
 CAJALCO DISTRICT  
 CHANGE OF ZONE CASE NO. 6730  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4699  
 MAY 25, 2010  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



A.P.N. 321-150-025  
 A.P.N. 321-150-026  
 A.P.N. 321-150-027

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



PA 13

**SP ZONE** SPECIFIC PLAN (SP 308 A1)  
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 MAP NO. 57.011

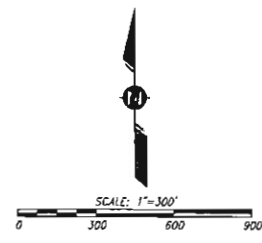
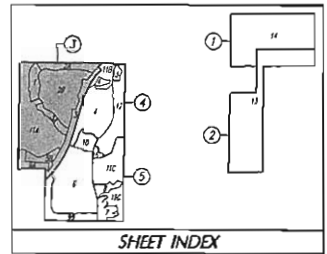
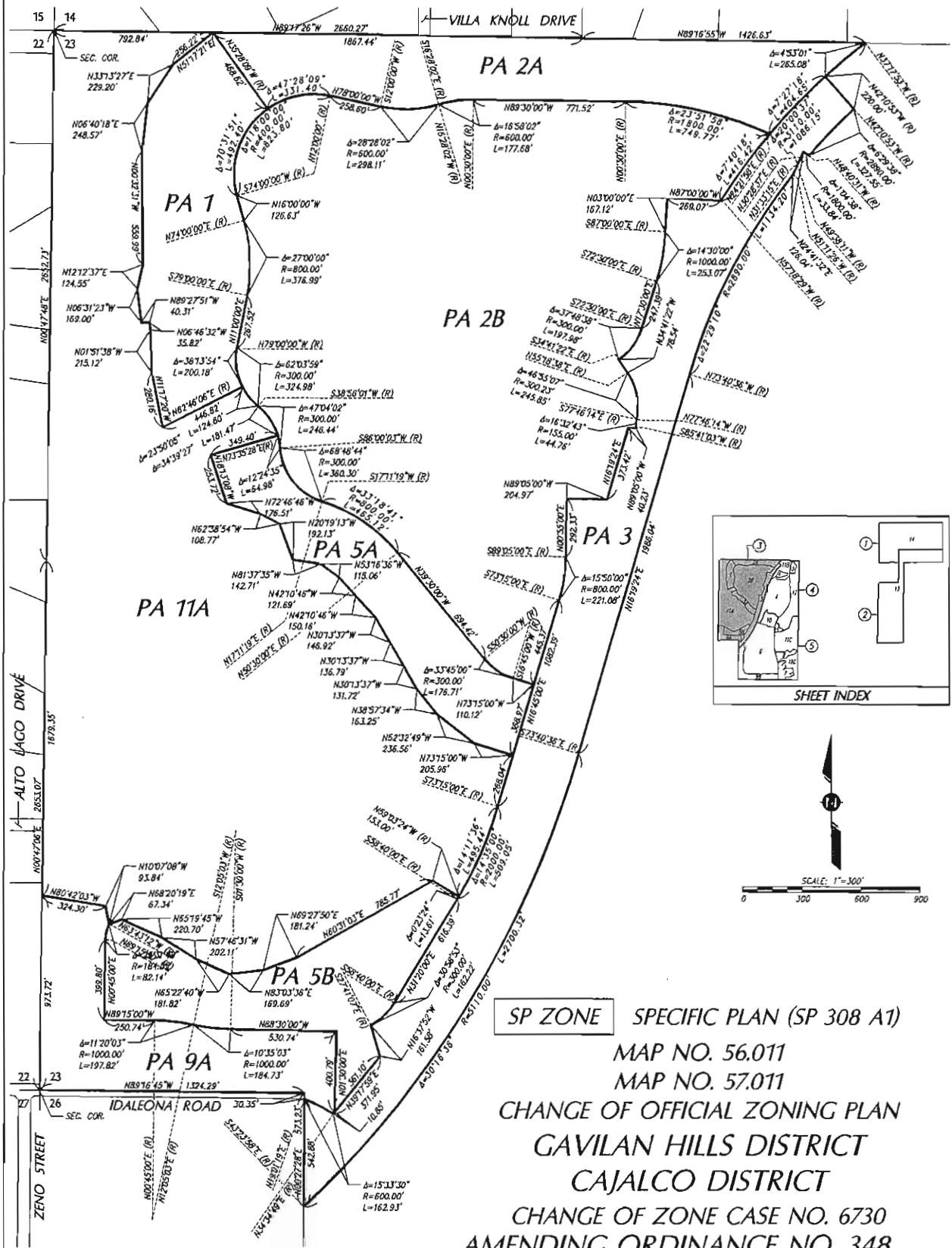
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 GAVILAN HILLS DISTRICT  
 CAJALCO DISTRICT  
 CHANGE OF ZONE CASE NO. 6730  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS

- A.P.N. 321-150-025      A.P.N. 321-160-050
- A.P.N. 321-150-026      A.P.N. 321-160-051
- A.P.N. 321-150-027      A.P.N. 321-160-052

# SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



**SP ZONE** SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

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CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

