

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

SUBJECT: RESOLUTION NO. 2010-138 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN-SECOND CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2010 (GPA Nos. 662, 727, 827 and 859).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2010-138 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 662, 727, 827 and 859.

BACKGROUND: The General Plan Amendments comprising the second cycle of 2010 were

Ron Goldman

Ron Goldman
Planning Director

Initials:
th

(Continued on page 2)

FINANCIAL DATA	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

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

C.E.O. RECOMMENDATION:

County Executive Office Signature

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

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

Prev. Agn. Ref. | **District:** ALL | **Agenda Number:**

considered by the Board of Supervisors in public hearings on GPA 827 on June 30, 2009 (GPA 827, agenda item 16.1), December 22, 2009 (GPA 727, agenda item 16.4), February 9, 2010 (GPA 859, agenda item 16.3) and March 23, 2010 (GPA 662, agenda item 16.1). They include amendments to the Lake Matthews/ Woodcrest Area Plan, Harvest Valley/ Winchester Area Plan, Eastvale Area Plan and Jurupa Area Plan of the Riverside County General Plan.

Board of Supervisors' Resolution No. 2010-138 for the second General Plan Amendment Cycle of 2010 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District.

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGE NO.	LETTER
First	Lake Matthews/ Woodcrest Area Plan	GPA No. 662	1	A
Fifth	Harvest Valley/ Winchester Area Plan	GPA No. 727	8	B
Second	Eastvale Area Plan	GPA No. 827	11	C
Second	Jurupa Area Plan	GPA No. 859	15	D

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the second cycle of 2010 are described below:

GPA No. 662 affects the Lake Matthews/ Woodcrest Area Plan, and amends the designation on approximately 423.7 gross acres located northerly of Santa Rosa Mine Road, southerly of Cajalco Road and westerly of Juniper Road and easterly of Gavilan Road from Rural Mountainous within the Rural Foundation Component and Estate Density Residential within the Rural Community Foundation Component to Specific Plan within the Rural Community Foundation Component.

GPA No. 727 affects the Harvest Valley/ Winchester Area Plan, and amends the designation on approximately 318.4 gross acres located northerly of Mapes Road, easterly of Briggs Road, southerly of Mountain Avenue and westerly of Menifee Road from Very Low Density Residential to Specific Plan within the Community Development Foundation Component.

GPA No. 827 affects the Eastvale Area Plan, and amends the designation on approximately 119.9 gross acres located northerly of Prairie Smoke Road, easterly of Hellman Avenue and westerly of the Cucamonga Creek from Light Industrial and Medium Density Residential to Specific Plan within the Community Development Foundation Component.

GPA No. 859 affects the Jurupa Area Plan, and amends the designation on approximately 30.12 gross acres located northerly of Van Buren Boulevard and easterly of Bain Street from Low Density Residential to Light Industrial within the Community Development Foundation Component.

2 **RESOLUTION NO. 2010-138**
3 **AMENDING THE RIVERSIDE COUNTY**
4 **GENERAL PLAN**
5 **(Second Cycle General Plan Amendments for 2010)**

6 **WHEREAS**, pursuant to the provisions of Government Code Sections 65090 and 65350 et seq.,
7 notice was given and public hearings were held before the Riverside County Board of Supervisors and
8 before the Riverside County Planning Commission to consider proposed amendments to the Lake
9 Matthews/Woodcrest Area Plan, Harvest Valley/Winchester Area Plan, Eastvale Area Plan, and the
10 Jurupa Area Plan of the Riverside County General Plan; and,

11 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
12 County CEQA implementing procedures have been satisfied; and,

13 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
14 documentation presented by the public and affected government agencies; and,

15 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
16 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
17 amendments shall not be affected thereby; now, therefore,

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

- 20 A. **General Plan Amendment No. 662 (GPA00662)** is a proposal to amend the Land
21 Use Element by amending the Lake Mathews/Woodcrest Area Plan Land Use Map from **Rural**
22 **Mountainous (RM)** (10 acre minimum) within the Rural Foundation and from **Estate Density**
23 **Residential (EDR-RC)** (2 acre minimum) within the Rural Community Foundation to **Specific Plan**
24 **(SP)**, and in particular, Specific Plan No. 308 – Gavilan Hills Golf Course, Amendment No. 1, a Rural
25 Community Specific Plan, on approximately 423.7 acres generally located east of Gavilan Road, northerly
26 of Santa Rosa Mine Road, southerly of Cajalco Road and westerly of Juniper Road in the First
27 Supervisorial District, as shown on the exhibit entitled "Exhibit A, GPA00662, SP00308A1" a copy of
28 which is attached hereto and incorporated herein by reference. Additionally, the amendment proposes to
amend Figure 4 of the Lake Mathews/Woodcrest Area Plan, entitled, "Lake Mathews/Woodcrest Area

BY:  SIZILO
DATE

1 Plan Policy Areas” to show the boundary change of Specific Plan No. 308, Amendment No. 1. General
2 Plan Amendment No. 662 is associated with Specific Plan No. 308, Amendment No. 1, Change of Zone
3 No. 6730, Tentative Tract Map No. 31554, and Environmental Impact Report No. 453, which were
4 considered concurrently with this amendment at the public hearings before the Planning Commission on
5 December 2, 2009 and February 3, 2010 and at the public hearings before the Board of Supervisors on
6 March 23, 2010. Resolution No. 2010-125 Certifying Environmental Impact Report No. 453 and
7 Approving Amendment No. 1 to Specific Plan No. 308 (Gavilan Hills Estates) and Tentative Tract Map
8 No. 31554), a copy of which is attached hereto and incorporated herein by reference, was adopted by the
9 Board of Supervisors on May 25, 2010. Specific Plan No. 308, Amendment No. 1, proposes a specific
10 plan of land use by expanding the boundary of the Specific Plan 308 to add 223.7 acres dedicated as Open
11 Space – Rural (Planning Area 13) that would be preserved as natural open space, and to add 200.0 acres
12 of Open Space – Conservation (Planning Area 14). Within the existing boundary of Specific Plan No.
13 308, the specific plan of land use would include 72.8 acres of Estate Density Residential land uses (2
14 Acre Minimum Lot Size) within the Rural Community Foundation (EDR-RC) (32 dwelling units), 465.0
15 acres of Very Low Density Residential land uses (1 Acre Minimum Lot Size) within the Rural
16 Community Foundation (VLDR-RC) (389 dwelling units), 18.1 acres dedicated for a K-8 school site, 71.7
17 acres devoted to a Reserve/Park, 229.0 acres of Open Space – Conservation (OS-C), and 20.7 acres of
18 roads. Change of Zone No. 6730 proposes to change the existing zoning classifications of Residential
19 Agriculture – 2 Acre Minimum Lot Size (R-A-2), Residential Agriculture - 5 Acre Minimum Lot Size (R-
20 A-5), and Residential Agriculture - 10 Acre Minimum Lot Size (R-A-10) to Specific Plan (SP) on the
21 subject 423.7 acres. The SP zoning designation would establish those development standards required to
22 implement Specific Plan No. 308. Tentative Tract Map No. 31554 proposes a Schedule B subdivision of
23 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size, 18 open space lots
24 totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a
25 1.29 gross acre public facilities lot.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
27 on this matter, both written and oral, including Environmental Impact Report No. 453, that:

28 1. The site is located in the Lake Mathews/Woodcrest Area Plan (LMWAP).

1 2-Acre Lot Sizes); on the south by R-A-2 ½ (Residential Agriculture with Minimum 2 ½-
2 Acre Lot Size); and on the east by R-A-2 (Residential Agriculture with Minimum 2-Acre
3 Lot Size), N-A-160 (Natural Assets with Minimum 160-Acre Lot Size), W-2-M-2
4 (Controlled Development Area with Mobilehomes), and C-P-S (Scenic Highway
5 Commercial).

6 9. The eastern portions of the site are bordered on the west by N-A-160 (Natural Assets), R-
7 A-10 (Residential Agriculture with Minimum 10-Acre Lot Size), R-A-5 (Residential
8 Agriculture with Minimum 5-Acre Lot Size), and R-A-2 (Residential Agriculture with
9 Minimum 2-Acre Lot Size); on the north by R-A-10 (Residential Agriculture with
10 Minimum 10-Acre Lot Size), R-A-5 (Residential Agriculture with Minimum 5-Acre Lot
11 Size), R-A-1 (Residential Agriculture with Minimum 1-Acre Lot Sizes), and R-A-1/2
12 (Residential Agriculture with Minimum 1/2-Acre Lot Size); on the east by R-A-10
13 (Residential Agriculture with Minimum 10-Acre Lot Size), R-A-5 (Residential Agriculture
14 with Minimum 5-acre lot Size), and R-A-2 ½ (Residential Agriculture with Minimum 2 ½-
15 Acre Lot Size); and on the south by R-A-2 (Residential Agriculture with Minimum 2-Acre
16 Lot Sizes) and R-A-10 (Residential Agriculture with Minimum 10-Acre Lot Size).

17 10. The site currently is being used as agricultural lands and open space lands.

18 11. Land uses surrounding the western portion of the site, starting from the area north of the
19 project site, include rural residential development, open space (including Harford Springs
20 Reserve), and a mobile home community. Land uses surrounding the eastern portions of
21 the site, starting from the area north of the project site, include open space (including the
22 Harford Springs Reserve) and rural residential development.

23 12. General Plan Amendment No. 662 does not involve a change in or conflict with the
24 Riverside County Vision, any General Plan Principle, or any Foundation Component
25 designation in the General Plan. The proposed amendment would contribute to the
26 fulfillment of the "Conservation and Open Space Resource System" Fundamental Value
27 stated in Chapter No. 2 entitled "Vision" of the General Plan. Currently, the Riverside
28 County General Plan has designated the following land uses for the 423.7 acres located to

1 the east of the Harford Springs Wildlife Preserve: Rural Mountainous (RM) and Estate
2 Density Residential (EDR-RC). The project proposes to amend the current land use
3 designations from primarily residential uses to adopted Specific Plan No. 308 which would
4 contribute approximately 200 acres to the Harford Springs Wildlife Preserve and expand
5 the overall acreage dedicated to the Regional Conservation Authority (RCA) via the
6 Multiple Species Habitat Conservation Plan. The proposed project, including the General
7 Plan Amendment and the Specific Plan Amendment, which proposes land use designation
8 and General Plan policy modifications would satisfy each of the General Plan Principals
9 and Policies. The amendment proposes to provide for the addition of 423.7 acres to the
10 eastern boundary of the Gavilan Hills Specific Plan No. 308. The 423.7 acres is currently
11 designated as Estate Density Residential (EDR-RC) and Rural Mountainous (RM). Once
12 incorporated into the Specific Plan, the land use designations would be Open Space
13 Conservation (OS-C) and Open Space Rural (RUR). Although this would involve a change
14 in the foundation component, the Lake Mathews/Woodcrest Area Plan (LMWAP) has
15 provided a policy specifically allowing for this change in foundation absent the five (5)
16 year Foundation General Plan Amendment Cycle. LMWAP Policy No. 2.1 states "Any
17 proposal to increase the residential density [within Specific Plan No. 308] such that the
18 total number of dwelling units allowable on the westerly 880 acres exceeds what would be
19 allowed by the mapped densities within that area shall be accompanied with a proposal to
20 increase the size of the Harford Springs Park by no less than 200 acres through addition of
21 lands to the east, northeast, and/or south at no cost to the County." Specific Plan No. 308
22 has proposed to increase the residential density over the total number of dwelling units
23 allowed by the mapped General Plan Land Use Designations within the westerly 880 acres;
24 therefore, the project proposes to add an additional 423.7 acres, located to the east of the
25 project site, to the Specific Plan. Within the 423.7 acres, 200 acres will be designated as
26 Open Space Conservation and shall be conveyed to the Riverside County Parks and Open
27 Space District as an expansion of the Harford Springs Reserve. Therefore, the amendment
28

1 is consistent with LMWAP Policy 2.1 which allows for the change in the General Plan
2 Foundation Component change.

3 13. General Plan Amendment No. 662 would contribute to the achievement of the purposes of
4 the General Plan or, at a minimum, would not be detrimental to them. The proposed
5 General Plan Amendment would provide for an additional 423.7 acres of Open Space and
6 add an additional 200 acres for conservation to the Harford Springs Reserve. The proposed
7 amendment would achieve the purposes of LMWAP Policy 2.1 and would contribute to the
8 achievement of the goals of the Multipurpose Open Space Element which encourage
9 protecting and preserving natural resources, agriculture and open space areas, and
10 providing recreational opportunities for the citizens of Riverside County.

11 14. Special circumstances or changes have emerged that were unanticipated in preparing the
12 General Plan. Since the rural lifestyle of the community is not conducive to the golf course
13 planed under Specific Plan No. 308, the implementation of Lake Mathews/Woodcrest Area
14 Plan Policy 2.1 is now appropriate. The proposed specific plan amendment consists of
15 residential uses and open space uses which are more in line with the continuing rural nature
16 of the community. As such, the amendment incorporates 423.7 acres into Specific Plan No.
17 308 to the east as Open Space Conservation (OS-C) and Open Space Rural (RUR). In
18 addition, 200 acres shall be conveyed to the Riverside County Parks and Open Space
19 District to expand Harford Reserve, achieving the goals of the Lake Mathews/Woodcrest
20 Area Plan Policy 2.1. The policy allows an increase in residential density on the westerly
21 880 acres beyond what is now allowed, provided the proposal increases the size of Harford
22 Springs Park by no less than 200 acres through addition of lands to the east, northeast,
23 and/or south, which the amendment does. The amendment specifies which parcels shall be
24 included in the expansion of the Harford Springs Park and reserved for Open Space
25 purposes. Furthermore, the amendment is necessary to ensure the proper land use
26 designation applies to expansion of the Harford Springs Park (which currently allows for
27 residential uses). Estate Density Residential (EDR-RC) and Rural Mountainous (RM) land
28 use designations would be better suited to the west of Harford Reserve, and Open Space

1 Conservation (OS-C) and Open Space Rural (RUR) designations would be more
2 appropriate on the 423.7 acres located to the east of the Harford Preserve.

3 15. The proposed General Plan amendment will not be detrimental to public health, safety, and
4 welfare.

5 16. The proposed amendment is consistent with the policies of the Lake Mathews/Woodcrest
6 Area Plan and with all policies of the Riverside County General Plan, as adopted on
7 October 7, 2003.

8 17. The following potentially significant environmental impacts associated with the proposed
9 amendment and related cases (General Plan Amendment No. 662, Specific Plan No. 308,
10 Amendment No. 1, Tentative Tract Map No. 31554, and Change of Zone No. 6730) were
11 identified in Environmental Impact Report No. 453: Air Quality, Biological Resources,
12 Cultural Resources, Geology and Soils, Hazards and Hazardous Materials,
13 Hydrology/Water Quality, Noise, Traffic/Transportation, and Public Facilities. These
14 impacts will be avoided or substantially lessened (reduced to a level of insignificance) by
15 the mitigation measures listed in Board of Supervisors' Resolution No. 2010-125
16 Certifying Environmental Impact Report No. 453 and Approving Amendment No. 1 to
17 Specific Plan No. 308 (Gavilan Hills Estates) and Tentative Tract Map No. 31554 (a copy
18 of which is attached hereto and incorporated herein by reference in its entirety).
19 Environmental Impact Report No. 453 also addressed impacts on Agriculture, Air Quality,
20 and Traffic/Transportation which will be only partially avoided or lessened by the
21 mitigation measures listed in Resolution No. 2010-125. Accordingly, overriding findings
22 were prepared in Resolution No. 2010-125 which are incorporated herein by reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
24 Environmental Impact Report ("EIR") No. 453 in evaluating the project, that EIR No. 453 is an accurate
25 and objective statement that complies with the California Environmental Quality Act and reflects the
26 County's independent judgment and analysis, and that EIR No. 453 is incorporated herein by reference.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
28 Impact Report No. 453, **ADOPTS** the Mitigation Monitoring Plan, and **ADOPTS** General Plan

1 Amendment No. 662 (GPA00662) from Rural Mountainous (RM) and Estate Density Residential (EDR-
2 RC) to adopted Specific Plan No. 308 and to amend Figure 4 of the Lake Mathews/Woodcrest Area Plan,
3 entitled, "Lake Mathews/Woodcrest Area Plan Policy Areas" to show the boundary change of Specific
4 Plan No. 308, Amendment No. 1, as described herein and as shown on the exhibit entitled "Exhibit A,
5 GPA00662, SP00308A1".

6 **B. General Plan Amendment No. 727 (GPA00727)** is a proposal to amend the Land Use
7 Element by amending the Harvest Valley/Winchester Area Plan Land Use Map from **Very Low Density**
8 **Residential (VLDR)** within the Community Development Foundation Component (1 acre minimum lot
9 size) to **Specific Plan (SP)**, and in particular, **Specific Plan No. 344, a Community Development Specific**
10 **Plan**, on an approximately 318.4 acre site located northerly of Mapes Road, easterly of Briggs Road,
11 southerly of Mountain Avenue, and westerly of Menifee Road in the Homeland Zoning District of the
12 Fifth Supervisorial District, as shown on Exhibit No. 5, entitled, "CZ07076 SP00344 GPA00727
13 Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference. This is
14 the "Trailmark" Specific Plan, Specific Plan No. 344 (SP 344). Additionally, GPA00727 proposes to
15 amend Figure 4 of the Harvest Valley/Winchester Area Plan, entitled, "Harvest Valley/Winchester Area
16 Plan Policy Areas" to show the boundary of SP 344 and to amend Table 3 of the Harvest Valley
17 /Winchester Area Plan to list SP 344 (Trailmark). In addition to SP 344, this amendment is associated
18 with Change of Zone No. 7076 (CZ 7076), and Tentative Tract Map No. 35045. SP 344 and CZ 7076
19 were considered concurrently with GPA00727 at the public hearings before the Planning Commission on
20 October 28, 2009 and the Board of Supervisors on December 22, 2009. Tentative Tract Map No. 35045
21 (TM 35045) was considered and approved at the public hearings before the Planning Commission on May
22 5, 2010. Planning Commission Resolution No. 2010-02 Certifying Environmental Impact Report No. 482
23 and Approving Tentative Tract Map No. 35054, a copy of which is attached hereto and incorporated
24 herein by reference, was adopted by the Planning Commission on May 5, 2010. Resolution No. 2010-001
25 Certifying Environmental Impact Report No. 482 and Adopting Specific Plan No. 344 (Trailmark), a copy
26 of which is attached hereto and incorporated herein by reference, was adopted by the Board of
27 Supervisors on May 25, 2010. SP344 is a proposal consisting of a land use plan, design guidelines and
28 designation of planning areas associated with the development of "Trailmark" Specific Plan, which

1 includes 318.4 acres for residential, open space, and public facility land uses. The project proposes 714
2 residential dwelling units on 170.4 acres of the project site, 106.6 acres of open space, 41 acres of water
3 detention facilities, 37.8 acres of natural open space, a 16.3 acre school site, and a 0.7 acre day care
4 center site as a public facility land use. CZ 7076 proposes to change the current zoning from Rural
5 Residential (R-R) to Specific Plan (SP), develop the SP zoning text, and establish Planning Areas and
6 Design Standards. TM 35045 is a Schedule "A" subdivision of 318 acres into 702 single family
7 residential lots, and 15 open space lots.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
9 this matter, both written and oral, including Certification of Environmental Impact Report No. 482, that:

- 10 1. The site is located in the Harvest Valley/Winchester Area Plan.
- 11 2. The Harvest Valley/Winchester Area Plan Land Use Map determines the extent, intensity,
12 and location of land uses within the Harvest Valley/Winchester Area.
- 13 3. The site is currently designated Very Low Density Residential (VLDR) with a 1 acre
14 minimum lot size on an approximately 318.4 gross acre site within the Community
15 Development Foundation Component.
- 16 4. General Plan Amendment No. 727 proposes to change the Harvest Valley/Winchester Area
17 Plan land use designation on approximately 318.4 acres from Very Low Density Residential
18 (VLDR) within the Community Development Foundation Component to Specific Plan No.
19 344, which is designated as a Community Development Specific Plan.
- 20 5. Surrounding land use designations include: Very Low Density Residential (VLDR-RC)
21 with a 1 acre minimum lot size within the Rural Community Foundation Component and
22 Commercial Retail (CR) to the north; Very Low Density Residential (VLDR-RC) and
23 Medium Density Residential (MDR) allowing 2-5 dwelling units per acre to the east; Very
24 Low Density Residential with a 1 acre minimum lot size within the Community
25 Development Foundation (VLDR-CD), Low Density Residential with a ½ acre minimum
26 lot size within the Community Development Foundation, and Rural Mountainous (RM)
27 with a 10 acre minimum lot size to the west; and the City of Menifee to the south.
- 28 6. The site is currently zoned Rural Residential (R-R).

- 1 7. Change of Zone No. 7076 proposes to change the zoning on the size from Rural
2 Residential (R-R) to Specific Plan Zone (SP Zone).
- 3 8. The site is surrounded by properties zoned Residential Agricultural with a 1 acre minimum
4 lot size (R-A-1) and Rural Commercial (C-R) to the north, City of Menifee to the south,
5 Residential Agricultural with a 1 acre minimum lot size and a 10 acre minimum lot size
6 (R-A-1, R-A-10), and Mobile Home Subdivision and Mobile Home park (R-T) to the east,
7 and Rural Residential (R-R) and Light Agriculture with a 1 acre minimum lot size to the
8 west.
- 9 9. The site is currently vacant land.
- 10 10. Surrounding land uses include vacant land, scattered single family residential to the north,
11 south, east and west and several green house buildings are located to the north.
- 12 11. General Plan Amendment No. 727 is consistent with the goals and policies of the Harvest
13 Valley/Winchester Area Plan and with all policies of the Riverside County General Plan.
- 14 12. General Plan Amendment No. 727 does not involve a change in or conflict with the
15 Riverside County Vision, any General Plan Principle, or any Foundation Component
16 designation of the General Plan. The SP land use designation for the site is within the
17 same Community Development Foundation Component.
- 18 13. General Plan Amendment No. 727 would either contribute to the achievement of the
19 purposes of the General Plan or, at a minimum, would not be detrimental to them.
- 20 14. General Plan Amendment No. 727 will not be detrimental to public health, safety, and
21 welfare.
- 22 15. Special circumstances or conditions have emerged that were unanticipated in preparing the
23 General Plan.
- 24 16. The following potentially significant environmental impacts associated with the proposed
25 amendment and related cases (General Plan Amendment No. 727, Specific Plan No. 344,
26 Change of Zone No. 7076 and Tentative Tract Map No. 35045) were identified in
27 Environmental Impact Report No. 482: Land Use and Planning, Aesthetics, Agricultural
28 Resources, Air Quality (Point Source Emissions, Global Climate Change, Odor),

1 Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous
2 Materials, Hydrology and Water Quality, Noise, Public Services, Recreation,
3 Transportation and Traffic, Utility and Service Systems. These impacts will be avoided or
4 substantially lessened (reduced to a level of insignificance) by the mitigation measures
5 listed in the Planning Commission's Resolution No. 2010-02, Certifying Environmental
6 Impact Report No. 482 and Approving Tentative Tract Map No. 35045 and in Board of
7 Supervisors' Resolution No. 2010-001 Certifying Environmental Impact Report No. 482
8 and Adopting Specific Plan No. 344 (copies of which is attached hereto and incorporated
9 herein by reference in their entirety). Environmental Impact Report No. 482 also
10 addressed impacts on Land Use and Planning and Air Quality (Air Quality Management
11 Plan Consistency), Air Quality (Construction and Operational Emissions), Transportation
12 and Traffic (Cumulative Freeway Segments) which will be only partially avoided or
13 lessened by the mitigation measures listed in the Planning Commission's Resolution No.
14 2010-02. Accordingly, overriding findings were prepared in Planning Commission's
15 Resolution No. 2010-02 which are incorporated herein by reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
17 Environmental Impact Report ("EIR") No. 482 in evaluating the project, that EIR No. 482 is an accurate
18 and objective statement that complies with the California Environmental Quality Act and reflects the
19 County's independent judgment and analysis, and that EIR No. 482 is incorporated herein by reference.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
21 Impact Report No. 482, **ADOPTS** the Mitigation Monitoring Plan and **ADOPTS** General Plan
22 Amendment No. 727 (GPA00727) from Very Low Density Residential (VLDR) to Specific Plan (SP) as
23 described herein and shown on the exhibit entitled "Exhibit 5, CZ07076, SP00334, GPA00727, Proposed
24 General Plan;" to amend Figure 4 of the Harvest Valley/Winchester Area Plan, entitled, "Harvest
25 Valley/Winchester Area Plan Policy Areas" to show the boundary of Specific Plan No. 344, Trailmark;
26 and to amend Table 3 of the Harvest Valley/Winchester Area Plan to list Specific Plan No. 344,
27 Trailmark.

28 **C. General Plan Amendment No. 827 (GPA00827)** is a proposal to amend the Land Use

1 Element by amending the Eastvale Area Plan Land Use Map designation from **Light Industrial (LI)**
2 (Floor Area Ratio of 0.25 to 0.60) and **Medium Density Residential (MDR)** (2-5 dwelling units per acre)
3 to **Specific Plan (SP)**, and in particular, Specific Plan No. 358- The Ranch at Eastvale, a Community
4 Development Specific Plan on an approximately 119.9 gross acre site, within the Community
5 Development Foundation Component, located southerly of the San Bernardino County Line (City of
6 Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga
7 Creek in the Prado-Mira Loma Zoning District of the Second Supervisorial District, as shown on the
8 exhibit entitled "GPA00827 CZ07345 SP00358 Proposed General Plan," a copy of which is attached
9 hereto and incorporated herein by reference. The amendment also proposes to amend Figure 4 of the
10 Eastvale Area Plan to show the boundary of Specific Plan No. 358 - The Ranch at Eastvale and to amend
11 Table 3 of the Eastvale Area Plan to list Specific Plan 358 - The Ranch at Eastvale. This amendment is
12 associated with Specific Plan No. 358 (SP 358) and Change of Zone No. 7345 (CZ 7345), which were
13 considered concurrently with this amendment at the public hearings before the Planning Commission on
14 April 15, 2009 and the Board of Supervisors on June 30, 2009. Resolution No. 2010-079 Certifying
15 Environmental Impact Report No. 498 and Adopting Specific Plan No. 358 (The Ranch at Eastvale), a
16 copy of which is attached hereto and incorporated herein by reference, was adopted by the Board of
17 Supervisors on May 25, 2010. SP 358 proposes a land use plan, development standards, design and
18 landscaping guidelines, and designation of nine (9) planning areas for industrial and commercial
19 developments. Specifically, SP 358 proposes the construction of approximately 267,200 square feet of
20 commercial/retail development on 17.5 acres; approximately 801,500 square feet of light industrial
21 development on 42.9 acres, approximately 1,121,100 square feet of business park development on 47.7
22 acres, and the remaining area would be devoted to approximately 11.8 acres for major roads. CZ 7345
23 proposes to change the existing Zoning Classification from Heavy Agriculture with a 10 acre minimum
24 (A-2-10) to Specific Plan (SP) which will reflect the proposed project's land use designation and
25 development standards.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
27 on this matter, both written and oral, including Environmental Impact Report No. 498, that:

- 28 1. The site is located in the Eastvale Area Plan.

- 1 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of
2 land uses within the Eastvale Area Plan.
- 3 3. General Plan Amendment No. 827 is coterminous with the boundaries of Specific Plan No.
4 358.
- 5 4. The site is currently designated Light Industrial (LI), allowing a Floor Area Ratio of 0.25
6 to 0.60, and Medium Density Residential (MDR), allowing 2-5 dwelling units per acre, on
7 approximately 119.9 gross acres within the Community Development Foundation
8 Component.
- 9 5. General Plan Amendment No. 827 proposes to change the land use designation from Light
10 Industrial (LI) and Medium Density Residential (MDR) to Specific Plan (SP) No. 358 -
11 The Ranch at Eastvale within the Community Development Foundation Component.
- 12 6. Surrounding properties are designated as Light Industrial (LI) and Medium Density
13 Residential (MDR) to the south and Water (W) within the Open Space Foundation to the
14 east. The north and west boundary of the site is the San Bernardino County line and the
15 adjacent properties are within the City of Chino with land use designations of Agricultural,
16 Light Industrial, and Airport Related.
- 17 7. The site is currently zoned Heavy Agriculture with a 10 acre minimum lot size (A-2-10).
- 18 8. A change of zone to Specific Plan (SP) is being processed concurrently with this general
19 plan amendment.
- 20 9. The site is bordered by properties zoned as Heavy Agriculture with a 10 acre minimum lot
21 size (A-2-10) to the east, Industrial Park (I-P) and One-Family Dwellings (R-1) to the
22 south. The north and west boundary of the site is the San Bernardino County line and the
23 adjacent properties are within the City of Chino with Agricultural, Light Industrial, and
24 Airport Related zoning.
- 25 10. Specific Plan No. 358 is comprised of nine (9) Planning Areas as follows: two (2) Light
26 Industrial Planning Areas totaling 42.9 acres, five (5) Business Park Planning Areas

1 totaling 47.7 acres, and two (2) Commercial Retail Planning Areas totaling 17.5 acres.
2 The Specific Plan also proposes 8.0 acres of non-structural uses within a Southern
3 California Edison easement and 11.8 acres of major roads for a total 119.9 acre site.

4 11. Surrounding land uses include Light Industrial to the east and Medium Density Residential
5 to the south, with the San Bernardino County line to the north and west.

6 12. General Plan Amendment No. 827 does not involve a change in or conflict with the
7 Riverside County Vision.

8 13. General Plan Amendment No. 827 does not involve a change in or conflict with any
9 General Plan Principle.

10 14. General Plan Amendment No. 827 does not involve a change in or conflict with any
11 Foundation component designation in the General Plan. The proposed Land Use
12 designation for the site is within the same Community Development Foundation
13 Component.

14 15. General Plan Amendment No. 827 would either contribute to the achievement of the
15 purposes of the General Plan or, at a minimum, would not be detrimental to them.

16 16. Special circumstances or changes have emerged that were unanticipated in preparing the
17 General Plan.

18 17. General Plan Amendment No. 827 is consistent with the goals and policies of the Eastvale
19 Area Plan and with all the policies of the Riverside County General Plan.

20 18. General Plan Amendment No. 827 will not be detrimental to public health, safety, and
21 welfare.

22 19. The following potentially significant environmental impacts associated with the proposed
23 amendment and related cases (General Plan Amendment No. 827, Specific Plan No. 358
24 and Change of Zone No. 7345) were identified in Environmental Impact Report No. 498:
25 Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous
26 Materials, Hydrology/Water Quality, Public Services, and Utilities/Service Systems.
27 These impacts will be avoided or substantially lessened (reduced to a level of
28 insignificance) by the mitigation measures listed in Board of Supervisors' Resolution No.

1 2010-079 Certifying Environmental Impact Report No. 498 and Adopting Specific Plan
2 No. 358 (a copy of which is attached hereto and incorporated herein by reference in its
3 entirety). Environmental Impact Report No. 498 also addressed potential impacts on
4 Agricultural Resources, Air Quality, Noise, and Transportation and Traffic which will be
5 only partially avoided or lessened by the mitigation measures listed in Resolution No.
6 2010-079. Accordingly, overriding findings were prepared in Resolution No. 2010-079
7 which are incorporated herein by reference.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
9 Environmental Impact Report (“EIR”) No. 498 in evaluating the project, that EIR No. 498 is an accurate
10 and objective statement that complies with the California Environmental Quality Act and reflects the
11 County’s independent judgment and analysis, and that EIR No. 498 is incorporated herein by reference.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
13 Impact Report No. 498, **ADOPTS** the Mitigation Monitoring Plan and **ADOPTS** General Plan
14 Amendment No. 827 (GPA00827) from Light Industrial (LI) (Floor Area Ratio of 0.25 to 0.60) and
15 Medium Density Residential (MDR) (2-5 dwelling units per acre) to Specific Plan (SP) as described
16 herein and as shown on the exhibit entitled “GPA00827 CZ07345 SP00358 Proposed General Plan;” to
17 amend Figure 4 of the Eastvale Area Plan to show the boundary of Specific Plan No. 358 - The Ranch at
18 Eastvale and to amend Table 3 of the Eastvale Area Plan to list Specific Plan 358 - The Ranch at Eastvale.

19 **D. General Plan Amendment No. 859 (GPA00859)** is a proposal to amend the Land
20 Use Element by amending the Jurupa Area Plan Land Use Map designation from **Low Density**
21 **Residential (LDR)** (½ acre minimum lot size) to **Light Industrial (LI)** (Floor Area Ratio of 0.25 to 0.60)
22 on an approximately 30.12 gross acre site, within the Community Development Foundation Component,
23 located northerly of Van Buren Boulevard, and easterly of Bain Street in the Glen Avon zoning district of
24 the Second Supervisorial District, as show on Exhibit No. 6, entitled “GPA00859 CZ07517 Proposed
25 General Plan,” a copy of which is attached hereto and incorporated herein by reference. This amendment
26 is associated with Change of Zone No. 7517 (CZ7517) which was considered concurrently with this
27 amendment at the public hearings before the Planning Commission on August 19, 2009 and the Board of
28

1 Supervisors on February 9, 2010. CZ7517 proposes to change the existing zoning classification from
2 Light Agriculture (A-1) and One Family Dwellings (R-1) to Manufacturing Service Commercial (M-SC).

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
4 on this matter, both written and oral, including Environmental Assessment No. 41376, that:

- 5 1. The project site is located in the Jurupa Area Plan.
- 6 2. The Jurupa Land Use Map determines the extent, intensity and location of land uses within
7 the Jurupa Area.
- 8 3. The site is currently designated Low Density Residential (LDR) (1/2 acre minimum lot
9 size) on approximately 30.12 gross acres within the Community Development Foundation
10 Component.
- 11 4. General Plan Amendment No. 859 proposes to change the land use designation on the site
12 to Light Industrial (LI) (0.25-0.60 floor area ratio) within the Community Development
13 Foundation Component.
- 14 5. The site is bordered by properties designated as Low Density Residential (LDR) to the
15 north and east, Business Park (BP) and Commercial Retail (CR) to the south and Light
16 Industrial (LI) to the west. All surrounding properties are within the Community
17 Development Foundation Component.
- 18 6. The site is currently zoned Light Agriculture (A-1) and One Family Dwelling (R-1) and is
19 surrounded by properties which are zoned One Family Dwelling (R-1) to the north and
20 east, Rural Residential (R-R) to the west and Manufacturing-Service Commercial (M-SC)
21 to the south.
- 22 7. Change of Zone No. 7517 would change the zoning on the site from Light Agriculture (A-
23 1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) and is
24 being processed concurrently with this general plan amendment.
- 25 8. The surrounding land uses include general commercial and industrial uses.
- 26 9. General Plan Amendment No. 859 does not involve a change in or conflict with the
27 Riverside County Vision. The proposed amendment conforms to the fundamental values
28 stated in the Riverside County Integrated Plan Vision.

- 1 10. General Plan Amendment No. 859 does not involve a change in or conflict with any
2 General Plan Principle.
- 3 11. General Plan Amendment No. 859 does not involve a change in or conflict with any
4 Foundation Component designation. The proposed land use designation is within the same
5 the Community Development Foundation Component.
- 6 12. General Plan Amendment No. 859 would either contribute to the achievement of the
7 purposes of the General Plan or, at a minimum, would not be detrimental to them.
- 8 13. General Plan Amendment No. 859 will protect public health, safety and welfare through
9 project design.
- 10 14. Special circumstances or conditions have emerged that were unanticipated in preparing the
11 General Plan.
- 12 15. The proposed amendment is compatible with the present and future logical development of
13 the area.
- 14 16. The findings of the initial study performed pursuant to Environmental Assessment No.
15 41376, a copy of the Mitigated Negative Declaration is attached hereto, are incorporated
16 herein by reference. The Environmental Assessment determined that the proposed general
17 plan amendment, and change of zone (“the project”) would have unavoidable impacts on,
18 or be impacted by, Geology/Soils, Hydrology/Water Quality and Transportation/Traffic.
19 However, it was determined that each of these impacts was insignificant or would be
20 mitigated to a level of non-significance through the application of adopted County
21 ordinances, through the measures indicated in the initial study, and through conditions of
22 approval (including referenced government agency letters) applied to the associated
23 project. The initial study concluded that the project, as mitigated, would not have a
24 significant effect on the environment.
- 25 17. The proposed amendment is consistent with the goals and policies of the Jurupa Area Plan
26 and with all policies of the Riverside County General Plan.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
28 Negative Declaration for Environmental Assessment No. 41376, and **ADOPTS** General Plan Amendment

1 No. 859 (GPA00859) from Low Density Residential within the Community Development Foundation
2 (LDR) to Light Industrial (LI), as described herein, and as show on Exhibit No. 6 entitled "GPA00859
3 CZ07517 Proposed General Plan."

