

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 4, 2010

SUBJECT:
RESOLUTION NO. 2010-001 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 482 and ADOPTING SPECIFIC PLAN NO. 344; and, ORDINANCE NO. 348.4700 for ZONING MAP NO. 2.2327 and CHANGE OF ZONE NO. 7076

RECOMMENDED MOTION:

ADOPTION of **RESOLUTION NO. 2010-001** Certifying Environmental Impact Report No. 482 and Adopting Specific Plan No. 344, (Trailmark); and,

ADOPTION of **ORDINANCE NO. 348.4700** for Zoning Map No. 2.2327 and Change of Zone No. 7076 and amending Ordinance No. 348 text to reflect Specific Plan development standards

Ron Goldman
Planning Director

Initials:
RG:ar

(Continued on Attached Page)

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: N/A				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

Policy
 Policy
 Consent
 Consent
 Dept't Rec. ...
 Per Exec. Ofc.:

Prev. Agn. Ref. 12/22/09 Item No. 16.4 | **District:** Fifth | **Agenda Number:**

and establishing the Specific Plan boundary.

BACKGROUND:

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **December 22, 2009** as Agenda Item No. **16.4** and the following actions were taken.

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 482**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA procedures; and, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 727** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to a Community Development level Specific Plan (SP); based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors;

APPROVAL of **SPECIFIC PLAN NO. 344**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7076**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP Zone), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

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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 N. [Signature] DATE 5/4/10
CARISA TOMICKEN

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.

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**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

RM APPROVED COUNTY COUNSEL
 BY: *[Signature]*
 DATE: *[Date]*

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 D. Tentative Tract Map No. 35045 is associated with Change of Zone No. 7076, which was
27 considered concurrently at the public hearing before the Planning Commission. Change of
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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
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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
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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
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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
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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
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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 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. 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,
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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
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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
22 e. Prior to on-site grading activities, the project applicant shall
23 submit documentation to the County of Riverside Planning
24 Department that verifies that the necessary permits required by the
25 Regional Water Quality Control Board (RWQCB) have been
26 obtained.

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

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

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

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

21 j. A final report of findings shall be prepared by the project
22 archaeologist for submission to the Eastern Information Center,
23 the County of Riverside, and the culturally affiliated Native
24 American Tribe. The report shall describe parcel history,
25 summarize field and laboratory methods used, if applicable, and
26 include any testing or special analysis information conducted to
27 support the findings.
28

1 k. Prior to any earth-moving and/or grading activities in areas
2 containing Pleistocene sediments, a trained paleontological
3 monitor retained by the project proponent and approved by the
4 County of Riverside shall develop a storage agreement with the
5 LACM Vertebrate Paleontology Section, San Bernardino County
6 Museum, or another acceptable museum repository to allow for
7 the permanent storage and maintenance of any fossil remains
8 recovered within the project area as a result of the monitoring
9 program, and for the archiving of associated specimen data and
10 corresponding geologic and geographic site data at the museum
11 repository.

12 l. The project paleontologist shall develop a Paleontological
13 Resource Impact Mitigation Program (PRIMP) and a discovery
14 clause/treatment plan that, when implemented during earth-
15 moving activities in the project area, shall allow for the recovery
16 and subsequent treatment of any fossil remains and associated
17 specimen and site data uncovered by these activities.

18 m. The project paleontologist and a paleontological construction
19 monitor shall attend a pre-grade meeting to explain the monitoring
20 program to grading contractor staff and to develop procedures and
21 lines of communication to be implemented if fossil remains are
22 uncovered by earth-moving activities, particularly when a monitor
23 may not be on site.

24 n. Paleontological monitoring of earth-moving activities shall start
25 on a half-time basis. If excavation monitoring locates fossil
26 material, the monitoring will continue on a full-time basis. The
27 monitor shall be empowered to temporarily halt or redirect
28

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

6 o. If the paleontological monitor finds fossil remains, earth-moving
7 activities shall be diverted around the fossil site until the remains
8 have been recovered and these activities are allowed to proceed
9 through the site by the monitor.

10 p. If fossil remains are encountered by earth-moving activities when
11 the monitor is not on the site, these activities shall be diverted
12 around the fossil site and the monitor called to the site
13 immediately to recover the remains.

14 q. If fossil remains are found, an appropriate amount of fossiliferous
15 rock shall be recovered from the fossil site and processed to allow
16 for the recovery of smaller fossil remains. Test samples may be
17 recovered from other sampling sites in the rock unit.

18 r. Any recovered fossil remains shall be prepared to the point of
19 identification and identified to the lowest taxonomic level possible
20 by knowledgeable paleontologists. The remains shall then be
21 curated (assigned and labeled with museum repository fossil
22 specimen numbers and corresponding fossil site numbers, as
23 appropriate; placed in specimen trays and, if necessary, vials with
24 completed specimen data cards) and catalogued. Associated
25 specimen data and corresponding geologic and geographic site
26 data shall be archived (specimen and site numbers and
27 corresponding data entered into appropriate museum repository
28

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 H. Hazards and Hazardous Materials

25 1. Impacts.

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

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 Meniffee 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 Meniffee 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 Malone Road boundary to Briggs Road.

2 g. The project shall construct Mapes Road at its ultimate half-section
3 width as a Secondary roadway (34-foot part width) from Menifee
4 Road to Briggs Road.