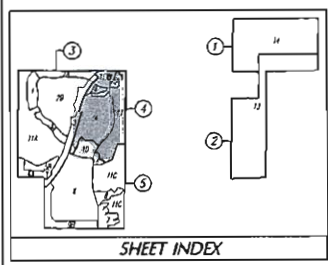
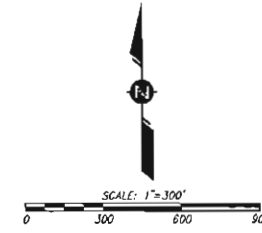
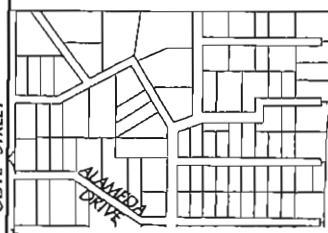
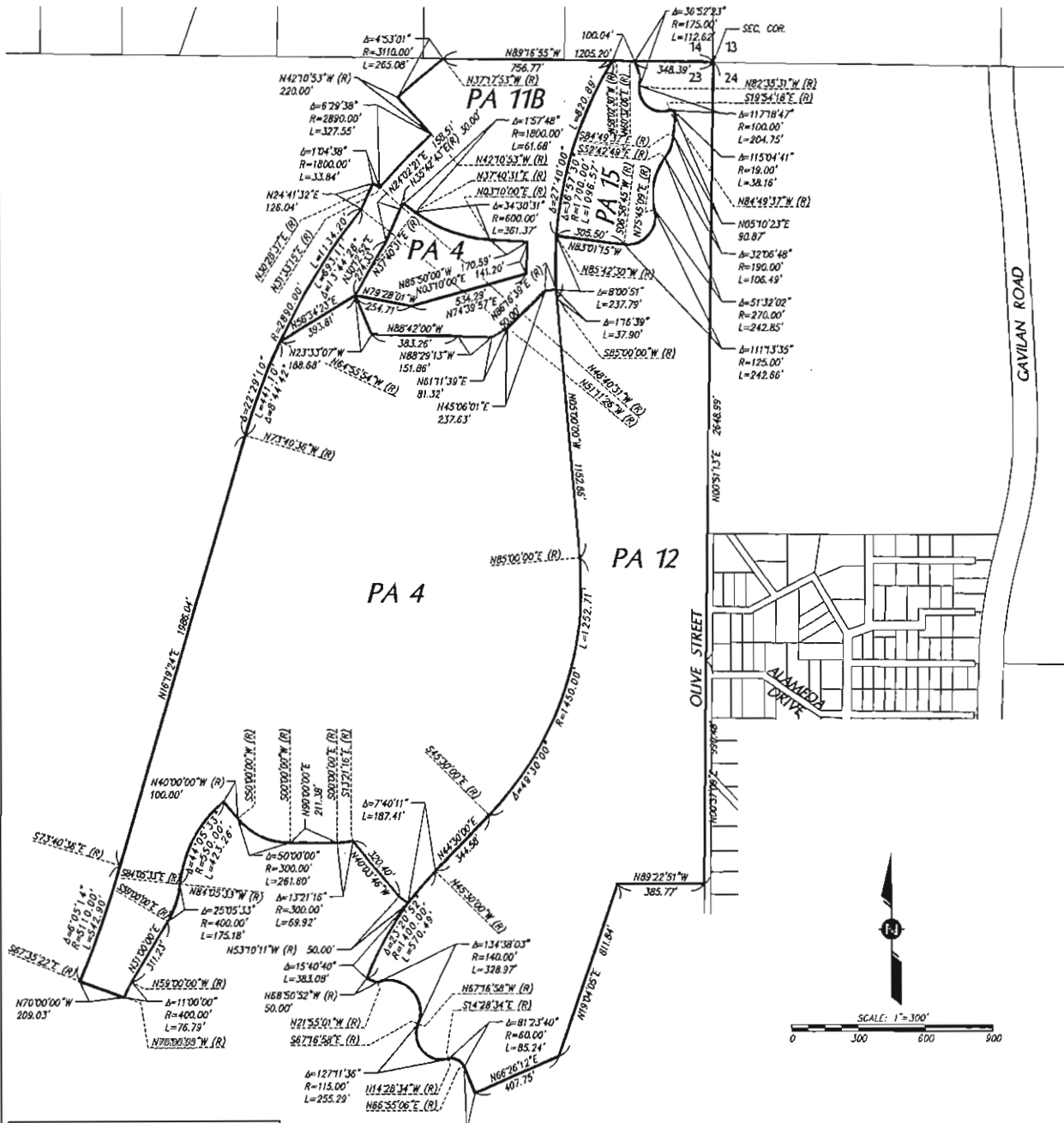
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MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- A.P.N. 289-210-007
- A.P.N. 287-210-038
- A.P.N. 287-210-034
- A.P.N. 287-210-039
- A.P.N. 287-210-035
- A.P.N. 287-210-040
- A.P.N. 287-210-036
- A.P.N. 287-220-001
- A.P.N. 287-210-037