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

7

8 G:\Property\TNorth\GPA Amendment Materials\Board Resolution 2010-second cycle GPA.doc

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

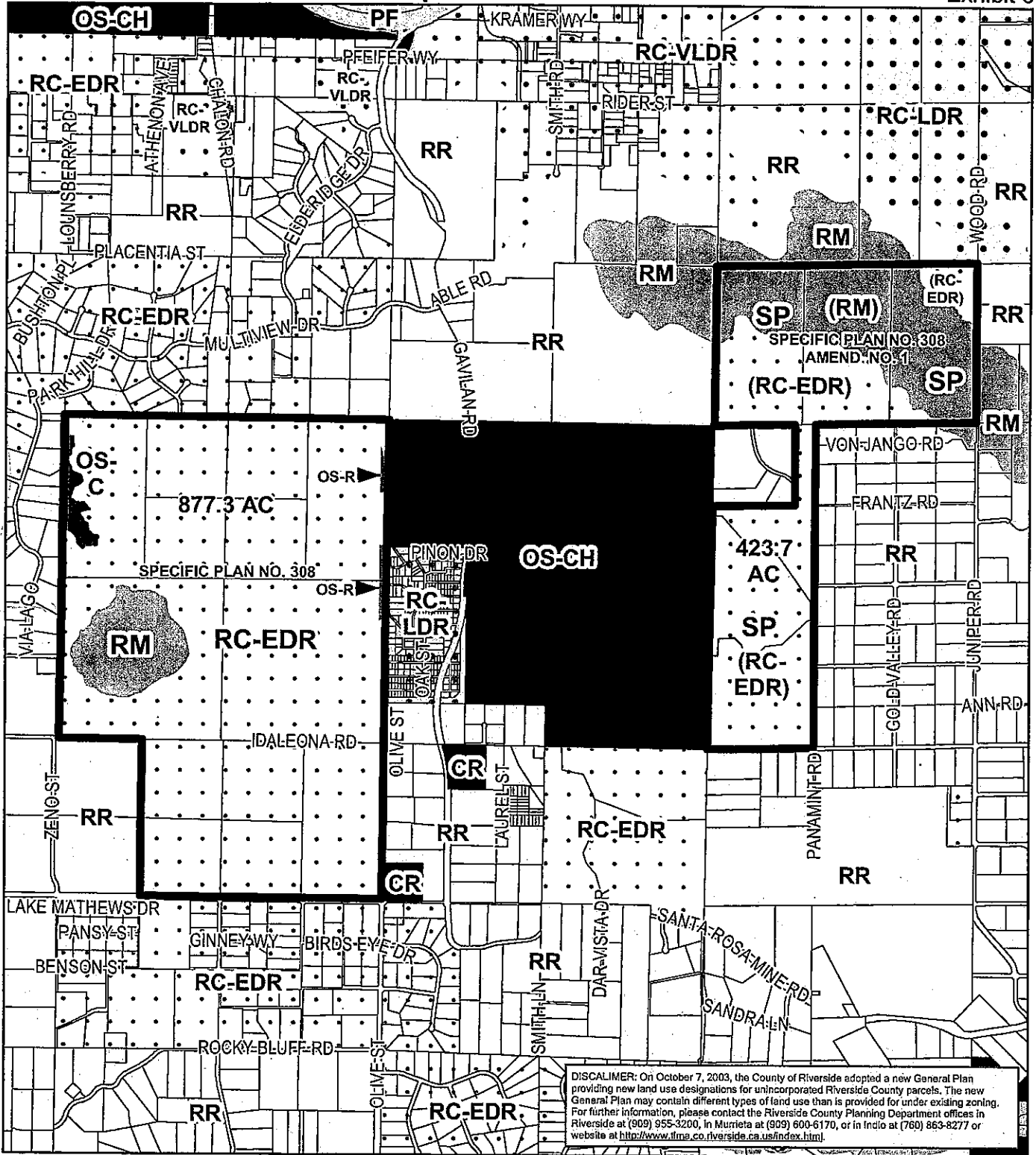
28

Supervisor Buster
 District 1
 Date Revised: 4/14/2010

GPA00662 CZ06730
 Specific Plan No. 308, Amendment No. 1

Planner: Mike Harrod
 Date: 8/20/08
 Exhibit 6

Proposed General Plan



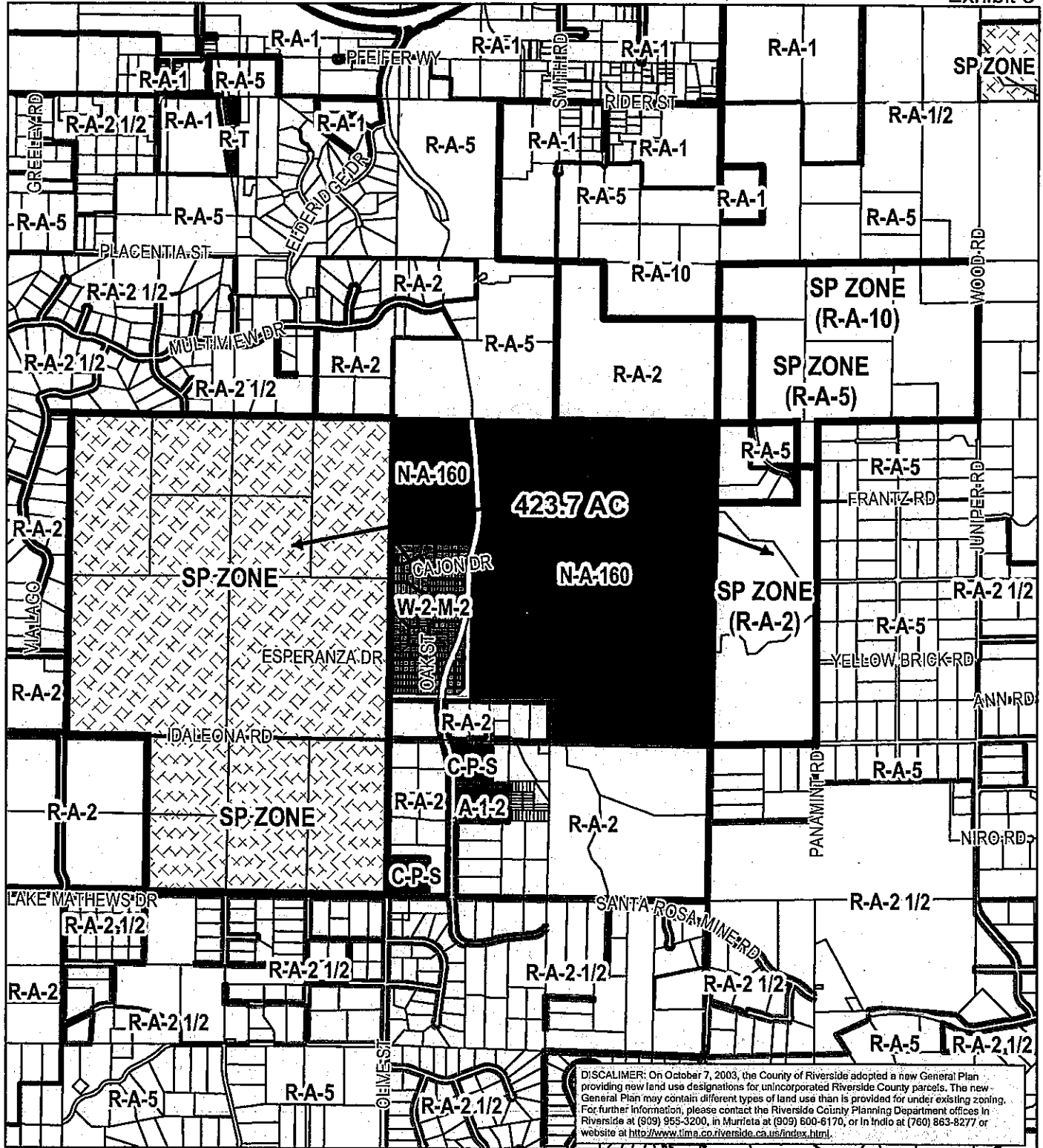
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section: 23 & 26



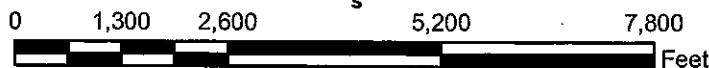
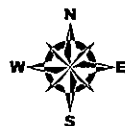
Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Bk. Pg. 805 H2

PROPOSED ZONING



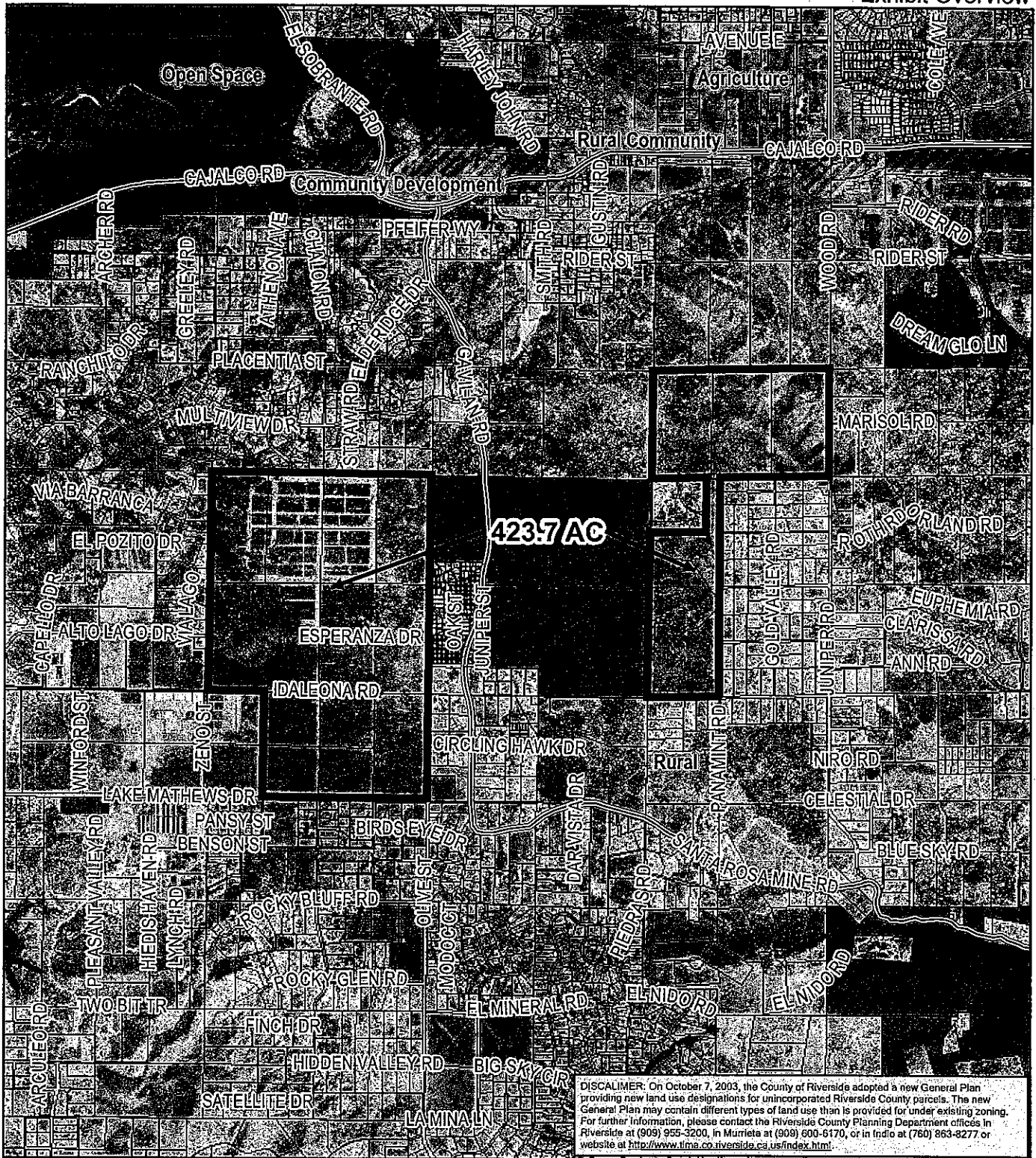
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section : 23 & 26



Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Bros. Pg. 805 H2

CZ06730 GPA00662
DEVELOPMENT OPPORTUNITY



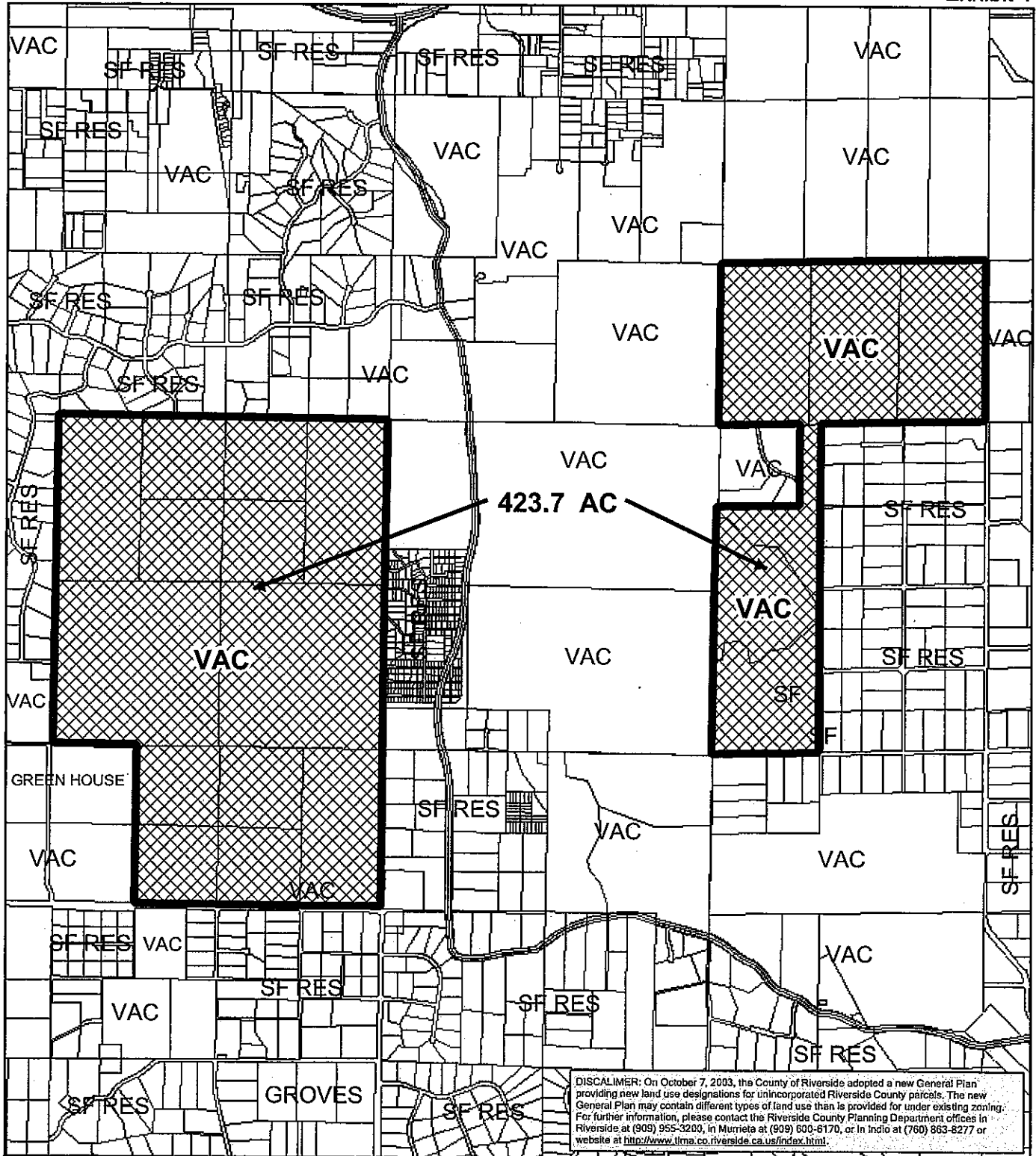
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Gavilan Hills
 Township/Range: T4SR5W
 SECTION: 23 & 26



ASSESSORS 287-21 & 22
 BK. PG. 289-21
 321-15 & 16
 THOMAS
 BROS.PG 805 H2

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section : 23 & 26



0 1,375 2,750 5,500



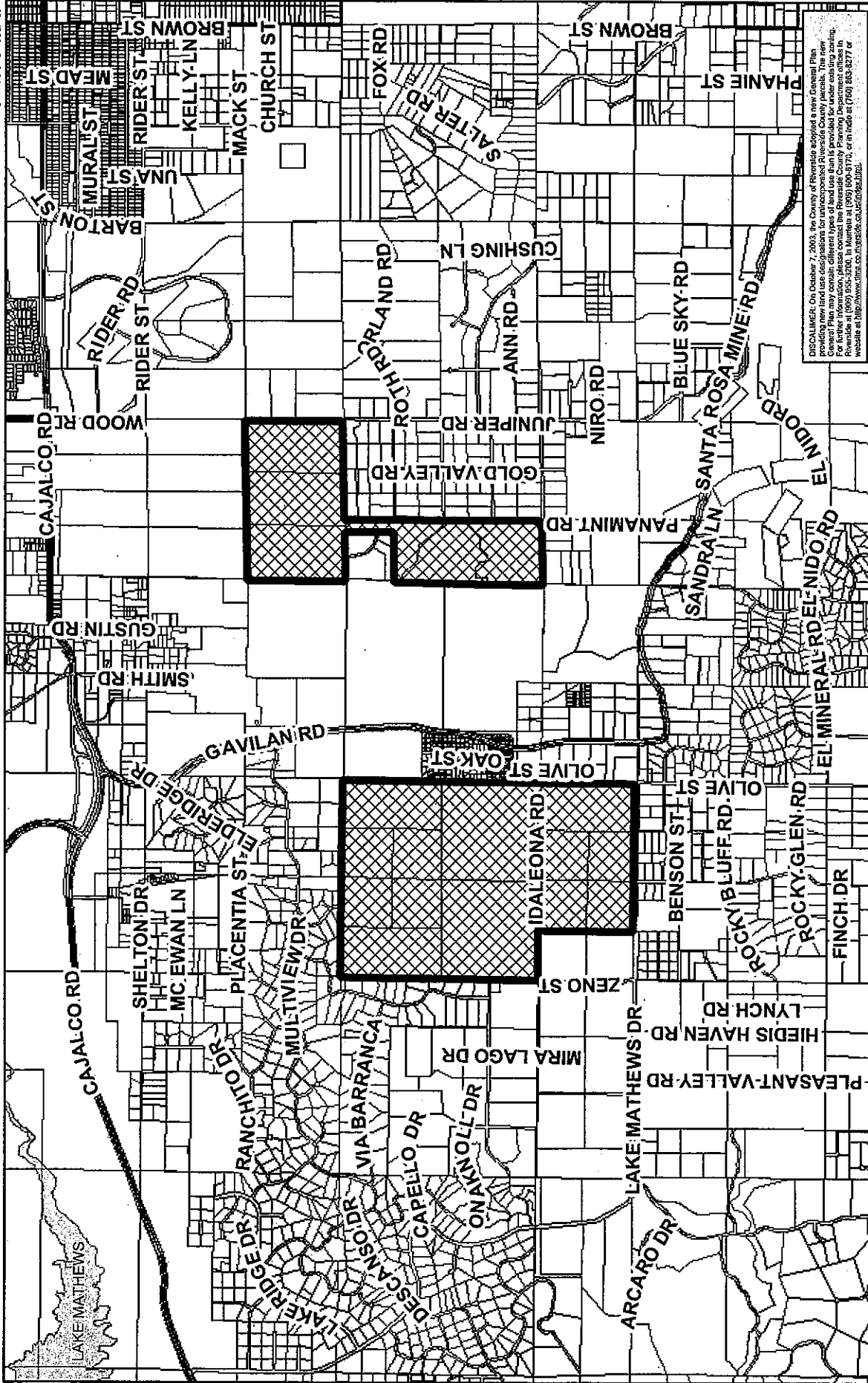
Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Prop. Pg. 805 H2

Supervisor Buster
District 1

Date Drawn: 7/31/07

CZ06730 GPA00662 VICINITY MAP

Planner: Nicole Berumen
Date: 8/20/08
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200. In Murietta at (951) 696-9170, or in Indio at (760) 893-9277 or website at <http://www.ci.riverside.ca.gov/planning>.

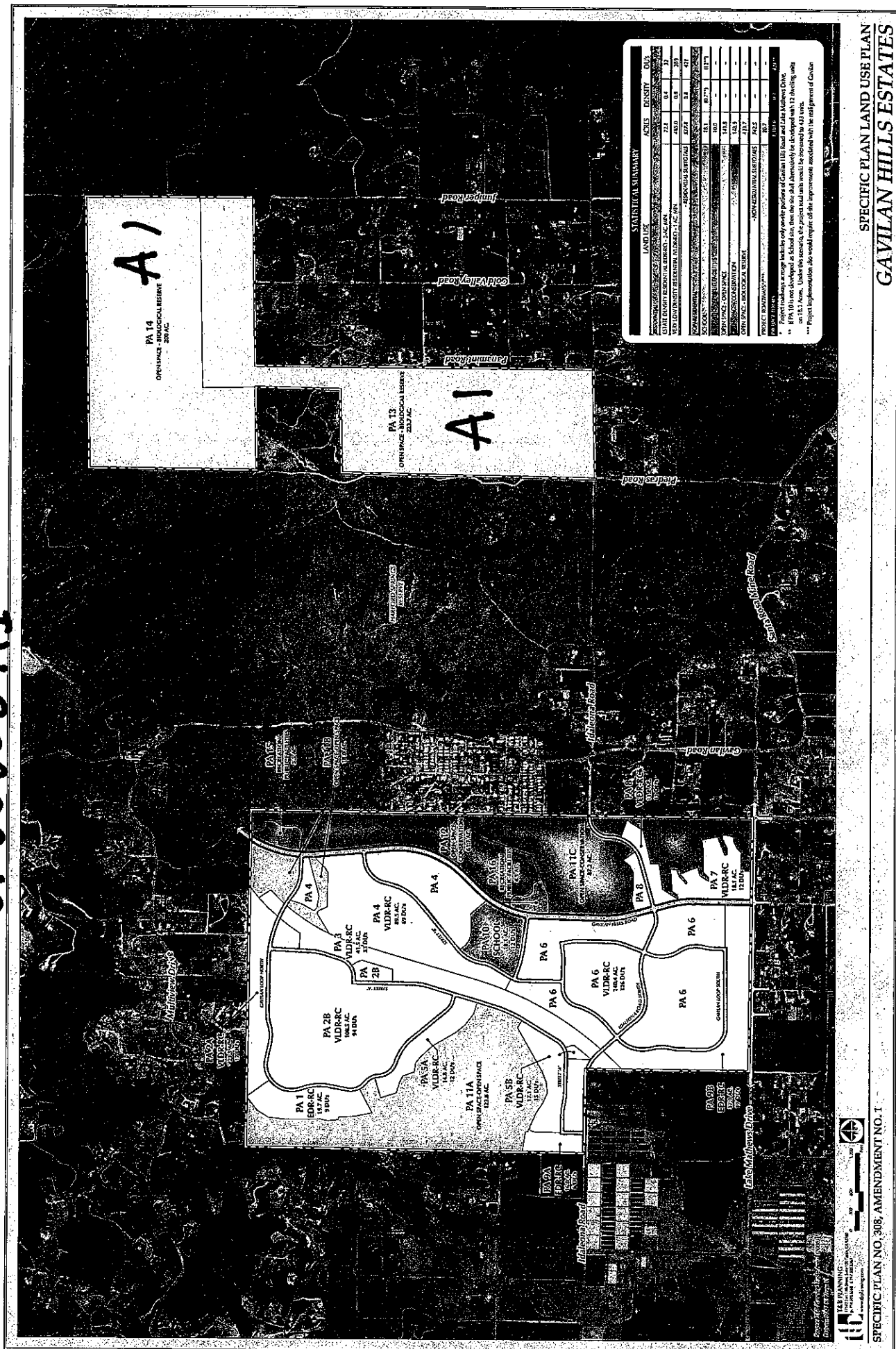
Zone
District: Gavilan Hills
Township/Range: T4SR5W
Section : 23 & 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 287-21 & 22
289-21
Thomas 321-15 & 16
Bros. Pg. 805 H2



Exhibit A: GPA 662 SP00308 A1



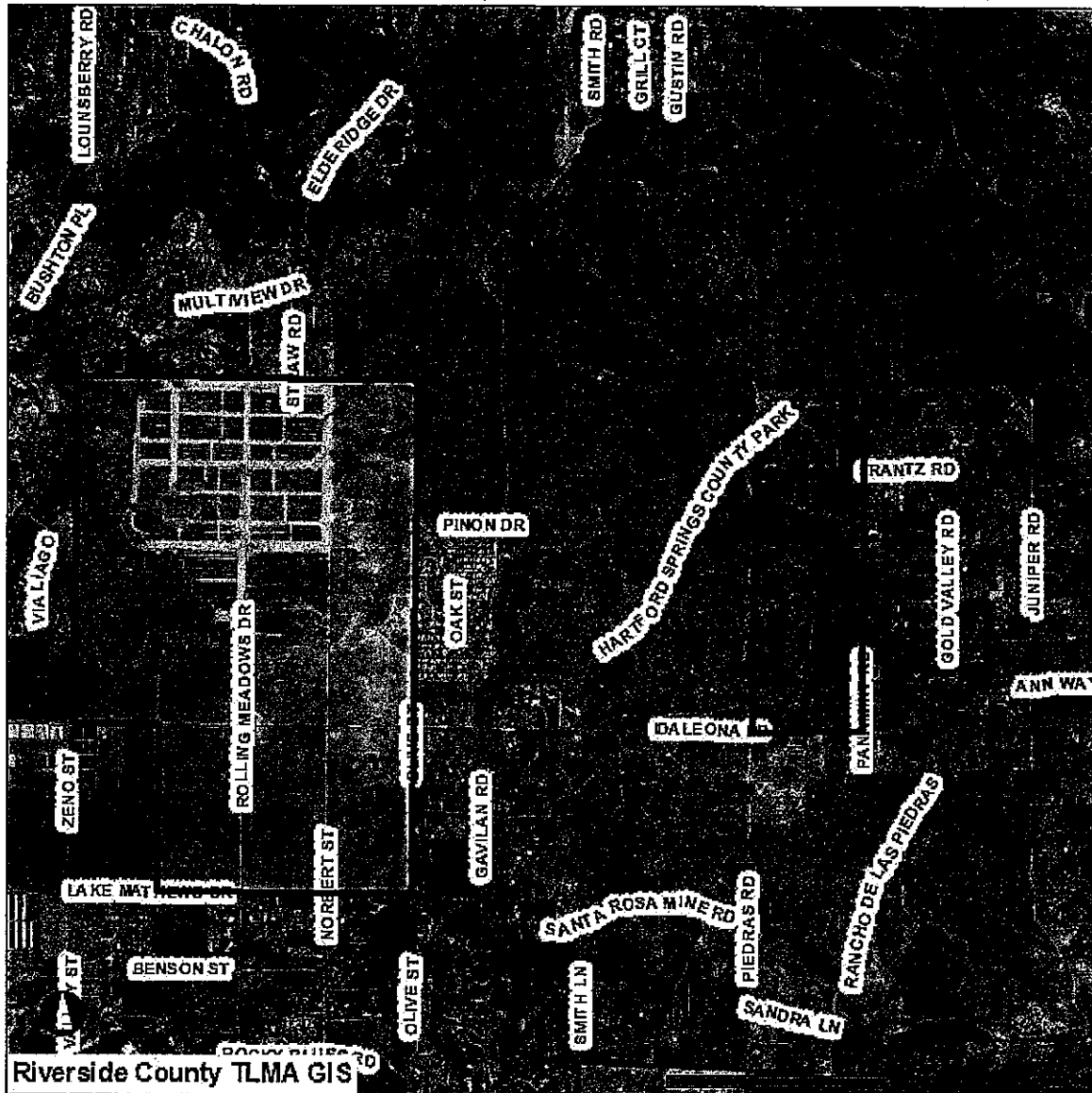
STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DUX
PA 1	9.00	1.00	9.00
PA 2B	146.50	1.00	146.50
PA 3	14.00	1.00	14.00
PA 4	14.00	1.00	14.00
PA 5	14.00	1.00	14.00
PA 6	14.00	1.00	14.00
PA 7	14.00	1.00	14.00
PA 8	14.00	1.00	14.00
PA 11A	14.00	1.00	14.00
PA 12	14.00	1.00	14.00
PA 13	14.00	1.00	14.00
PA 14	14.00	1.00	14.00
TOTAL	308.00	1.00	308.00

1" = 100'

SPECIFIC PLAN NO. 308, AMENDMENT NO. 1
 SPECIFIC PLAN LAND USE PLAN
 GAVILAN HILLS ESTATES

T&E PLANNING
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 751-1000
 www.tandep.com

Specific Plan 308, Amendment No. 1



Riverside County TLMA GIS

SPECIFIC PLAN

CASE

INTERSTATES

HIGHWAYS

STREETS

CITY

GAVILAN HILLS GOLF COURSE
 PLAN NUMBER: #308
 PLANNING AREA: NOT AVAILABLE
 ADOPTED DATE: 11/16/1999

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Apr 12 13:12:09 2010

**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

5/5/10
DATE
BLACK
MICHIE

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 gros
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 totatling 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 accomodates 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
28

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
28

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.
28

- 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
 23 H. Biological Resources (Sensitive Plant and Animal Species and Sensitive Vegetation
 24 Communities)

25 1. Impacts.

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

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.

14 2. Mitigation.

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

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

- 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
28

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

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

3 I. Biological Resources (Wildlife Movement)

4 1. Impacts.

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

11 2. Mitigation.

12 No mitigation is required.

13 J. Biological Resources (Federally Protected Wetlands)

14 1. Impacts.

15 Project implementation would result in impacts to 7,419 linear feet of
16 streambed on-site and within the off-site impact area, 1.3 acres of state-
17 regulated streambed and associated riparian habitat on-site and within
18 off-site impact areas. In addition, project implementation would impact
19 0.50 acres of federally-regulated waters, including 0.1-acre of federal
20 wetlands. Impacts to these resources would be considered significant.

21 2. Mitigation.

22 The project has been modified to mitigate or avoid the 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
27 a. The project shall comply with Mitigation Measure 4.5.1, which
28 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
 16
 17
 18 K. Biological Resources (County's Oak Tree Management Guidelines)

19 1. Impacts.

20 Project implementation would result in significant impacts to 5 oak trees
 21 regulated by Riverside County's Oak Tree Management Guidelines.

22 2. Mitigation.

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

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

20 L. Circulation and Traffic (Street System Capacity)

21 1. Impacts.

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

25 2. Mitigation.

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

21 X. Cultural Resources (Human Remains)

22 1. Impacts.

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

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. 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

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

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

21 AA. Hazards and Hazardous Materials

22 1. Impacts.

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

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

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
24 e. In the event that any subsurface hazardous materials are found
25 during grading or construction, including soil and/or groundwater
26 contamination, all activity in the area of discovery and/or in an
27 appropriate radius of the area of discovery shall temporarily cease
28 and the County of Riverside Department of Environmental Health

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 contaminants 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
14 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
- 22 a. Proposed grading and drainage improvements shall conform to
23 Section 2907 and 7012 of the Uniform Building Code (UBC).
 - 24 b. Drainage and flood control facilities and improvements shall be
25 provided in accordance with Riverside County Flood Control and
26 Water Conservation District requirements.
 - 27 c. Prior to issuance of a grading permit, the project shall obtain
28 coverage under the General Permit for Stormwater Discharges

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.
27
28

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
28

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.

14 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.

28

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
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
- a. During grading and construction activities, the project is required to comply with the requirements of SCAQMD Rule 403, Fugitive Dust, as amended on June 3, 2005. Applicable Rule 403 measures include, but are not limited to, the following:
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirement of California Vehicle Code Section 23114.
 - ii. Nontoxic soil stabilizers shall be applied to all inactive construction areas (previously graded areas inactive for ten days or more) according to manufacturers' specifications.
 - iii. Locations where grading is to occur shall be thoroughly watered prior to earthmoving. Areas under active grading shall be watered at least three times daily.
 - iv. The applicant shall cover construction access roads with gravel, rocks, or a similar material to at least 100 feet onto the site from main roads.
 - v. The applicant shall post appropriate signage on all unpaved roads indicating that traffic speeds shall be reduced to 15 mph or less.
 - b. In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low sulfur fuel diesel shall be used for stationary construction equipment.
 - c. During grading and construction activities, the project shall comply with the following dust measures as specified in the SCAQMD 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_x
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_x
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 PM₁₀ and ozone-forming
9 emissions (VOC, NO_x 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 O₃ and PM₁₀

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
24 4. Because no discretionary action would be required, MSHCP fee payment
25 per County Ordinance No. 810 would not be required. The lack of MSHCP
26 fee payment would inhibit the RCA's ability to assemble and manage
27 existing and proposed conservation areas within the project area.
28

- 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

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

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

26 A. Economic, Population, or Housing Growth

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

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-Príolo 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

19 H. Administration Element

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

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

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

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

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

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

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

N88°56'15"E 4267.88'

PA 14

N00°52'47"E 2816.83'

N00°06'14"E 1784.23'

N88°57'22"E 2892.04'

N60°05'28"E 2154.5'

SEC. COR. 13 18 24 19

SEC. COR. 18 17 19 20

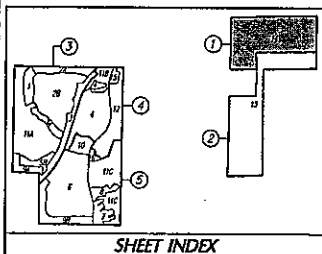
N88°56'17"E 1314.18'
FRANTZ ROAD

PANAMINT ROAD

GOLD VALLEY RD

FRANTZ ROAD

JUNIPER ROAD



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

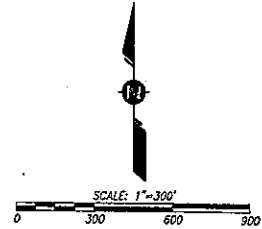
CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699

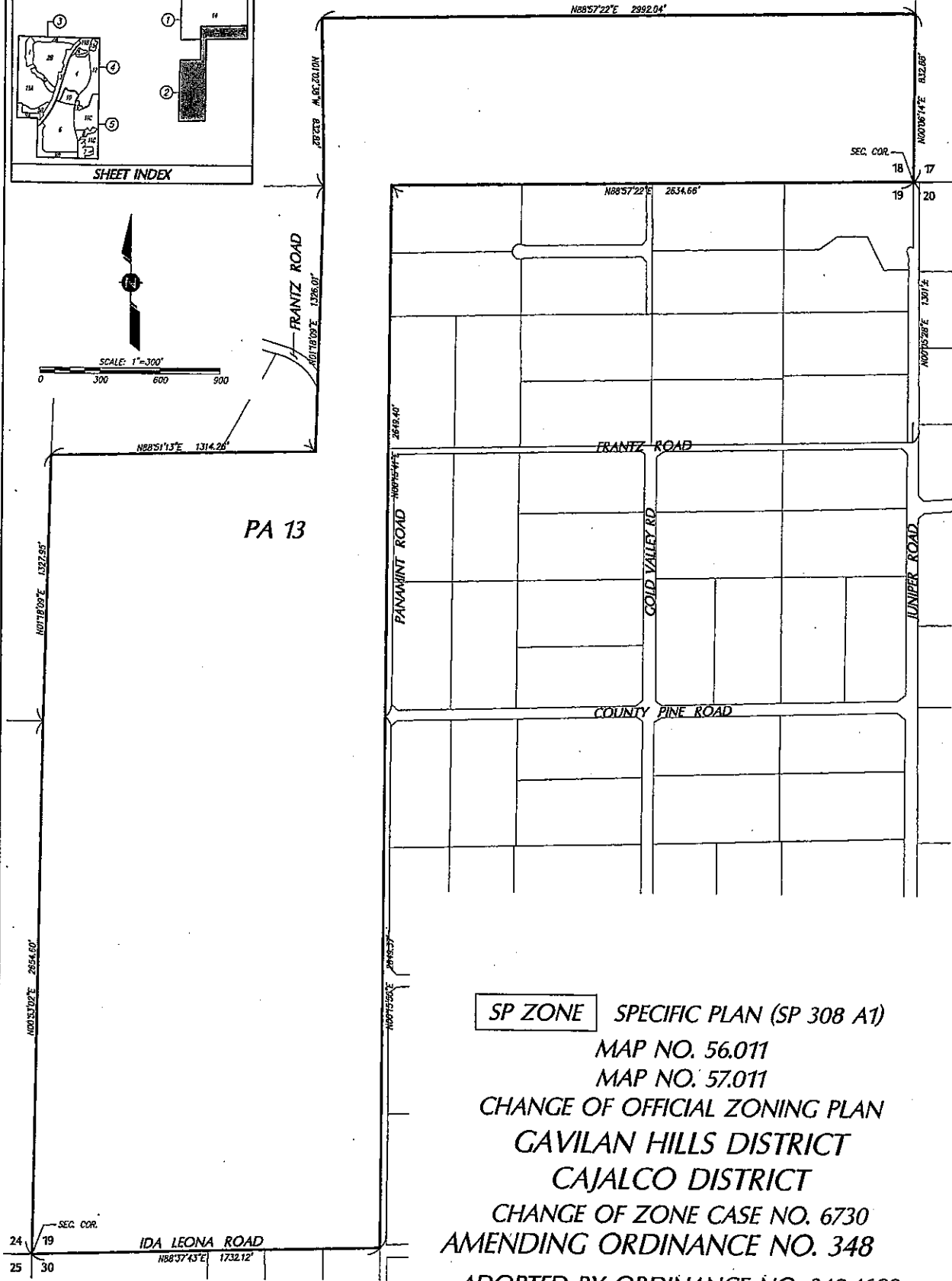
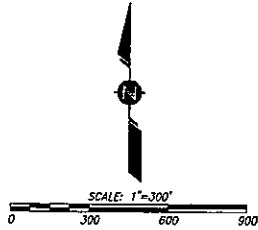
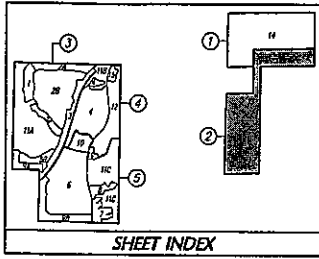
MAY 25, 2010

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

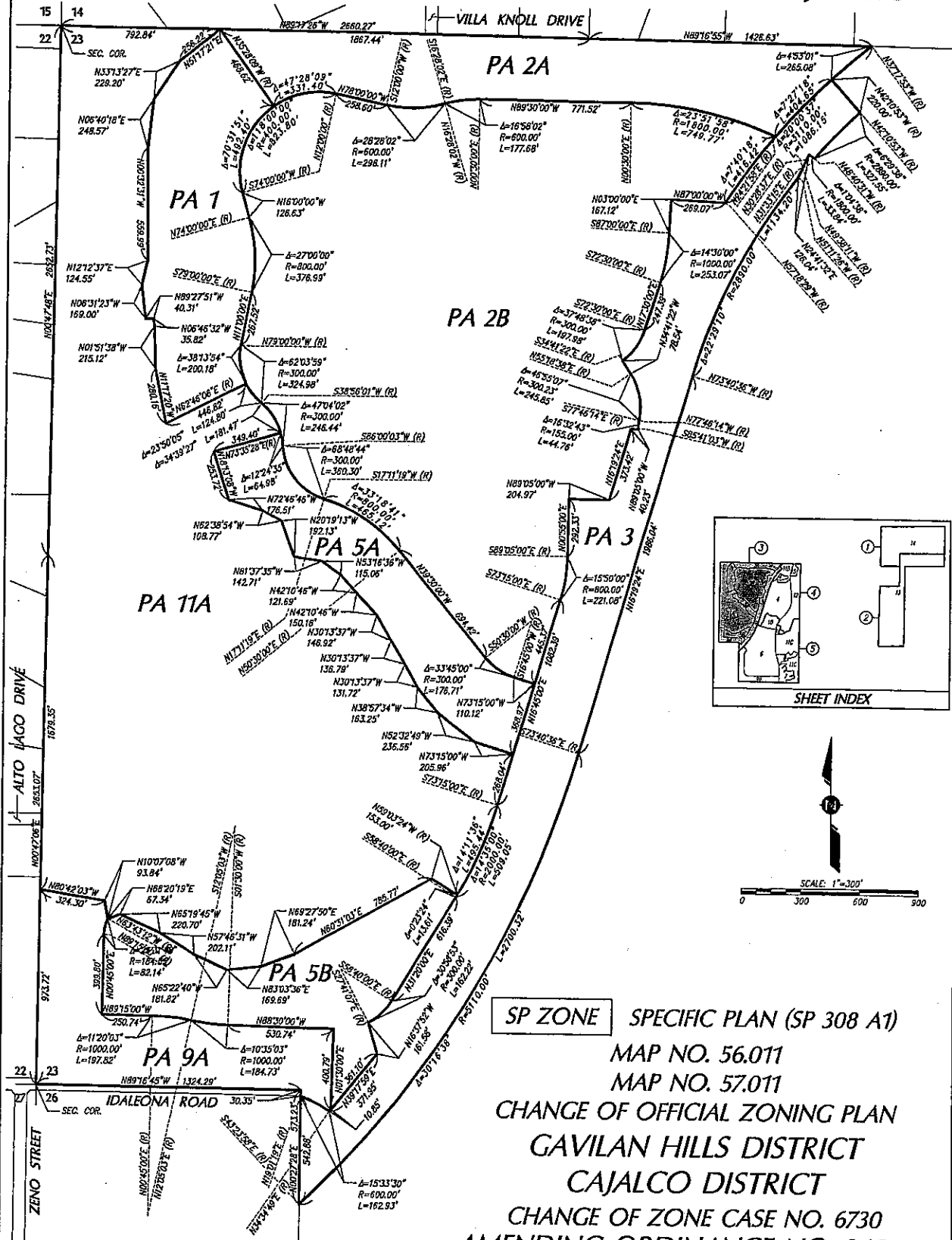
CHANGE OF OFFICIAL ZONING PLAN
GAVILAN HILLS DISTRICT
CAJALCO DISTRICT
CHANGE OF ZONE CASE NO. 6730
AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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

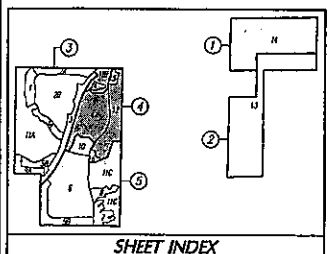
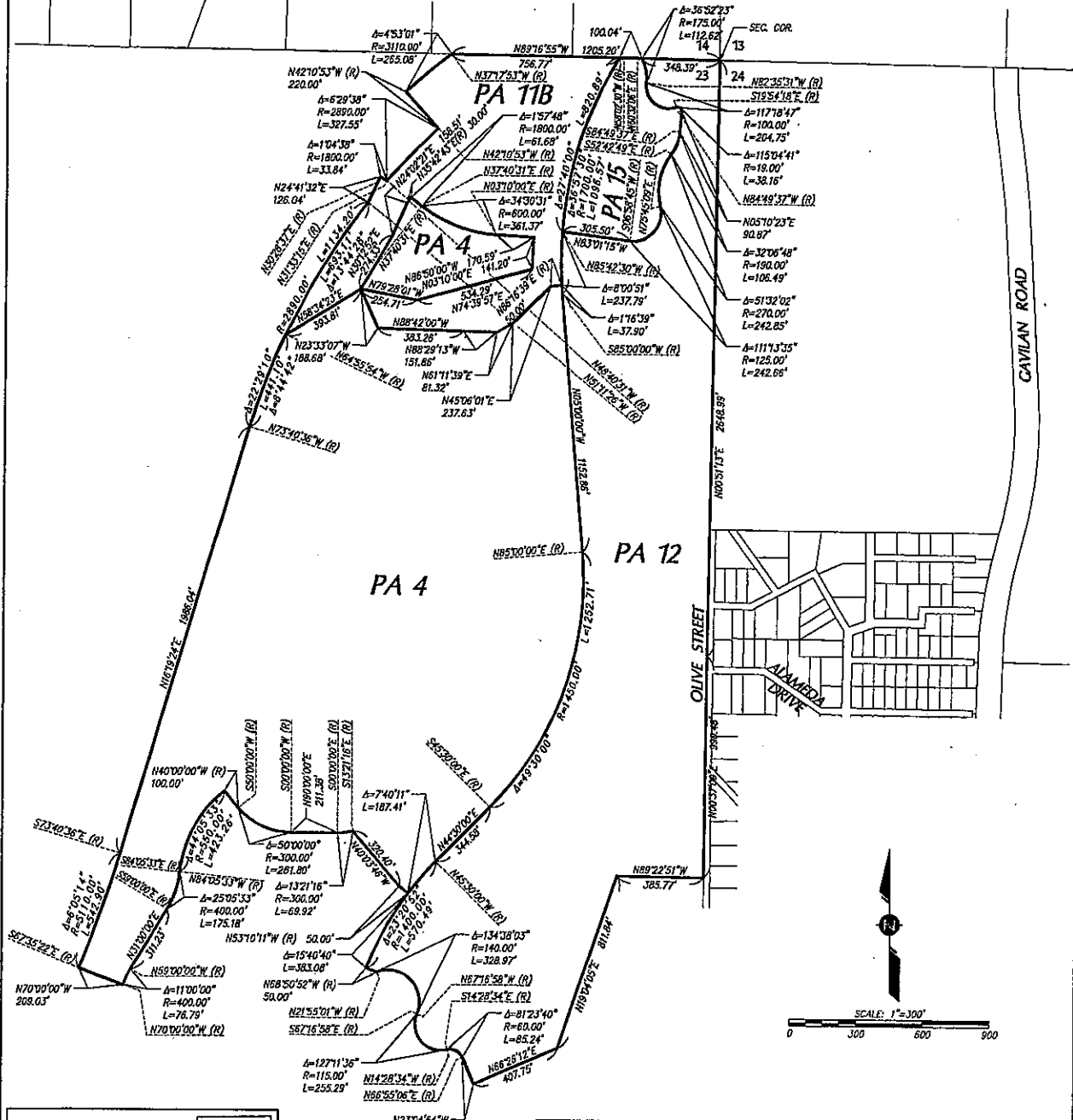
ADOPTED BY ORDINANCE NO. 348.4699