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



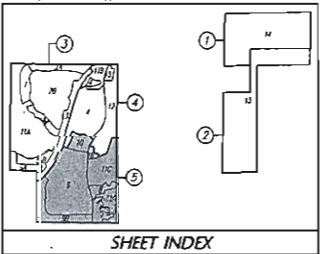
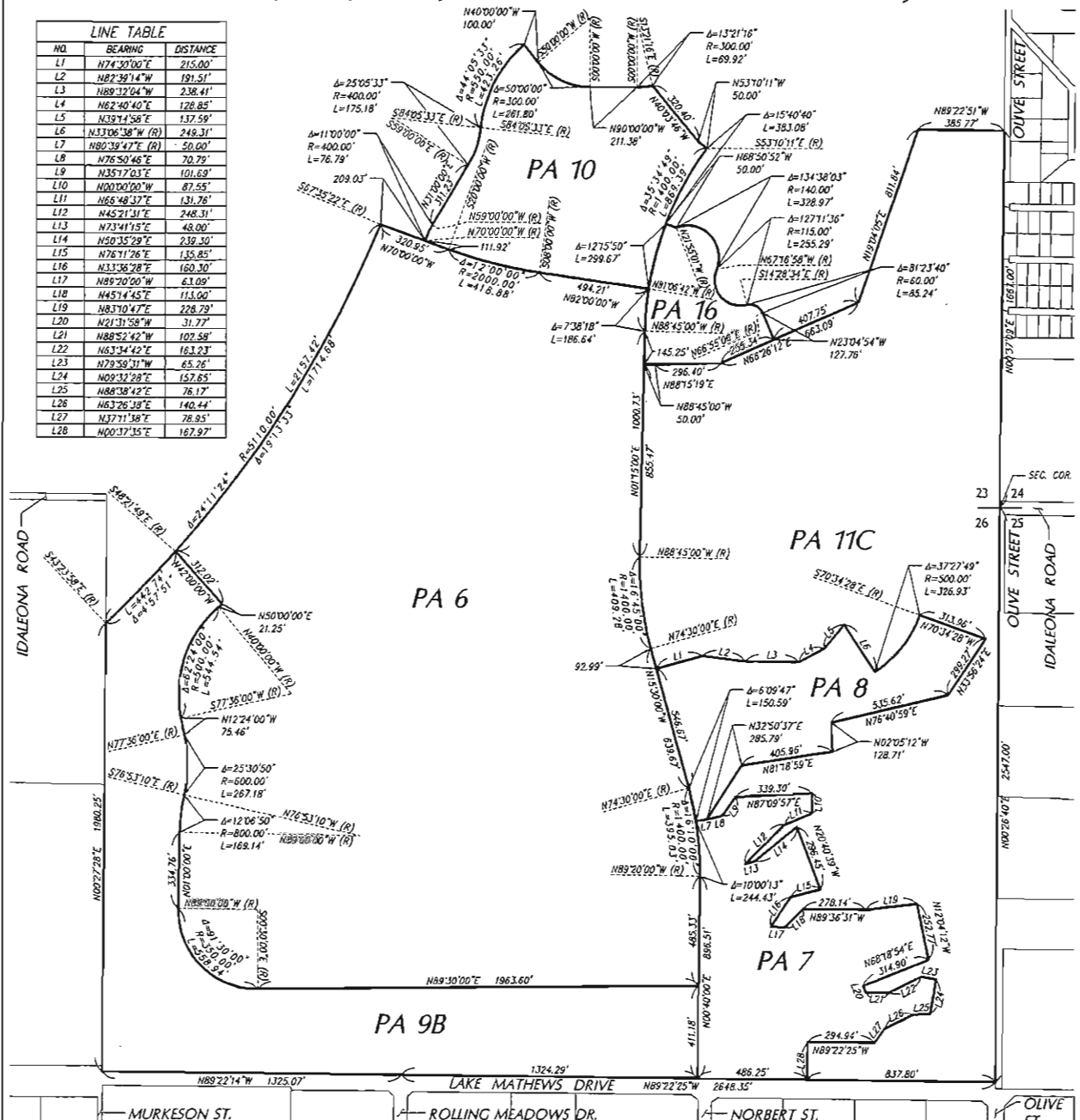
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- A.P.N. 287-210-034
- A.P.N. 287-210-035
- A.P.N. 287-210-038
- A.P.N. 287-210-040
- A.P.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

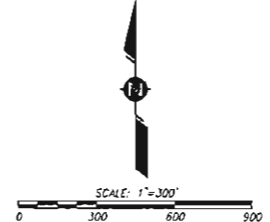
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L2	N87°39'14"W	191.51'
L3	N89°32'04"W	238.41'
L4	N62°40'40"E	128.85'
L5	N35°14'58"E	137.59'
L6	N33°06'38"W (R)	248.31'
L7	N80°39'47"E (R)	50.60'
L8	N76°50'46"E	70.79'
L9	N35°17'03"E	101.69'
L10	N80°00'00"W (R)	87.55'
L11	N65°48'37"E	131.26'
L12	N45°21'31"E	248.31'
L13	N73°41'15"E	48.00'
L14	N50°35'29"E	239.30'
L15	N78°11'26"E	135.85'
L16	N33°38'28"E	160.30'
L17	N89°20'00"W	61.89'
L18	N45°14'45"E	113.60'
L19	N83°10'47"E	228.79'
L20	N21°31'58"W	31.77'
L21	N88°52'42"W	102.59'
L22	N63°24'42"E	163.23'
L23	N79°59'31"W	65.78'
L24	N02°31'28"E	157.85'
L25	N88°38'42"E	78.17'
L26	N63°26'19"E	140.44'
L27	N37°11'38"E	78.95'
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**SP ZONE** SPECIFIC PLAN (SP 308 A1)  
 MAP NO. 56.011  
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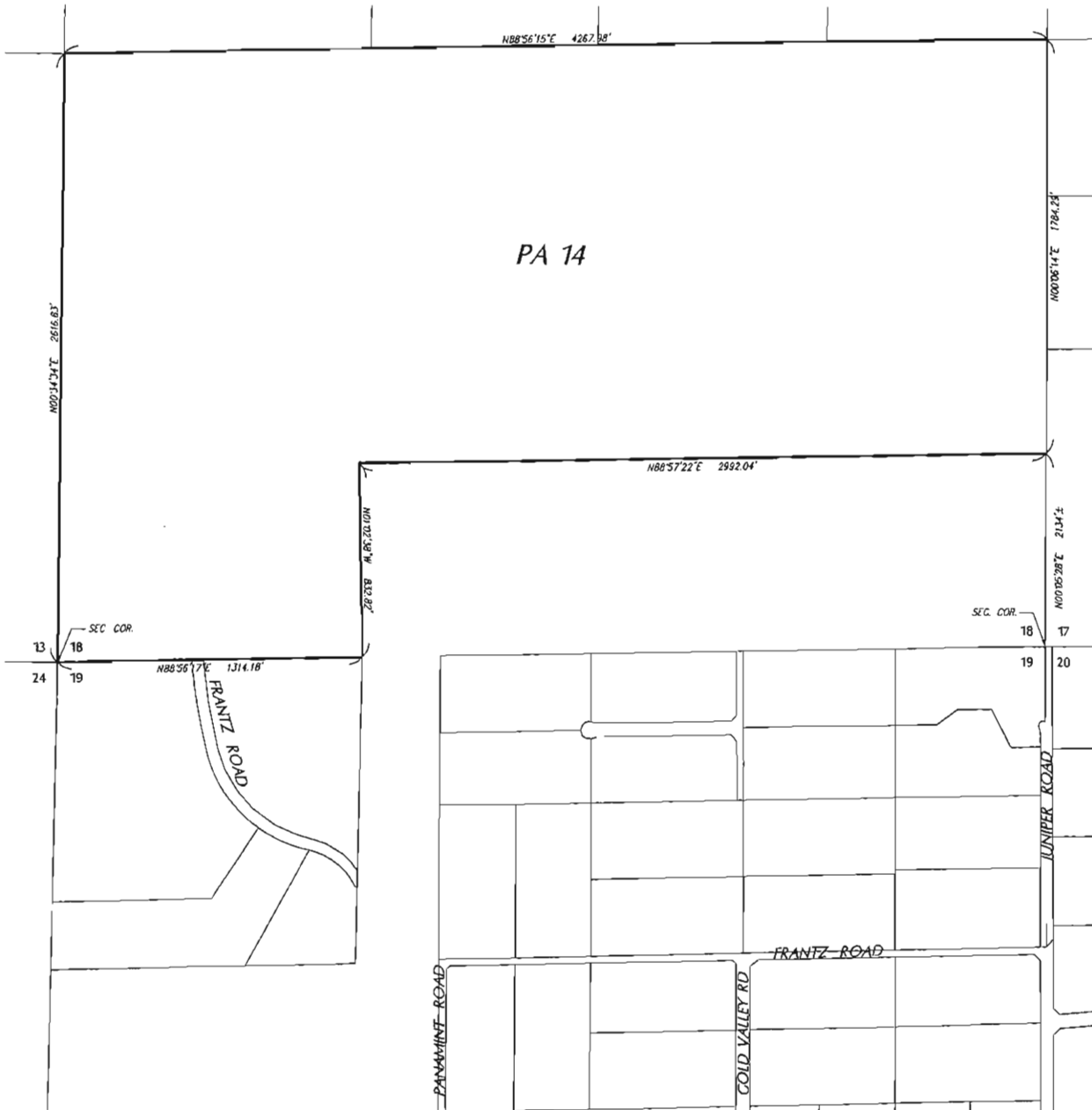
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CHANGE OF ZONE CASE NO. 6730  
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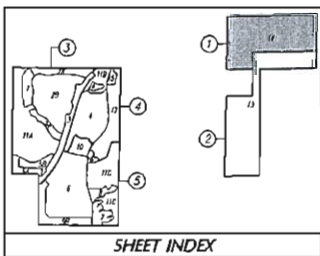


- A.P.N. 289-210-006
- A.P.N. 289-210-007
- A.P.N. 289-210-008
- A.P.N. 289-210-009
- A.P.N. 289-210-010
- A.P.N. 287-210-038
- A.P.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