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

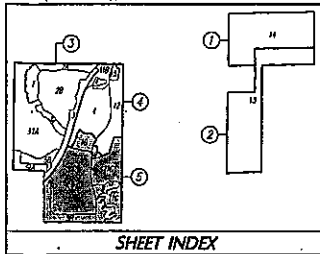
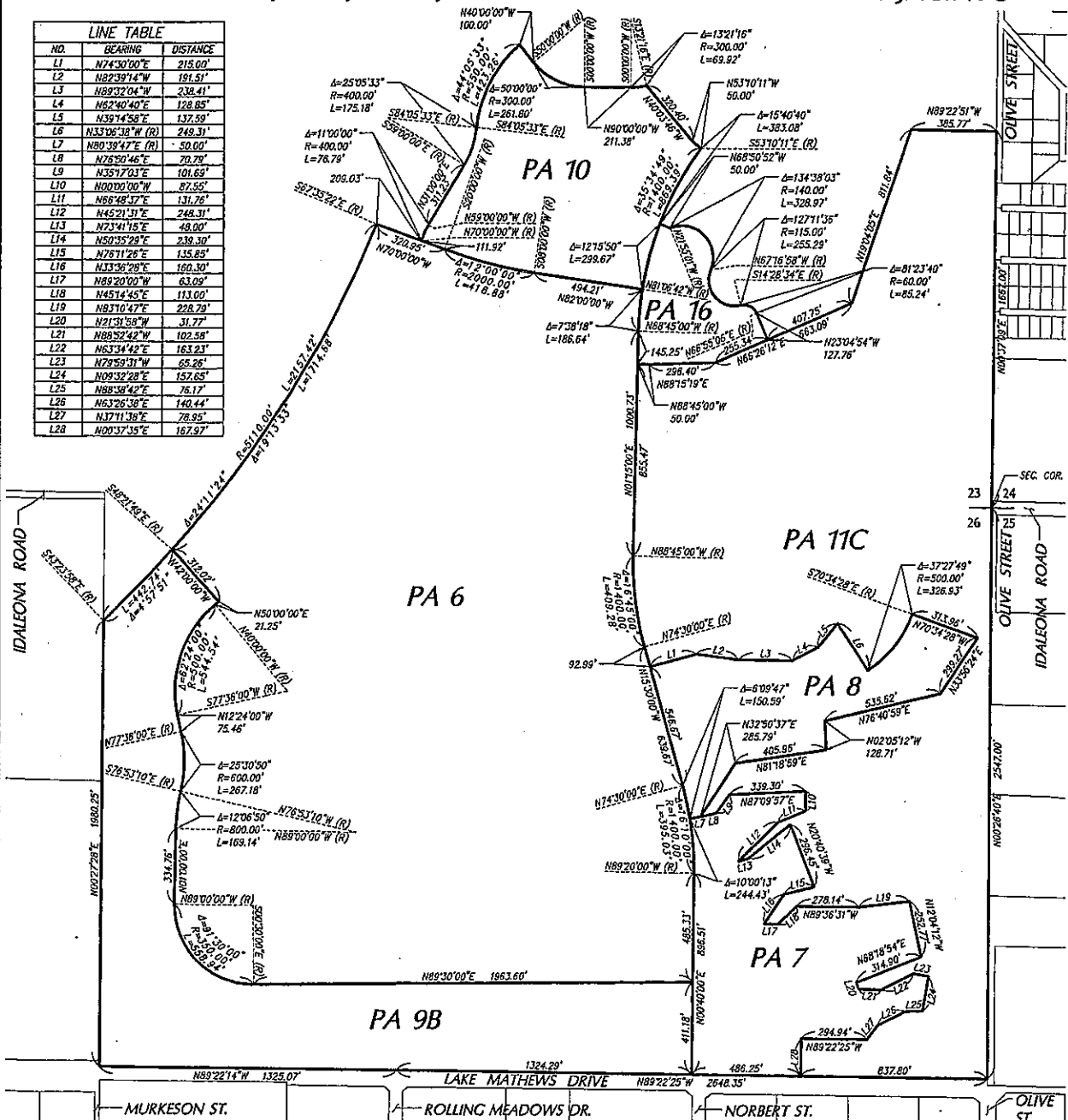
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

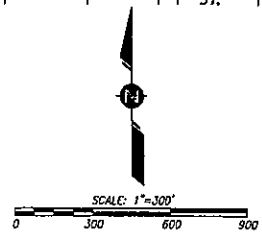
- A.P.N. 287-210-034
- A.P.N. 287-210-035
- A.P.N. 287-210-038
- A.P.N. 287-210-040
- A.P.N. 287-220-001

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

NO.	BEARING	DISTANCE
L1	N74°30'00"E	213.00'
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	132.59'
L6	N33°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	101.63'
L10	N00°00'00"W	87.55'
L11	N66°48'17"E	131.76'
L12	N45°21'31"E	248.31'
L13	N73°41'15"E	49.00'
L14	N50°35'29"E	239.30'
L15	N78°11'26"E	135.83'
L16	N33°36'28"E	160.30'
L17	N89°20'00"W	63.09'
L18	N45°14'45"E	113.00'
L19	N83°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	N09°32'28"E	152.65'
L25	N88°58'42"E	76.17'
L26	N63°26'36"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



- 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

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

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

N89°56'15"E 4267.98'

PA 14

N89°56'15"E 2616.87'

N89°56'15"E 1784.28'

N88°57'22"E 2892.04'

N89°56'15"E 2134.4'

SEC. COR. 13 18

SEC. COR. 18 17

24 19

19 20

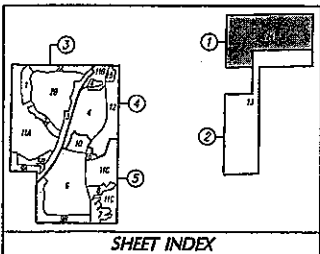
N88°56'17"E 1314.18'
FRANTZ ROAD

PAINMINT ROAD

COLD VALLEY RD

FRANTZ ROAD

JUNIPER ROAD



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

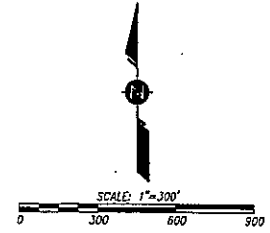
CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699

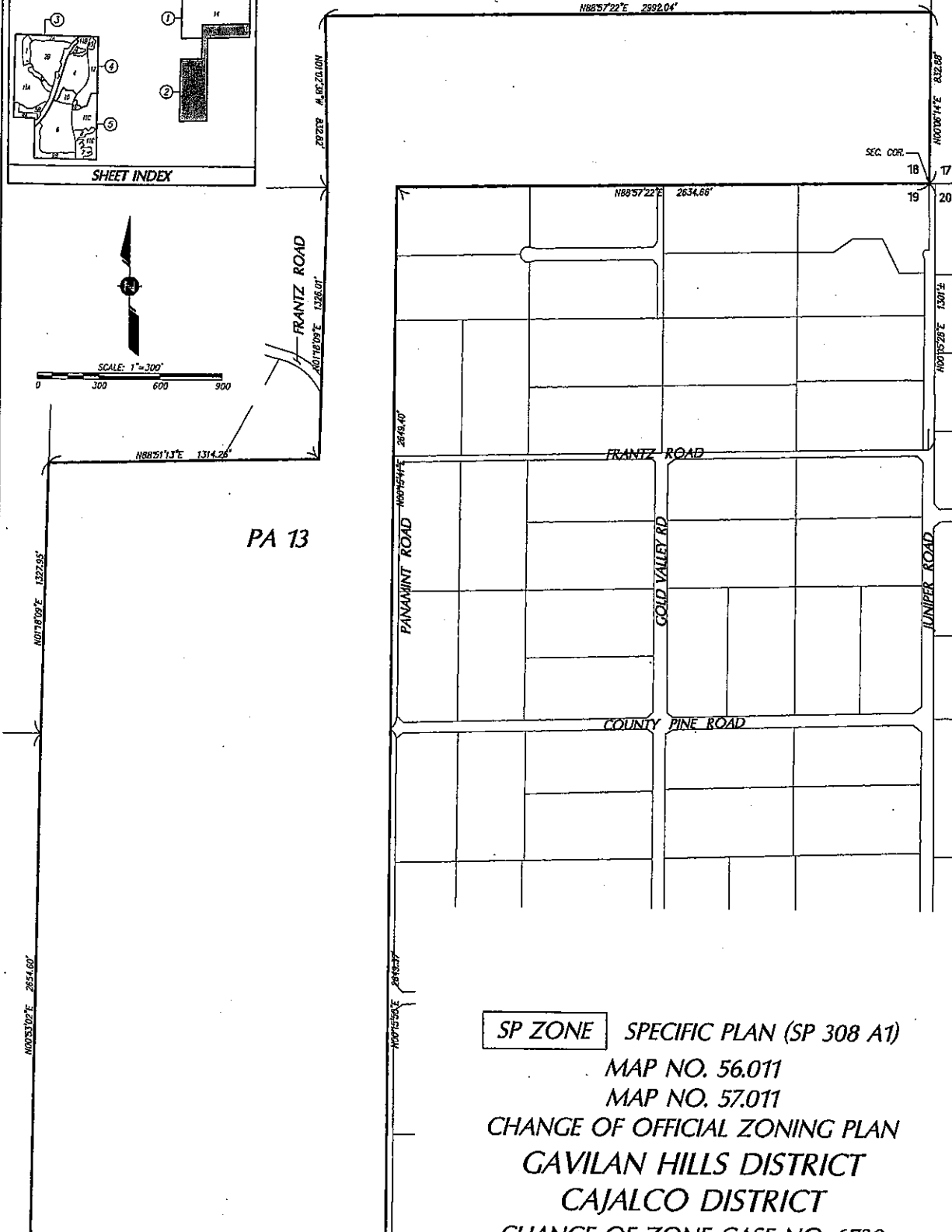
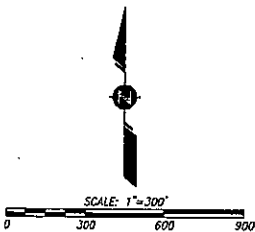
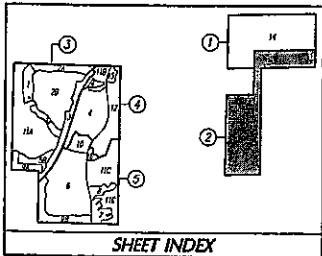
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



AP.N. 321-150-025
AP.N. 321-150-026
AP.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

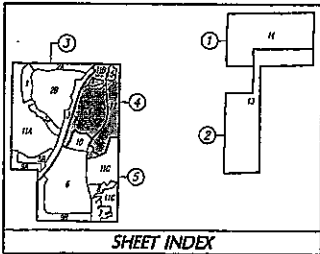
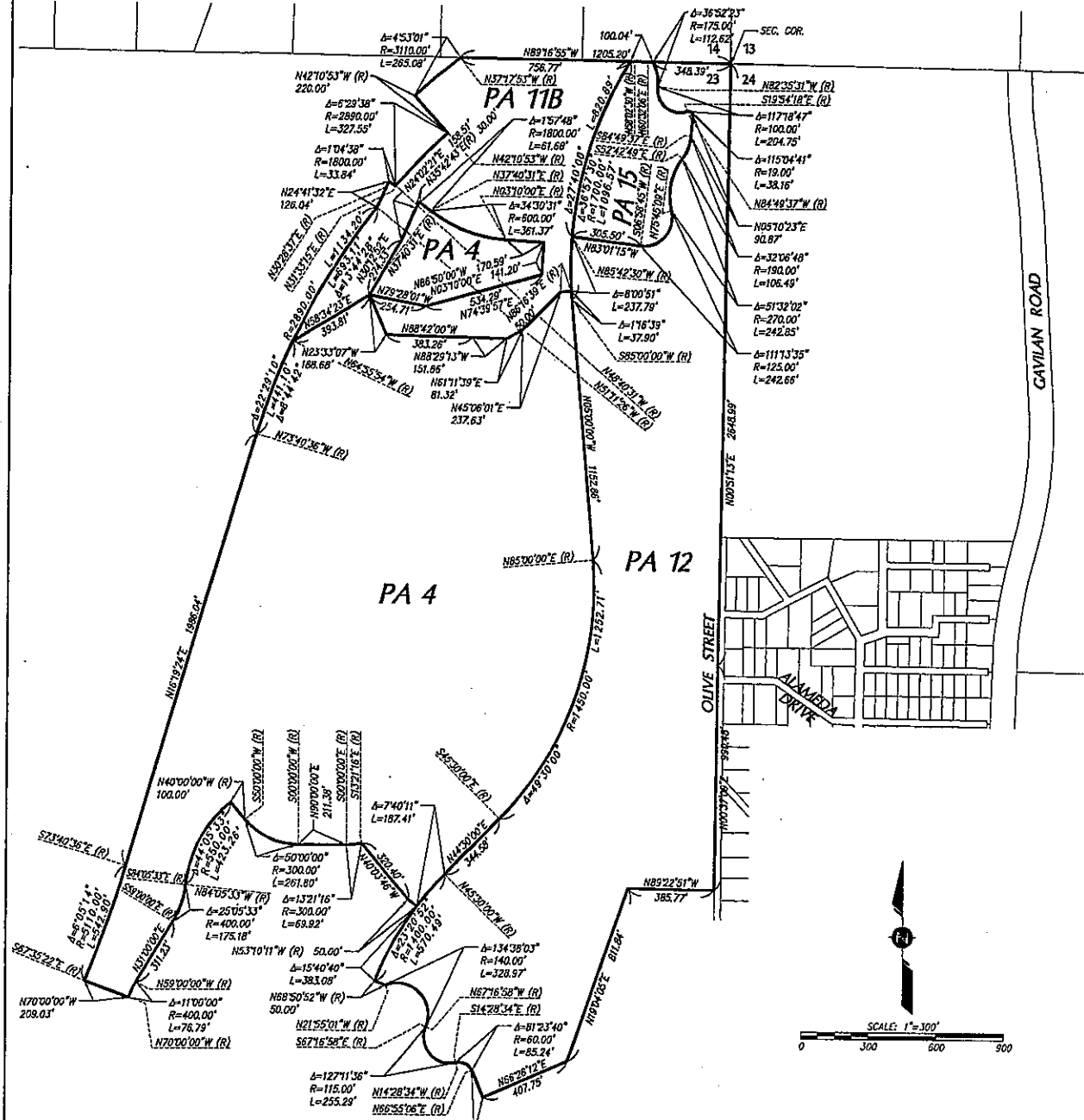
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC. COR.
24 19 IDA LEONA ROAD
25 30 N88°57'43"E 1732.12'

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

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



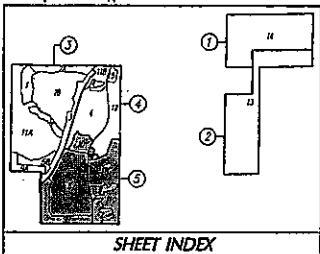
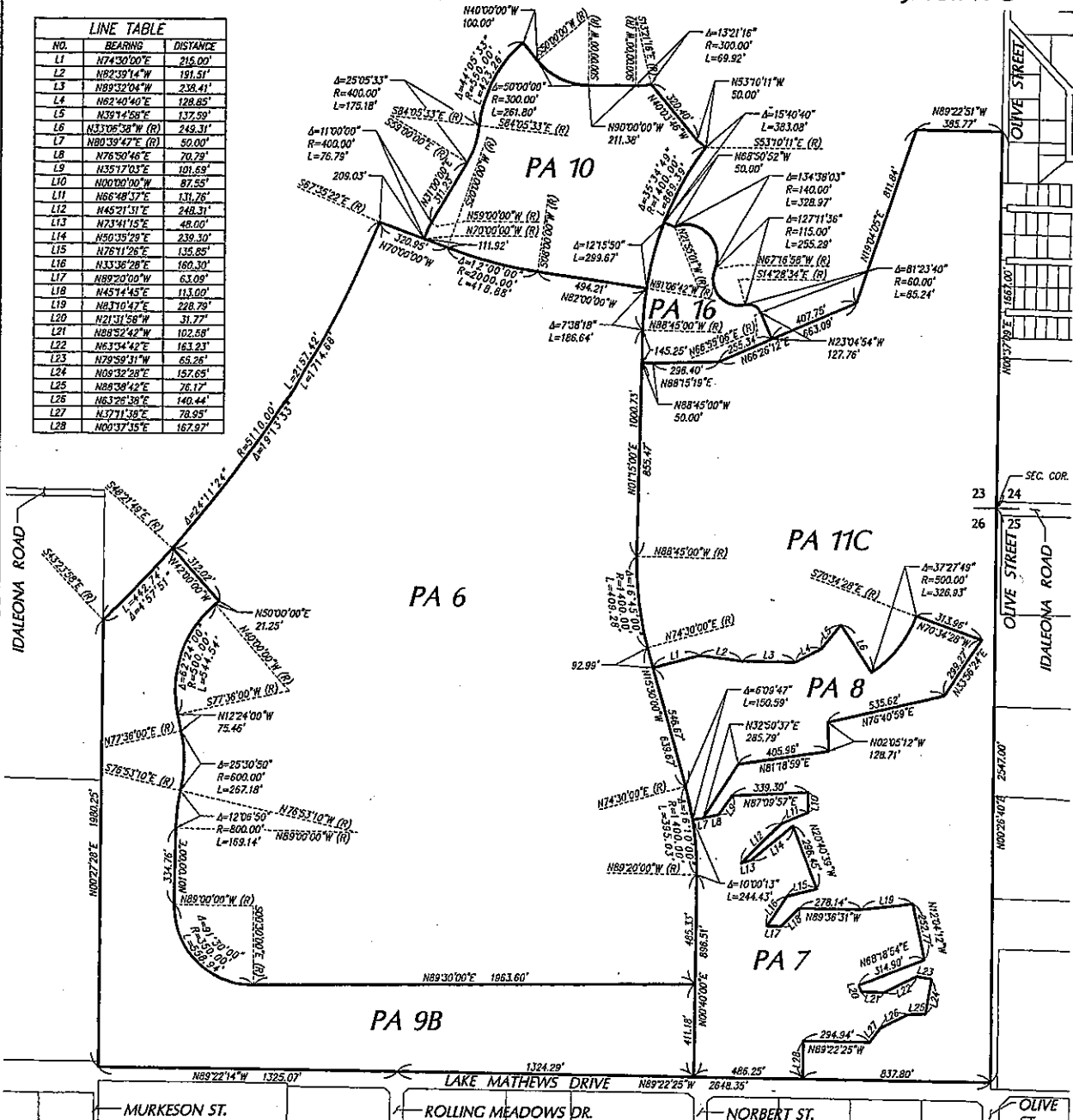
SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011
 CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT
 CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348

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

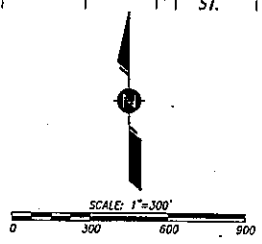
- A.P.N. 287-210-034
- A.P.N. 287-210-035
- A.P.N. 287-210-038
- A.P.N. 287-210-040
- A.P.N. 287-220-001

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

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N74°30'00"E	216.00'
L2	N82°39'14"W	191.51'
L3	N89°32'04"W	238.41'
L4	N82°40'40"E	128.85'
L5	N32°14'58"E	137.59'
L6	N33°06'38"W (R)	249.31'
L7	N80°39'47"E (R)	50.00'
L8	N78°50'46"E	70.79'
L9	N35°17'03"E	101.69'
L10	N00°00'00"W	87.55'
L11	N66°48'37"E	171.76'
L12	N45°21'51"E	248.31'
L13	N73°41'15"E	48.00'
L14	N50°30'29"E	239.30'
L15	N78°11'28"E	135.85'
L16	N33°36'29"E	160.30'
L17	N89°20'00"W	63.09'
L18	N45°14'45"E	113.00'
L19	N81°10'47"E	228.79'
L20	N21°31'58"W	31.77'
L21	N88°52'42"W	102.58'
L22	N63°54'42"E	163.23'
L23	N78°58'31"W	65.26'
L24	N08°32'28"E	152.65'
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

Supervisor Ashley
District 5

CZ07076 SP00344 GPA00727

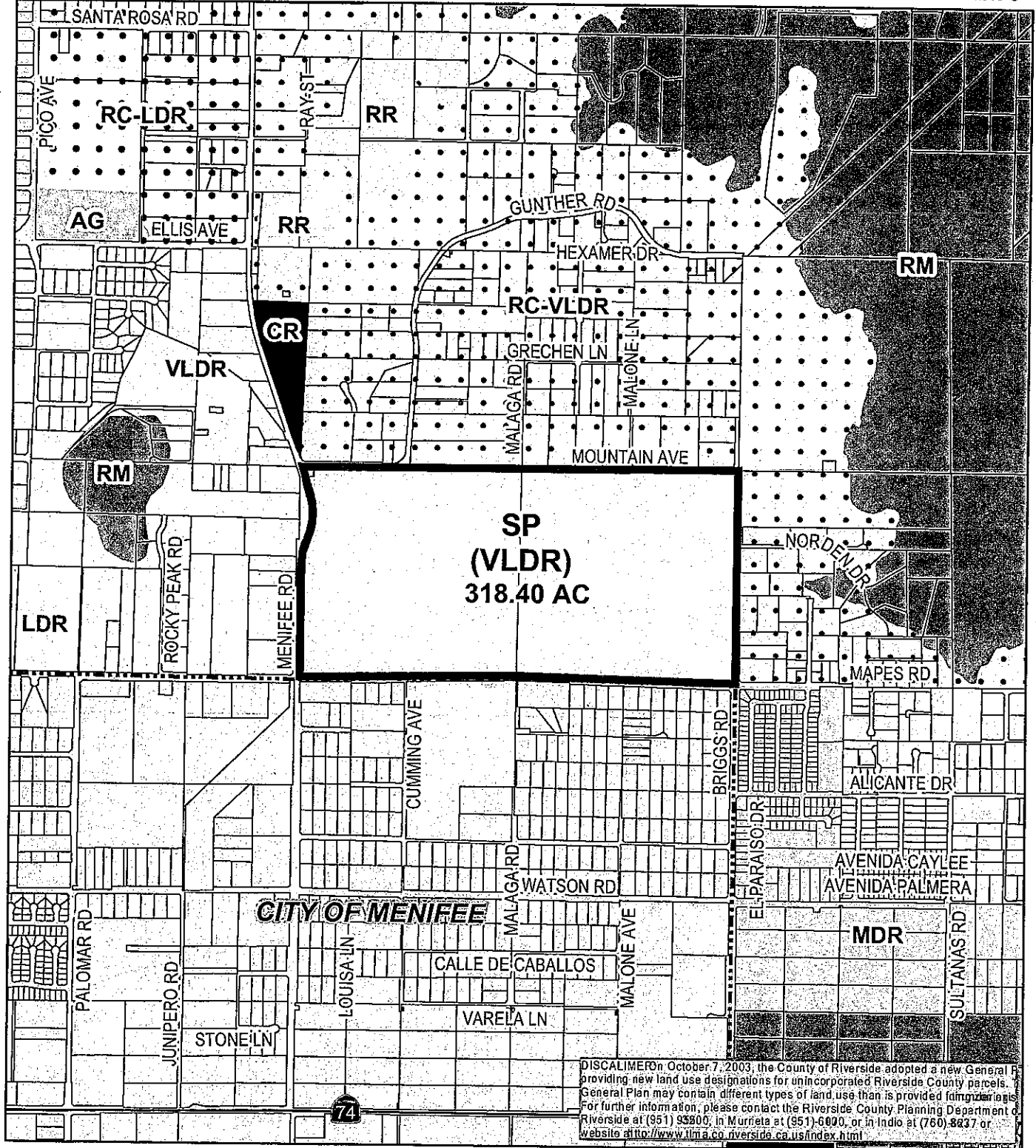
Planner: Adam Rush

Date: 1/13/06

Exhibit 5

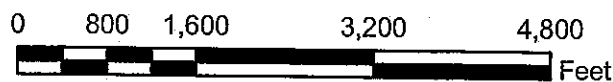
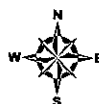
DATE DRAWN: 04/13/2010

Proposed General Plan

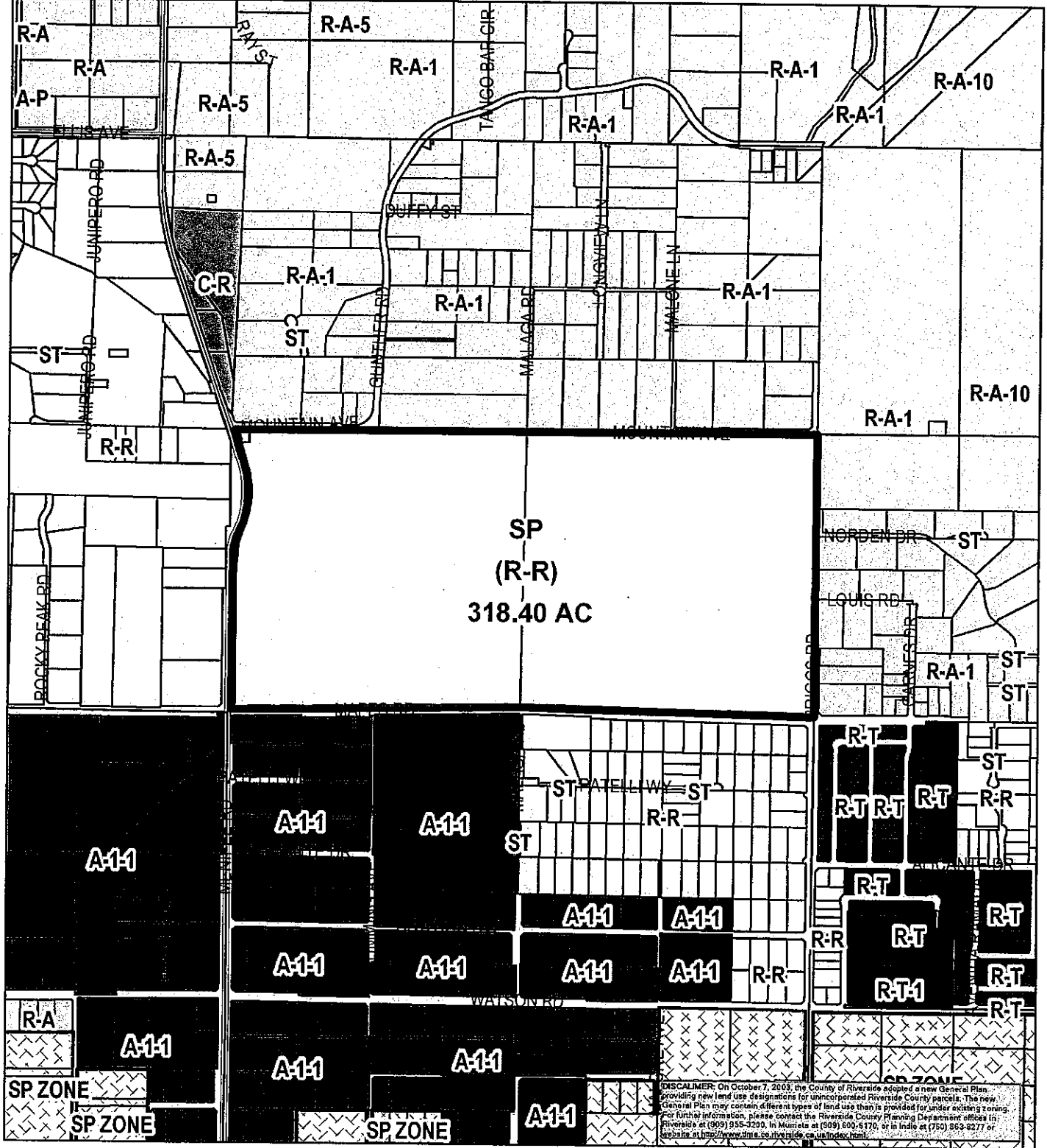


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR3W**
Section: **1**

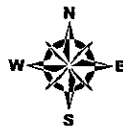


ASSESSORS
BK. PG. **327-15**
THOMAS
BROS.PG **808 H5**

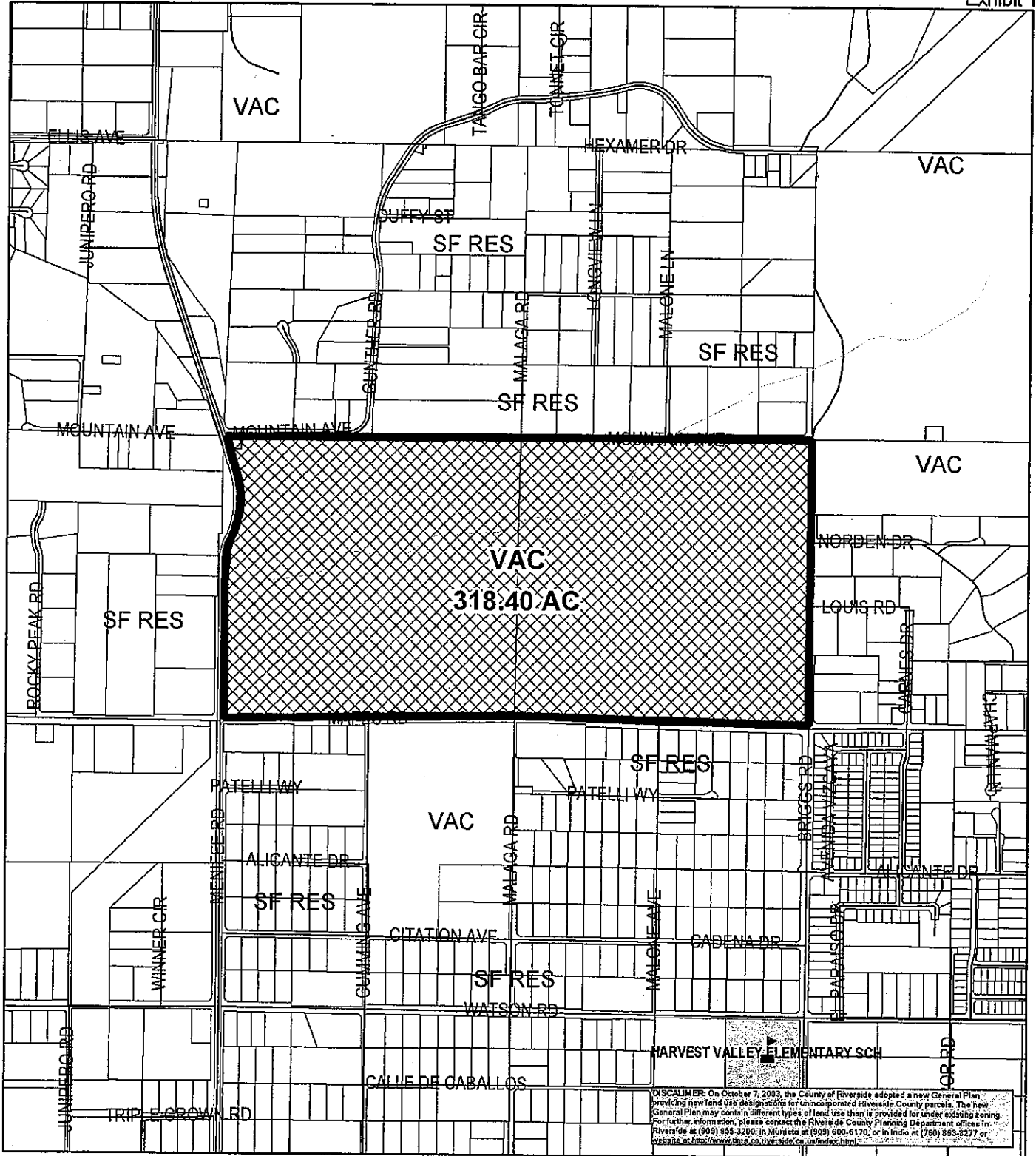


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Homeland**
 Township/Range: **T5SR3W**
 Section : 1

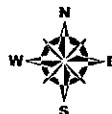


ASSESSORS
 BK. PG. **327-15**
 THOMAS
 BROS.PG **808 H5**

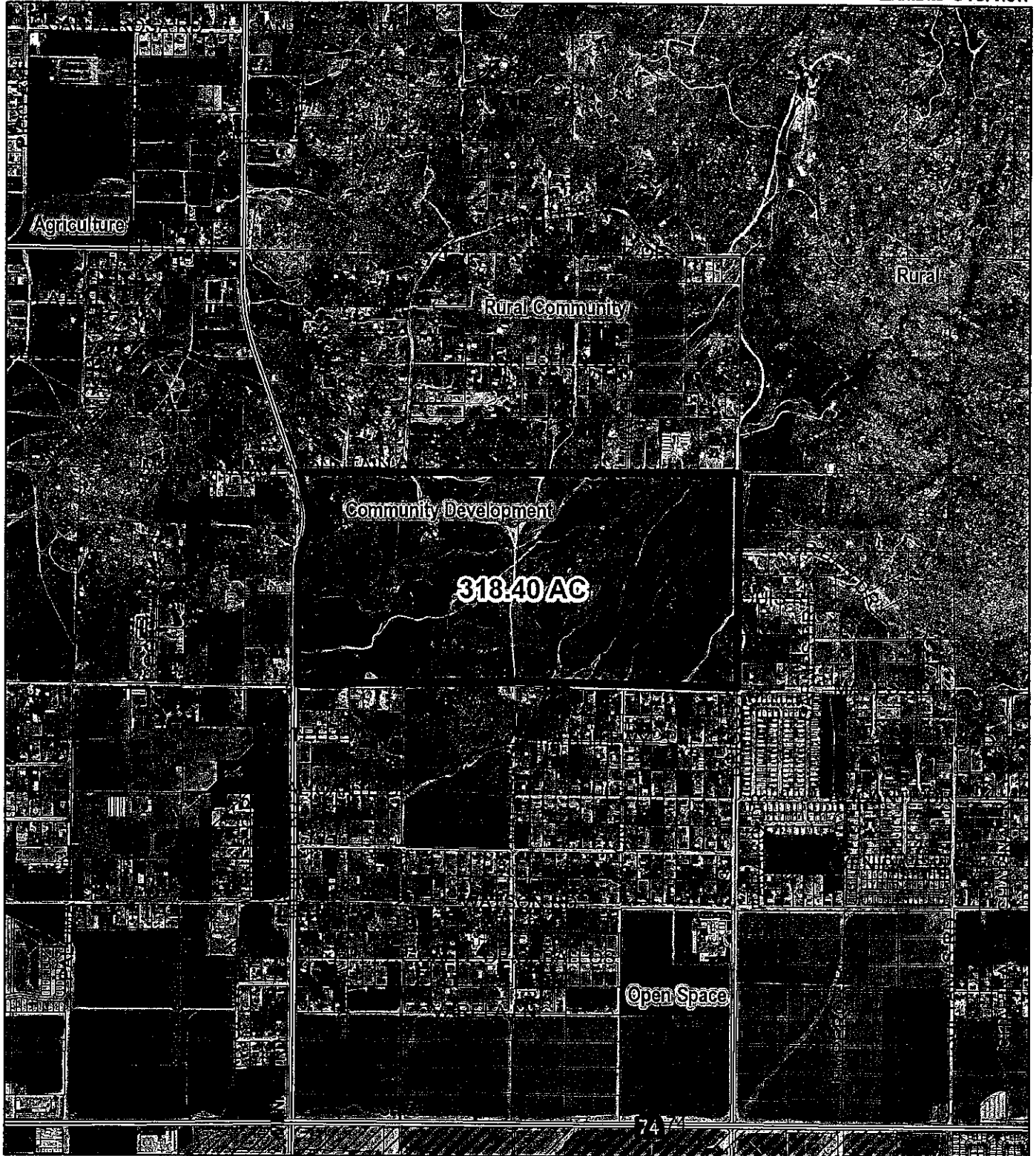


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: T5SR3W
Section : 1



ASSESSORS 327-15
BK. PG.
THOMAS 808 H5
BROS.PG

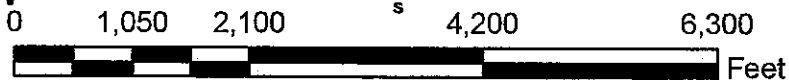


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Homeland**

Township/Range: T5SR3W

SECTION: 1



ASSESSORS

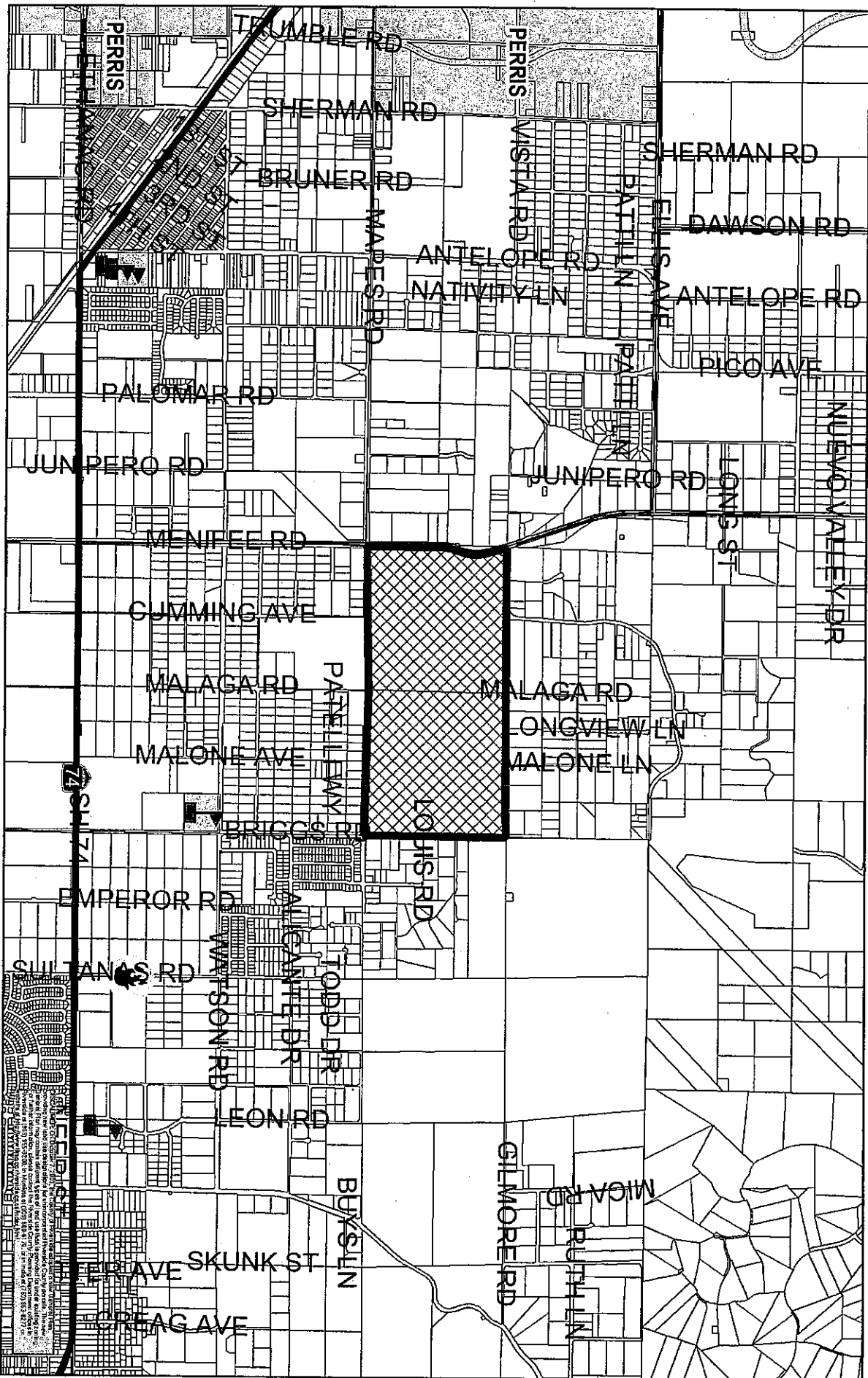
BK. PG. 327-15

THOMAS
BROS.PG

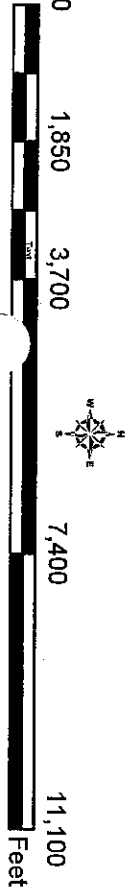
808 H5

CZ07076 SP00344 GPA00727 VICINITY MAP

Planner: Adam Rush
Date: 1/13/06
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone: **Homeland**
District: **Homeland**
Township/Range: **T55SR3W**
Section: **1**

ASSESSORS **327-15**
BK. PG. **THOMAS**
BROS. PG. **808 HS**

2
3 **RESOLUTION NO. 2010-01**
4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 482**
5 **AND ADOPTING SPECIFIC PLAN NO. 344**
6 **(TRAILMARK)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on December
9 22, 2009, and before the Riverside County Planning Commission in Riverside, California on October 28,
10 2009 and May 5, 2010 to consider Tentative Tract Map No. 35045, Specific Plan No. 344 (Trailmark),
11 General Plan Amendment No. 727, and Change of Zone No. 7076 (referred to herein as "project"); and

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

14 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
15 of the County of Riverside, in regular session assembled on May 25, 2010 that Planning Commission
16 Resolution No. 2010-02, including all recitals, findings and resolutions, is incorporated herein by this
17 reference as though fully set forth herein.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside that it has
19 reviewed and considered EIR No. 482 in evaluating the project, that EIR No. 482 is an accurate and
20 objective statement that complies with the California Environmental Quality Act and reflects the County's
independent judgment, and that EIR No. 482 is incorporated herein by this reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 482
22 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 344, on file
with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as
the Specific Plan of Land Use for the real property described and shown in the plan, and said real property
shall be developed substantially in accordance with the plan, unless the plan is amended by the Board.