PA 14



**SP ZONE** SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

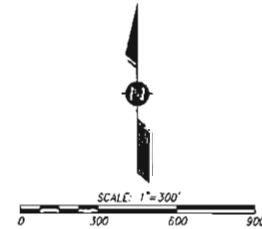
CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699

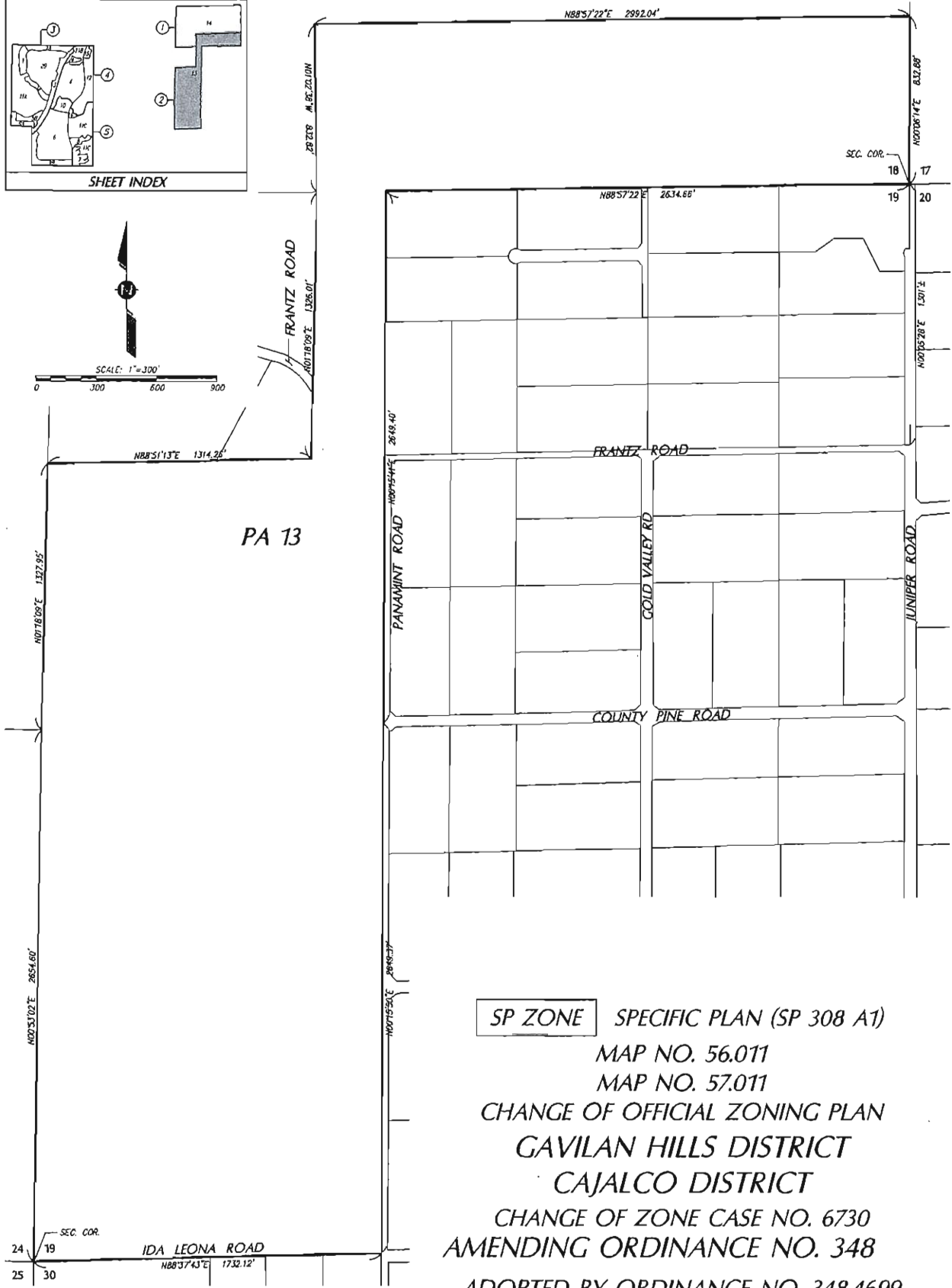
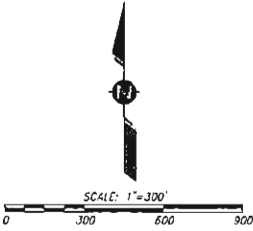
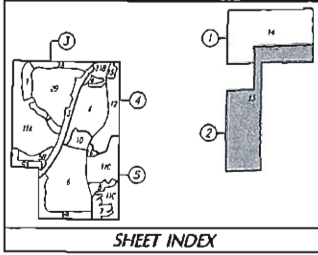
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



A.P.N. 321-150-025  
A.P.N. 321-150-026  
A.P.N. 321-150-027

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



PA 13

**SP ZONE** SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

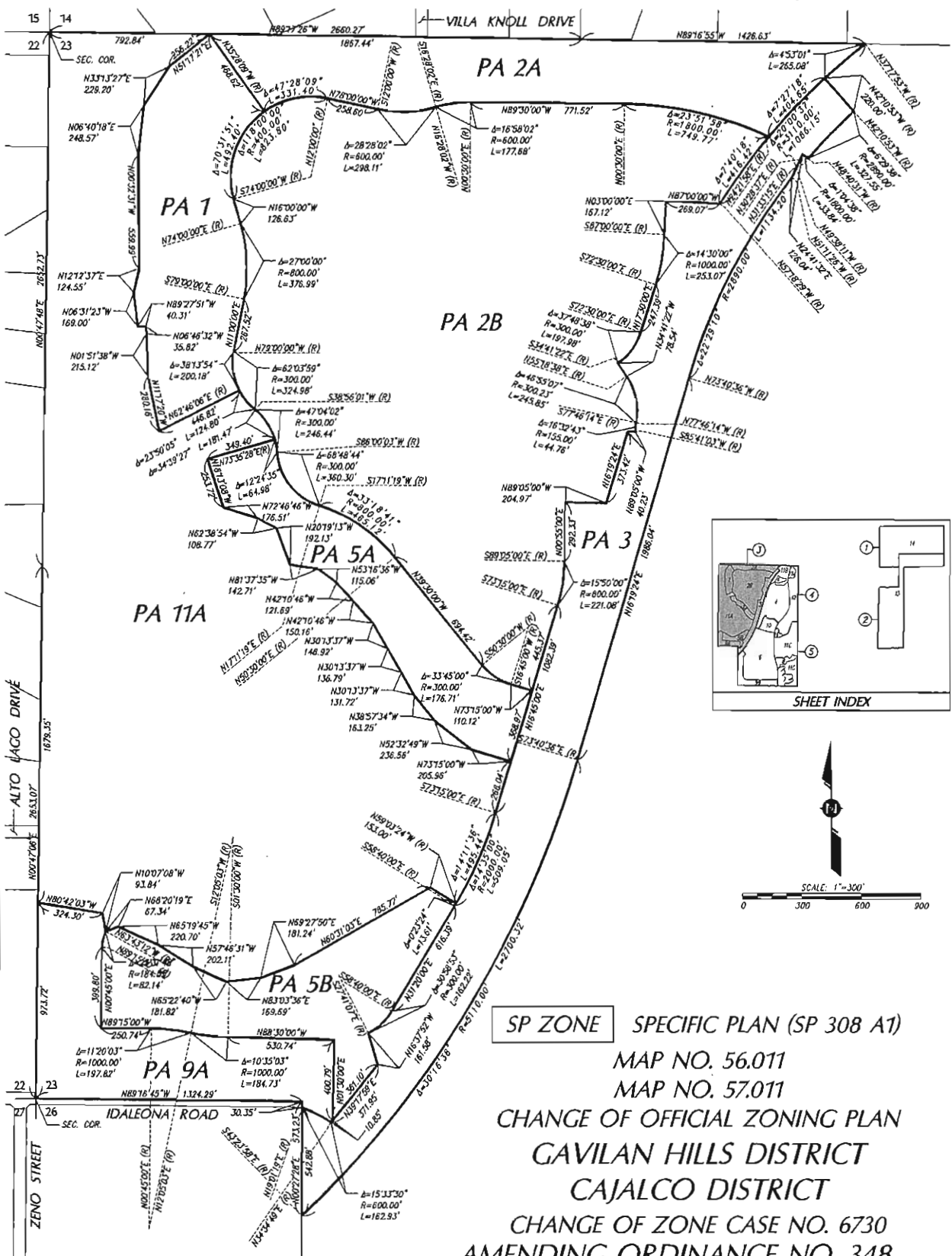
ADOPTED BY ORDINANCE NO. 348.4699

MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- |                    |                    |
|--------------------|--------------------|
| A.P.N. 321-150-025 | A.P.N. 321-160-050 |
| A.P.N. 321-150-026 | A.P.N. 321-160-051 |
| A.P.N. 321-150-027 | A.P.N. 321-160-052 |