FORM APPROVED COUNTY COUNSEL
BY SAIRISA FOMICENNA DATE 5/11/10

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 344
2 shall be placed on file in the Clerk of the Board, in the Office of the Planning Director, and in the Office of
3 the Building and Safety Director, and that no applications for other development approvals shall be
4 accepted for real property described and shown in the project, unless such applications are substantially in
5 accordance herewith.

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

9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

G:\PROPERTY\MDUSEK\RESOLUTIONS\2010-01.SP344.EIR482.050410.DOCX

**RESOLUTION NO. 2010-02
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 482
AND APPROVING TENTATIVE TRACT MAP NO. 35045**

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 December 22, 2009, and before the Riverside County Planning Commission in Riverside, California on October 28, 2009 and May 5, 2010 to consider Tentative Tract Map No. 35045, Specific Plan No. 344 (Trailmark), General Plan Amendment No. 727, and Change of Zone No. 7076.

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR) No. 482, prepared in connection with Tentative Tract Map No. 35045, Specific Plan No. 344, General Plan Amendment No. 727, and Change of Zone No. 7076 (collectively 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 Planning Commission of the County of Riverside, in regular session assembled on May 5, 2010 that:

- A. Tentative Tract Map No. 35045 proposes the subdivision of 318.0 acres into a maximum of 702 single-family residential lots with lot sizes ranging from 4,195 square feet to 36,967 square feet, one lot for a school site measuring 15 net acres, in addition to common open space lots, roadways, and other infrastructure improvements. Tentative Tract Map No. 35045 also proposes the installation of an off-site, underground drainage pipe beneath Mapes Road that would convey stormwater from the site's southwest corner to an outfall that discharges into an open channel along the east side of Interstate 215, which eventually drains into the San Jacinto

I AM APPROVED COUNTY COUNSEL
 BY: [Signature] DATE: 5/10/10
 LAFONSAUR-MORAN

1 River. Other off-site improvements include the installation of a sewer line and the
2 construction of roadway and intersection widening.

3 B. Tentative Tract Map No. 35045 is associated with Specific Plan No. 00344, which was
4 considered concurrently at the public hearing before the Planning Commission. Specific Plan
5 No. 00344 proposes to provide a master-planned community consisting of a maximum of 702
6 single-family residential dwelling units on 318.0 gross acres with an average residential density of
7 4.2 units per residential acre. Lot sizes would be permitted to range from a minimum of 4,000
8 square feet to a minimum of 20,000 square feet. Amenities would include 108.1 acres of open
9 space, recreation, and drainage facilities, including an integrated system of greenbelts and parks, a
10 16.3-acre school site anticipated to serve grades K-8, a daycare center on 0.7 acres, a detention
11 basin system to assist in managing regional flood related conditions, a private community
12 recreation center, and a community biking, pedestrian, and multi-use trail network that would
13 integrate into the regional trail system.

14 C. Tentative Tract Map No. 35045 is associated with General Plan Amendment No. 727, which
15 was considered concurrently at the public hearing before the Planning Commission. General
16 Plan Amendment No. 727 (GPA No. 727) proposes to amend the County's General Plan Land
17 Use Element by changing the land use designation applied to the site from Very Low Density
18 Residential (VLDR-CD) to the following land use designations and acreages: Low Density
19 Residential (LDR-CD), 1-2 dwelling units per acre (du/ac) ½-acre minimum lot sizes on 25.2 gross
20 acres; Medium Density Residential (MDR-CD), 2.1-5.0 du/ac on 64.4 gross acres; Medium High
21 Density Residential (MHDR-CD), 5.1-8.0 du/ac on 79.3 gross acres; Open Space-Recreation (OS-
22 R) on 29.3 gross acres; Open Space-Water (Detention Basin) on 41.0 acres; Open Space-
23 Conservation (OS-C) on 37.8 gross acres, and Public Facilities (PF-CD) on 17.0 gross acres, as
24 reflected by the Land Use Plan of Specific Plan No. 344. The General Plan designations would
25 provide consistency with the land uses by Specific Plan No. 344.

26
27 D. Tentative Tract Map No. 35045 is associated with Change of Zone No. 7076, which was
28 considered concurrently at the public hearing before the Planning Commission. Change of

1 Zone No. 7076 proposes to change the zoning designation on the 318.0-acre project site from
2 Rural Residential (R-R) to Specific Plan (SP) and implement the SP No. 00344 zoning ordinance.

3 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
4 impacts associated with the project are potentially significant unless otherwise indicated, but each of these
5 impacts will be avoided or substantially lessened by the identified mitigation measures:

6 A. Land Use and Planning

7 I. Impacts.

8 With approval of GPA No. 727, the project will be consistent with the
9 general type and pattern of land uses planned for the site by the County's
10 General Plan and the Harvest Valley Winchester Area Plan (HVWAP), and
11 a substantial alteration of the present or planned land use of the area would
12 not occur.

13 The project is not located within a city sphere of influence or within the
14 boundaries of any city. The land uses proposed by the project are in general
15 conformance with the site's existing Riverside County General Plan
16 designation of the site for residential use, and implementation of the project
17 would not significantly and adversely affect any adjacent land uses.

18 With adoption of the Specific Plan Zone for the site, the project would be
19 consistent with zoning. The Change of Zone No. 7076 would not result in
20 significant physical impacts to the environment.

21 The project would be compatible with the existing surrounding zoning,
22 which generally consists of lower-density residential and/or agricultural
23 zoning designations. The project has been designed to buffer surrounding
24 land uses from the higher-density residential land uses on-site through the
25 provision of lower density residential, a school site, and open space land
26 uses at the perimeter of the development. Mandatory project compliance
27 with County Ordinance No. 625.1 would reduce the project's impacts to
28

1 adjacent agriculture land uses to a level of less than significant.

2 With approval of GPA No. 727, the project would be consistent with the
3 land use designations and policies of the Riverside County General Plan,
4 Riverside County Multiple Species Habitat Conservation Program
5 (MSHCP), Community and Environmental Transportation Acceptability
6 Process (CETAP) corridor designations, the Southern California
7 Association of Governments (SCAG) Regional Comprehensive Plan and
8 Guide, and the SCAG Regional Transportation Plan.

9 Development of the project would not disrupt or divide the physical
10 arrangement of an established community.

11 The project site is currently vacant of residential use and would not displace
12 any existing housing.

13 The project would not create a demand for affordable housing beyond that
14 identified in the County's General Plan.

15 The project is not located within a County Redevelopment Area and would
16 not conflict with any policies associated therewith.

17 2. Mitigation.

18 No mitigation is required.

19 B. Aesthetics

20 1. Impacts.

21 The project site is located approximately 0.9 mile north of State Highway
22 74, a State Eligible Scenic Highway. Due to intervening development and
23 the distance from SR-74, the project site is not highly visible from SR-74
24 and development of the project would not have a substantial effect upon
25 this scenic highway corridor.

26 project compliance with Countywide Design Standards and Guidelines and
27 the Specific Plan No. 344 design guidelines would ensure the project would
28

1 not create an aesthetically offensive site visible from public viewing areas.
2 Development of the project would not block public views to scenic
3 resources and the project would retain the largest concentration of rock
4 outcroppings and trees in open space areas (Lot D) to retain a portion of the
5 site's natural characteristics.

6 Mandatory compliance with County Ordinance No. 655 would ensure that
7 the addition of artificial light sources on the site would be reduced to less
8 than significant levels. Project compliance with Countywide Design
9 Standards and Guidelines and the Specific Plan No. 344 design guidelines
10 would reduce the project's impact on daytime or nighttime views in the area
11 to a less than significant level.

12 Compliance with the design guidelines set forth in Specific Plan No. 344
13 would ensure that project lighting is shielded and directed away from
14 adjacent residential property, reducing light levels to below a level of
15 significance.

16 2. Mitigation.

17 No mitigation is required.

18 C. Agricultural Resources

19 1. Impacts.

20 The project site does not contain land mapped by the State Department of
21 Conservation's Farmland Mapping and Monitoring Program (FMMP) as
22 Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
23 therefore, the project would not convert Important Farmland types to non-
24 agricultural use.

25 The project site and the off-site Mapes Road storm drain alignment are not
26 located in an Agricultural Preserve, are not under a Williamson Act
27 contract, and are not designated by the County General Plan for long-term
28

1 agricultural use; therefore, a significant impact due to a conflict with these
2 agricultural resource designations would not occur. A majority of the site is
3 under non-irrigated agricultural cultivation. However, because the County
4 General Plan designates the property for residential development and does
5 not designate the site for long-term agricultural use, no impacts would occur
6 due to agricultural land conversion that were not previously disclosed in the
7 County's General Plan EIR.

8 A portion of the project site is located within 300 feet of land zoned for
9 agricultural uses (A-1-1). Mandatory compliance with County Ordinance
10 No. 625.1 would reduce impacts to a level that is less than significant.

11 The project's conversion of cultivated land to residential, open space, parks,
12 and public facility land uses is consistent with the intentions of the General
13 Plan to develop the site for residential use. No impacts to farmland
14 conversion would occur beyond those previously identified in the General
15 Plan EIR.

16 2. Mitigation.

17 No mitigation is required.

18 D. Air Quality (Point Source Emissions, Global Climate Change, Odor)

19 1. Impacts.

20 The project does not propose any land uses that would be considered point-
21 source air pollutant emitters. Construction-related point-source emissions
22 would be short-term in nature and would be reduced to a less than
23 significant level with mandatory compliance to SCAQMD regulatory
24 requirements. There are no substantial point source emitters within one
25 mile of the project site.

26 Impacts associated with global climate change are considered less than
27 significant and less than cumulatively considerable because the project is in
28

1 compliance with the greenhouse gas emission reduction strategies set forth
2 in the 2006 Climate Action Team (CAT) Report (prepared in response to
3 Executive Order S-3-05, which established total GHG emissions targets for
4 the State of California).

5 The project does not propose any land uses that would have the potential to
6 create substantial odors. Construction-related odor impacts would be short-
7 term in nature and would be reduced to a less than significant level with
8 mandatory compliance to SCAQMD regulatory requirements.

9 2. Mitigation.

10 No mitigation is required.

11 E. Biological Resources

12 1. Impacts.

13 The project site is not located in the Western Riverside County MSHCP
14 Criteria Area. The project would not have a direct or indirect adverse effect
15 on the MSHCP. Impacts to the western burrowing owl, a species identified
16 for focused study by the MSHCP, have the potential to occur if the species
17 is present on the site at the time ground-disturbing construction activities
18 commence. With implementation of the mitigation measures identified
19 below, impacts to the western burrowing owl would be reduced to below a
20 level of significance.

21 The project site contains suitable habitat for the burrowing owl and other
22 listed migratory birds, such as raptors. Impacts to burrowing owl and
23 nesting birds, including impacts due to noise, would be significant if the
24 species are found to be present prior to grading. With implementation of
25 the mitigation measures identified below, impacts to the western burrowing
26 owl and nesting birds would be reduced to below a level of significance.

27 No sensitive wildlife habitat areas or linkages would be fragmented with the
28

1 development of the project site; furthermore, there are no specialized
2 habitats that would function as nursery sites, such as caves, cliffs or
3 seasonal ponds on the site. As such, impacts to wildlife movement and
4 wildlife nursery sites would not occur with implementation of the project.

5 Implementation of the project would result in a significant impact due to the
6 loss of 1.04 acres of southern willow scrub, a wetland vegetation
7 community. With implementation of the mitigation measures identified
8 below, impacts to southern willow scrub habitat would be reduced to below
9 a level of significance.

10 Federal wetlands are not located on the project site. Federal wetlands and
11 waters have the potential to be significantly impacted at the outfall location
12 of the project's off-site municipal storm drain improvement. The outfall is
13 planned to discharge into an existing drainage channel located parallel to
14 the east side of I-215, which is named Line B of the Homeland/Romoland
15 Area Drainage Plan. With implementation of the mitigation measure
16 identified below, impacts to federal wetlands and waters would be reduced
17 to below a level of significance.

18 The project site would not conflict with the County's tree protection
19 policies because no protected oak trees are located in the project's
20 disturbance area.

21
22 2. Mitigation.

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

- 27 a. In accordance with County Ordinance No. 810.2, the project
28 Applicant shall pay Local Development Mitigation Fees for

1 implementation of the MSHCP.

2 b. Pre-construction presence/absence surveys for western burrowing
3 owl (BUOW) are required on the project site and along the off-site
4 storm drain and sewer line alignments. Within thirty days prior to
5 ground disturbance, a qualified biologist shall make a
6 determination regarding the presence or absence of the BUOW.
7 The determination shall be documented in a report to be reviewed
8 and accepted by the County of Riverside. If the species is
9 determined to be present, take of active nests shall be avoided.
10 Passive relocation (use of one-way doors and collapse of burrows)
11 shall occur when owls are present outside of the nesting season. If
12 the BUOW species is determined to be present, and the MSHCP's
13 stated objectives 1 through 4 for burrowing owl have not yet been
14 met as determined by the Riverside County Environmental
15 Programs Department, mitigation shall be required in compliance
16 with the MSHCP, Appendix E which states:

17 1) If the site contains or is part of an area supporting
18 less than 35 acres of suitable habitat or the survey reveals
19 that the site and surrounding areas support less than three
20 pairs of burrowing owls, then the on-site burrowing owls
21 shall be passively or actively relocated following accepted
22 protocols. Translocation sites for the BUOW will be
23 required in the MSHCP Conservation Area for the
24 establishment of new colonies. Translocation sites will be
25 identified by the Reserve Managers, taking into
26 consideration unoccupied Habitat areas, presence of
27 burrowing mammals to provide suitable burrow sites,
28

1 existing colonies and effects to other Covered Species.
2 Reserve Managers will consult with the Wildlife Agencies
3 regarding the site selection prior to translocation site
4 development.

5 2) If the site (including adjacent areas) supports three or
6 more pairs of burrowing owls, supports greater than 35 acres
7 of suitable habitat and is non-contiguous with MSHCP
8 conservation Area Lands, at least 90 percent of the area with
9 long-term conservation value and burrowing owls shall be
10 conserved on site.

11 c. If grading and construction activities occur between February 1
12 and August 31 and within 150 feet of suitable raptor nesting
13 locations (trees), a focused raptor survey shall be conducted by a
14 qualified biologist prior to grading activities. If active nests are
15 located within the portion of the site to be disturbed, measures
16 shall be initiated to avoid impacts to nesting raptors. Measures to
17 avoid impacts will include identifying the location and creating a
18 buffer zone around the tree within which impacts shall be avoided
19 until the juveniles have fledged. If an active raptor nest is found
20 within 1100 feet of drilling, blasting, or rock crushing the related
21 construction activities shall cease until suitable noise reduction
22 features such as temporary attenuation barriers are installed.
23 Weekly noise monitoring by a County approved acoustical
24 consultant shall verify that noise levels at the nest do not exceed
25 60 dBA hourly average. If noise levels exceed 60 decibels Leq
26 hourly, the monitor shall notify the contractor, and construction
27 activities in the area shall cease until adequate attenuation can be
28

1 achieved as directed by the qualified acoustician, until the nesting
2 activity is completed, or until the end of the breeding season
3 (August 31).

4 d. In the event that on-site riparian habitat is claimed as a
5 jurisdictional area by the CDFG, then prior to the issuance of
6 grading and/or excavation permits, on-site habitat creation must
7 occur.

8 1) On-site habitat creation shall occur at a 1:1 ratio in
9 the southwest corner of the project site. The 6-acre detention
10 basin planned at the southwestern corner of the project site
11 could be designed to support 1.04 acre of riparian and
12 wetland vegetation. This basin has approximately 4.9 acres
13 of bottom area available to contain the habitat restoration
14 area. Urban runoff shall be treated in conformance with
15 acceptable water quality practices prior to entering this
16 habitat restoration area. Final engineering shall determine
17 the specific design and layout of the basin to achieve this
18 objective. The project applicant shall also comply with any
19 additional mitigation required by the CDFG in accordance
20 with their permit requirements.

21 e. Prior to on-site grading activities, the project applicant shall
22 submit documentation to the County of Riverside Planning
23 Department that verifies that the necessary permits required by the
24 Regional Water Quality Control Board (RWQCB) have been
25 obtained.

26 f. Prior to installation of the off-site municipal storm drain line and
27 its outfall, the project applicant shall submit documentation to the
28

1 County of Riverside Planning Department that verifies that the
2 necessary permits required by the Riverside County Flood Control
3 and Water Conservation District, U.S. Army Corps of Engineers
4 (ACOE), Regional Water Quality Control Board (RWQCB), and
5 California Department of Fish and Game (CDFG) have been
6 obtained.

7 F. Cultural Resources

8 1. Impacts.

9 The project site contains two historic sites, but these sites are not considered
10 as "unique historical resources" or "historic resources" as defined by
11 CEQA. Therefore, project implementation would result in less than
12 significant impacts to historic sites or resources.

13 The project site contains no previously recorded archaeological sites that are
14 significant under CEQA. The site, however, has a high sensitivity for
15 archaeological resources, and implementation of the project could result in a
16 significant impact to subsurface archaeological resources, if such resources
17 are discovered during ground disturbing activities conducted during grading
18 and construction. With implementation of the mitigation measures
19 identified below, potential impacts to previously undiscovered
20 archaeological resources would be reduced to below a level of significance.

21 The project site is not known to contain human remains; however, if such
22 remains are discovered during grading and/or construction activities,
23 impacts would be considered significant. With implementation of the
24 mitigation measures identified below, potential impacts to human remains
25 that may be uncovered during ground-disturbing activities would be
26 reduced to below a level of significance.

27 Religious or sacred objects or sites are not known to be present on the
28

1 project site; however, religious or sacred resources have the potential to be
2 uncovered during grading and ground-disturbing activities and such impacts
3 are evaluated as potentially significant. With implementation of the
4 mitigation measures identified below, potential impacts to such resources
5 would be reduced to below a level of significance.

6 The presence of sediments suitable to contain paleontological resources and
7 the positive results of the literature review indicate a high potential for
8 encountering significant nonrenewable vertebrate fossils during project
9 grading and earth-moving activities. With implementation of the mitigation
10 measures identified below, potential impacts to paleontological resources
11 would be reduced to below a level of significance.

12 2. Mitigation.

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

17 a. Prior to any clearing, grubbing, and/or earth-moving activities, a
18 qualified archaeologist shall be retained by the project developer.

19 The seven historic and prehistoric sites identified on the project
20 site indicate a high sensitivity for cultural resources in the area.

21 Therefore, consultation with the culturally affiliated Native
22 American tribe is required. A pre-grading meeting between the
23 project archaeologist, a Native American observer, and the
24 excavation and grading contractor shall take place to ensure an
25 understanding of the mitigation measures required during earth-
26 moving activities and construction.

27 b. Prior to issuance of a grading permit, a qualified archaeologist
28

1 shall develop a mitigation plan and a discovery clause/treatment
2 plan, which shall include mitigation monitoring to be implemented
3 during earth moving on the project site. The treatment plan shall
4 be developed in consultation with the culturally affiliated Native
5 American tribe and shall account for the treatment of any
6 archaeological remains and associated data uncovered by
7 brushing, grubbing, or earth moving.

8 c. The project applicant shall enter into a cultural resources treatment
9 and monitoring agreement with the culturally affiliated Native
10 American tribe. The agreement shall address tribal monitoring
11 requirements and the treatment and disposition of all cultural
12 resources discovered during earth-moving activities. Native
13 American monitors from other tribes claiming cultural affiliation
14 shall also be invited to monitor all grading, excavation, and
15 ground-breaking activities. The Native American monitors will
16 have the authority to temporarily stop and redirect grading
17 activities to evaluate the significance of any archaeological sites or
18 resources discovered on the property, in conjunction with the
19 consulting archaeologist and the Riverside County Archaeologist.

20 d. The cultural resources treatment and monitoring agreement shall
21 specify that the landowner shall relinquish ownership of all
22 cultural resources, including all cultural sacred items, burial goods
23 and all archeological artifacts that are found on the project site to
24 the appropriate Native American tribe for proper treatment and
25 disposition. The cultural resources treatment and monitoring
26 agreement shall specify that the archaeological and tribal
27 monitoring shall be conducted on a full-time basis for all grading
28

1 and ground disturbing activities, including archeological testing,
2 until the project archeologist, in consultation with the culturally
3 affiliated Native American tribe and the County of Riverside,
4 determines that resources are not likely to be discovered.

5 f. The cultural resources treatment and monitoring agreement shall
6 specify that if cultural resources are found by the archeological or
7 tribal monitor, earth moving shall be diverted temporarily around
8 the deposits until they have been evaluated. Earth moving shall be
9 allowed to proceed when the archaeological supervisor, in
10 consultation with the appropriate Native American tribe and the
11 County of Riverside, determines the resources are recovered
12 and/or the site is mitigated.

13 g. The cultural resources treatment and monitoring agreement shall
14 specify that if human remains are encountered during any earth-
15 moving activities, in adherence to State Health and Safety Code
16 Section 7050.5, no further disturbance shall occur until the County
17 Coroner has made a determination of origin and disposition
18 pursuant to Public Resources Code Section 5097.98. The County
19 Coroner must be notified of the find immediately. If the remains
20 are considered to be prehistoric, the Coroner must notify the
21 Native American Heritage Commission (NAHC). With the
22 permission of the landowner or his/her representative, the Most
23 Likely Descendant (MLD) may inspect the site of discovery. The
24 MLD shall complete the inspection within 24 hours of notification
25 by the NAHC.

26 h. The cultural resources treatment and monitoring agreement shall
27 specify that if a previously unknown archaeological site is
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

encountered and it requires additional mitigation, a plan or proposal shall be prepared by the project archaeologist, in consultation with the culturally affiliated Native American tribe and the County of Riverside, outlining the plan of action that needs to be implemented to mitigate the new site. Other tribes claiming cultural affiliation shall be consulted during preparation of the plan or proposal. If the landowner and tribe(s) cannot agree on the significance or mitigation, these issues will be presented to the County Planning Director for decision. The Planning Director shall make the determination based on CEQA and shall take into account the beliefs, customs, and practices of the tribe(s).

i. The cultural resources treatment and monitoring agreement shall specify that all archaeological resources that are not considered ceremonial or sacred by the culturally affiliated tribe shall be identified, recorded, mapped, and artifacts catalogued as required by standard archaeological practices. Examination by an archaeological specialist and consultation with the tribe shall be included where necessary, dependent upon the artifacts, features or sites that are encountered. Specialists shall identify, date, and/or determine CEQA significance potential.

j. A final report of findings shall be prepared by the project archaeologist for submission to the Eastern Information Center, the County of Riverside, and the culturally affiliated Native American Tribe. The report shall describe parcel history, summarize field and laboratory methods used, if applicable, and include any testing or special analysis information conducted to support the findings.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- k. Prior to any earth-moving and/or grading activities in areas containing Pleistocene sediments, a trained paleontological monitor retained by the project proponent and approved by the County of Riverside shall develop a storage agreement with the LACM Vertebrate Paleontology Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered within the project area as a result of the monitoring program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository.
- l. The project paleontologist shall develop a Paleontological Resource Impact Mitigation Program (PRIMP) and a discovery clause/treatment plan that, when implemented during earth-moving activities in the project area, shall allow for the recovery and subsequent treatment of any fossil remains and associated specimen and site data uncovered by these activities.
- m. The project paleontologist and a paleontological construction monitor shall attend a pre-grade meeting to explain the monitoring program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earth-moving activities, particularly when a monitor may not be on site.
- n. Paleontological monitoring of earth-moving activities shall start on a half-time basis. If excavation monitoring locates fossil material, the monitoring will continue on a full-time basis. The monitor shall be empowered to temporarily halt or redirect

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils.

- o. If the paleontological monitor finds fossil remains, earth-moving activities shall be diverted around the fossil site until the remains have been recovered and these activities are allowed to proceed through the site by the monitor.
- p. If fossil remains are encountered by earth-moving activities when the monitor is not on the site, these activities shall be diverted around the fossil site and the monitor called to the site immediately to recover the remains.
- q. If fossil remains are found, an appropriate amount of fossiliferous rock shall be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit.
- r. Any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued. Associated specimen data and corresponding geologic and geographic site data shall be archived (specimen and site numbers and corresponding data entered into appropriate museum repository

1 catalogs and computerized databases) at the museum repository by
2 a laboratory technician. The remains shall then be accessioned into
3 the museum repository fossil collection, where they shall be
4 permanently stored, maintained, and, along with associated
5 specimen and site data, made available for future study by
6 qualified scientific investigators.

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

18 G. Geology and Soils

19 1. Impacts.

20 The project site is not located on a known active fault line and would not be
21 subject to significant impacts associated with potential ground rupture.

22 Due to the presence of shallow bedrock and the lack of observed
23 groundwater on site, the site's susceptibility for liquefaction is low and
24 impacts due to liquefaction potential are less than significant impact.
25 Mandatory compliance with the earth-moving and grading
26 recommendations contained within the project geotechnical report would
27 further reduce the potential for liquefaction impacts.
28

1 Due to the project's distance from known fault lines and mandatory
2 compliance with the construction standards established in the California
3 Building Code (CBC), as well as mandatory compliance with the
4 recommendations in the project geotechnical report, impacts related to
5 ground shaking would be less than significant.

6 The project site is not located in an area susceptible to landslides or rockfall
7 hazards; therefore, no impact would occur.

8 Some portions of the site contain geologic formations that are not suitable
9 for structural support in their present condition; however, mandatory
10 compliance with the earth-moving and grading recommendations contained
11 within the project geotechnical report would remediate unsuitable
12 conditions and would reduce significant impacts to less than significant
13 levels.

14 There is no potential for the project to be impacted by seiche, mudflow, or
15 volcanic hazard due to the absence of large surface water bodies and
16 volcanoes in the site vicinity; therefore, a significant impact would not
17 occur.

18 The topographic character of the project site would generally be
19 maintained; therefore, alterations to natural landforms would not be
20 significant.

21 The project would construct several manufactured slopes at a maximum 2:1
22 ratio. Mandatory compliance with the grading and design recommendations
23 in the project geotechnical report would ensure that on-site slopes conform
24 to strict engineering specifications to provide adequate slope stability,
25 thereby reducing impacts associated with these manufactured slopes to less
26 than significant levels.

27 No subsurface sewage disposal systems currently exist on the project site;
28

1 therefore, a significant impact to subsurface sewage disposal systems would
2 not occur.

3 Mandatory compliance with standard regulatory requirements would reduce
4 potential water and wind erosion impacts that may occur during
5 construction and grading to less than significant levels.

6 Tested on-site soils have a "very low" expansive index; therefore, impacts
7 associated with expansive soils would be less than significant.

8 2. Mitigation.

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

13 Regulatory Requirements

- 14 a. The project would be required to comply with the requirements of
15 County Ordinance Nos. 457, 489.2, and 547, SCAQMD Rule 403,
16 CalOSHA (California Division of Occupational Safety and Health)
17 excavation criteria, the NPDES permit (and associated requirements
18 for the preparation of a SWPPP and WQMP). In addition, the
19 project shall implement all site-specific recommendations set-forth
20 in the geologic and geotechnical report prepared by Geocon Inland
21 Empire, Inc., which is contained as Appendix F to EIR No. 482 (as
22 required by General Plan EIR Mitigation Measures 4.10.1A and
23 4.10.3B).
24

25 H. Hazards and Hazardous Materials

26 1. Impacts.

27 Soil stains and debris found on site indicate that there is a potential for soil
28 or groundwater contamination, although the possibility of this is low. Due

1 to the past agricultural uses of the project site, there is a potential for DDT
2 or other pesticide contamination of the soil, which could be discovered
3 during project grading or ground-disturbing activities. These factors
4 represent a potentially significant environmental impact that would be
5 reduced to a level below significance with the implementation of the
6 mitigation measures listed below.

7 Uses by the project would not create a significant hazard to the public or the
8 environment.

9 Implementation of the project would not interfere with an emergency
10 response plan or an emergency evacuation plan, and no impact would occur.
11 The land uses by the project site have little potential for storage of toxic
12 substances. Common household chemicals are of such a low concentration
13 and volume that they would pose no significant impacts to any schools.

14 The project site and off-site municipal storm drain alignment are not
15 included on a list of hazardous materials sites compiled pursuant to
16 Government Code Section 65962.5; therefore, a significant impact
17 associated with such hazardous sites would not occur.

18 The separation of on-site structures from wildfire zones by fuel
19 modification zones and roadway right-of-ways would provide a sufficient
20 buffer between the project site and Fire Hazard Severity Zones, and impacts
21 due to fire hazards would therefore be less than significant.

22
23 2. Mitigation.

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

28 a. Any petroleum contaminated materials and/or buried trash/debris

1 encountered during soil removal and/or grading shall be evaluated
2 by an experienced environmental consultant prior to removal, and be
3 deposited of according to the California Department of Toxic
4 Substances Control (DTSC) and County Department of
5 Environmental Health regulations.

6 b. Users of hazardous materials such as paints, roofing materials and
7 solvents during construction shall comply with applicable federal,
8 state, and local regulation requiring elimination and reduction of
9 waste at the source by prevention of leakage and by segregation of
10 hazardous wastes. To ensure compliance, a Construction Waste
11 Management Plan shall be prepared and enforced by the
12 construction superintendent.

13 c. In the event that any subsurface hazardous materials are found
14 during grading, trenching, or construction, all activity in the area of
15 discovery and/or in an appropriate radius of the area of discovery
16 shall temporarily cease and the County of Riverside Environmental
17 Health Department shall be notified. Prior to the resumption of any
18 construction activity in the area of discovery, the site shall be
19 deemed safe by the Riverside County Environmental Health
20 Department.

21 d. If soil is to be exported to or from the site during grading and other
22 construction activities, the transported soil shall be sampled for
23 contaminants prior to proposed use or disposal and handled in
24 accordance with prevailing environmental laws and regulations,
25 including Land Disposal Restrictions, if applicable.

26 e. Concurrent with earth-moving activities, on-site soils that have been
27 extensively used for farming shall be tested for pesticides and
28

1 herbicides. Proper investigation and remedial actions, if necessary,
2 shall be conducted under the oversight of and approved by a
3 government agency such as the Regional Water Quality Control
4 Board (RWQCB) and the State of California Department of Toxic
5 Substances Control (DTSC).

6 f. Concurrent with earth-moving activities, containers of paint and oil
7 present on the project site shall be properly contained and removed
8 in accordance with applicable regulations and laws.

9 g. The Master Developer shall supply a copy of the "Homeowner's and
10 Renter's Guide to Residential Environmental Hazards" to all
11 residential home purchasers and tenants of the project. The
12 document is available through the California Association of Realtors
13 (CAR).

14 h. If the on-site school site receives State funding for acquisition or
15 construction, environmental review and oversight by the State of
16 California Department of Toxic Substances Control shall occur as
17 required by State law.

18 I. Hydrology and Water Quality

19 1. Impacts.

20 The drainage pattern of the site and its tributary areas would not be
21 substantially altered and there would be no alteration of a stream or river
22 course. As such, there would be no direct or indirect erosion effects.

23 The project would not install any water wells or physically impact any
24 existing wells. Project grading would not extend to the depth of the
25 groundwater table and water would continue to percolate into the
26 groundwater table in the same general manner as planned by the Homeland
27 and Romoland Master Drainage Plans ("MDPs"). The project would,
28

1 therefore, not deplete or substantially interfere with groundwater recharge
2 or groundwater supplies, and impacts would not be significant.

3 The project would install the necessary on-site and off-site storm drain
4 facilities, including five detention basins, so that runoff flows would not
5 exceed the capacity of existing or planned stormwater drainage systems.
6 Additionally, the project is required to prepare a Storm Water Pollution
7 Prevention Plan (SWPPP) and obtain coverage under Construction General
8 Permit, 99-08-DWQ and to implement source control and treatment control
9 BMPs as specified in its Water Quality Management Plan (WQMP) to
10 reduce all water quality impacts to below a level of significance.

11 The project site is not located within a 100-year Flood Hazard Area as
12 mapped by the County or FEMA; therefore, no impacts associated with
13 flood hazards would occur

14 The project would not expose people or structures to a significant loss,
15 injury, or death involving flooding because the site is not located in existing
16 mapped flood zones and no new flood hazards would be created by project
17 implementation.

18 Project implementation would not result in a measurable increase to the
19 amount of surface water in any water body, and impacts would be less than
20 significant.

21 The project would not cause significant changes to absorption rates reduce
22 the volume of water discharged at the site's southwestern corner, in
23 substantial conformance to the Homeland MDP and Romoland MPD.
24 Although the rate and amount of surface runoff be changed by the project,
25 this change would not cause or create adverse effects to any element of the
26 physical environment, and impacts would be less than significant.

27 With mandatory project adherence to a site-specific WQMP, impacts to
28

1 water bodies (Canyon Lake and Lake Elsinore) that exceed water quality
2 standards would be less than significant.

3 With the mandatory requirements to obtain coverage under Construction
4 General Permit, 99-08-DWQ, prepare and implement a SWPPP, and
5 implement source control and treatment control BMPs as specified in the
6 project's WQMP, surface and groundwater water quality impacts would be
7 reduced to below a level of significance.

8 2. Mitigation.

9 No mitigation is required.

10 J. Noise

11 1. Impacts.

12 No stationary noise sources are proposed. The project's vehicle traffic
13 would contribute less than significant noise increases. In the year 2010, the
14 project would contribute less than a 3.0 dBA noise increase where CNEL
15 levels exceed 65 dBA, and where the project would contribute more than a
16 3.0 dBA noise increase, the CNEL would not exceed 65 dBA. At General
17 Plan buildout, the project would contribute less than a "barely perceptible"
18 3 dBA noise level increase.

19 The project would result in temporary increases in ambient noise levels in
20 the project vicinity due to project-related construction activities. This
21 impact would be reduced to below a level of significance with the
22 incorporation of the mitigation measures listed below.

23 Noise sensitive residential lots and the school site proposed on the project
24 site could be exposed to exterior and interior noise levels above the County
25 of Riverside noise level standards. This impact would be reduced to less
26 than significant levels with the incorporation of the mitigation measures
27 listed below.
28

1 If project grading activities require rock blasting within 200 feet of
2 occupied residential homes or rock drilling within 500 feet of occupied
3 residential homes, vibration and noise impacts would be significant. Such
4 impacts would be reduced to less than significant levels with application of
5 the mitigation measures identified below.

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. Concurrent with project site excavation and grading, the
12 construction contractors shall equip all construction equipment,
13 fixed or mobile, with properly operating and maintained mufflers,
14 consistent with manufacturer's standards. The construction
15 contractor shall place all stationary equipment so that emitted noise
16 is directed away from nearby noise sensitive receptors.

17 b. Concurrent with construction activities, the construction contractor
18 shall locate equipment staging in areas that would create the greatest
19 practical distance between construction-related noise sources and
20 noise sensitive receptors.

21 c. Concurrent with grading and construction activities, the construction
22 contractor shall limit all construction-related activities that would
23 result in high noise levels to hours to be determined by County staff,
24 consistent with the County Noise Ordinance No. 847.

25 d. Concurrent with construction activities, the construction contractor
26 shall limit haul truck deliveries to the same hours specified for
27 construction equipment. To the extent feasible, haul routes shall not
28

1 pass noise-sensitive land uses or occupied residential dwellings.

2 e. Prior to the final building inspection for lots 458, 459, and 476
3 facing Mapes Road, a 6.0-foot high property line noise barrier shall
4 be constructed at these lots. Prior the final building inspection for
5 lots 586 through 592 and 710 through 714, a 6.5-foot high noise
6 barrier shall be constructed toward the rear of these lots, within the
7 landscaped interface with Menifee Road. The noise barriers shall be
8 located between the adjacent roadways and exterior living areas.
9 Indicated barrier heights are assumed to the top of the slope, above
10 pad or roadway elevation, whichever is greater. Where applicable,
11 the barriers should wrap around the ends of the dwelling units to
12 prevent flanking of noise into the project site. The barriers shall
13 weigh at least 3.5 pounds per square foot of face area, present a solid
14 face from top to bottom, and have no unnecessary openings,
15 decorative cutouts or line-of-site openings between shielded areas
16 and the roadways. All gaps (except for weep holes) shall be filled
17 with grout or caulking. The recommended noise barriers may be
18 constructed using one of the following materials:

- 19 • Masonry block;
- 20 • Stucco veneer over wood framing (or foam core), or 1-
21 inch thick tongue and groove wood of sufficient weight per
22 square foot;
- 23 • Glass (0.25-inch thick), or other transparent material with
24 sufficient weight per square foot;
- 25 • Earthen berm; or
- 26 • Any combination of these construction materials.

27 f. Prior to the construction of the school site, a site-specific noise study
28

1 shall be prepared based on the site configuration and architecture of
2 the proposed school. Noise attenuation shall occur as required by
3 the final noise study.

4 g. Prior to the final building inspection for lots 586 through 592 and
5 710 through 714 facing Menifee Road, a "windows closed"
6 condition requiring a means of mechanical ventilation and upgraded
7 dual glazed windows with a minimum Sound Transmission Class
8 (STC) rating of 31 shall be required.

9 h. Prior to the final building inspection for lots 1 through 9 facing
10 Briggs Road and lots 229 through 250, 456 through 459, 473
11 through 477, 483, 508, 509, 510, 516, 517, and 518 facing Mapes
12 Road, a "windows closed" condition requiring a means of
13 mechanical ventilation and standard dual glazed windows with a
14 minimum Sound Transmission Class (STC) rating of 26 shall be
15 required.

16 i. Prior to obtaining building permits, a final noise study shall be
17 prepared to evaluate the effects of the precise building placement,
18 design, and material used for construction on noise impacts, and the
19 study shall be approved by the County Department of Industrial
20 Hygiene.

21 j. If rock blasting is required within 200 feet of any occupied
22 residential home, school, or noise-sensitive land use, alternate rock
23 breaking methods must be used in lieu of traditional explosives as
24 approved by the County Department of Industrial Hygiene.
25 Examples are non-explosive methods such as a non-explosive
26 rockbreaking cartridge that breaks the rock with reduced noise and
27 vibration. Also, explosive charge weights shall be reduced to a
28

1 weight approved by County Department of Industrial Hygiene when
2 used within 200 feet of any occupied residential home.

- 3 k. If rock drilling occurs at distances of less than 500 feet from an
4 occupied residential home, school, or other noise-sensitive land use,
5 a temporary barrier shall be erected between the drilling and the
6 noise-sensitive property.

7 K. Public Services

8 1. Impacts.

9 Implementation of the project will not result in the need to construct or
10 physically alter a fire station, sheriff station, library, or public health
11 facility. Construction and operation of the on-site proposed school is
12 evaluated throughout EIR No. 482 and mitigation measures are identified
13 under the appropriate issue heading for all identified significant impacts
14 resulting from the construction of the on-site facility.

15 2. Mitigation.

16 No mitigation is required.

17 L. Recreation

18 1. Impacts.

19 The environmental impacts associated with the construction and operation
20 of on-site recreational facilities are evaluated throughout EIR No. 482.
21 Where potentially significant impacts are identified, mitigation measures
22 are recommended to reduce the impact to below the level of significance.
23 No off-site parks or recreational improvements are proposed or required;
24 accordingly, no impacts would result from any such improvements.

25 The project would provide 108.1 acres of recreational and open space land
26 uses. The incremental demand in usage of off-site facilities is not expected
27 to be significant enough to cause physical deterioration of existing facilities
28

1 within the region.

2 The project would provide a variety of public and private recreational
3 facilities, which totals more acreage than required by the County; therefore,
4 the project would fulfill State Quimby Act requirements and a significant
5 impact would not occur.

6 The project would accommodate the Regional Trail designated by the
7 General Plan along Briggs Road, and would provide multi-purpose trails
8 throughout the project site. Impacts associated with the construction of
9 these on-site trails are evaluated throughout EIR No. 482. Due to the
10 provision of an extensive on-site trails network, it is not anticipated that
11 future project residents would use off-site recreational trails such that they
12 would be degraded or otherwise impacted

13 2. Mitigation.

14 No mitigation is required.

15 M. Transportation and Traffic

16 1. Impacts.

17 Implementation of the project would cause impacts to local, regional, and
18 freeway traffic, as more thoroughly documented in EIR No. 482.
19 Application of the mitigation measures identified below would reduce all
20 direct project-related impacts to local and regional traffic to below levels of
21 significance. Additionally, as regulatory requirements, the project is
22 required to pay the Transportation Uniform Mitigation Fee (TUMF) in
23 accordance with the fee schedule in effect at the time of issuance of
24 building permits (pursuant to County Ordinance No. 824), Development
25 Impact Fees (DIF) in accordance with the fee schedule in effect at the time
26 of issuance of building permits (pursuant to County Ordinance No. 659),
27 and its share of Lakeview/Nuevo Road and Bridge Benefit District (RBBP)
28

1 fee. Funds collected under these fee programs are used to fund local and
2 regional transportation improvements. Cumulative impacts to freeway
3 mainlines is addressed below under "Transportation and Traffic – Project
4 Specific and Cumulative."

5 As a standard condition of project approval, the County will require the
6 provision of on-site parking for all proposed land uses in accordance with
7 the parking requirements specified in the Specific Plan Zoning Ordinance,
8 thereby ensuring impacts due to parking remain below a level of
9 significance.

10 The site is not located in proximity to an airport or within an airport
11 influence area or safety zone; therefore, no impact to air traffic patterns
12 would result from the project.

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

14 No unsafe design features are proposed by the project. The project would
15 not introduce incompatible uses to the traffic in the area. As such, no
16 significant impacts due to design features would occur.

17 Maintenance of the roadway facilities proposed by the project would not
18 result in any significant impacts to the environment other than those which
19 have been identified and mitigated for in EIR No. 482.

20 Project construction and installation of the off-site municipal storm drain
21 and sewer lines in Mapes Road and Watson Road would involve short-term
22 interruptions to traffic. Implementation of the mitigation measures
23 identified below would reduce these impacts to less than significant levels.

24 Adequate emergency access to the site would be provided; therefore, no
25 significant impact due to inadequate emergency access would occur.

26 The project would provide alternative transportation opportunities in the
27 form of pedestrian pathways, bicycle lanes, and an equestrian trail segment
28

1 and equestrian staging area. The project also would not preclude the
2 Riverside Transit Authority from extending service to the area. For these
3 reasons, the project would result in less than significant impacts due to a
4 conflict with adopted policies supporting alternative transportation.

5 2. Mitigation.

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

10 On-Site Improvements

- 11 a. On-site traffic signing and striping shall be implemented in
12 conjunction with detailed construction plans for the project site.
- 13 b. Sight distance at each project access roadway shall be reviewed with
14 respect to standard Caltrans and County of Riverside sight distance
15 standards at the time of preparation of final grading, landscape, and
16 street improvement plans.
- 17 c. The project applicant shall participate in the phased construction of
18 off-site traffic signals through required participation in the County's
19 traffic signal fee program.
- 20 d. The project shall construct Menifee Road at its ultimate half-section
21 width as an Urban Arterial roadway from Mountain Avenue to
22 Mapes Road.
- 23 e. The project shall construct Mountain Avenue at its ultimate half-
24 section width as a Collector roadway (34-foot part width) from
25 Menifee Road to Gunther Road / Driveway 2.
- 26 f. The project shall construct Mountain Avenue at its ultimate half-
27 section width as a Collector roadway (34-foot part width) from the
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Malone Road boundary to Briggs Road.

- g. The project shall construct Mapes Road at its ultimate half-section width as a Secondary roadway (34-foot part width) from Menifee Road to Briggs Road.
- h. The project shall construct Briggs Road at its ultimate half-section width as a Collector roadway (34-foot part width) from Mountain Avenue to Mapes Road.
- i. The project shall be responsible for design and construction of a traffic signal at the intersection of Menifee Road (NS) and Project Driveway 1 (EW) during the first phase of project construction. This signal is not eligible for free credit.
- j. The project shall provide stop sign, stop bar, and stop legend at all project driveways that intersect with public roadways and do not meet traffic signal warrants.
- k. Prior to the first building permit final inspection for Project Phase I (Specific Plan Planning Areas 1, 2, 3, 16, 18A, 18B, 18D, 20A, 20B, and 22D), the following intersections shall be improved in accordance with the geometrics specified in the County Conditions of Approval for Specific Plan No. 344 Tentative Tract Map No. 35045:
 - Intersection of Menifee Road (NS) and Mapes Road (EW)
 - Intersection of Menifee Road (NS) and Mountain Avenue (EW)
 - Intersection of Menifee Road (NS) and Site Driveway 1 (EW)
 - Intersection of Site Driveway 2 (NS) and Mountain Avenue (EW)
- l. Prior to the first building permit final inspection for Project Phase II (Specific Plan Planning Areas 12 and 15), the following intersections shall be improved in accordance with the geometrics specified in the County Conditions of Approval for Specific Plan

1 No. 344 and Tract Map No. 35045:

- 2 -Intersection of Briggs Road (NS) and Mapes Road (EW)
- 3 -Intersection of Site Driveway 4/Malone Road (NS) and Mapes
- 4 Road (EW)
- 5 -Intersection of Briggs Road (NS) and Site Driveway 5 (EW)
- 6 -Intersection of Site Driveway 3 (NS) and Mapes Road (EW)

- 7 m. The project applicant shall be required to pay the Transportation
- 8 Uniform Mitigation Fee (TUMF) in accordance with the fee
- 9 schedule in effect at the time of issuance of building permits,
- 10 pursuant to County Ordinance No. 824 (see Table 4.13-16 of EIR
- 11 No. 482 for a listing of the off-site improvements toward which
- 12 funding would be allocated).
- 13 n. The project applicant shall be required to pay the Riverside County
- 14 Development Impact Fees (DIF) in accordance with the fee schedule
- 15 in effect at the time of issuance of building permits, pursuant to
- 16 County Ordinance No. 659 (see Table 4.13-16 of EIR No. 482 for a
- 17 listing of the off-site improvements toward which funding would be
- 18 allocated).
- 19 o. Prior to the recordation of any final map, the project applicant shall
- 20 participate in a Road and Bridge Benefit District (RBBB) for the
- 21 Lakeview/Nuevo area and pay its share of RBBB fees, including an
- 22 interim RBBB Fee as determined by the County.
- 23 p. Prior to the commencement of construction for each phase of the
- 24 project and installation of the off-site municipal storm drain line
- 25 alignment in Mapes Road and the off-site sewer lines in Mapes and
- 26 Watson Roads, a traffic management plan shall be developed by the
- 27 construction supervisor to minimize traffic flow interference from
- 28 construction activities. Construction traffic shall be scheduled to not

1 interfere with peak hour traffic on adjacent roadways and to
2 minimize obstruction of through traffic lanes. If necessary, a flag
3 person shall be retained by the construction supervisor to control
4 construction traffic flowing into and out of the site and along Mapes
5 Road, and to maintain safety on adjacent roadways during
6 construction.

7 M. Utility and Service Systems

8 1. Impacts.

9 The project would not require the installation of new water lines or water
10 treatment facilities outside of the project boundary and disturbance footprint
11 analyzed EIR No. 482. Impacts associated with the construction of such
12 facilities would be less than significant.

13 EMWD has indicated an ability to serve the project based on planned and
14 existing water infrastructure and supplies as documented in the water
15 supply assessment included as Appendix L of Final EIR No. 482. As such,
16 impacts to water supply would be less than significant.

17 Development of the project will not require or result in the construction or
18 expansion of new wastewater treatment facilities; as such, impacts to
19 wastewater treatment facilities would be less than significant.

20 The project's contribution to daily or total landfill capacity reduction is
21 considered a potentially significant direct and cumulative impact. This
22 impact would be reduced to less than significant levels with application of
23 the mitigation measures identified below.

24 The majority of utilities proposed by the project would be constructed on-
25 site. The impacts from the construction of these utilities on the physical
26 environment are evaluated throughout EIR No. 482. Off-site utilities
27 proposed by the project would be constructed within existing roadway
28

1 right-of-ways. Impacts from the construction of the off-site municipal
2 storm drain line and off-site sewer lines also are analyzed throughout EIR
3 No. 482. Where physical impacts are identified, they are evaluated and
4 mitigated for throughout the individual sections of EIR No. 482.

5 2. Mitigation.

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

10 a. During construction activities, the project developer shall pursue and
11 implement any available and feasible source reduction programs for
12 the disposal of non-hazardous construction materials to the
13 satisfaction of the Riverside County Waste Management
14 Department. These shall include, but not be limited to reusing,
15 salvaging, or recycling the project's non-hazardous construction and
16 demolition waste through a recycling facility that handles this type
17 of waste.

18 b. In accordance with the California Solid Waste Reuse and Recycling
19 Access Act of 1991, Cal Pub Resources Code §42911, the project
20 shall provide adequate areas for collecting and loading recyclable
21 materials where solid waste is collected. The collection areas are
22 required to be shown on construction drawings and shall be in place
23 before final building inspection.

24 **BE IT FURTHER RESOLVED** by the Planning Commission that all applicable regulatory
25 requirements and feasible mitigation measures to reduce environmental impacts have been considered and
26 are applied as conditions of the project approval, yet the following impacts resulting from the project's
27 approval cannot be fully mitigated and will be only partially avoided or lessened by the mitigation
28

1 measures hereinafter specified; a statement of overriding findings is therefore included herein:

2 A. Land Use and Planning and Air Quality (Air Quality Management Plan Consistency):

3 1. Impacts.

4 Because the project proposes an amendment to the Riverside County
5 General Plan that would increase development intensity on the site, the
6 project would not be consistent with the South Coast Air Quality
7 Management District's (SCAQMD's) Air Quality Management Plan
8 ("AQMP") growth assumptions; therefore, the project would cumulatively
9 impact the attainment of this long range plan. Impacts due to a conflict
10 with the AQMP are evaluated as significant and unavoidable even after the
11 incorporation of mitigation measures.

12 2. Mitigation.

13 Mitigation measures are identified below under the issue area of Air
14 Quality. No additional mitigation measures are available to reduce the
15 project's conflict with the SCAQMD's AQMP during long-term operation
16 of the project beyond those identified below for Air Quality.

17 Notwithstanding the foregoing, implementation of the mitigation measures
18 described below for the issue of Air Quality will not be sufficient to
19 mitigate impacts due to a conflict with the SCAQMD AQMP during long-
20 term operation to below levels of significance. Even with implementation
21 of all feasible mitigation measures, the project would exceed the growth
22 projections as assumed in the AQMP and would thereby inhibit the ability
23 of the region to achieve regional air quality objectives.

24 The significant and unavoidable land use impacts may be further reduced
25 under the No Project/Agricultural Alternative, Reduced Density Alternative,
26 Existing General Plan Alternative, and the On-Site Drainage Avoidance
27 Alternative discussed in the Final EIR, but the EIR identifies no other
28

1 mitigation measures or alternatives that would reduce these impacts to a
2 level below significant. The County finds that specific economic, legal,
3 social, technological, or other considerations make infeasible the No
4 Project/Agricultural Alternative, Reduced Density Alternative, Existing
5 General Plan Alternative, and the On-Site Drainage Avoidance Alternative,
6 even though implementation of any of these alternatives would reduce these
7 impacts, as described more fully in the EIR and these Findings.

8 B. Air Quality (Construction and Operational Emissions)

9 1. Impacts.

10 Construction of the project would result in NO_x and VOC emissions that
11 would exceed the SCAQMD thresholds, resulting in significant short-term
12 impacts to air quality. The mitigation measures listed below would reduce
13 the severity of these short-term construction related emissions, but not
14 below levels of significance.

15 Long-term emissions from the project-related mobile sources would exceed
16 the SCAQMD significance thresholds for CO, VOC, and NO_x, and result in
17 a significant air quality impact. The mitigation measures listed below
18 would reduce the severity of these short-term construction related
19 emissions, but not below levels of significance.

20 For both construction-related and operational-related emissions, the project
21 would result in a cumulatively considerable increase in O₃, PM₁₀, PM_{2.5},
22 CO, VOC, and NO_x. The mitigation measures listed below would reduce
23 the severity of the cumulative contribution, but not below levels of
24 significance.

25 2. Mitigation.

26 The project has been modified to reduce the severity of these 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. During grading and construction activities, the Applicant/Builder
4 shall comply with the requirements of SCAQMD Rule 403, Fugitive
5 Dust. Applicable Rule 403 measures consist of the following:

6 1) Apply nontoxic chemical soil stabilizers according to the
7 manufacturer's specifications to all inactive construction areas
8 (previously graded areas inactive for ten days or more).

9 2) All trucks hauling dirt, sand, soil, or other loose materials are
10 to be covered or shall maintain at least two feet of freeboard (i.e.,
11 vertical space between the top of the load and the top of the trailer)
12 in accordance with the requirements of California Vehicle Code
13 (CVC) Section 23114.

14 3) Pave construction access roads at least 100 feet onto the site
15 from the main road.

16 4) Traffic speeds on all unpaved roads shall be reduced to 15
17 mph or less.

18 5) Water active sites at least twice daily (Locations where
19 grading is to occur shall be thoroughly water prior to earth-moving).

20 b. Construction contractors shall adhere to the commercial idling
21 restrictions as set forth in SCAQMD Rule 2449 and California Air
22 Resources Board (CARB) Section 2485, Airborne Toxic Control
23 Measure to Limit Diesel Fueled Motor Vehicle Idling. During all
24 phases of construction, all contractors shall restrict idling time to
25 five minutes or less in any given hour.

26 c. The project shall comply with Title 24 of the California Code of
27 Regulations established by the Energy Commission regarding
28

1 energy conservation standards.

2 d. During grading and construction activities, the project shall comply
3 with the following dust measures as specified in the SCAQMD
4 CEQA Air Quality Handbook:

5 1) Soil disturbing activities, including excavating and grading
6 operations, shall be suspended when wind speeds exceed 25 mph
7 (measured as instantaneous gusts) and make dust control difficult.

8 2) Disturbed areas shall be revegetated as quickly as possible.
9 Also refer to SCAQMD Rule 1186.

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

13 4) "Spill-over" effects shall be minimized by washing dirt from
14 vehicles or installing wheel washers where vehicles enter and exit
15 unpaved roads onto paved roads.

16 5) All on-site roads shall be paved as soon as feasible, watered
17 periodically, or chemically stabilized.

18 6) Areas disturbed by clearing, grading, earth-moving, or
19 excavation operations shall be minimized at all times.

20 e. The construction contractor shall select the construction equipment
21 used on site based on low emission factors and high energy
22 efficiency. The construction contractor shall ensure that
23 construction grading plans include a statement that all construction
24 equipment shall be tuned and maintained in accordance with the
25 manufacturer's specifications.

26 f. Prior to construction commencement and throughout project
27 buildout, all on-site vehicles' and equipment emissions shall be
28

1 controlled through regularly scheduled engine maintenance and low-
2 emissions tune-ups according to manufacturers' recommendations.

3 g. The construction contractor shall utilize low emission alternative
4 fueled construction equipment in lieu of gasoline powered engines
5 wherever feasible.

6 h. The construction contractor shall ensure that construction grading
7 plans include a statement that work crews shall shut off equipment
8 when not in use. During smog season (May through October), the
9 overall length of the construction period shall be extended, thereby
10 decreasing the size of area prepared each day, to minimize vehicles
11 and equipment operating at the same time.

12 i. The construction contractor shall time all construction activities so
13 as not to interfere with peak hour traffic and minimize obstruction of
14 through traffic lanes adjacent to the site. The construction contractor
15 shall provide temporary traffic controls such as a flag person during
16 all phases of construction to maintain smooth traffic flow.

17 j. The construction contractor shall support and encourage ridesharing
18 and transit incentives for the construction crew.

19 k. The project shall comply with SCAQMD Rule 1113 by using pre-
20 coated / natural colored building materials, water-based or low-VOC
21 coatings, and coating transfer or spray equipment with higher
22 transfer efficiency.

23 l. Mass grading operations on the project site shall be completed
24 before issuance of a use or occupancy permit for the on-site school
25 site and day-care center.

26 m. Parking areas for construction workers shall be designated in areas
27 that avoid conflict with vehicle travel movements on public
28

1 roadway.

- 2 n. Coatings and solvents with a VOC content lower than required
3 under SCAQMD Rule 1113 (100 grams/liter of VOC) shall be used,
4 if commercially available. Construction drawings shall indicate that
5 contractors shall use High Pressure Low Volume (HPLV) paint
6 applicators with a minimum transfer efficiency of 50% or other
7 application techniques with equivalent or higher transfer efficiency.
8 o. Signs shall be posted along public roadways abutting the project
9 site, indicating the contact name and phone number of the entity to
10 be contacted to report concerns about airborne dust during project
11 construction. The entity shall either be a Riverside County, project
12 contractor, or Project applicant representative who is designated to
13 resolve such concerns.

14 Notwithstanding the foregoing, the implementation of the mitigation
15 measures described above will not be sufficient to mitigate impacts to air
16 quality to below levels of significance. Even with implementation of all
17 feasible mitigation measures, the project would have a significant and
18 unavoidable short-term air quality impact resulting from NO_x and VOC
19 emissions, a significant and unavoidable long-term air quality impact
20 resulting from the project-related mobile source emissions of CO, VOC,
21 and NO_x, and a significant cumulative contribution to cumulatively
22 considerable increase in O₃, PM₁₀, PM_{2.5}, CO, VOC, and NO_x.

23 Notwithstanding the foregoing, the implementation of the mitigation
24 measures described above will not be sufficient to mitigate construction-
25 related and operational-related impacts to air quality to below levels of
26 significance.
27
28

1 The significant and unavoidable land use impacts may be further reduced
2 under the No Project/Agricultural Alternative, Reduced Density Alternative,
3 Existing General Plan Alternative, and the On-Site Drainage Avoidance
4 Alternative discussed in the Final EIR, but the EIR identifies no other
5 mitigation measures or alternatives that would reduce these impacts to a
6 level below significant. The County finds that specific economic, legal,
7 social, technological, or other considerations make infeasible the No
8 Project/Agricultural Alternative, Reduced Density Alternative, Existing
9 General Plan Alternative, and the On-Site Drainage Avoidance Alternative,
10 even though implementation of any of these alternatives would reduce these
11 impacts, as described more fully in the EIR and these Findings. In that
12 regard:

13 (a) The No Project/Agricultural Alternative, Reduced Density
14 Alternative, Existing General Plan Alternative, and the On-Site Drainage
15 Avoidance Alternative will not allow the County to fully achieve the goals
16 and objectives of the project as stated on pages 3-1 and 3-2 of the Draft
17 EIR.

18 (b) The No Project/Agricultural Alternative will not assist the
19 County in accommodating future projected population increases. Further,
20 this alternative would be economically infeasible because the project
21 applicant purchased the project site to develop the project and would
22 receive no return on its investment if the project did not go forward.
23 Additionally, under this alternative major drainage improvements as
24 recommended by the Romoland and Homeland MDPs would not be
25 implemented to resolve regional drainage issues, and alternative funding
26 sources for these necessary improvements would need to be identified.
27
28

1 (c) The Reduce Density Alternative, Existing General Plan
2 Alternative, and the On-Site Drainage Alternative would require major
3 drainage infrastructure improvements as required pursuant to the Romoland
4 and Homeland MDPs, and the cost of such improvements cannot be
5 accommodated with the reduction in the number of residential dwelling
6 units that would occur under each alternative. Thus, these alternatives
7 would be economically infeasible because the project applicant would
8 receive no return on its investment if any of these alternatives were
9 approved in lieu of the project.

10 (d) The Existing General Plan Alternative would develop the
11 318-acre project site with one-acre minimum lot sizes, as opposed to the
12 mixture of low density, medium density, and medium high density units as
13 proposed by the project. As a result, this alternative would be less effective
14 in providing a range of housing types, including housing types affordable to
15 lower income households. In addition, this alternative would provide
16 substantially less visual diversity as compared to the project.

17 (e) Implementation of the On-Site Drainage Avoidance
18 Alternative would result in a design for the school site that is isolated and
19 provided with only one point of access, which is not as desirable as the
20 design accommodated by the project that allows for two points of vehicular
21 access.

22
23 C. Transportation and Traffic (Cumulative Freeway Segments)

24 1. Impacts.

25 The project would contribute traffic to segments of Interstate 215 that
26 already operate below acceptable levels of service. Impacts would be
27 cumulative and temporary in nature and would be alleviated when planned
28 improvements are constructed by Caltrans and service levels improve. The

1 project's incremental contribution of traffic to I-215 mainline segments is
2 considered a significant and unavoidable cumulative impact, until freeway
3 segment improvements are made by Caltrans. The Riverside County
4 Transportation Commission ("RCTC") recently approved funding to
5 complete the I-215 widening. It is estimated that the widening will be
6 complete up to Nuevo Road by 2012 and the widening will be complete
7 between Nuevo Road and State Route 60 by 2015. Thus, it is estimated that
8 this temporary cumulative impact will be alleviated by 2015.

9 2. Mitigation.

- 10 a. The project applicant shall be required to pay the Transportation
11 Uniform Mitigation Fee (TUMF) in accordance with the fee
12 schedule in effect at the time of issuance of building permits,
13 pursuant to County Ordinance No. 824 (see Table 4.13-16 of EIR
14 No. 482 for a listing of the off-site improvements toward which
15 funding would be allocated).
- 16 b. The project applicant shall be required to pay the Riverside County
17 Development Impact Fees (DIF) in accordance with the fee schedule
18 in effect at the time of issuance of building permits, pursuant to
19 County Ordinance No. 659 (see Table 4.13-16 of EIR No. 482 for a
20 listing of the off-site improvements toward which funding would be
21 allocated).
- 22 c. Prior to the recordation of any final map, the project applicant shall
23 participate in a Road and Bridge Benefit District (RBBB) for the
24 Lakeview/Nuevo area and pay its share of RBBB fees, including an
25 interim RBBB Fee as determined by the County.

26
27 Implementation of the mitigation measures described above and additional
28 mitigation measures listed for direct impacts to Transportation and Traffic

1 will not be sufficient to mitigate cumulative impacts to I-215 freeway
2 segments, because there is no mechanism available for payment of fair
3 share contributions to mitigate freeway impacts. As noted above, the
4 Riverside County Transportation Commission (RCTC) has plans to widen
5 the I-215. According to a recent press announcement, the RCTC approved
6 funding for the completion of the entire I-215 widening project from the
7 junction of I-15/I-215 in Temecula to State Route 60 in Riverside. The
8 widening will cover 29.25 miles and is designed to relieve traffic
9 congestion and improve freeway operation. However, until physical
10 improvements are completed and acceptable levels of service are
11 maintained, the project's temporary cumulative impact will remain
12 significant. As noted above, it is estimated that the I-215 widening project
13 will be complete by 2015, with the segment from Temecula at the I-15 up to
14 Mapes Road (where the project is located) completed by 2012.

15 The significant and unavoidable cumulative impacts to freeway segments
16 may be further reduced under the No Project/Agricultural Alternative,
17 Reduced Density Alternative, Existing General Plan Alternative, and the
18 On-Site Drainage Avoidance Alternative discussed in the Final EIR, but the
19 EIR identifies no other mitigation measures or alternatives that would
20 reduce these cumulative impacts. Until the I-215 improvements planned by
21 RCTC are physically constructed (estimated to be complete by 2015),
22 impacts to freeway mainline segments would remain significant and
23 unmitigable under any alternative except for the No Project/Agricultural
24 Alternative. The County finds that specific economic, legal, social,
25 technological, or other considerations make infeasible the No
26 Project/Agricultural Alternative, Reduced Density Alternative, Existing
27 General Plan Alternative, and the On-Site Drainage Avoidance Alternative
28

1 described more fully in the EIR and these Findings. The No
2 Project/Agricultural Alternative, Reduced Density Alternative, Existing
3 General Plan Alternative, and the On-Site Drainage Avoidance Alternative
4 will not allow the County to fully achieve the goals and objectives of the
5 project, as provided on pages 3-1 and 3-2 of Final EIR No. 482. In
6 particular, the number of residential dwelling units planned for construction
7 would be reduced, thereby lowering the project applicant's economic
8 returns and constraining the Applicant's ability to fund and construct
9 regional drainage improvements as called for by the County's Romoland
10 and Homeland Area Drainage Plans (ADPs). These regional drainage
11 improvements are needed regardless of whether the project is constructed.
12 Under the No Project/Agricultural Alternative, Reduced Density
13 Alternative, Existing General Plan Alternative, or the On-Site Drainage
14 Avoidance Alternative, the County's regional drainage improvements
15 would need to be funded or partially funded by the County of Riverside or
16 other party, which would be unlikely and render the property undevelopable
17 until the drainage improvements were in place.

18 Near-term cumulative impacts to freeway segments are determined to be
19 acceptable due to the overriding social, economic, environmental, or other
20 benefits of the project, as more fully described in the Statement of
21 Overriding Considerations set forth below.

22 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it
23 has considered the following alternatives identified in the EIR in light of the environmental impacts which
24 cannot be avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons
25 hereinafter stated:
26

27 A. No Project/Agricultural Alternative

28 Under Section 15126.6(e)(2) of the CEQA Guidelines, the "No Project" Alternative

1 should consider what would be reasonably expected to occur in the foreseeable
2 future if the project were not approved, based upon the site's existing zoning,
3 General Plan designation, and ability to be served with available community
4 services. The No Project/Agricultural Alternative assumes that no development
5 would occur on the site. Non-irrigated row crop farming would continue to occur
6 as it does under existing conditions, which is the most realistic result if the project
7 is not approved.

- 8 1. The No Project/Agricultural Alternative would fail to implement the
9 Riverside County General Plan and Harvest Valley/Winchester Area Plan,
10 which designate the site for development with Very Low Density
11 Residential (VLDR-CD) land uses. Frontage improvements to Menifee
12 Road, Mapes Road, and Briggs Road would not occur, nor would any other
13 infrastructure improvements occur. Additionally, under this alternative
14 regional drainage improvements required pursuant to the Romoland and
15 Homeland Master Drainage Plans (MDPs) would not be implemented, and
16 the County would need to identify funding for these necessary
17 improvements from other sources.
- 18 2. The No Project/Agricultural Alternative would not provide for housing on
19 the site and would therefore not accommodate future projected population
20 as envisioned by the General Plan. As such, residential uses would need to
21 be constructed elsewhere within the County to accommodate the projected
22 population.
- 23 3. Emissions of PM₁₀ from farming operations (resulting from tilling and
24 preparing soils) have the potential to exceed SCAQMD thresholds, and no
25 mitigation would be required of the agricultural operator. Long-term PM₁₀
26 impacts would be potentially significant and unavoidable under the No
27 Project/Agricultural Alternative and would be greater than the project.
28

- 1 4. Potential impacts to burrowing owl could occur if the species moves onto
2 the site prior to tilling and other ground-disturbing activities associated with
3 the agricultural operations. Also, no mitigation for potential impacts to
4 burrowing owl would be required under this alternative, whereas potential
5 impacts to both species associated with the project would be fully mitigated.
- 6 5. Because no discretionary action would be required to farm the site, MSHCP
7 fee payment per County Ordinance No. 810 would not be required.
- 8 6. The No Project/Agricultural Alternative would meet none of the basic
9 project objectives because it would not provide for a master-planned
10 residential community, would not assist the County in accommodating
11 projected population increases, would not accommodate a K-8 school site
12 needed to serve the local area population, and would not implement
13 circulation and drainage infrastructure improvements. General Plan
14 Policies LU 2.1 and LU 3.1 specify that land use development be
15 accommodated in accordance with the patterns and distribution of use and
16 density depicted on the General Plan Land Use Map. Also, Policy LU 6.1
17 requires land uses to develop in accordance with the General Plan and Area
18 Plans to ensure land use compatibility. The No Project/Agricultural
19 Alternative would retain the site in a vacant agricultural condition and
20 would not result in development on the site in accordance with the General
21 Plan's Very Low Density Residential (VLDR-CD) land use designation.
- 22 7. The No Project/Agricultural Alternative would not meet the County's
23 General Plan Policy C.1.1 to design a transportation system in accordance
24 with the County's Circulation Plan. Namely, Circulation Element road
25 improvements to Menifee Road, Mapes Road, and Briggs Road would not
26 occur within the site or along the site's frontage under the No
27 Project/Agricultural Alternative.
- 28

1 B. Reduced Density Alternative

2 The Reduced Density Alternative proposes to develop the site with 531 low- and
3 medium-density residential land uses on 186.2 acres, open space land uses on 87.1
4 acres, and a school facility on 16.3 acres. This alternative was selected for
5 consideration in order to assess the potential environmental benefits of developing
6 the site less intensely, which would result in a concomitant reduction in air quality,
7 traffic, and noise impacts, and a lowering of demand placed on public services.

- 8 1. The Reduced Density Alternative would not be as effective in meeting the
9 goals of the project as described on pages 3-1 and 3-2 of the Final EIR in
10 that it would not provide for as much diversity in residential housing types
11 as compared to the project and would not be as effective in accommodating
12 the projected housing demand for western Riverside County.
- 13 2. The Reduced Project Alternative reduces many of the project's
14 environmental impacts, especially in the areas of air quality and traffic, due
15 to the decreased number of residential dwelling units. However, this
16 Alternative does not eliminate the project's direct and cumulative
17 operational air quality impacts that cannot be reduced to a level below
18 significance with feasible mitigation.
- 19 3. Traffic and circulation impacts associated with this alternative are estimated
20 to generate 5,856 ADT. The total number of ADT would be 1,487 trips less
21 than would be generated by the project (7,343 ADT). Even with the
22 reduction in the number of traffic trips, cumulative impacts associated with
23 the contribution of traffic to the freeway mainline system (which is under
24 the authority of Caltrans) would remain significant and not mitigated,
25 because no program exists to which Development Impact Fees for freeway
26 impacts may be paid. Until physical improvements planned for I-215 are
27 completed and acceptable levels of service are maintained, the cumulative
28

1 impact will remain significant.

2 4. The Reduced Density Alternative would accommodate 531 residential units
3 on-site, which would exceed the maximum 318 dwelling units allowed by
4 the site's existing General Plan designation as Very Low Density
5 Residential (VLDR-CD). As such, implementation of this alternative would
6 reduce, but would not eliminate, the project's conflict with the SCAQMD
7 AQMP because the alternative would accommodate more development than
8 was assumed in the plan. As such, impacts to land use and planning would
9 remain significant and unavoidable under this alternative.

10 5. The Reduced Density Alternative would not be economically feasible
11 because it would require the construction of regional drainage
12 improvements on-site pursuant to the Romoland and Homeland MDPs. The
13 cost of constructing these regional facilities cannot be supported by the 531
14 dwelling units proposed by this alternative.

15 C. Existing General Plan Alternative

16 Under the Existing General Plan Alternative, the site would be developed in a
17 manner consistent with the Very Low Density Residential (VLDR-CD) land use
18 designation assigned to the site by the County's General Plan. This Alternative
19 proposes a total of 205 residential dwelling units at an average residential density
20 of 1.0 unit per acre. This Alternative includes the construction of the "Mapes
21 Detention Basin" as called for by the Homeland/Romoland MDPs (described in
22 Final EIR Section 4.9.1). This Alternative was selected in order to assess the
23 potential environmental benefits of developing the site in a manner consistent with
24 the General Plan land use designation of VLDR-CD, which may result in a
25 concomitant reduction in land use, air quality, traffic, and noise impacts, and a
26 lowering of demand placed on public services

27 1. The Existing General Plan Alternative would not be as effective in meeting
28

1 the goals of the project as described on pages 3-1 and 3-2 of the Final EIR
2 in that it would not provide for as much diversity in residential housing
3 types as compared to the project and would provide significantly fewer
4 residential units to meet the housing demand in western Riverside County.
5 This alternative also would provide for less visual variety as compared to
6 the project as all lots would be constructed as minimum one-acre lot sizes,
7 as compared to the Low Density, Medium Density, and Medium High
8 Density Residential units accommodated by the project.

- 9
- 10 2. The Existing General Plan Alternative reduces many of the project's
11 environmental impacts, especially in the areas of air quality and traffic, due
12 to the decreased number of residential dwelling units. However, this
13 Alternative does not eliminate the project's direct and cumulative
14 operational air quality impacts that cannot be reduced to a level below
15 significance with feasible mitigation.
- 16 3. Traffic and circulation impacts associated with this alternative are estimated
17 to generate 1,962 ADT. The total number of ADT would be 5,381 trips less
18 than would be generated by the project (7,343 ADT). Even with the
19 reduction in the number of traffic trips, cumulative impacts associated with
20 the contribution of traffic to the freeway mainline system (which is under
21 the authority of Caltrans) would remain significant and not mitigated,
22 because no program exists to which Development Impact Fees for freeway
23 impacts may be paid. Until physical improvements planned for I-215 are
24 completed and acceptable levels of service are maintained, the cumulative
25 impact will remain significant.
- 26 5. The Existing General Plan Alternative would not be economically feasible
27 because it would require the construction of regional drainage
28 improvements on-site pursuant to the Romoland and Homeland MDPs. The

1 cost of constructing these regional facilities cannot be supported by the 205
2 dwelling units proposed by this alternative.

3 D. On-Site Drainage Avoidance Alternative

4 The On-Site Drainage Avoidance Alternative proposes that the site be developed in
5 a manner that avoids all on-site drainages and riparian habitat areas. Under this
6 alternative, Drainages I, II, III, IV, V, VI, VII, and VIII would be preserved as
7 "Open Space – Conservation" land use areas and would be precluded from future
8 development. The On-Site Drainage Avoidance Alternative proposes 490 low- and
9 medium-density residential dwelling units on 132.2 acres, open space land uses on
10 142.3 acres, and a school facility of 17.4 acres. The proposed circulation system
11 would comprise a total of 26.1 acres. This Alternative was selected for
12 consideration to assess the environment benefits of avoiding impacts to on-site
13 jurisdictional drainages and riparian habitat areas, which subsequently may result in
14 a concomitant reduction air quality, traffic, and noise impacts (as compared to the
15 project). The On-Site Drainage Avoidance Alternative is identified as the
16 Environmentally Superior Alternative.

17 1. The On-Site Drainage Avoidance Alternative would not be as effective in
18 meeting the goals of the project as described on pages 3-1 and 3-2 of the
19 Final EIR in that the alternative would provide only for low and medium
20 density residential uses, as compared to the low density, medium density,
21 and medium high density residential uses accommodated by the project and
22 would not be as effective in accommodating the projected housing demand
23 for western Riverside County.

24 2. The On-Site Drainage Avoidance Alternative reduces many of the project's
25 environmental impacts, especially in the areas of air quality and traffic, due
26 to the decreased number of residential dwelling units. However, this
27 Alternative does not eliminate the project's direct and cumulative
28

1 operational air quality impacts that cannot be reduced to a level below
2 significance with feasible mitigation.

3 3. Traffic and circulation impacts associated with this alternative are estimated
4 to generate 5,463 ADT. The total number of ADT would be 1,880 trips less
5 than would be generated by the project (7,343 ADT). Even with the
6 reduction in the number of traffic trips, cumulative impacts associated with
7 the contribution of traffic to the freeway mainline system (which is under
8 the authority of Caltrans) would remain significant and not mitigated,
9 because no program exists to which Development Impact Fees for freeway
10 impacts may be paid. Until physical improvements planned for I-215 are
11 completed and acceptable levels of service are maintained, the cumulative
12 impact will remain significant.

13 4. The On-Site Drainage Avoidance Alternative would accommodate 490
14 residential units on-site, which would exceed the maximum 318 dwelling
15 units allowed by the site's existing General Plan designation as Very Low
16 Density Residential (VLDR-CD). As such, implementation of this
17 alternative would reduce, but would not eliminate, the project's conflict
18 with the SCAQMD AQMP because the alternative would accommodate
19 more development than was assumed in the plan. As such, impacts to land
20 use and planning would remain significant and unavoidable under this
21 alternative.

22 5. The On-Site Drainage Avoidance Alternative would reduce the number of
23 residential dwelling units planned for construction as compared to the
24 project, thereby lowering the project applicant's economic returns and
25 constraining the Applicant's ability to fund and construct regional drainage
26 improvements on the site as called for by the County's Romoland and
27 Homeland Master Drainage Plans (MDPs). Under the On-Site Drainage
28

1 Avoidance Alternative, the County's regional drainage improvements
2 would need to be funded or partially funded by the County of Riverside or
3 other party, which would be unlikely and render the property undevelopable
4 until the drainage improvements were in place.

- 5 6. Preservation of on-site drainages as proposed under the On-Site Drainage
6 Avoidance Alternative would not serve to protect important environmental
7 resource, as impacts to wetland associated special-status plant and/or animal
8 species would not occur due to the patchy and isolated nature of the
9 drainages, the sparse stands of vegetation, and lack of perennial standing or
10 flowing water. In addition, on-site patches of riparian vegetation were not
11 shown to be present on historical aerial photographs of the site; thus, on-site
12 southern willow scrub is determined to be the result on anthropogenic
13 alterations.

14 E. Alternative Site

- 15 1. CEQA Guidelines Section 15126.6(f)(2) requires that an EIR identify
16 alternative sites to the project, but does not expressly require that it discuss
17 alternative locations for the project.
- 18 2. The project site is relatively flat and has been 100% disturbed by past and
19 current agricultural activity. Other vacant parcels in the area would not
20 have fewer environmental constraints than the project site. Development in
21 an alternative location in the area would also result in significant and
22 unavoidable short-term construction-related air quality impacts, long-term
23 cumulative air quality impacts, and a cumulative contribution to traffic on
24 freeway mainlines. In addition, developing the project in an alternative
25 location would not result in the construction of regional drainage
26 improvements as identified in the Romoland and Homeland MDPs, and the
27 County would therefore need to identify alternative funding sources for
28

1 these essential public improvements. Therefore, there is no environmental
2 benefit to considering development of the project at an alternate location.

3 **BE IT FURTHER RESOLVED** by the Planning Commission that it has balanced the benefits of
4 the project against the unavoidable adverse environmental effects thereof, and has determined that the
5 following benefits outweigh and render acceptable those environmental effects:

- 6 A. The project proposes to accommodate and construct regional drainage improvements on-
7 site that represent an improvement over the drainage design identified by the County's
8 Romoland and Homeland MDPs. Whereas the MDPs called for one large detention basin
9 on the property, the project will construct a series of five smaller detention basins with
10 shallow slopes that also will provide water quality bio-treatment functions by allowing
11 water to have prolonged contact time with vegetation. These regional improvements are
12 necessary to address regional drainage issues that exist in the area. In the absence of the
13 project, the County would need to identify alternative funding mechanisms to provide for
14 these essential public improvements.
- 15 B. The project proposes to implement frontage improvements for Mapes Road, Menifee Road,
16 and Briggs Road, along with the construction of circulation improvements on-site, which
17 would facilitate safe vehicular travel to, from, and within the site.
- 18 C. The project will construct 29.3 acres of recreational and trail uses on-site, which will help
19 to accommodate the recreational needs of both project and nearby residents.
- 20 D. The project accommodates a 16.3-acre K-8 school site, which will help meet the
21 educational needs of future project and area residents.
- 22 E. The project will provide two regional trail segments, including segments along the project's
23 frontage with Briggs Road and Menifee Road. Additionally, the project is adding an
24 equestrian staging area at the southwestern corner of Mountain Avenue and Briggs Road to
25 promote equestrian riding in the area and on the regional trail system. The project also
26 proposes a system of trails in a greenbelt system through the project site to supplement the
27 County's system of regional and community trails.
- 28

- 1 F. The project will provide a daycare site to assist the County in planning for childcare uses
2 for the region's population. The daycare site is placed in an area of community amenities,
3 being adjacent to the project's private recreation center and across the street from the
4 project's community park and a trailhead of the greenbelt system.
- 5 G. The project will make monetary contributions to Riverside County's Transportation
6 Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation
7 improvements. Additionally, monetary contributions will be made to the Lakeview/Nuevo
8 Road and Bridge Benefit District (RBBD) once it is formed to assist in the construction of
9 local transportation improvements.
- 10 H. The project will make monetary contributions to the Western Riverside County MSHCP to
11 assist in property acquisition and maintenance of habitat core and linkage areas.
- 12 I. The project will incorporate multiple design features to reduce operational energy
13 consumption beyond that required by Title 24 of the California Building Code. Specific
14 Plan No. 344 specifies that the construction of buildings and structures will exceed Title 24
15 requirements by at least 10 percent. Energy conservation features include, but are not
16 limited to, use of energy-efficient lighting, heating and cooling systems, and enhanced
17 insulation. Additionally, prospective homeowners will be offered the option of having
18 their homes pre-wired for solar technologies.

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

24
25 A. Economic, Population, or Housing Growth

26 The project site would develop a maximum of 702 residential dwelling units, a
27 school, daycare center, and open space-recreation and conservation land uses on
28 318.0 acres and would result in an increase to the County's population by

1 approximately 2,113 persons. Projected growth quantifications for the project are
2 most meaningful for the geographic area covered by the Western Riverside County
3 Council of Governments (WRCOG). Although the project proposes an increase in
4 the number of residential units on-site, the project would not exceed the WRCOG
5 population growth forecasts.

6 In addition to increasing the planned supply of housing in the study area by 396
7 dwelling units, development of the on-site public facility land uses (elementary
8 school and daycare center) would increase overall job capacity throughout the
9 study area by approximately 80 jobs. Current General Plan policy and land use mix
10 designated within the study area has the inherent capacity to support 1.299 jobs per
11 household. In terms of jobs-housing objectives applicable to Riverside County, the
12 project does not materially affect the inherent capacity to provide a desirable
13 balance between local jobs and local housing that is commensurate with the robust
14 economy of Southern California.

15 "Jobs-to-housing ratio" measures the extent to which job opportunities in a given
16 geographic area are sufficient to meet the employment needs of area residents.
17 Despite generating an absolute increase in local employment capacity, the project
18 contributes to a marginal decrease in the overall ratio describing the overall jobs-
19 housing balance of the four-community study area (as described in Section 6.3 of
20 the Final EIR). The overall decline is negligible and equal to .003 jobs per
21 household, or a 0.21% reduction in the ratio describing the overall balance between
22 local jobs and housing that can be supported by General Plan policy for the study
23 area. The project would contribute to an overall jobs-housing ratio (1.299 jobs per
24 household), that exceeds economic gains in job growth and participation (1.241
25 jobs per household) realized by the Southern California economy.

26 With the development of the project, land use policy in the study area maintains the
27 capacity to host local job growth commensurate with relatively strong employment
28

1 gains that have characterized the Southern California economy since 2000. In
2 terms of broader jobs-housing policy objectives applicable to Riverside County, the
3 proposed development would not impede material progress toward a more
4 equitable relationship between jobs and housing opportunities that can be provided
5 in relatively close proximity.

6 The property is generally vacant and undeveloped. The surrounding area contains a
7 mixture of vacant, residential, and mobile home land use. Extension of urban
8 utilities (water and sewer lines) as proposed by the project could potentially act as
9 an inducement to other lands within the vicinity to undertake development. Any
10 induced development would be consistent with the existing General Plan and was
11 therefore accounted for in the County General Plan EIR (2003).