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



**SP ZONE** SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

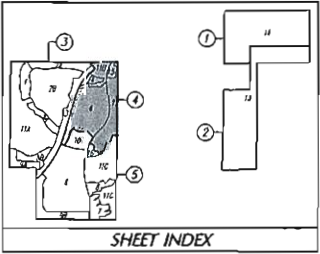
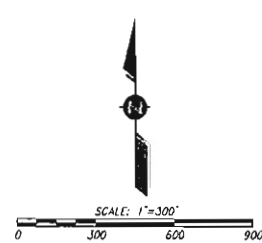
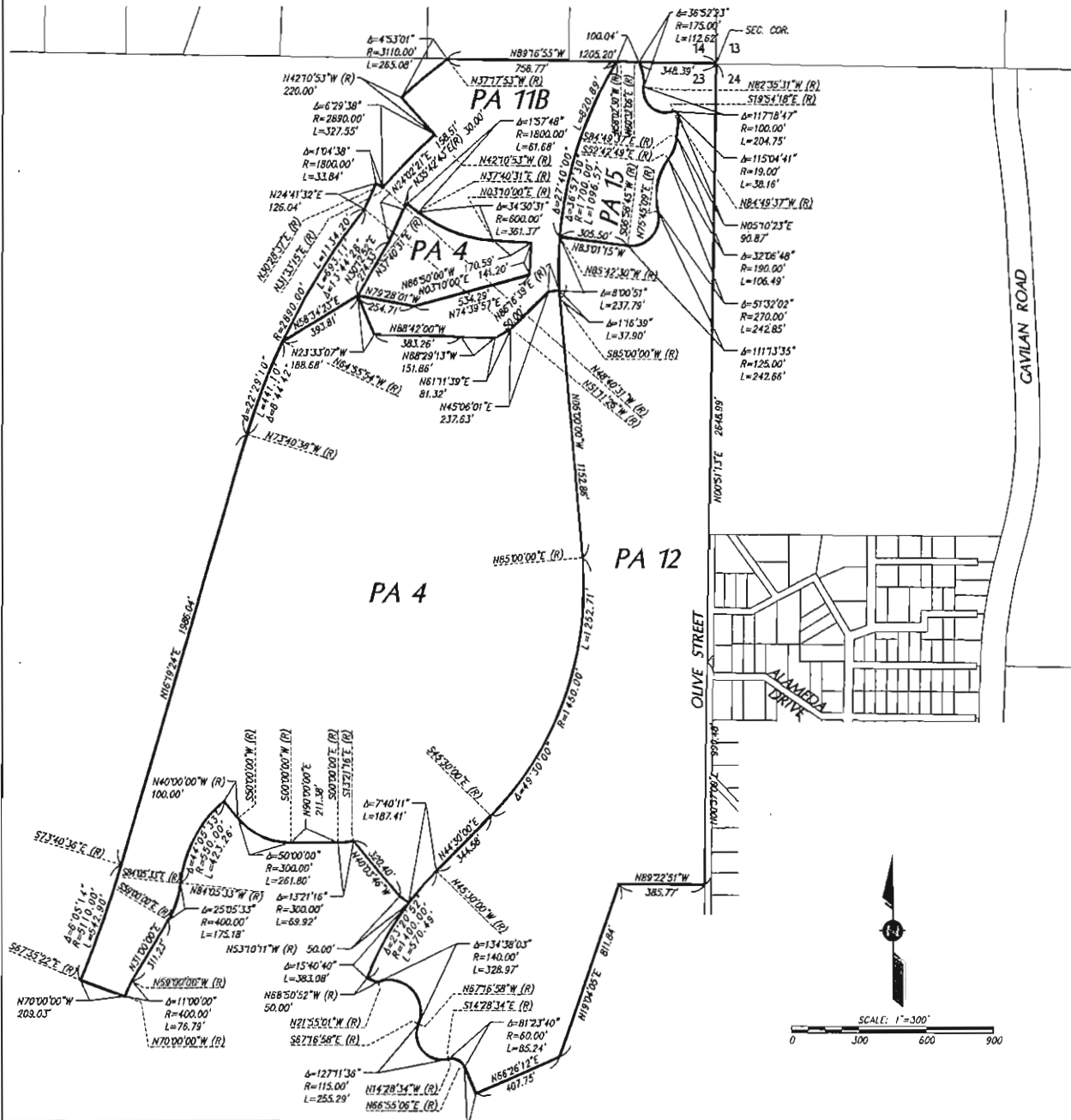
ADOPTED BY ORDINANCE NO. 348.4699

MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- A.P.N. 289-210-007
- A.P.N. 287-210-034
- A.P.N. 287-210-035
- A.P.N. 287-210-036
- A.P.N. 287-210-037
- A.P.N. 287-210-038
- A.P.N. 287-210-039
- A.P.N. 287-210-040
- A.P.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