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

21 **BE IT FURTHER RESOLVED** by the Planning Commission that the project will implement
22 applicable elements of the Riverside County General Plan as follows:

23
24 A. Land Use Element

25 General Plan Amendment No. 727 proposes to amend the General Plan designation
26 of VLDR-CD, one-acre minimum, to the following land use designations:
27 Community Development-Low Density Residential, 1/2 acre minimum (LDR-
28 CD); Community Development-Medium Density Residential, 2-5 dwelling units

1 per acre (du/ac) (MDR-CD); Community Development-Medium High Density
2 Residential, 5-8 du/ac (MHDR-CD); Open Space-Recreation (R); Open Space-
3 Water (OS-W); Open Space- Conservation (OS-C); and "Public Facilities (PF-
4 CD)" as reflected on the Land Use Plan of Specific Plan No. 344. Because the
5 project site would be developed with residential and public facility land uses in
6 accordance with the Community Development Foundation Component,
7 development of the site would be consistent with the General Plan Land Use
8 Element.

9 B. Circulation Element

10 Construction of improvements to Meniffee Road, Mapes Road, and Briggs Road
11 would provide consistency with the designations assigned to these roadways by the
12 County General Plan Circulation Plan. The project's study area intersections are
13 projected to operate at acceptable levels of service during the peak hours with
14 implementation of roadway and traffic signal improvements listed in EIR Section
15 4.13, except for freeway segments in the short-term. All required roadway
16 improvements that are directly attributable to the project would be constructed as
17 part of the project. All fair share costs would be contributed for improvements to
18 affected off-site roadways through payment of required Transportation Uniform
19 Mitigation Fees (TUMF) and Development Impact Fees (DIF).

20 The General Plan identifies a Regional Trail along the eastern project boundary,
21 paralleling Briggs Road. Implementation of the Specific Plan would provide for
22 the requisite trail easement along Briggs Road along with an equestrian staging
23 area in the northeast corner of the project site along Briggs Road. Specifically, TR
24 No. 35045 identifies a 22-foot landscaped easement with a 10-foot wide regional
25 trail adjacent to the western side of Briggs Road. A 10-foot wide regional trail also
26 would be provided adjacent to the eastern side of Meniffee Road.

27 C. Multipurpose Open Space Element
28

1 The project site is not identified for open space preservation by the General Plan or
2 the MSHCP. The site generally contains vacant and agricultural lands but the
3 County General Plan identifies the project site for future development with
4 residential land uses. As discussed in EIR Section 4.2, Agricultural Resources, the
5 site does not contain lands mapped as Prime, Unique, or Statewide Important
6 Farmland by the California Farmland Mapping and Monitoring Program (FMMP);
7 therefore, impacts to Farmlands would not occur. Property zoned for primarily
8 agricultural purposes (A-1-1) is identified adjacent to a portion of the southwest
9 corner boundary. Because the project is located within 300 feet of land zoned for
10 primarily agricultural purposes, a potentially significant impact to agricultural
11 lands may occur, although this impact would be reduced to less than significant
12 levels with mandatory compliance with County Ordinance No. 625.1.

13 Due to the presence of suitable habitat for the burrowing owl (BUOW) on the
14 project site, including rock outcrops, grassy areas, open scrub, California ground
15 squirrel burrows, and the species' migratory nature, the BUOW has the potential to
16 nest on site. If a BUOW is present at the time that grading and construction
17 activities commence, this could result in a potentially significant impact.
18 Mitigation for this potential impact is presented in EIR Section 4.5, Biological
19 Resources. With incorporation of mitigation measures specified in EIR Section
20 4.5, the project would be consistent with the Open Space Element of the General
21 Plan.

22 No known sensitive archaeological or paleontological resources are present;
23 however, the potential exists for the discovery of archaeological or paleontological
24 resources during grading and construction and mitigation measures are presented in
25 SEIR No. 482, Section 4.6 to reduce impacts to below a level of significance.
26 Additionally, the project site is not located within or adjacent to any identified
27 scenic corridors nor is it mapped within a valuable mineral resource area.
28

1 D. Safety Element

2 Any structures designated for development subsequent to the approval of the
3 project would be constructed in accordance with the California Building Code
4 (CBC) and any site-specific conditions imposed by the County Geologist; thus
5 insuring geologic safety. Due to the presence of shallow bedrock and the depth to
6 groundwater on the project site, the potential for liquefaction is considered to be
7 low, and impacts are considered to be less than significant. The project site is not
8 located within a blowsand area, is not located within a dam inundation area, and
9 would not conflict with any disaster preparedness plan. Compliance with the
10 requirements of the Riverside County Fire Department, and the required payment
11 of mitigation fees pursuant to Ordinance 659.6 would ensure fire safety. Lastly,
12 the land uses proposed for the project have little potential for storage of toxic
13 substances with the exception of household chemicals; however, toxic substances
14 in common household chemicals are of such a low concentration and volume that
15 they pose no significant impacts to human health and safety. EIR No. 482 Section
16 4.8 addresses remediation of potential hazardous wastes present on the site.

17 E. Noise Element

18 Construction activities would result in short-term noise levels above 65 dBA, and
19 future uses adjacent to Menifee Road and Briggs Road would be exposed to future
20 noise levels greater than 70 dBA CNEL and 65 dBA CNEL. To meet the County
21 of Riverside 65 dBA CNEL exterior noise standard, a noise barrier would have to
22 be constructed to buffer residential lots from portions of Mapes Road, Menifee
23 Road, and Briggs Road. Mitigation measures are included in Section 4.10 of EIR
24 No. 482. With incorporation of mitigation measures, the project would be
25 consistent with the General Plan Noise Element.

26 F. Housing Element

27 The net effect of the project on designated land use within the study area, which
28

1 encompasses the communities of Lakeview/Nuevo, Mead Valley, City of Perris,
2 and Harvest Valley, equates to a 154-acre decrease in residential use. Despite the
3 reduction in designated residential land use, the suburban density of the project
4 results in a 396-unit increase in overall capacity within the study area, which is a
5 community reference area of approximately 93,160 acres or 145.6 square miles
6 consisting of four communities: Lakeview/Nuevo, Mead Valley, City of Perris, and
7 Harvest Valley. As such, the project would be consistent with the General Plan
8 Housing Element.

9 G. Air Quality Element

10 Construction of the project site would result in emissions that would exceed the
11 SCAQMD thresholds, resulting in significant short-term impacts to air quality. In
12 addition, emissions from the project-related mobile sources would exceed the
13 SCAQMD significance thresholds and result in a significant long-term air quality
14 impact. Implementation of the mitigation measures listed in Section 4.4 of EIR
15 No. 482 would reduce emissions resulting from construction and operation of the
16 project to the maximum practical extent. Not unlike other development projects in
17 the County, and as disclosed in the EIR prepared for the County General Plan
18 (SCH No. 2005021143), direct and cumulative air quality impacts would remain
19 significant and unmitigable after implementation of mitigation measures. Although
20 the project's contribution to air quality is significant, the mitigation measures
21 presented in Section 4.4 of EIR No. 482 would reduce these impacts to the greatest
22 extent possible, in conformance with SCAQMD, EPA, and California Air
23 Resources Board (CARB) requirements.

24 H. Administration Element

25 The Administration Element contains information regarding the structure of the
26 General Plan as well as general planning principles and a statement regarding the
27 vision for Riverside County. No policy directives are included in this Element.
28

1 **BE IT FURTHER RESOLVED** by the Planning Commission that the project is in conformance
2 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan
3 (MSHCP) in that:

4 A. The Western Riverside County MSHCP is the governing habitat conservation plan
5 for the project area. The project site is not located within the MSHCP Criteria
6 Area and as such is not designated for conservation by the MSHCP. Thus, the
7 project would not conflict with Reserve Assembly, because the project site is not
8 identified for conservation.

9 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant
10 effects on Riparian/Riverine Areas and Vernal Pools, which includes identification
11 and mapping of such areas located on the project site, is required if such resources
12 are identified on the project site. Implementation of the project would impact
13 approximately 1.04 acres of southern willow scrub. However, impacts to wetland
14 associated special-status plant and/or animal species would not occur because the
15 on-site southern willow scrub is patchy and isolated, with sparse stands of
16 vegetation and no perennial standing or flowing water. In addition, on-site patches
17 of riparian vegetation were not shown to be present on historical aerial photographs
18 of the site; thus, on-site southern willow scrub is determined to be the result on
19 anthropogenic alterations to the natural drainage of the area and is, therefore, not
20 subject to the provisions of Section 6.1.2 of the MSHCP. Therefore, on-site
21 southern willow scrub habitat is not considered suitable for habitation by wetland
22 associated special-status plant and animal species. In addition, no vernal pools
23 were discovered on-site or within the off-site study area during biological surveys.
24 Impacts to species associated with riparian/riverine areas would not occur and
25 mitigation is not required.

26
27 C. The project site is not located within a MSHCP designated Narrow Endemic Plant
28 Survey Area; therefore, no endemic plant surveys are required. In addition, the

1 entire project site is mapped as consisting of sandy loam soils not indicative of rare
2 plant habitat.

3 D. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused
4 surveys for certain additional plant and animal species are required for properties
5 within mapped survey areas. The project site and its off-site improvement areas are
6 located within the MSHCP survey area for the western burrowing owl. Focused
7 surveys were conducted in 2005, and no burrowing owls were detected. However,
8 because the species is migratory and suitable habitat exists on the site, the
9 burrowing owl has the potential to move onto the site prior to grading and
10 development. If the species moves onto the site or its off-site improvement area
11 prior to ground-disturbing construction activities, impacts would be regarded as
12 significant. With implementation of the mitigation measures contained in Section
13 4.5 of EIR No. 482, potential impacts to this species would be reduced to a level
14 below significance.

15 E. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be
16 considered. Because the project site is not located adjacent to the MSHCP
17 Conservation Area, impacts of fuel management would not affect the Conservation
18 Area.

19 **BE IT FURTHER RESOLVED** by the Planning Commission that the Project is consistent with
20 the General Plan as amended by General Plan Amendment No. 727.

21 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it
22 has reviewed and considered EIR No. 482 in evaluating the project, that EIR No. 482 is an accurate and
23 objective statement that complies with the California Environmental Quality Act and reflects the County's
24 independent judgment, and that EIR No. 482 is incorporated herein by this reference.

25 **BE IT FURTHER RESOLVED** by the Planning Commission that it **CERTIFIES** EIR No. 482
26 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

27 **BE IT FURTHER RESOLVED** by the Planning Commission that Tentative Tract Map No.
28

1 35045, on file with the Clerk of the Board, including the final conditions of approval and exhibits, are
2 hereby approved for the real property described and shown on the map, and said real property shall be
3 developed substantially in accordance with Tentative Tract Map No. 35045, unless the map is amended
4 by the Planning Commission.

5 **BE IT FURTHER RESOLVED** by the Planning Commission that copies of Tentative Tract Map
6 No. 35045 shall be placed on file in the Clerk of the Board, in the Office of the Planning Director, and in
7 the Office of the Building and Safety Director, and that no applications for other development approvals
8 shall be accepted for real property described and shown in the project, unless such applications are
9 substantially in accordance herewith.

10 **BE IT FURTHER RESOLVED** by the Planning Commission that the custodians of the
11 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
12 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
13

14
15
16
17
18
19
20 G:\PROPERTY\MDUSEK\RESOLUTIONS\2010-02.PC.EIR482.050410.DOC
21
22
23
24
25
26
27
28

1 C. Minimum lot frontage shall be seventy-five feet (75'), except for lots
2 fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of forty
3 feet (40').

4 D. The maximum building height shall be forty feet (40'). The maximum
5 wall/fence height shall be seven feet (7').

6 E. Front yard setbacks shall be a minimum of thirty feet (30') as measured
7 from the existing street right-of-way or from any future street right-of-way as shown on
8 any specific plan of highways, whichever is nearer the proposed structure.

9 F. Side yard setbacks shall be a minimum of fifteen feet (15') for interior lots
10 and a minimum of twenty feet (20') for corner lots.

11 G. Rear yard setbacks shall be a minimum of thirty feet (30') feet as measured
12 from the rear lot line.

13 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
14 maximum of two and a half feet (2.5') into the side yard setback. Porches may encroach
15 into front yard and side yard setbacks by ten feet (10'). Garages may encroach into the
16 rear yard setback by ten feet (10').

17 I. A minimum of two parking spaces shall be provided within a garage for
18 each dwelling unit.

19 J. Pad area shall not be less than six thousand five hundred (6,500) square
20 feet.

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

23 b. Planning Areas 2, 8, and 10

24 (1) The uses permitted in Planning Areas 2, 8, and 10 of Specific Plan No. 344 shall be
25 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
26 uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and
27 c.(1) shall not be permitted.

1 (2) The development standards for Planning Areas 2, 8, and 10 of Specific Plan No.
2 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
3 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and
4 e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

5 A. Lot area shall be not less than seven thousand (7,000) square feet.

6 B. The minimum average width of that portion of a lot to be used as a building
7 site shall be sixty-five feet (65') with a minimum average depth of ninety-five feet (95').

8 B. Minimum lot frontage shall be sixty feet (60'), except for lots fronting on
9 knuckles or cul-de-sac lots, which shall have a minimum lot frontage of thirty-five feet
10 (35').

11 C. The maximum building height shall be forty feet (40'). The maximum
12 wall/fence height shall be seven feet (7').

13 D. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
14 from the existing street right-of-way or from any future street right-of-way as shown on
15 any specific plan of highways, whichever is nearer the proposed structure.

16 E. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
17 a minimum of ten feet (10') for corner lots.

18 F. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured
19 from the rear lot line.

20 G. Fireplaces, media niches, AC units, and pot shelves may encroach a
21 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
22 encroach two feet (2') into the front yard setback. Porches may encroach seven feet (7')
23 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
24 yard setback.

25 H. A minimum of two parking spaces shall be provided within a garage for
26 each dwelling unit.

27 I. Pad area shall not be less than five thousand (5,000) square feet.
28

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

3 c. Planning Area 3

4 (1) The uses permitted in Planning Area 3 of Specific Plan No. 344 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
7 shall not be permitted.

8 (2) The development standards for Planning Area 3 of Specific Plan No. 344 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and
11 (4) shall be deleted and replaced by the following:

12 A. Lot area shall be not less than six thousand (6,000) square feet.

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

15 C. Minimum lot frontage shall be fifty-five feet (55'), except for lots fronting
16 on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty-five feet
17 (35').

18 D. The maximum building height shall be forty feet (40') feet. The maximum
19 wall/fence height shall be seven feet (7').

20 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
21 from the existing street right-of-way or from any future street right-of-way as shown on
22 any specific plan of highways, whichever is nearer the proposed structure.

23 F. Side yard setbacks shall be a minimum of five feet (5') feet for interior lots
24 and a minimum of ten feet (10') for corner lots.

25 G. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured
26 from the rear lot line.

27 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
28 maximum of two and a half feet (2.5') into the side yard setback. Living areas may

1 encroach two feet (2') into the front yard setback. Porches may encroach seven feet (7')
2 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
3 yard setback.

4 I. A minimum of two parking spaces shall be provided within a garage for
5 each dwelling unit.

6 J. Pad area shall not be less than four thousand (4,000) square feet.

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

9 d. Planning Areas 4 and 5

10 (1) The uses permitted in Planning Areas 4 and 5 of Specific Plan No. 344 shall be the
11 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
12 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
13 shall not be permitted.

14 (2) The development standards for Planning Areas 4 and 5 of Specific Plan No. 344
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
16 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1),
17 (2), (3), and (4) shall be deleted and replaced by the following:

18 A. Lot area shall be not less than four thousand five hundred (4,500) square
19 feet.

20 B. The minimum average width of that portion of a lot to be used as a building
21 site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').

22 C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on
23 knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

24 D. The maximum building height shall be forty feet (40'). The maximum
25 wall/fence height shall be seven feet (7').

26 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
27 from the existing street right-of-way or from any future street right-of-way as shown on
28 any specific plan of highways, whichever is nearer the proposed structure.

1 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
2 a minimum of ten feet (10') for corner lots.

3 G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from
4 the rear lot line.

5 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
6 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
7 encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8')
8 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
9 yard setback.

10 I. A minimum of two parking spaces shall be provided within a garage for
11 each dwelling unit.

12 J. Pad area shall not be less than three thousand five hundred (3,500) square
13 feet.

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

16 e. Planning Areas 6 and 7

17 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 344 shall be the
18 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
19 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
20 shall not be permitted.

21 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 344
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
23 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1),
24 (2), (3), and (4) shall be deleted and replaced by the following:

25 A. Lot area shall be not less than four thousand (4,000) square feet.

26 B. The minimum average width of that portion of a lot to be used as a building
27 site shall be forty-five feet (45') with a minimum average depth of ninety feet (90') feet.

1 C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on
2 knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

3 D. The maximum building height shall be forty feet (40'). The maximum
4 wall/fence height shall be seven feet (7').

5 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
6 from the existing street right-of-way or from any future street right-of-way as shown on
7 any specific plan of highways, whichever is nearer the proposed structure.

8 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
9 a minimum of ten feet (10') for corner lots.

10 G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from
11 the rear lot line.

12 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
13 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
14 encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8')
15 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
16 yard setback.

17 I. A minimum of two parking spaces shall be provided within a garage for
18 each dwelling unit.

19 J. Pad area shall not be less than three thousand four hundred (3,400) square
20 feet.

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

23 f. Planning Area 9

24 (1) The uses permitted in Planning Area 9 of Specific Plan No. 344 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
27 shall not be permitted.

1 (2) The development standards for Planning Area 9 of Specific Plan No. 344 shall be
2 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
3 the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and
4 (4) shall be deleted and replaced by the following:

5 A. Lot area shall be not less than five thousand (5,000) square feet.

6 B. The minimum average width of that portion of a lot to be used as a building
7 site shall be forty-five feet (45') with a minimum average depth of ninety feet (90') feet.

8 C. Minimum lot frontage shall be forty-five feet (45'), except for lots fronting
9 on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

10 D. The maximum building height shall be forty feet (40'). The maximum
11 wall/fence height shall be seven feet (7').

12 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
13 from the existing street right-of-way or from any future street right-of-way as shown on
14 any specific plan of highways, whichever is nearer the proposed structure.

15 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
16 a minimum of ten feet (10') for corner lots.

17 G. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured
18 from the rear lot line.

19 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
20 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
21 encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8')
22 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
23 yard setback.

24 I. A minimum of two parking spaces shall be provided within a garage for
25 each dwelling unit.

26 J. Pad area shall not be less than four thousand (4,000) square feet.

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

1 g. Planning Areas 12 and 13

2 (1) The uses permitted in Planning Areas 12 and 13, of Specific Plan No. 344 shall be
3 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
4 permitted uses identified under Section 6.1.b. shall include schools and day care centers.

5 (2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 344
6 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 for
7 the development of a school or day care center.

8 (3) For uses other than the development of a school or daycare center, the development
9 standards for Planning Areas 12 and 13 of Specific Plan No. 344 shall be the same as those
10 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development
11 standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be
12 deleted and replaced by the following for the development of a one family dwelling:

13 A. Lot area shall be not less than four thousand five hundred (4,500) square
14 feet.

15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be forty-five feet (45') with a minimum average depth of one hundred feet (100')
17 feet.

18 C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on
19 knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

20 D. The maximum building height shall be forty feet (40'). The maximum
21 wall/fence height shall be seven feet (7').

22 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
23 from the existing street right-of-way or from any future street right-of-way as shown on
24 any specific plan of highways, whichever is nearer the proposed structure.

25 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
26 a minimum of ten feet (10') for corner lots.

27 G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from
28 the rear lot line.

1 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
2 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
3 encroach three feet (3') into the front yard setback. Porches may encroach 8 feet into the
4 front yard setback. Side entry garages may encroach eight feet (8') into the front yard
5 setback.

6 I. A minimum of two parking spaces shall be provided within a garage for
7 each dwelling unit.

8 J. Pad area shall not be less than three thousand five hundred (3,500) square
9 feet.

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

12 h. Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B

13 (1) The uses permitted in Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A,
14 and 21B of Specific Plan No. 344 shall be the same as those uses permitted in Article VIIIe,
15 Section 8.100. of Ordinance No. 348. In addition, the permitted uses identified under Section
16 8.100.a. shall include equestrian staging areas and recreation centers.

17 (2) The development standards for Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D,
18 19, 21A, and 21B of Specific Plan No. 344 shall be the same as those standards identified in
19 Article VIIIe, Section 8.101 of Ordinance No. 348, except that the development standards set forth
20 in Article VIIIe, Section 8.101. b. shall be deleted and replaced by the following:

21 A. Any proposed building shall be setback a minimum of twenty feet (20') feet
22 from the existing street right-of-way or from any future street right-of-way as shown on
23 any specific plan of highways, whichever is nearer the proposed structure.

24 B. Any proposed building shall be setback a minimum of 10 feet from any lot
25 line.

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

28 i. Planning Areas 20A and 20B

1 (1) The uses permitted in Planning Areas 20A and 20B of Specific Plan No. 344 shall
2 be the same as those uses permitted in Article XVI, Section 16.2 of Ordinance No. 348, except
3 that the uses permitted pursuant to Sections 16.2.a.(1), (2), (3), (4), (5) and (7); b.(1), (2), (3), (4),
4 (5), (6), and (8); c.(2); d.(1); and e. shall not be permitted.

5 (2) The development standards for Planning Areas 20A and 20B of Specific Plan No.
6 344 shall be the same as those standards identified in Article XVI, Section 16.4 of Ordinance No.
7 348.

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

10 j. Planning Areas 22A, 22B, 22C, and 22D

11 (1) The uses permitted in Planning Areas 22A, 22B, 22C, and 22D of Specific Plan
12 No. 344 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
13 348.

14 (2) The development standards for Planning 22A, 22B, 22C, and 22D of Specific Plan
15 No. 344 shall be the same as those standards identified in Article VIIIe, Section 8.100 of
16 Ordinance No. 348.

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

19
20
21
22
23
24
25 ///

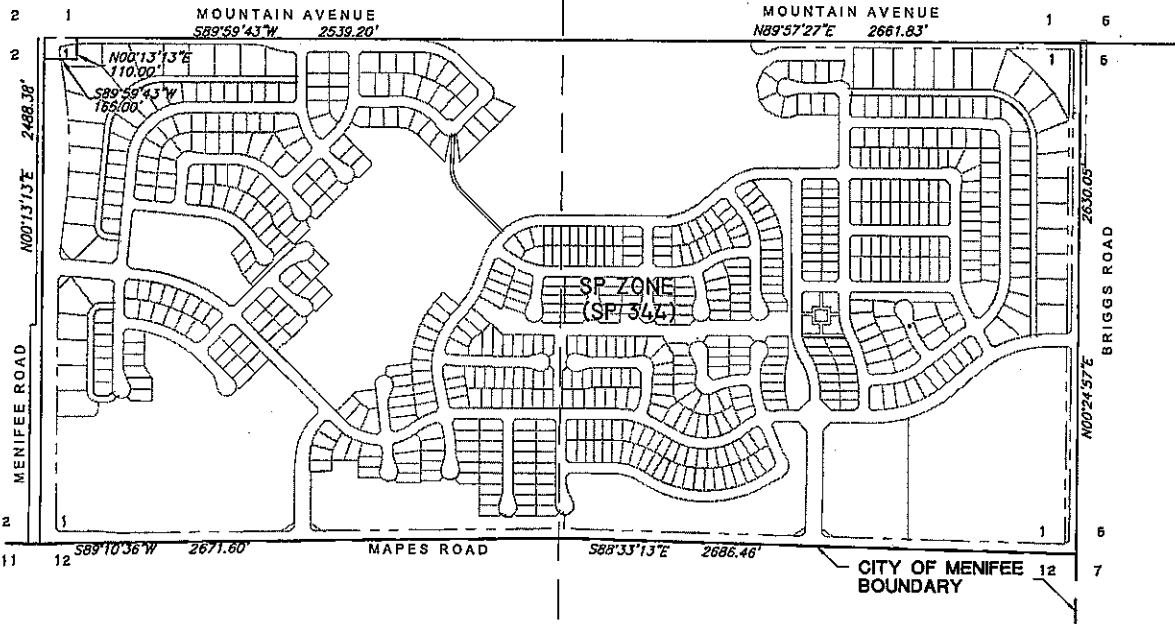
26 ///

27 ///

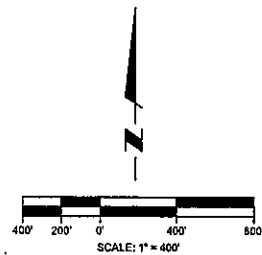
28 ///

HOMELAND ZONING AREA
SECTION I, T.5S., R.3W., S.B.M.

SHEET 1 OF 1



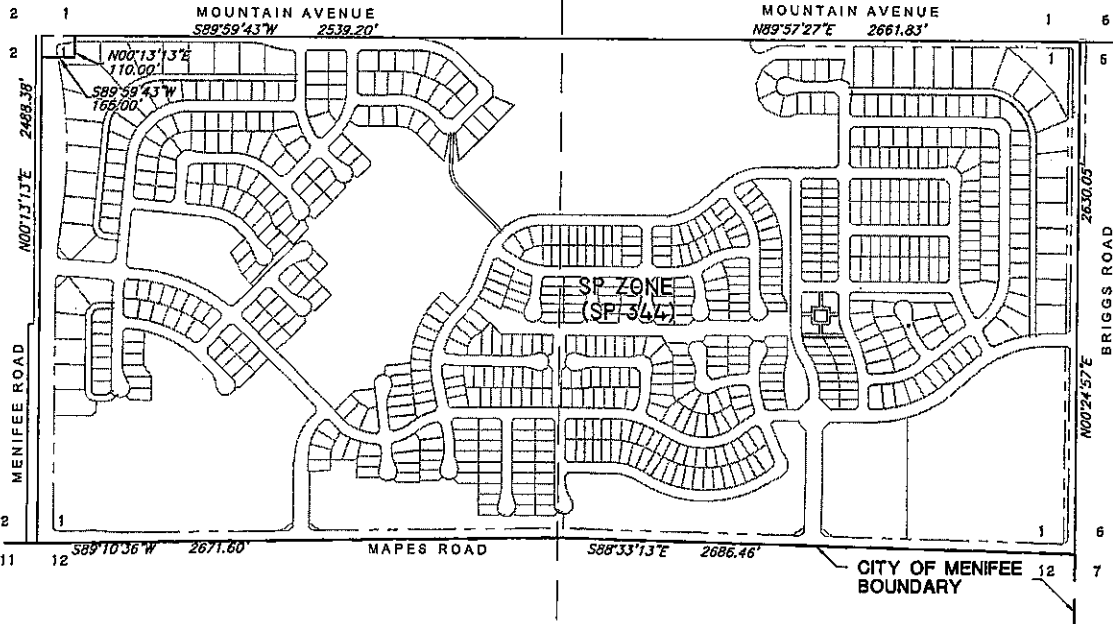
SP ZONE SPECIFIC PLAN



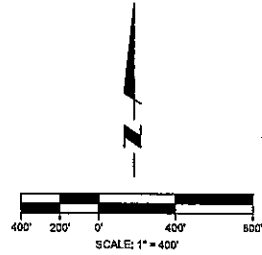
MAP NO. 2.2327
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7076
ADOPTED BY ORDINANCE NO. 348.4700
MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

HOMELAND ZONING AREA
SECTION I, T.5S., R.3W., S.B.M.

SHEET 1 OF 1

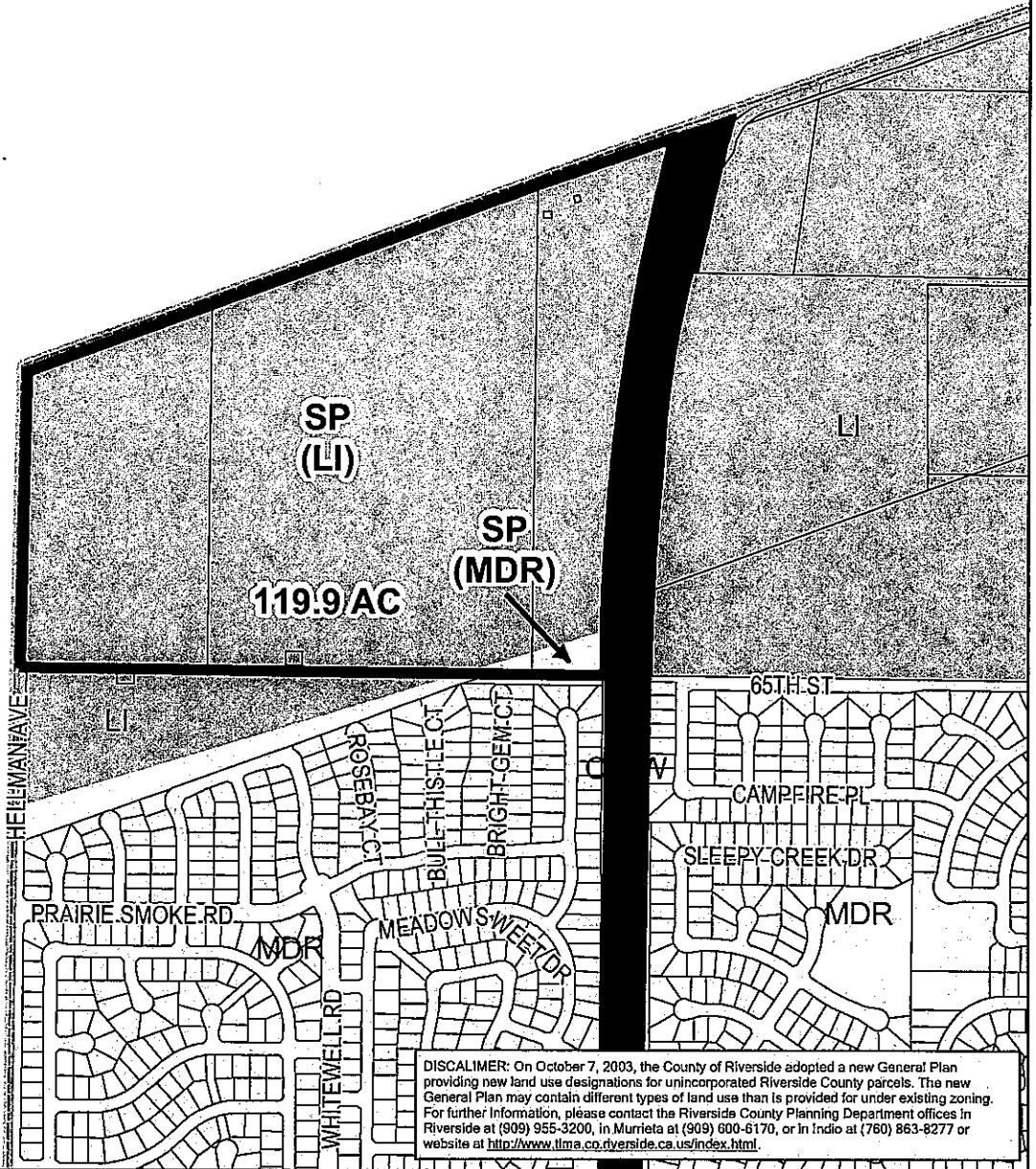


SP ZONE SPECIFIC PLAN



MAP NO. 2.2327
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7076
ADOPTED BY ORDINANCE NO. 348.4700
MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

SAN BERNARDINO COUNTY



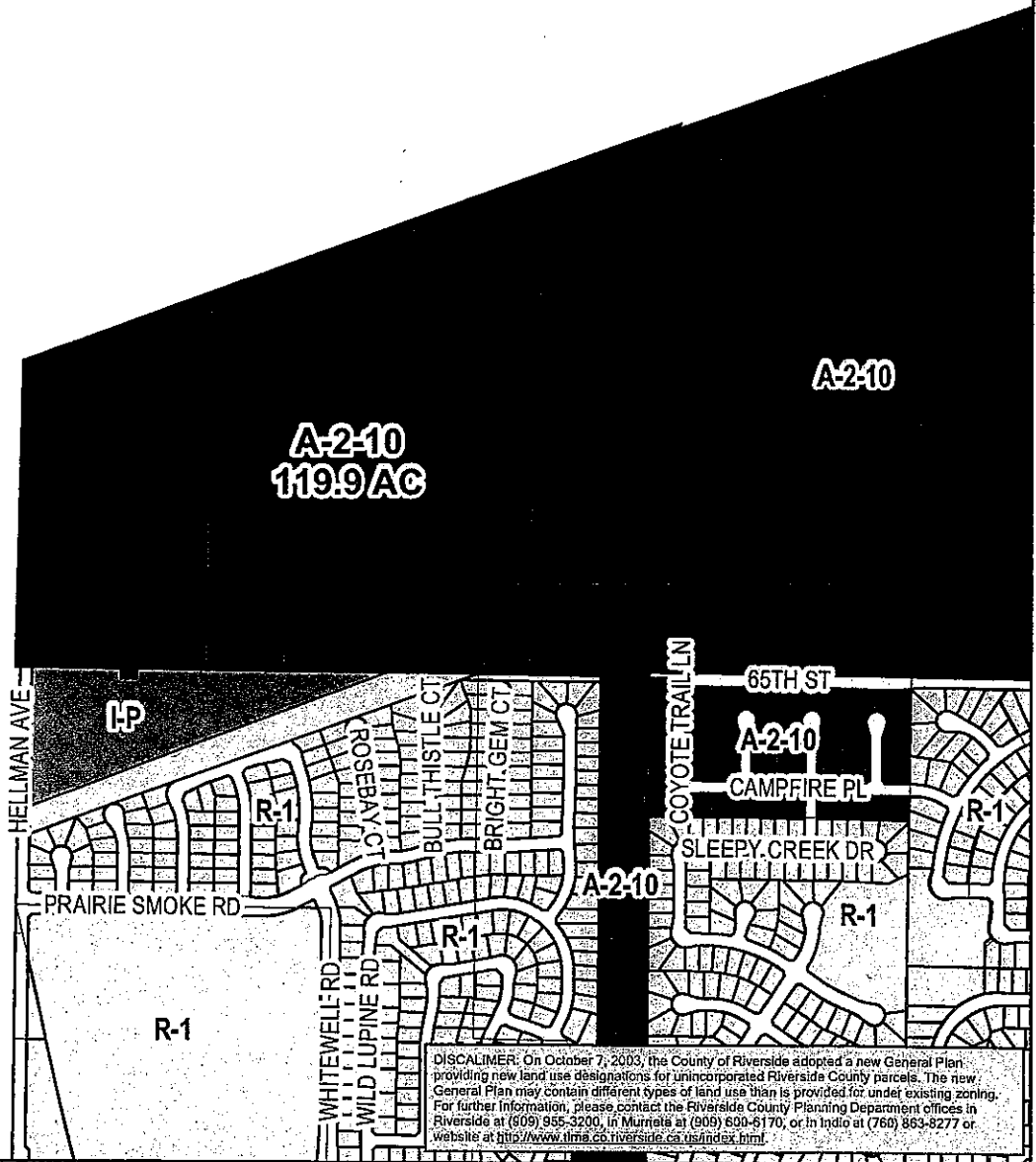
Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 144-01
Thomas
Bros. Pg. 388 H5



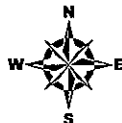
SAN BERNARDINO COUNTY



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 609-8170, or in Indio at (760) 863-8277 or Website at <http://www.tlma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

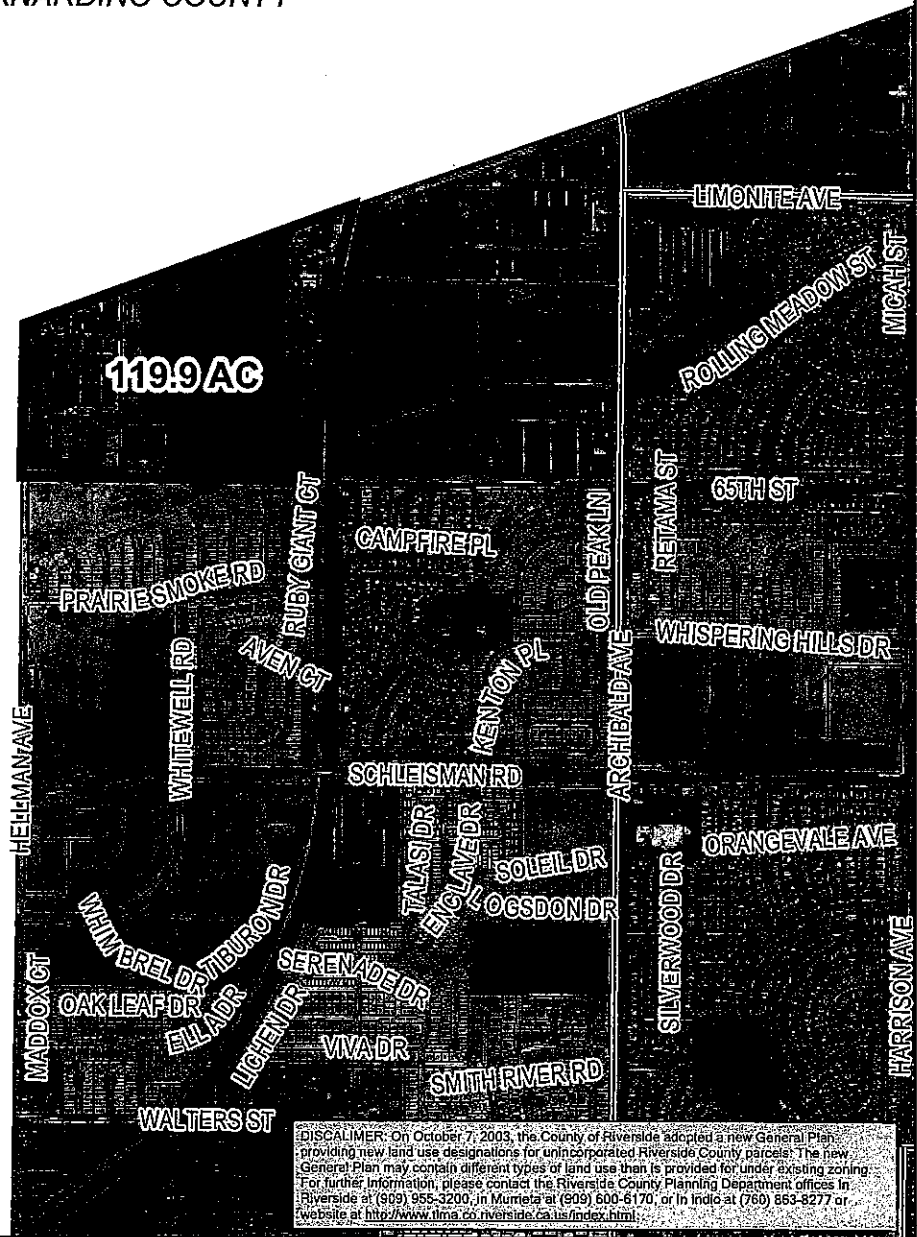


Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. 388 H5

GPA00827

DEVELOPMENT OPPORTUNITY

SAN BERNARDINO COUNTY



RIVERSIDE COUNTY PLANNING DEPARTMENT

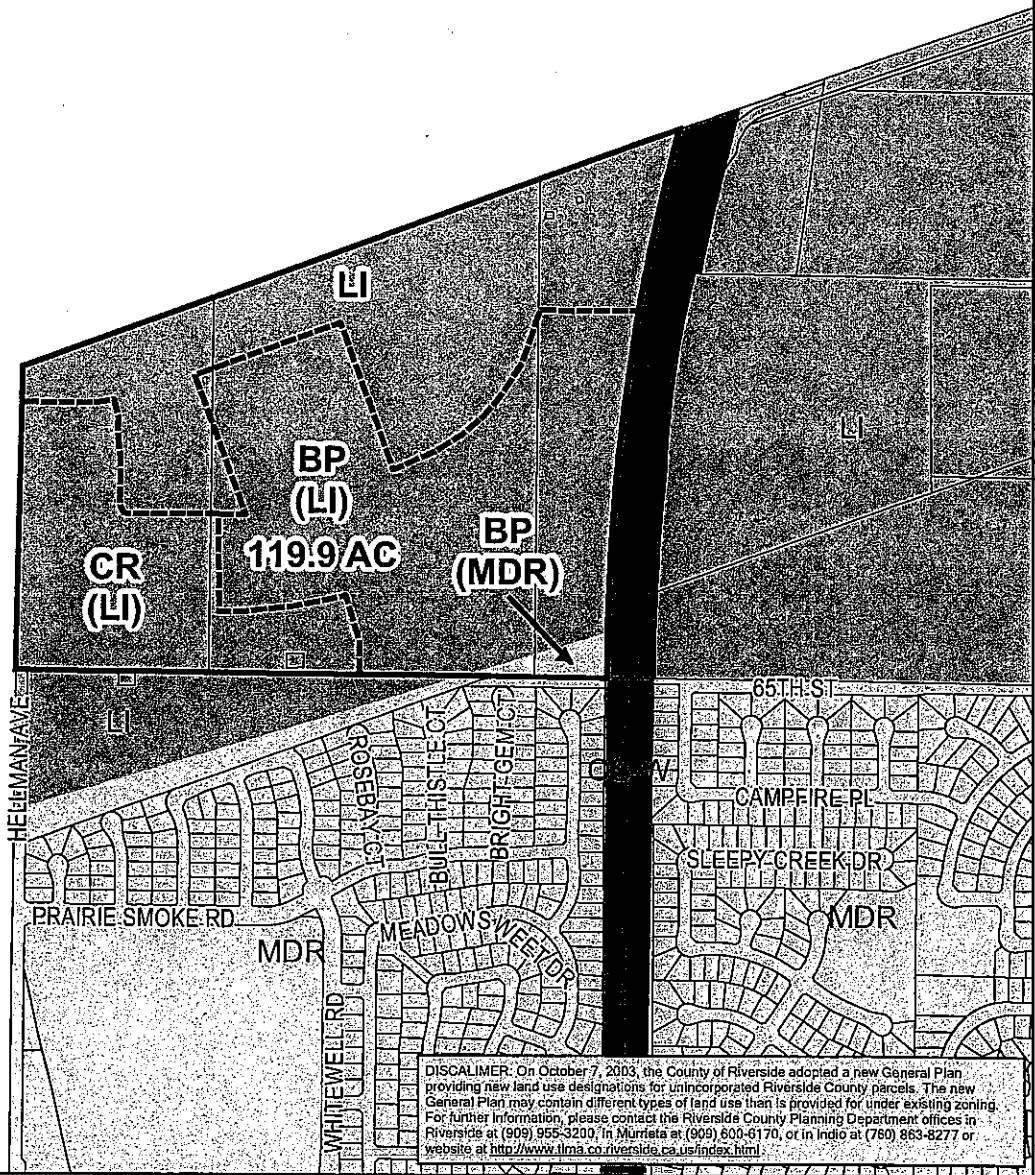
District
Plan: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. 388 H5



SAN BERNARDINO COUNTY



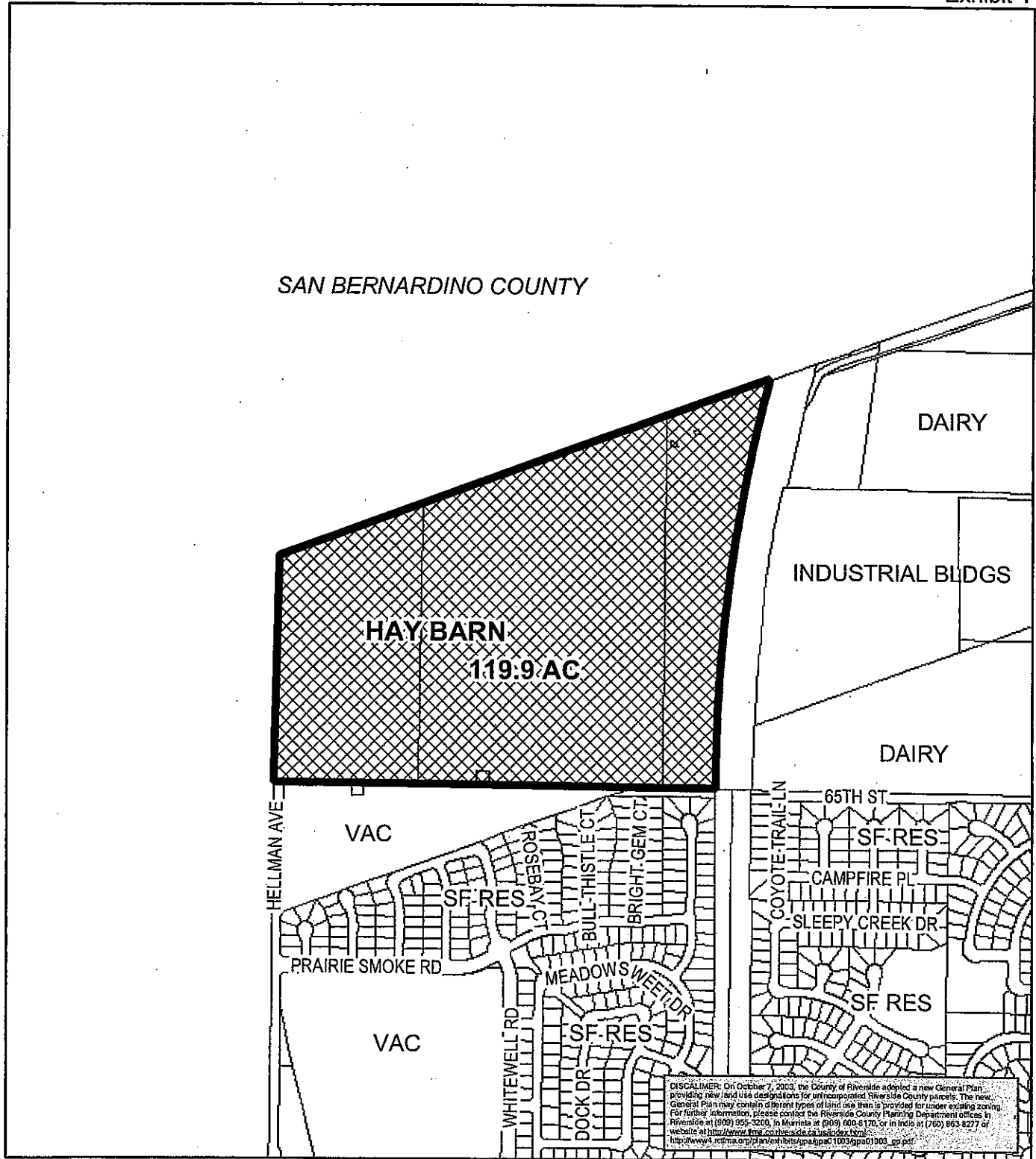
DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 144-01
Thomas
Bros. Pg. 388 H5





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



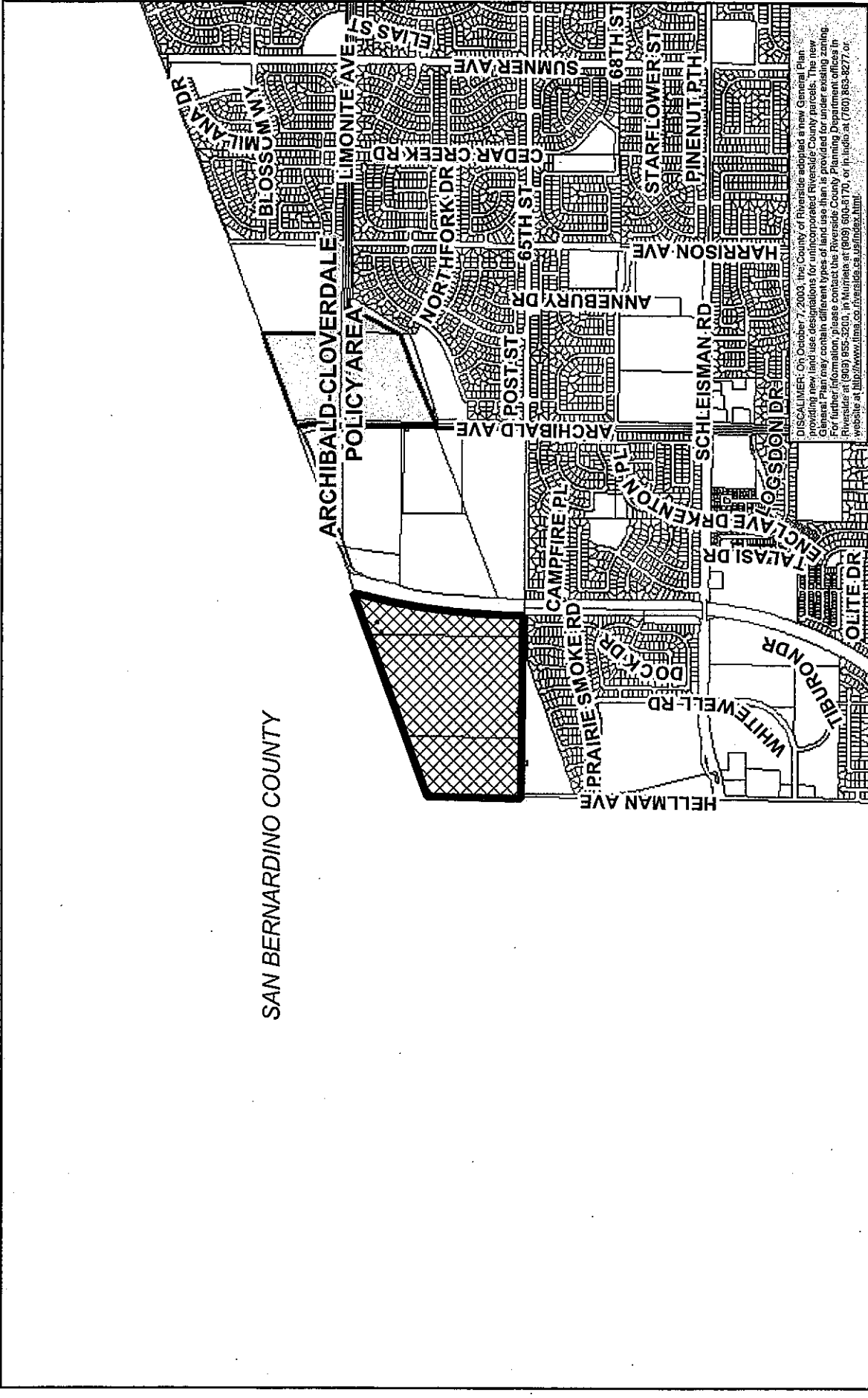
Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. 388 H5



GT A00827
POLICY AREAS

Planner: Christina Hinojos
Date: 8/20/08
Exhibit 8

Supervisor Tavaglione
District 2
Date Drawn: 7/25/08



SAN BERNARDINO COUNTY

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-8170, or in Indio at (760) 863-8277 or website at <http://www.lima.ca.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

Assessors Bk. Pg. 144-01
Thomas 388 H5

13,200 8,800 4,400 0

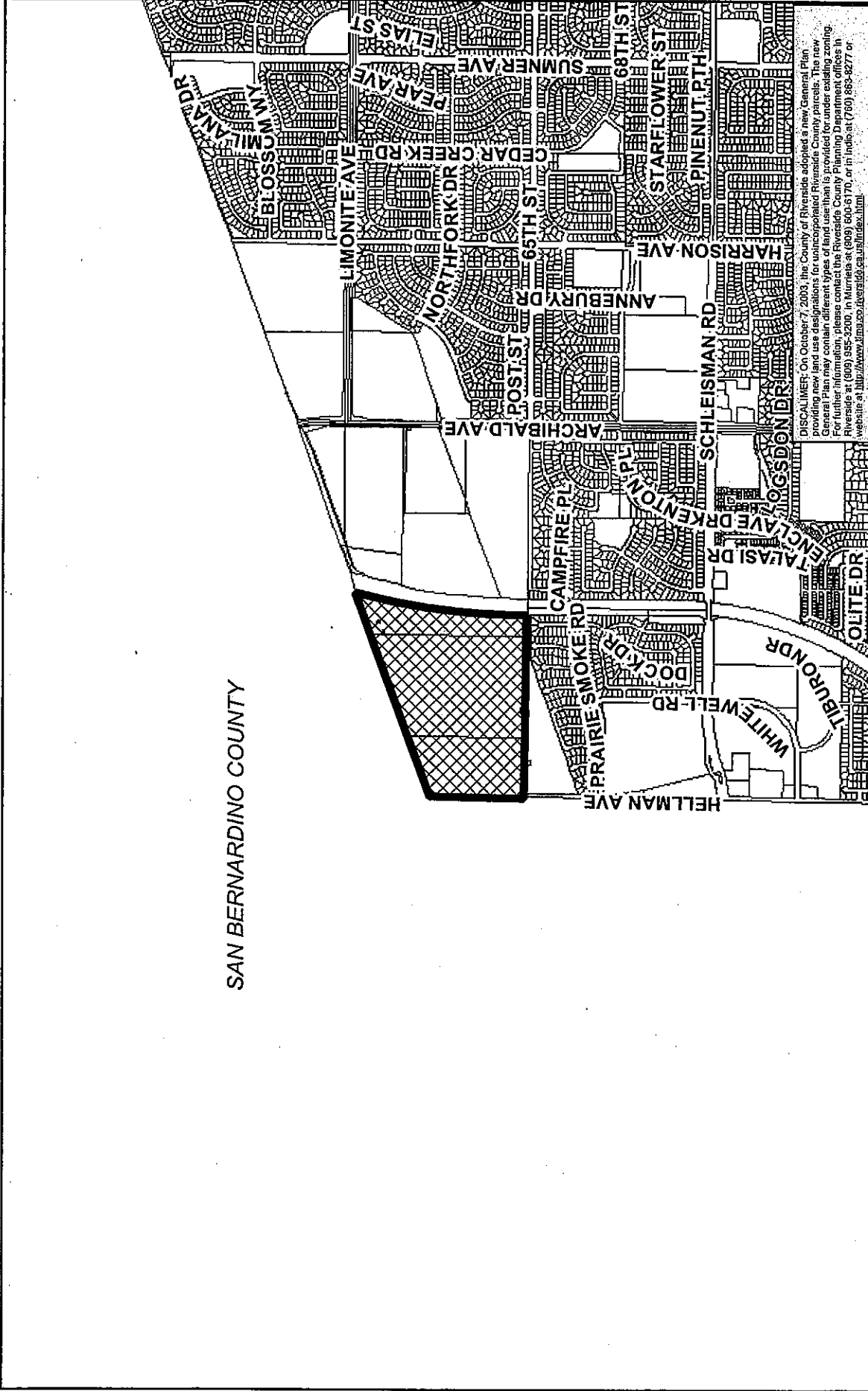
Feet



Supervisor Tavaglione
 District 2
 Date Drawn: 7/25/08

GF-A00827
VICINITY MAP

Planner: Christina Hinojos
 Date: 8/20/08
 VICINITY MAP



SAN BERNARDINO COUNTY

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Prado-Mira Loma
 Township/Range: T2SR7W
 Section : 27

Assessors
 Bk. Pg. 144-01
 Thomas
 388 H5

13,200 Bros. Pg.

8,800

4,400

2,200

0



Feet



2
3 **RESOLUTION NO. 2010-079**
4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 498**
5 **AND ADOPTING SPECIFIC PLAN NO. 358**
6 **(THE RANCH AT EASTVALE)**

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

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

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

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

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

FORM APPROVED COUNTY COUNSEL
BY: TA [Signature] DATE: 5/14/10
BY: JBR-MG/KENNA

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

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

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

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

19 A. Airports

20 1. Impacts:

21 The proposed Project consists of commercial/retail, light industrial, and
22 business park land uses and is consistent with the provisions of the
23 Riverside Airport Land Use Commission's 2008 Compatibility Plan for the
24 Chino Airport. Due to the Project site's proximity to Chino Airport, the
25 Project site is subject to potential noise impacts due to high single-event
26 noise levels from airplanes flying over the Project site. However,
27 commercial/retail, business park, and light industrial land uses are not
28

1 considered to be sensitive receivers and the impacts from these single-event
2 noise levels are below the level of significance. The Project site is subject
3 to Part 77 height limitations and use restrictions that have been incorporated
4 into the proposed Project. Outdoor lighting could adversely affect pilots
5 utilizing Chino Airport at night. This would be a significant impact which
6 can be mitigated to less than significant with mitigation.

7 2. Mitigation:

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

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

15 B. Biological Resources

16 1. Impacts:

17 The proposed Project was reviewed for consistency with the Western
18 Riverside County Multiple Species Habitat Conservation Plan (MSHCP)
19 and it has been determined that the proposed Project is consistent with the
20 provisions of the MSHCP. Two special-status wildlife species were
21 observed foraging on the property, the white-faced ibis (*Plegadis chihi*), a
22 California Species of Concern, and the tricolored blackbird (*Agelaius*
23 *tricolor*), both a California Species of Concern and 2002 USFWS Birds of
24 Conservation Concern. Indirect impacts to the white-faced ibis and the
25 tricolored blackbird from the loss of agricultural and ranch land used for
26 foraging would be considered less than significant due to the low value of
27 artificially created habitat onsite and the fact that higher quality habitat is
28

1 located nearby at the Santa Ana River and Prado Basin. Sensitive bird
2 species that were directly observed on site, or those that have a moderate or
3 high potential to occur on-site are protected under the federal Migratory
4 Bird Treaty Act (MBTA) and the California Fish and Game Code. If prior
5 to Project construction any of these species establishes an active nest on the
6 Project site, loss of that nest during construction could result in a conflict
7 with these regulations. This would be a significant impact which can be
8 mitigated to less than significant with mitigation. Additionally, these
9 species are Western Riverside County Multiple Species Habitat
10 Conservation Plan (MSHCP) Covered Species. In its MSHCP Biological
11 Opinion (FWS-WRIV-870.19) the United States Fish and Wildlife Service
12 determined that these species are adequately conserved through
13 implementation of the MSHCP. The project is required to comply with the
14 regulatory requirements of the MSHCP and Riverside County Ordinance
15 No. 810.2 which was adopted to implement the MSHCP.

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

24 2. Mitigation:

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

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

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

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

19 If burrowing owls occupy the site and cannot be avoided, active or
20 passive relocation shall be used to exclude owls from their burrows,
21 as agreed to by the Riverside County Environmental Programs
22 Department. Relocation shall be conducted outside the breeding
23 season or once the young are able to leave the nest and fly. Passive
24 relocation is the exclusion of owls from their burrows (outside the
25 breeding season or once the young are able to leave the nest and fly)
26 by installing one-way doors in burrow entrances. These one-way
27 doors allow the owl to exit the burrow, but not enter it. These doors
28

1 shall be left in place 48 hours to ensure owls have left the burrow.
2 Artificial burrows shall be provided nearby. The Project area shall
3 be monitored daily for one week to confirm owl use of burrows
4 before excavating burrows in the impact area. Burrows shall be
5 excavated using hand tools and refilled to prevent reoccupation.
6 Sections of flexible pipe shall be inserted into the tunnels during
7 excavation to maintain an escape route for any animals inside the
8 burrow. The CDFG shall be consulted prior to any active relocation
9 to determine acceptable receiving sites available where this species
10 has a greater chance of successful long-term relocation.

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

17 If site-preparation activities are proposed during the
18 nesting/breeding season (February 1 to August 31), a pre-activity
19 field survey shall be conducted by a qualified biologist prior to the
20 issuance of grading permits, to determine if active nests of species
21 protected by the Migratory Bird Treaty Act (MBTA) or the
22 California Fish and Game Code are present in the construction zone.
23 If active nests are not located within the Project area and appropriate
24 buffer (500 feet of an active listed species or raptor nest, 300 feet of
25 other sensitive or protected bird nests (non-listed), or within 100 feet
26 of sensitive or protected songbird nests), construction may be
27 conducted during the nesting/breeding season. However, if active
28

1 nests are located during the pre-activity field survey, no grading or
2 heavy equipment activity shall take place within at least 500 feet of
3 an active listed species or raptor nest, 300 feet of other sensitive or
4 protected (under MBTA or California Fish and Game Code) bird
5 nests (non-listed), or within 100 feet of sensitive or protected
6 songbird nests until the nest is no longer active.

7 C. Cultural Resources

8 1. Impacts:

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

13 2. Mitigation:

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

18 a. Mitigation Measure Cultural 1: Prior to the issuance of rough
19 grading permits, a qualified archaeologist (pursuant to the
20 Secretary of the Interior's standards and guidelines) shall be
21 retained by the implementing Project developer for limited
22 archaeological monitoring of the clearing, grubbing, grading and
23 utility trenching with respect to potential impacts to potential
24 subsurface archaeological and/or cultural resources. A pre-
25 grading meeting between the archaeologist and the excavation and
26 grading contractor shall take place to discuss appropriate grading
27 and ground disturbing methods within and around those
28

1 archaeologically and culturally sensitive areas within the Project.
2 During grading operations, when deemed necessary in the
3 professional opinion of the retained archaeologist (and/or as
4 determined by the Planning Director), the archaeologist, the
5 archaeologist's on-site representative(s), and any the Native
6 American tribal representative(s) (if any Native American cultural
7 or burial deposits are uncovered) shall actively monitor all Project-
8 related grading and shall have the authority to temporarily divert,
9 redirect, or halt grading activity to allow recovery of
10 archaeological and/or cultural resources. Prior to the issuance of
11 grading permits, a copy of a fully executed archaeological services
12 contract including the NAME, ADDRESS and TELEPHONE
13 NUMBER of the retained archaeologist shall be submitted to the
14 Planning Department and the B&S Grading Division. If the
15 retained archaeologist finds no potential for impacts to
16 archaeological and/or cultural resources after a reasonable amount
17 of monitoring of initial clearing, grubbing, and cuts have been
18 conducted, a detailed letter shall be submitted to the Planning
19 Department certifying this finding by the retained qualified
20 archaeologist.

- 21 b. Mitigation Measure Cultural 2: If during ground disturbance
22 activities, unique cultural resources are discovered that were not
23 assessed by the archaeological report conducted prior to Project
24 approval, the following procedures shall be followed. Unique
25 cultural resources are defined, for this condition, as being multiple
26 artifacts in close association with each other, but may include
27
28

1 fewer artifacts if the area of the find is determined to be of
2 significance due to its sacred, cultural, or historical importance.

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

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

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

17 c. Mitigation Measure Cultural 3: If human remains are encountered,
18 State Health and Safety Code Section 7050.5 states that no further
19 disturbance shall occur until the Riverside County Coroner has
20 made the necessary findings as to origin. Further, pursuant to
21 Public Resource Code Section 5097.98(b) remains shall be left in
22 place and free from disturbance until a final decision as to the
23 treatment and disposition has been made. If the Riverside County
24 Coroner determines the remains to be Native American, the Native
25 American Heritage Commission shall be contacted within a
26 reasonable timeframe. Subsequently, the Native American
27 Heritage Commission shall identify the "most likely descendant."
28

1 The most likely descendant shall then make recommendations and
2 engage in consultation concerning the treatment of the remains as
3 provided in Public Resources Code Section 5097.98.

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

22 e. Mitigation Measure Cultural 5: Prior to the issuance of grading
23 permits, a qualified paleontologist shall be retained to develop a
24 Paleontological Resources Monitoring and Treatment Plan
25 (PRMTP) for approval by the Riverside County Planning
26 Department. Following Riverside County Planning Department
27 approval of the PRMTP, grading and construction activities may
28

1 proceed in compliance with the provisions of the approved
2 PRMTP. The PRMTP shall include the following measures:

- 3 1) A monitoring program specifying the procedures for the
4 monitoring of all grading activities which will reach below a
5 depth of three feet below surface area by a qualified
6 paleontologist or qualified designee.
- 7 2) If fossil remains large enough to be seen are uncovered by
8 earth-moving activities, the qualified paleontologist or
9 qualified designee shall temporarily divert earth-moving
10 activities around the fossil site until the remains have been
11 evaluated for significance and, if appropriate, have been
12 recovered; and the paleontologist or qualified designee
13 allows earth-moving activities to proceed through the site. If
14 potentially significant resources are encountered, a letter of
15 notification shall be provided in a timely manner to the
16 Riverside County Planning Department, in addition to the
17 report (described below) that is filed at completion of
18 grading.
- 19 3) If a qualified paleontologist or qualified designee is not
20 present when fossil remains are uncovered by earth-moving
21 activities, these activities in the immediate vicinity of the
22 find shall be stopped and a qualified paleontologist or
23 qualified designee shall be called to the site immediately to
24 evaluate the significance of the fossil remains.
- 25 4) At the discretion of a qualified paleontologist or qualified
26 designee and to reduce any construction delay, a construction
27 worker shall assist in removing fossiliferous rock samples to
28

1 an adjacent location for temporary stockpiling pending
2 eventual transport to a laboratory facility for processing.

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

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

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

18 8) Prior to issuance of certificate of occupancy, a qualified
19 paleontologist or qualified designee shall prepare a final
20 report summarizing the results of the mitigation program and
21 presenting an inventory and describing the scientific
22 significance of any fossil remains accessioned into the
23 museum repository. The report shall be submitted to the
24 Riverside County Planning Department, the Riverside
25 County Regional Park and Open Space District and the
26 museum repository. The report shall comply with the Society
27
28

1 of Vertebrate Paleontology standard guidelines for assessing
2 and mitigating impacts on paleontological resources.

3 D. Fire Services

4 1. Impacts:

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

9 2. Mitigation

10 None required.

11 E. Geology and Soils

12 1. Impacts:

13 The Project will not be subject to seismic-related ground failure, including
14 liquefaction, and is not located on a geologic unit or soil that is unstable or
15 that would become unstable as a result of the Project. Organic materials on
16 the Project site and within soils located on the Project site create the
17 potential that methane will develop in the soils following grading of the
18 Project site. Methane represents a potential hazard on the Project site. The
19 County of Riverside Health Services Agency, Department of Environmental
20 Health has requirements for methane mitigation protocol to address new
21 developments on former dairy sites in the Eastvale area. The County
22 Protocol allows proponents to choose one of two options for testing and
23 mitigation, but to also comply with the General Requirements of the
24 Protocol. Option 1 includes sampling and monitoring no sooner than 30
25 days after grading for a minimum of four weeks. Option 2 allows for no
26 sampling and automatic incorporation of mitigation measures. Mitigation
27 measures **MM Geo 6** through **MM Geo 10** and **MM Geo 12** through **MM**
28

1 Geo 13, as set forth below, will need to be adhered to should methane levels
2 exceed 5,000 ppm during post-grading sampling, per Riverside County
3 Department of Environmental Health Methane Mitigation Protocol, except
4 as may be modified in the engineer's methane design guidelines and as
5 approved by the Department of Building and Safety. In order to mitigate
6 this potentially significant impact to less than significant, commercial
7 development of the Project site will comply with either Option 1
8 (Mitigation Measures Geo 5 and Geo 6 through Geo 10) or Option 2
9 (Mitigation Measures Geo 5 and Geo 11). Business park and light
10 industrial uses will comply with either Option 1 (Mitigation Measures Geo
11 5, Geo 12 and Geo 13) or Option 2 (Mitigation Measure Geo 5 and Geo 14)

12 2. Mitigation:

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

- 17 a. Mitigation Measure Geo 1: Prior to overexcavation and
18 recompaction of the onsite alluvial soil, all organic-rich soil (organic
19 content greater than three percent, including manure) shall be
20 removed from the site.
- 21 b. Mitigation Measure Geo 2: Organics in compacted fill shall not
22 exceed one percent of total volume.
- 23 c. Mitigation Measure Geo 3: In areas where structures are planned,
24 alluvial soil will be overexcavated and recompacted to depths
25 ranging from 3 to 5 feet below the existing or finish grade,
26 whichever is deeper.
- 27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

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

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

e. Mitigation Measure Geo 5: Prior to the issuance of building permits, the Project developer shall comply with one of the following two procedures in order to address potential methane-related hazards:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

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

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

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

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

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

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

25 n. Mitigation Measure Geo 14: For large warehouse and industrial
26 structures (or portions thereof) without conditioned air shall: 1)
27 install a visqueen vapor barrier, 2) install a subslab passive venting
28

1 system, 3) seal utility conduits where they enter structure, and 4)
2 construct a utility "dam" at any point where a "dry" utility trench
3 approaches the structure. For portions of the building with
4 conditioned air, substitute a minimum 60-mil HDPE membrane
5 barrier (or equivalent, e.g., "Liquid Boot" applied to minimum 60-
6 mil dry thickness per manufacturer's recommendations).

7 F. Hazards and Hazardous Materials

8 1. Impacts:

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

18 2. Mitigation:

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

23 a. Mitigation Measure Hazards I: Prior to the issuance of a grading
24 permit involving the initial ground disturbance and excavation
25 with each Planning Area, a limited environmental study will be
26 performed to determine the possible presence of organochlorine
27 pesticides and arsenic in the on-site soils in accordance with the
28

1 California Department of Toxic Substance Control (DTSC)
2 "Interim Guidelines for Sampling Agricultural Soils (3rd revision),
3 dated August 2008". Since this site is greater than 50 acres in size,
4 the DTSC will be consulted on the sampling pattern and
5 frequency. If no pollutants of concern are detected, further
6 mitigation is not necessary. If the assessment finds soil
7 contamination or concentrations of a pesticide or herbicide that
8 meet action levels for hazardous waste pursuant to applicable
9 federal, state or local standards, the appropriate response/remedial
10 measures will be implemented, as directed by County of Riverside
11 Department of Environmental Health, or other applicable
12 oversight agency, until all specified requirements of the oversight
13 agencies are satisfied and a no-further-action status is attained.

14 G. Hydrology and Water Quality

15 1. Impacts:

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

25 Development of the site will increase the amount of impervious surfaces,
26 thereby reducing the amount of rain water that would be subject to
27 infiltration and the amount of nitrates and other salts that would potentially
28

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

10 2. Mitigation:

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

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

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

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

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

19 H. Land Use and Planning

20 1. Impacts:

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

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

6 2. Mitigation:

7 None required.

8 I. Sheriff Services

9 1. Impacts:

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

15 2. Mitigation:

16 None required.

17 J. Solid Waste

18 1. Impacts:

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

27 2. Mitigation:

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

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

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

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

24 d. Mitigation Measure Solid Waste 4: The property owner shall require
25 landscaping contractors to use mulch and/or compost for the
26 development and maintenance of Project site landscaped areas.
27
28

1 K. Water and Sewer

2 1. Impacts:

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

10 2. Mitigation:

11 None required.

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

18 A. Agricultural Resources

19 1. Impact:

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

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

3 The short-term emissions during 2009 through 2013 will be higher than the
4 construction emissions alone. Emissions of ROG, NO_x, CO, PM-10, and
5 PM-2.5 will exceed SCAQMD's regional significance thresholds in one or
6 more years. Long-term summer and winter operational emissions of ROG,
7 NO_x, CO, PM-10, and PM-2.5 will exceed SCAQMD operational
8 thresholds. Short-term construction emissions and long-term operational
9 emissions (both direct and cumulative) would be significant impacts for
10 which mitigation measures have been identified, but mitigation to below a
11 level of significance is not feasible and therefore, these impacts would be
12 considered unavoidable and adverse, even after mitigation.

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

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

1 2. Mitigation:

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

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

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

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

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

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

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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

1 and treats the stormwater runoff from 90% of the average
2 annual rainfall¹ using acceptable best management practices
3 (BMPs).

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

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

12 1. Shade (within 5 years of occupancy)

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

15 3. Open grid pavement system

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

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

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

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

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

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

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

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

26 C. Noise

27 1. Impacts:

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

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

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

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

27 2. Mitigation:
28

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

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

27 D. Transportation and Traffic

28

1. Impacts:

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

Although the development will pay fees to mitigate its "fair share" of the cumulative impacts, timing of road improvements needed to improve level of service on a regional basis will be determined by the County of Riverside and the cities of Chino and Ontario based upon need and the availability of

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

16 2. Mitigation:

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

- 21 a. Mitigation Measure Trans 1: Sight distance at the Project driveways
22 shall be reviewed with respect to Riverside County sight distance
23 standards at the time of preparation of final grading, landscape, and
24 street improvement plans.
- 25 b. Mitigation Measure Trans 2: Signing/stripping shall be implemented
26 in conjunction with detailed construction plans for the Project site.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- A. No Project - Existing Land Use Alternative

- 1 1. The No Project – Existing Land Use Alternative would remain in
2 agricultural use. There would be no loss of agricultural land and no
3 contribution to the cumulative loss of agricultural land that is ongoing
4 within vicinity of the Project site.
- 5 2. The No Project – Existing Land Use Alternative would eliminate or reduce
6 agriculture, airports, air quality, biological resources, cultural resources, fire
7 services, geology and soils, noise, sheriff services, solid waste,
8 transportation and traffic and water and sewer impacts associated with the
9 project.
- 10 3. Because the No Project – Existing Land Use Alternative would eliminate or
11 reduce the above-referenced environmental impacts, it is considered to be
12 “Environmentally Superior” to the project.
- 13 4. The No Project – Existing Land Use Alternative would be inconsistent with
14 the Riverside County General Plan land use designations and policies. The
15 County's General Plan Land Use Element Polices LU 7.1 and LU 7.2
16 promote a balance of land uses and stable employment uses that enhance
17 fiscal viability. Policy LU 7.12 encourages the maintenance of a balance
18 between jobs and housing within the County and the County's jobs/housing
19 balance is addressed through implementation of the land use designations
20 assigned by the County's General Plan and Area Plan land use maps. The
21 No Project – Existing Land Use Alternative would not implement the site's
22 Light Industrial (LI) land use designation and, therefore, would not meet the
23 County's objectives to enhance fiscal viability and improve the County's
24 jobs/housing balance.
- 25 5. The No Project – Existing Land Use Alternative would have greater
26 hydrology and water quality impacts than the proposed project due to the
27
28

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

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

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

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

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

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

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

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

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

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

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

13 C. Probable Mixed-Use Alternative

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

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

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

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

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

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

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

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

16 D. Medium Density Residential Alternative

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23 A. Economic, Population, or Housing Growth

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

25 B. Removal of An Impediment to Growth

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

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

8 C. Precedent - Setting Effects

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

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

14 A. Land Use Element

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

23 B. Circulation Element

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

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

8 C. Multipurpose Open Space Element

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

25 D. Safety Element

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

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

9 E. Noise Element

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

15 F. Housing Element

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

1 G. Administration Element

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 use, the manufacturing of chemicals (excluding pesticides and fertilizers), textile (cotton,
2 wood, synthetic) mills, food products, leather tanning and finishing, machinery, metal
3 building, metal (assembly, forging, stamping), mobilehome and modular housing, and
4 paper products. In addition, the permitted uses identified under Section 10.1.b shall
5 include animal hospitals, automobile sales and rental, brewery, distillery, winery, car and
6 truck washes, gasoline service stations with concurrent sale of beer and wine for off-
7 premises consumption, liquor stores, underground bulk fuel storage equal to or less than
8 10,000 gallons, the manufacturing of acid and abrasives, fertilizer, and paints and
9 varnishes and meat packing plants (without slaughtering or rendering).

10 (2) The development standards for Planning Area 1 of Specific Plan No. 358
11 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No.
12 348, except that the development standards set forth in Article X, Section 10.4.d. shall be
13 deleted and replaced with the following:

14 A. Where the front, side, or rear yard adjoins a street, the minimum
15 setback shall be twelve feet (12") from the existing street line or from any future
16 street line as shown on any specific plan of highways, whichever is nearer the
17 proposed structure.

18 B. A minimum seven foot (7") strip adjacent to the street line shall be
19 appropriately landscaped and maintained, except for designated pedestrian and
20 vehicular access ways. The remainder of the setback may be used for off-street
21 automobile parking driveways or landscaping.

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

24 b. Planning Areas 2 and 5.

25 (1) The uses permitted in Planning Areas 2 and 5 of Specific Plan No. 358
26 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348,
27 except that the uses permitted pursuant to Section 9.50.a.(23), (28), (30), (32), and (52)
28 shall not be permitted. In addition, the use permitted pursuant to Section 9.50.a.(100)

1 shall not be permitted in Planning Area 2. The permitted use identified under Section
2 9.50.a.(5) shall be replaced with auditoriums and conference rooms with a maximum
3 occupancy capacity of 1,500 persons. In addition, the permitted uses identified under
4 Section 9.50.a. shall also include appliance manufacture and repair, offices, professional
5 sales and service, including law, medical, dental, chiropractic, architectural and
6 engineering, health clubs, and pharmacies. In addition, the permitted uses identified under
7 Section 9.50.b. shall also include self-storage facilities including mini-warehouses.

8 (2) The development standards for Planning Areas 2 and 5 of Specific Plan
9 No. 358 shall be the same as those standards identified in Article IXb, Section 9.53 of
10 Ordinance No. 348.

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

13 c. Planning Areas 3, 4, and 6.

14 (1) The uses permitted in Planning Areas 3, 4, and 6 of Specific Plan No. 358
15 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348
16 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7.,
17 m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and
18 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall
19 also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52),
21 (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified
22 under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of
23 appliances, chemicals and related projects manufacturing, not including pesticides and
24 fertilizers, manufacturing of coils, semiconductor and similar components, communication
25 devices, engineering and mechanical instruments, leather goods stores, manufacture of
26 radar and other sensory equipment, and warehousing and distribution as an accessory use
27 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall
28 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,

1 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),
2 (15) and (17) shall not be permitted.

3 (2) The development standards for Planning Areas 3, 4, and 6 of Specific Plan
4 No. 358 shall be the same as those standards identified in Article XI, Section 11.4 of
5 Ordinance No. 348, except that the development standards set forth in Article X, Sections
6 11.4.b.(3) and e.(2) shall be deleted and replaced with the following:

7 A. Where the front, side, or rear yard adjoins a street, the minimum
8 setback shall be twelve feet (12") from the existing street line or from any future
9 street line as shown on any specific plan of highways, whichever is nearer the
10 proposed structure.

11 B. A minimum seven foot (7") strip adjacent to street right-of-way line
12 shall be appropriately landscaped and maintained, except for the designated
13 pedestrian and vehicular access ways. Said landscaped strip shall not include
14 landscaping located within the street right-of-way.

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

17 d. Planning Area 7.

18 (1) The uses permitted in Planning Area 7 of Specific Plan No. 358 shall be
19 the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348. No
20 use, other than an agricultural use and any use incidental thereto permitted in Article XIV,
21 Section 14.1 of Ordinance No. 348 shall be permitted within Planning Area 7 of Specific
22 Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has
23 been diminished or disestablished in this planning area and any corresponding Williamson
24 Act contract is no longer in effect for this planning area.

25 Thereafter, the uses permitted in Planning Area 7 of Specific Plan No. 358 shall be the
26 same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 10.1.a.(1)e)1.,g)2., (2)e), g), i), j), o), and p); and
28 Section 10.1.b. (1) and (2) shall not be permitted. In addition, the permitted uses

1 identified under Section 10.1.a. shall also include ambulance services, automobile repair
2 garages with or without body and fender shops or spray painting, bakery good distributor,
3 building material sales yard, building movers and storage yard, catering services, feed and
4 grain sales, golf cart sales and service, household goods sales and repair including but not
5 limited to new and used appliances, furniture, carpets, draperies, lamps, radios and
6 television sets, lumber yards, mail order businesses, markets, food wholesalers, photo
7 shops and studios and photo engraving, plumbing shops, recycling processing facilities
8 (of bottles, cans, plastics, paper, wood, and metal per the approval of the Riverside
9 County Waste Management Department), self-storage facilities including mini-
10 warehouses, vehicle manufacturing, warehousing and distribution as an accessory use to a
11 permitted use, the manufacturing of chemicals (excluding pesticides and fertilizers),
12 textile (cotton, wood, synthetic) mills, food products, leather tanning and finishing,
13 machinery, metal building, metal (assembly, forging, stamping), mobilehome and
14 modular housing, and paper products. In addition, the permitted uses identified under
15 Section 10.1.b shall include animal hospitals, automobile sales and rental, brewery,
16 distillery, winery, car and truck washes, gasoline service stations with concurrent sale of
17 beer and wine for off-premises consumption, liquor stores, underground bulk fuel storage
18 equal to or less than 10,000 gallons, the manufacturing of acid and abrasives, fertilizer,
19 and paints and varnishes and meat packing plants (without slaughtering or rendering).

20 (2) The development standards for agricultural uses and incidental uses thereto
21 within Planning Area 7 of Specific Plan No. 358 shall be the same as those standards
22 identified in Article XIV, Section 14.2 of Ordinance No. 348.

23 (3) The development standards for Planning Areas 7 of Specific Plan No. 358
24 shall be the same as those standards identified in Article X Section 10.4 of Ordinance No.
25 348, except that the development standards set forth in Article X, Section 10.4.d. shall be
26 deleted and replaced with the following:

27 A. Where the front, side, or rear yard adjoins a street, the minimum
28 setback shall be twelve feet (12") from the existing street line or from any future

1 street line as shown on any specific plan of highways, whichever is nearer the
2 proposed structure.

3 B. A minimum seven foot (7") strip adjacent to the street line shall be
4 appropriately landscaped and maintained, except for designated pedestrian and
5 vehicular access ways. The remainder of the setback may be used for off-street
6 automobile parking driveways or landscaping.

7 (4) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses
9 and incidental uses thereto and Article X of Ordinance No. 348 for all other uses.

10 e. Planning Areas 8 and 9.

11 (1) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358
12 shall be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No.
13 348. No use, other than an agricultural use and any use incidental thereto permitted in
14 Article XIV, Section 14.1 of Ordinance No. 348 shall be permitted within Planning Areas
15 8 and 9 of Specific Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural
16 Preserve No. 3 has been diminished or disestablished in this planning area and any
17 corresponding Williamson Act contract is no longer in effect for this planning area.

18 (2) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358
19 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348
20 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7.,
21 m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and
22 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall
23 also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348,
24 except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52),
25 (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified
26 under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of
27 appliances, chemicals and related projects manufacturing, not including pesticides and
28 fertilizers, manufacturing of coils, semiconductor and similar components, communication

1 devices, engineering and mechanical instruments, leather goods stores, manufacture of
2 radar and other sensory equipment, and warehousing and distribution as an accessory use
3 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall
4 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,
5 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),
6 (15) and (17) shall not be permitted.

7 (3) The development standards for agricultural uses and incidental uses thereto
8 within Planning Areas 8 and 9 of Specific Plan No. 358 shall be the same as those
9 standards identified in Article XIV, Section 14.2 of Ordinance No. 348.

10 (4) The development standards for uses other than agricultural uses and
11 incidental uses thereto within Planning Area 8 and 9 of Specific Plan No. 358 shall be the
12 same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348,
13 except that the development standards set forth in Article X, Sections 11.4.b.(3) and e.(2)
14 shall be deleted and replaced with the following:

15 A. Where the front, side, or rear yard adjoins a street, the minimum
16 setback shall be twelve feet (12") from the existing street line or from any future
17 street line as shown on any specific plan of highways, whichever is nearer the
18 proposed structure.