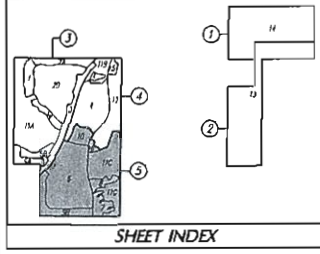
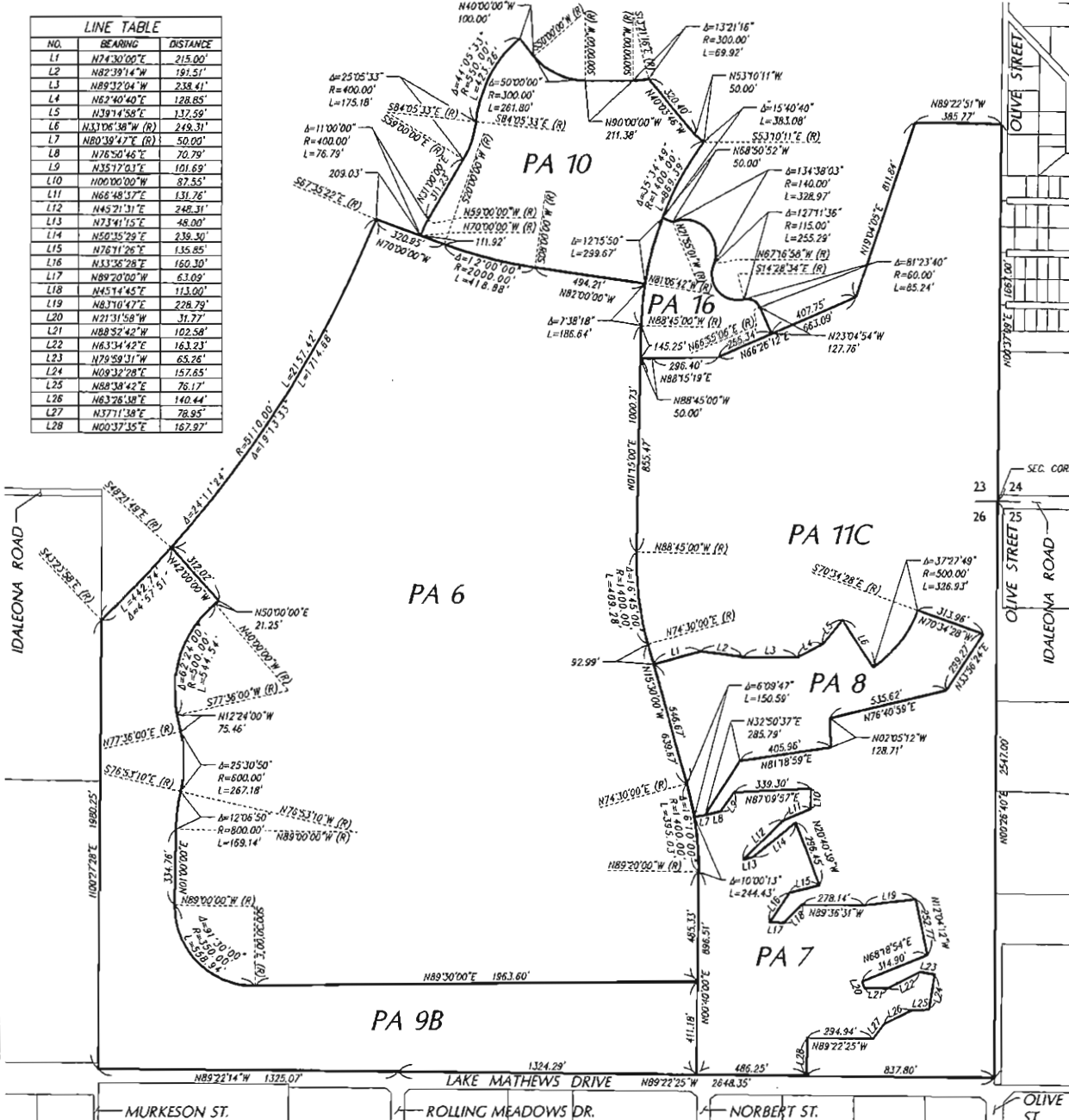
**SP ZONE** SPECIFIC PLAN (SP 308 A1)  
 MAP NO. 56.011  
 MAP NO. 57.011  
 CHANGE OF OFFICIAL ZONING PLAN  
 GAVILAN HILLS DISTRICT  
 CAJALCO DISTRICT  
 CHANGE OF ZONE CASE NO. 6730  
 AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699  
 MAY 25, 2010  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

- A.P.N. 287-210-034
- A.P.N. 287-210-035
- A.P.N. 287-210-038
- A.P.N. 287-210-040
- A.P.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N74°30'00"E	215.00'
L2	N82°39'14"W	191.51'
L3	N89°32'04"W	238.41'
L4	N62°40'40"E	128.85'
L5	N39°14'58"E	137.59'
L6	N53°06'38"W (R)	249.31'
L7	N80°39'47"E (R)	50.00'
L8	N76°50'46"E	70.79'
L9	N35°17'03"E	101.69'
L10	N00°00'00"W	87.55'
L11	N68°48'57"E	131.76'
L12	N44°21'31"E	248.31'
L13	N73°41'15"E	48.00'
L14	N50°35'29"E	238.30'
L15	N76°11'26"E	135.85'
L16	N33°36'28"E	160.30'
L17	N89°20'00"W	63.09'
L18	N45°14'45"E	113.00'
L19	N87°10'47"E	228.79'
L20	N21°31'58"W	31.77'
L21	N88°52'42"W	102.58'
L22	N63°34'42"E	163.23'
L23	N79°59'31"W	65.26'
L24	N08°32'28"E	157.65'
L25	N88°38'42"E	76.17'
L26	N63°26'38"E	140.44'
L27	N37°11'38"E	78.95'
L28	N00°37'35"E	167.97'

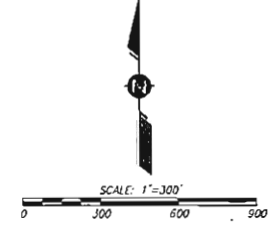


**SP ZONE**    **SPECIFIC PLAN (SP 308 A1)**

MAP NO. 56.011  
MAP NO. 57.011

**CHANGE OF OFFICIAL ZONING PLAN  
GAVILAN HILLS DISTRICT  
CAJALCO DISTRICT**

**CHANGE OF ZONE CASE NO. 6730  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4699  
MAY 25, 2010  
RIVERSIDE COUNTY BOARD OF SUPERVISORS**



- A.P.N. 289-210-006
- A.P.N. 289-210-007
- A.P.N. 289-210-008
- A.P.N. 289-210-009
- A.P.N. 289-210-010
- A.P.N. 287-210-038
- A.P.N. 287-220-001