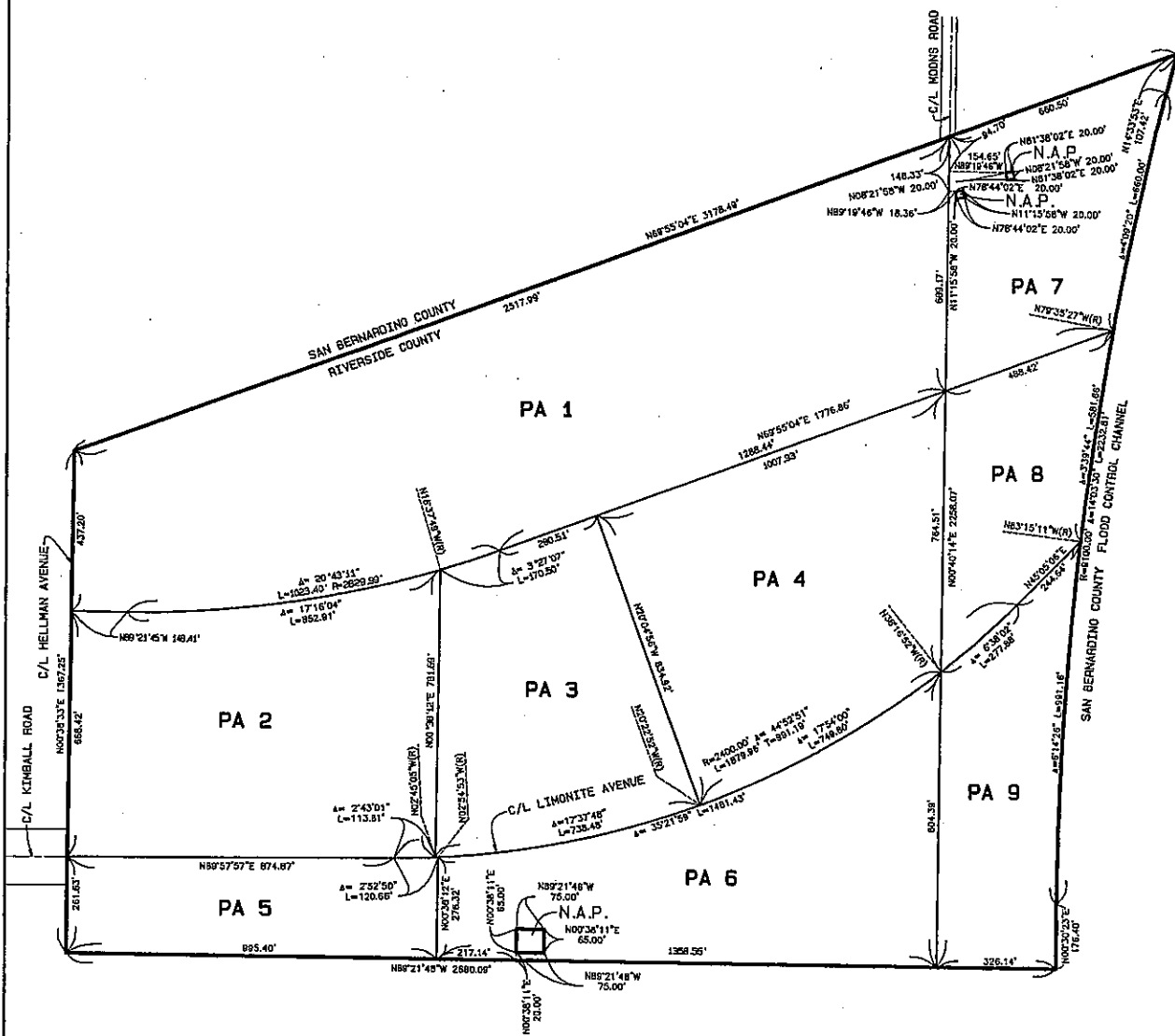
19 B. A minimum seven foot (7") strip adjacent to street right-of-way line
20 shall be appropriately landscaped and maintained, except for the designated
21 pedestrian and vehicular access ways. Said landscaped strip shall not include
22 landscaping located with the street right-of-way.

23 (5) Except as provided above, all other zoning requirements shall be the same
24 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses
25 and incidental uses thereto and Article XI of Ordinance No. 348 for all other uses.
26

27 ///

28 ///

SEC. 27, T.2S., R.7W. S.B.M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 35B)

MAP NO. 38.142

CHANGE OF OFFICIAL ZONING PLAN
PRADO - MIRA, LOMA
DISTRICT

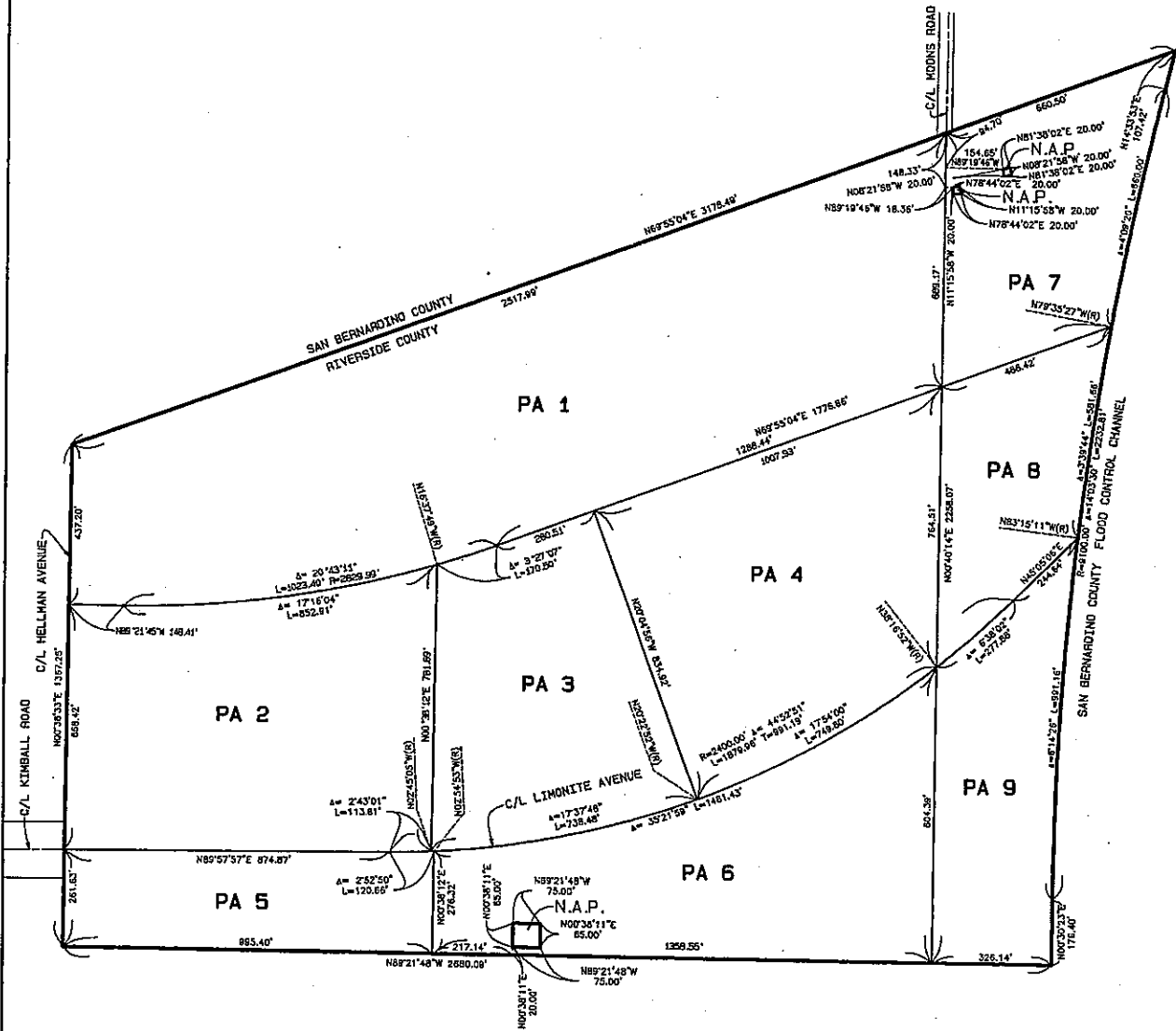
CHANGE OF ZONE CASE NO. 7345
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4674
ADOPTION DATE: MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
0 200

APN 144-010-008, 144-010-009 & 144-010-013

SEC. 27, T.2S., R.7W. S.B.M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 358)

MAP NO. 38.142

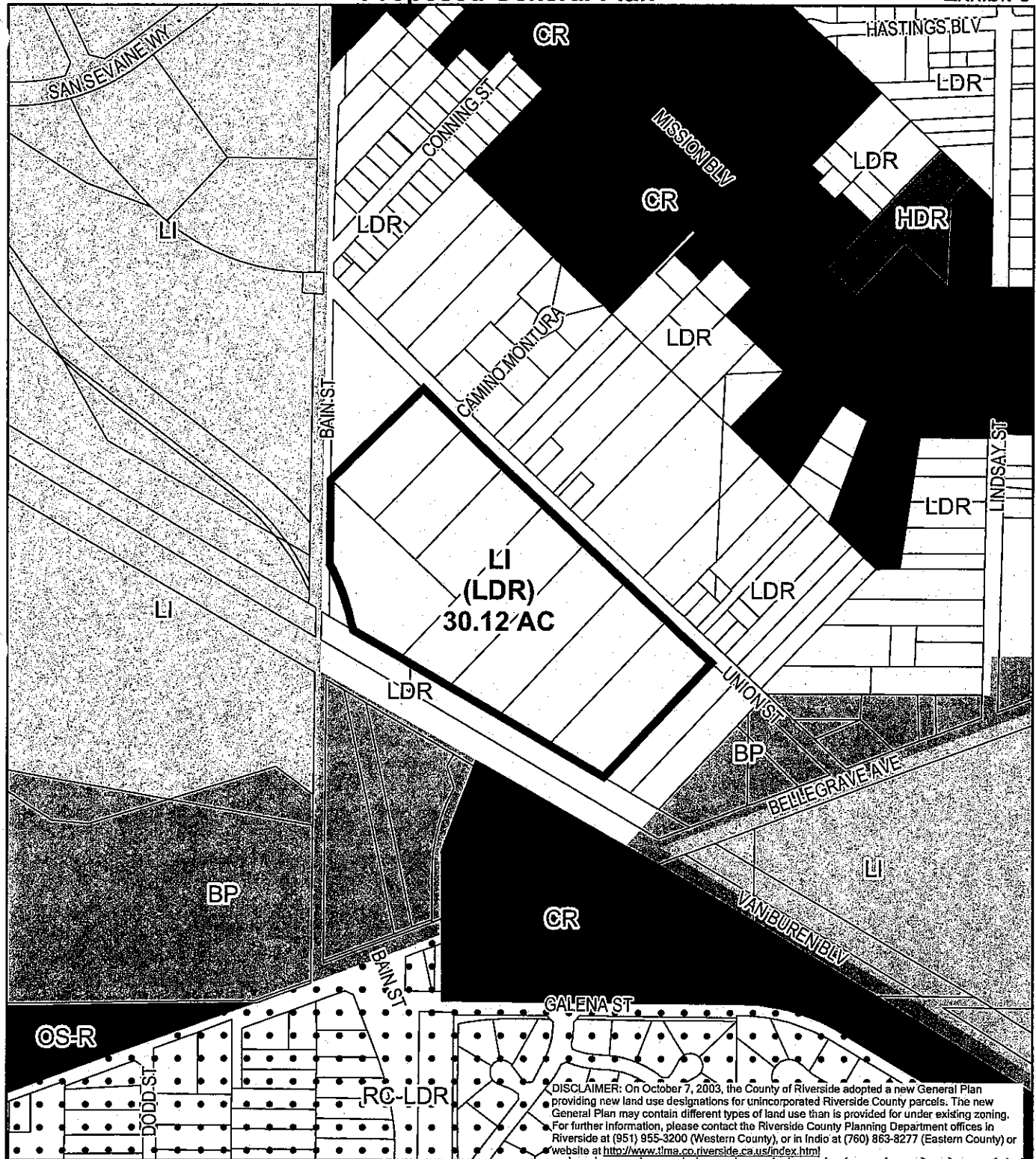
CHANGE OF OFFICIAL ZONING PLAN
PRADO - MIRA LOMA
DISTRICT

CHANGE OF ZONE CASE NO. 7345
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4674
ADOPTION DATE: MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS



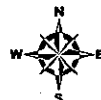
SCALE IN FEET
0 200

APN 144-010-008, 144-010-009 & 144-010-013



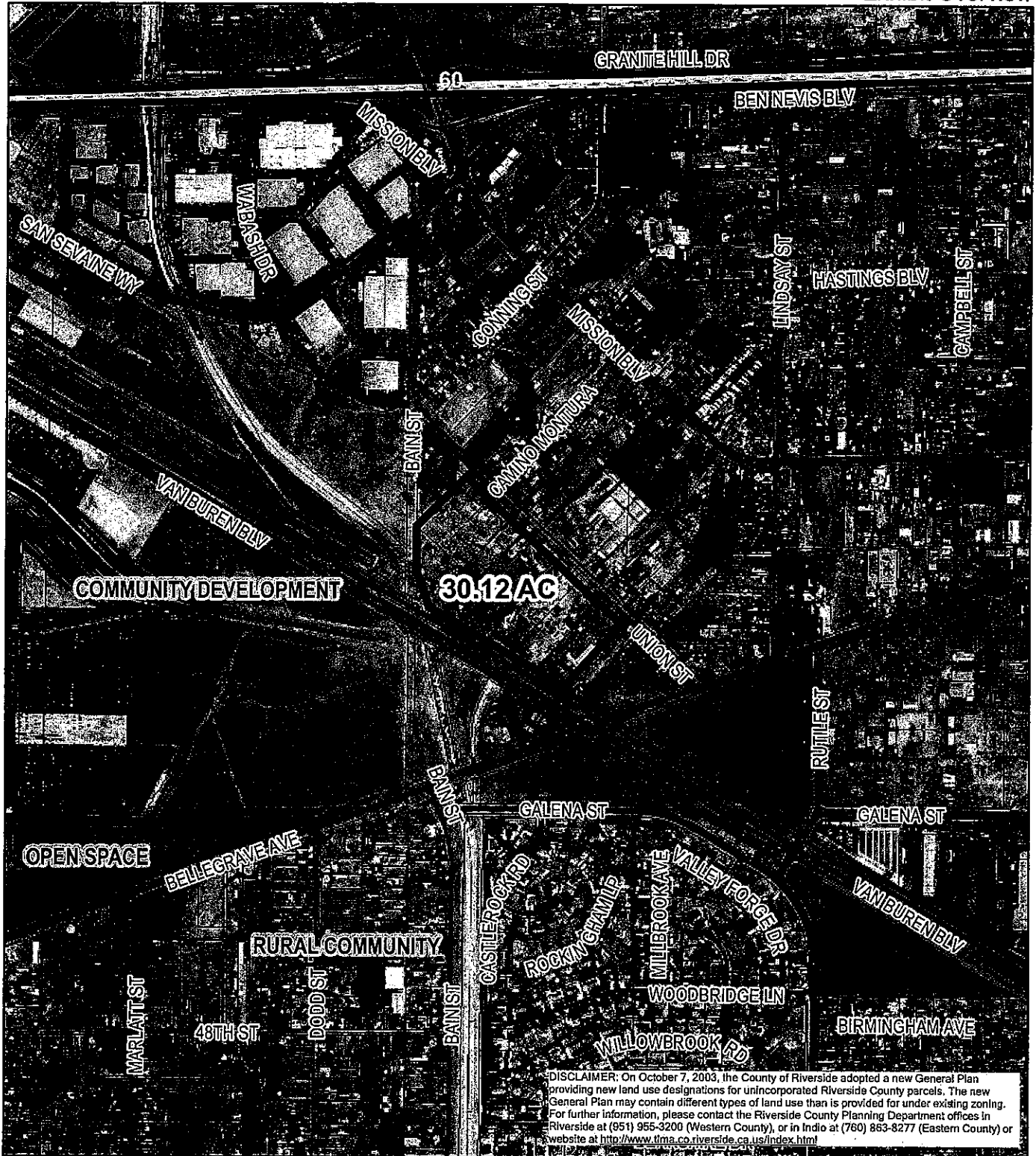
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 10



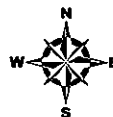
Assessors
Bk.Pg. 170-32
Thomas
Bros. Pg. 684 A1





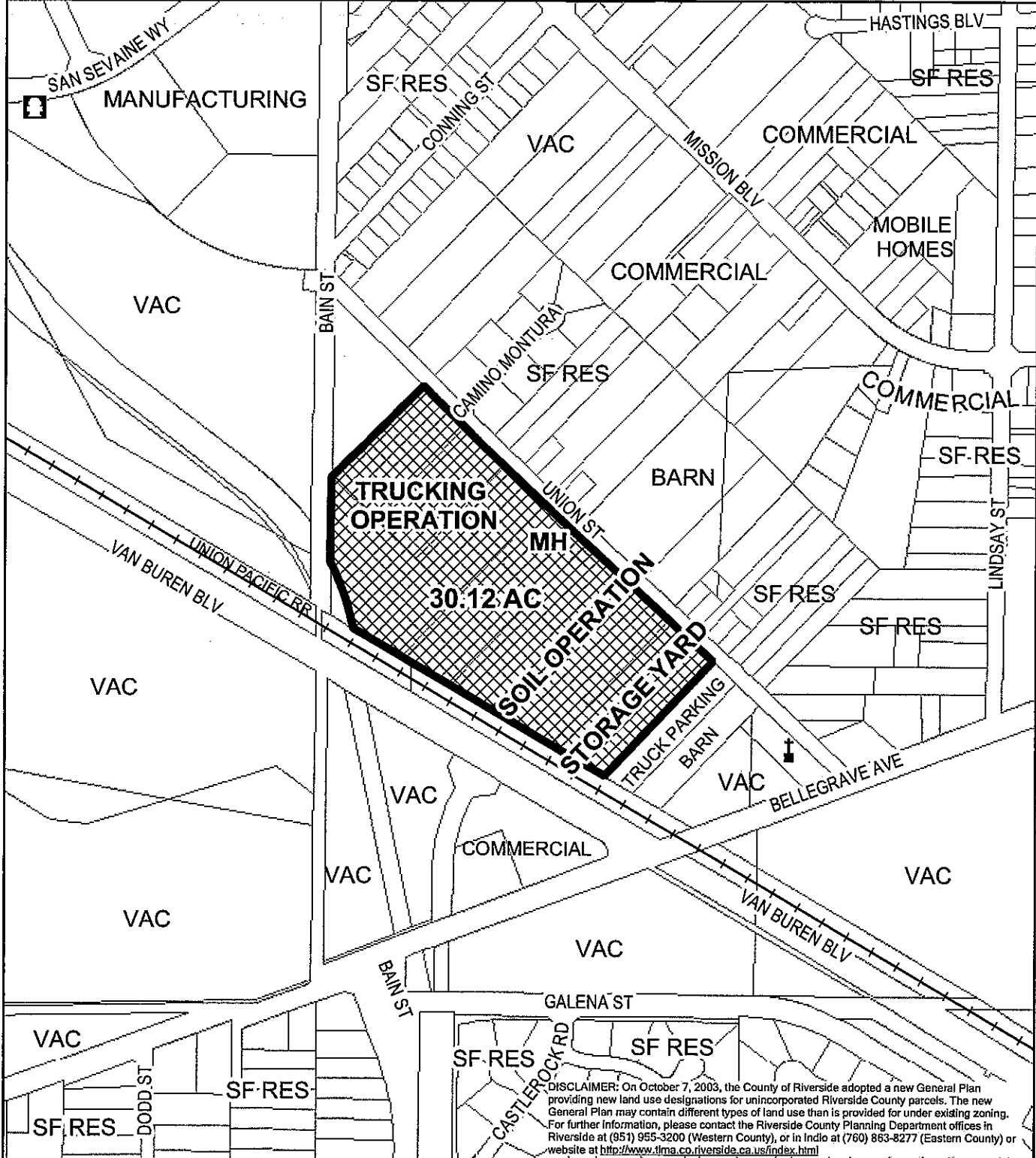
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 10



Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 684 A1

Land Use



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 10



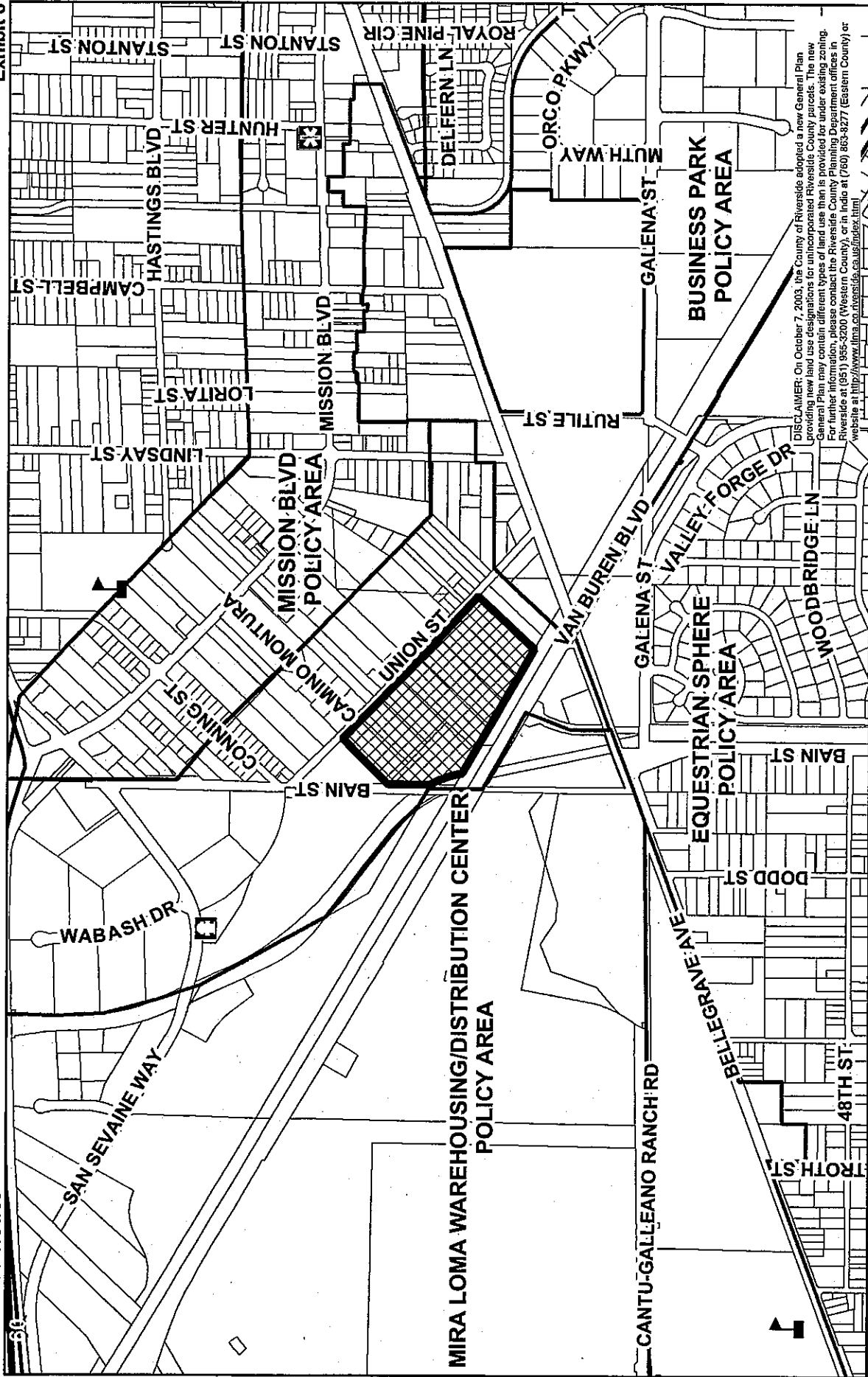
Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 684 A1



Supervisor Tavaglione
 District 2
 Date Drawn: 7/01/09

GPA00059 CZ07517
POLICY AREAS

Planner: Jeremy Childers
 Date: 8/19/09
 Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 957-5200 (Western County), or in Indio at (760) 863-9277 (Eastern County) or visit us at <http://www.planning.ca.gov/indio.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
 Township/Range: T2SR6W
 Section: 10

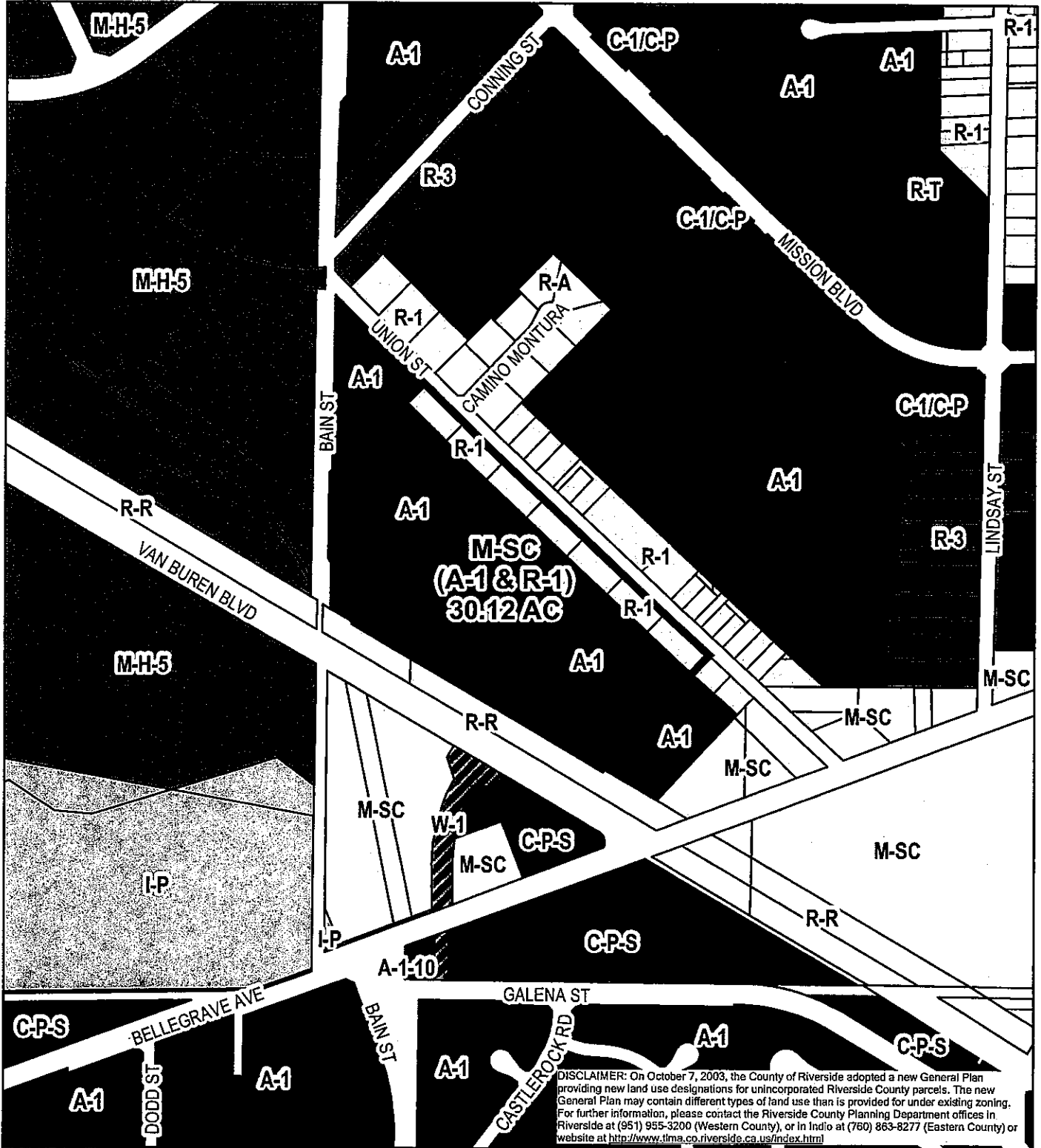
Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1

7,200
 4,800
 2,400
 0

Feet

GPA00859 CZ07517

PROPOSED ZONING

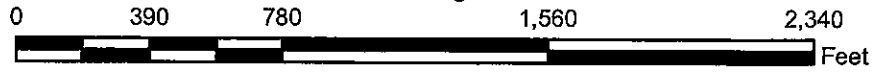


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section : 10

Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 684 A1



Supervisor Tavaglione
District 2

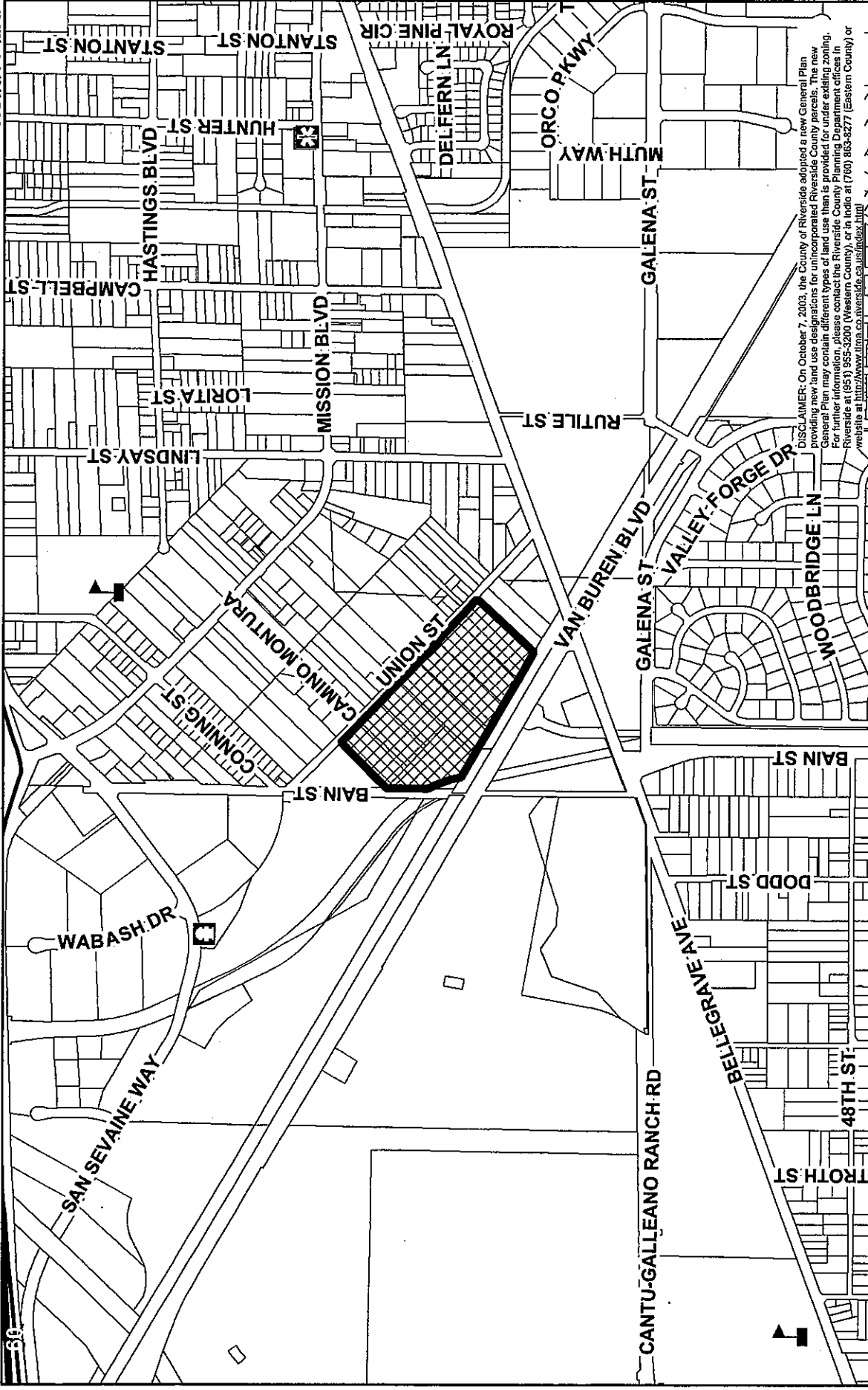
Date Drawn: 7/1/09

GPA00609 CZ07517

Planner: Jeffrey Childers
Date: 8/19/09

VICINITY MAP

VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.ijana.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 684 A1

District: Glen Avon
Township/Range: T2SR6W
Section : 10



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



FROM: County Counsel

SUBMITTAL DATE:
April 21, 2010

SUBJECT: Ordinance No. 348.4695

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4695 amending the zoning in the Glen Avon District shown on Map No. 11.069 Change of Zone Case No. 7517.

BACKGROUND: Change of Zone Case No. 7517 was tentatively approved by the Board of Supervisors on February 9, 2010.

Departmental Concurrence



 Pamela J. Walls, County Counsel
 Larisa R-McKenna

FINANCIAL DATA	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

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

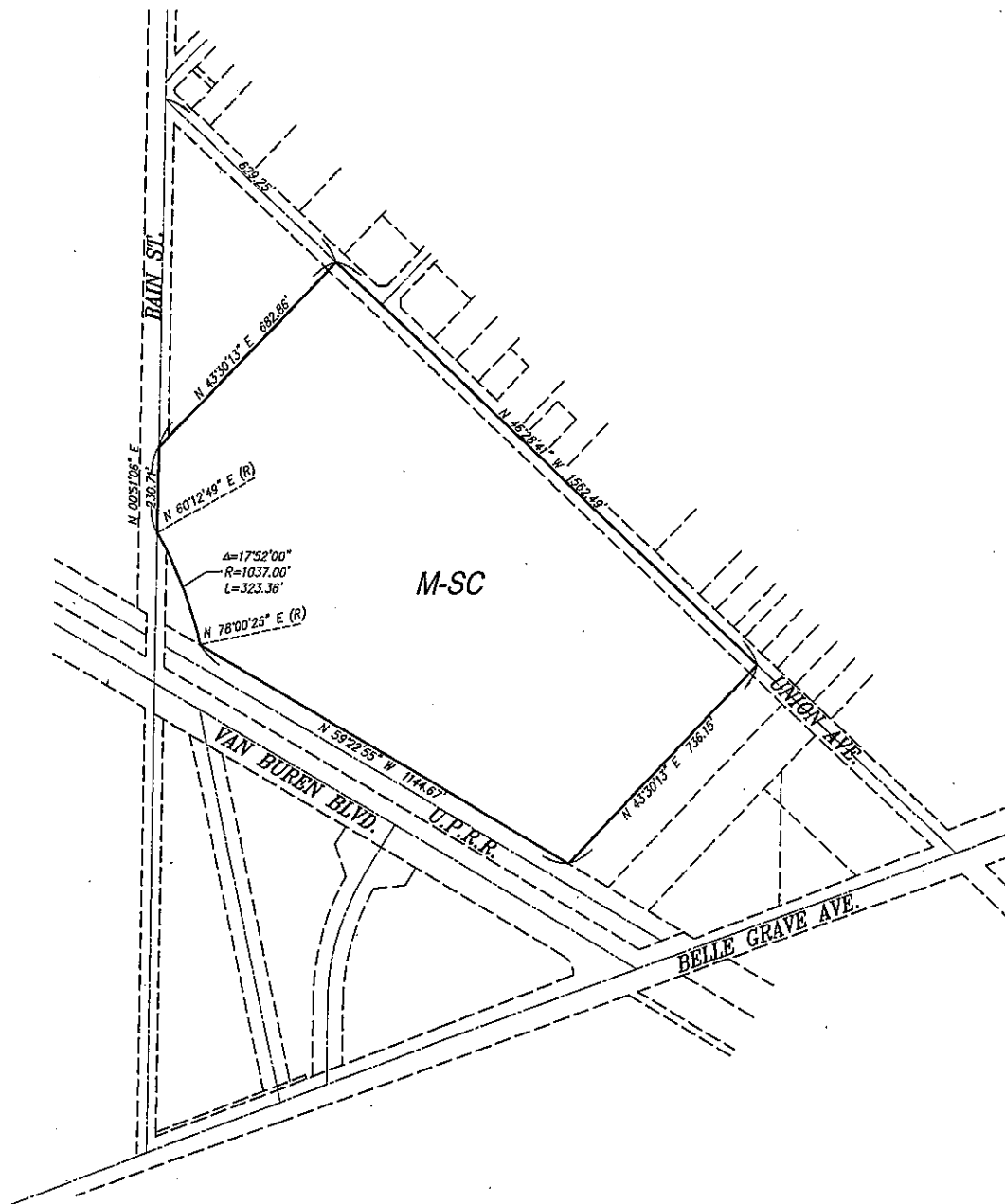
C.E.O. RECOMMENDATION:

County Executive Office Signature

Consent Policy
 Consent Policy
 Dept't Recor Per Exec. Ofc.:

Prev. Agn. Ref.: _____ **District:** Second **Agenda Number:** _____

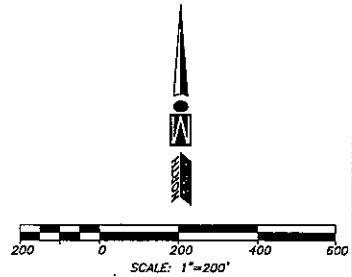
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6 WEST.



M-SC

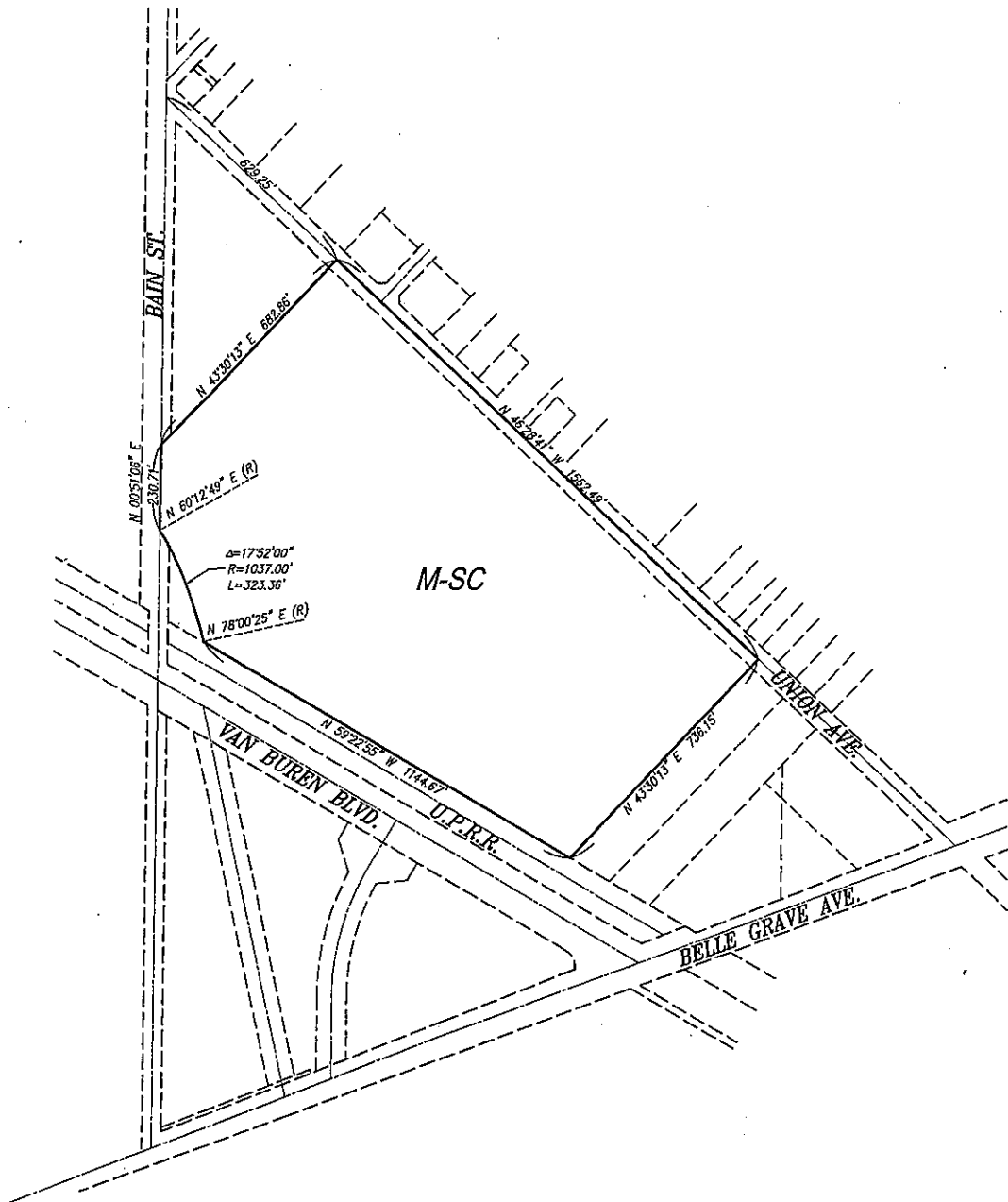
LEGEND

MANUFACTURING - SERVICE COMMERCIAL
 MAP NO. 11.069
 CHANGE OF OFFICIAL ZONING PLAN
 GLEN AVON
 DISTRICT
 CHANGE OF ZONE CASE NO. 07517
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4695
 MAY 25, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



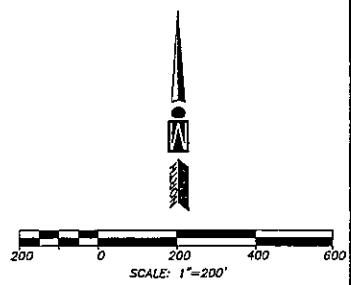
- A.P.N.: 170-320-008
- A.P.N.: 170-320-009
- A.P.N.: 170-320-010
- A.P.N.: 170-320-011
- A.P.N.: 170-320-012
- A.P.N.: 170-320-013
- A.P.N.: 170-320-014
- A.P.N.: 170-320-018

SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6 WEST.



M-SC

LEGEND
 MANUFACTURING - SERVICE COMMERCIAL
 MAP NO. 11.069
 CHANGE OF OFFICIAL ZONING PLAN
 GLEN AVON
 DISTRICT
 CHANGE OF ZONE CASE NO. 07517
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4695
 MAY 25, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



- A.P.N.: 170-320-008
- A.P.N.: 170-320-009
- A.P.N.: 170-320-010
- A.P.N.: 170-320-011
- A.P.N.: 170-320-012
- A.P.N.: 170-320-013
- A.P.N.: 170-320-014
- A.P.N.: 170-320-018