5 h. The project shall construct Briggs Road at its ultimate half-section
6 width as a Collector roadway (34-foot part width) from Mountain
7 Avenue to Mapes Road.

8 i. The project shall be responsible for design and construction of a
9 traffic signal at the intersection of Menifee Road (NS) and Project
10 Driveway 1 (EW) during the first phase of project construction.
11 This signal is not eligible for free credit.

12 j. The project shall provide stop sign, stop bar, and stop legend at all
13 project driveways that intersect with public roadways and do not
14 meet traffic signal warrants.

15 k. Prior to the first building permit final inspection for Project Phase I
16 (Specific Plan Planning Areas 1, 2, 3, 16, 18A, 18B, 18D, 20A, 20B,
17 and 22D), the following intersections shall be improved in
18 accordance with the geometrics specified in the County Conditions
19 of Approval for Specific Plan No. 344 Tentative Tract Map No.
20 35045:

- 21 -Intersection of Menifee Road (NS) and Mapes Road (EW)
- 22 -Intersection of Menifee Road (NS) and Mountain Avenue (EW)
- 23 -Intersection of Menifee Road (NS) and Site Driveway 1 (EW)
- 24 -Intersection of Site Driveway 2 (NS) and Mountain Avenue
(EW)

25 l. Prior to the first building permit final inspection for Project Phase II
26 (Specific Plan Planning Areas 12 and 15), the following
27 intersections shall be improved in accordance with the geometrics
28 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
25 **BE IT FURTHER RESOLVED** by the Planning Commission that all applicable regulatory
26 requirements and feasible mitigation measures to reduce environmental impacts have been considered and
27 are applied as conditions of the project approval, yet the following impacts resulting from the project's
28 approval cannot be fully mitigated and will be only partially avoided or lessened by the mitigation

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

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

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

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 roadways.

- 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 C. Transportation and Traffic (Cumulative Freeway Segments)

23 1. Impacts.

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

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

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 environmental benefits of avoiding impacts to on-site
13 jurisdictional drainages and riparian habitat areas, which subsequently may result in
14 a concomitant reduction in 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 A. Economic, Population, or Housing Growth

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

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 A. Land Use Element

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

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.
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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.
28

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.
28

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.

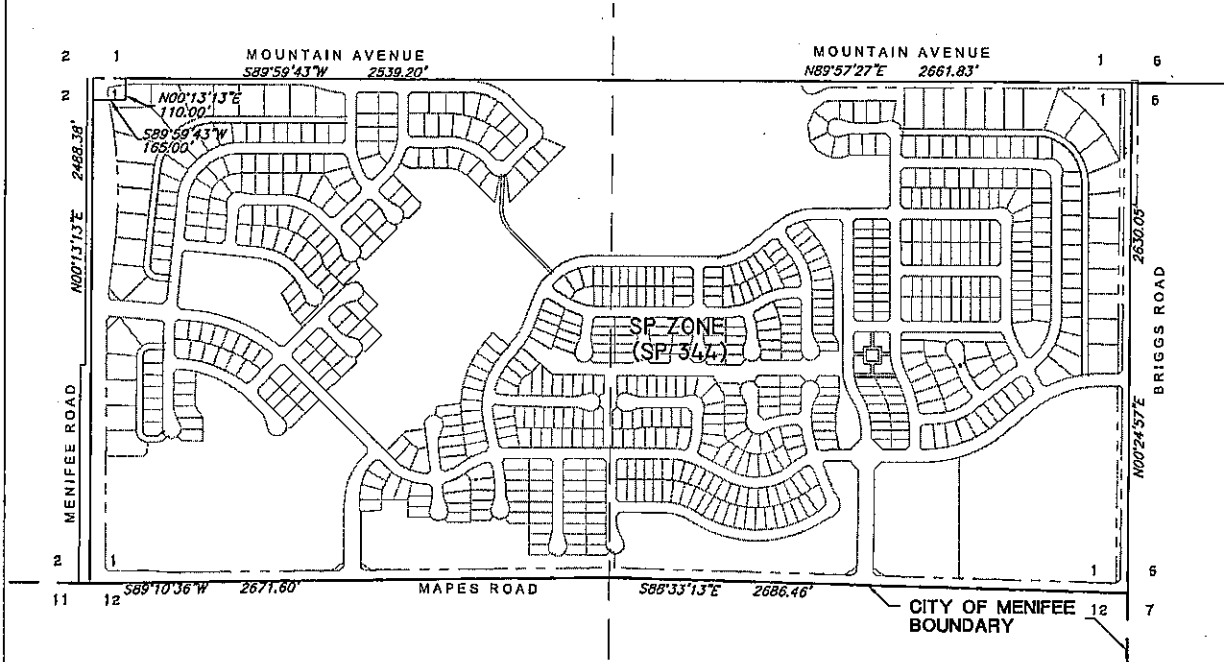
14 (2) The development standards for Planning 22A, 22B, 22C, and 22D of Specific Plan
15 No. 344 shall be the same as those standards identified in Article VIIIe, Section 8.100 of
16 Ordinance No. 348.

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.

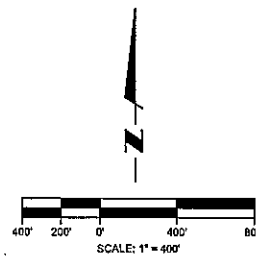
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HOMELAND ZONING AREA
SECTION I, T.5S., R.3W., S.B.M.

SHEET 1 OF 1



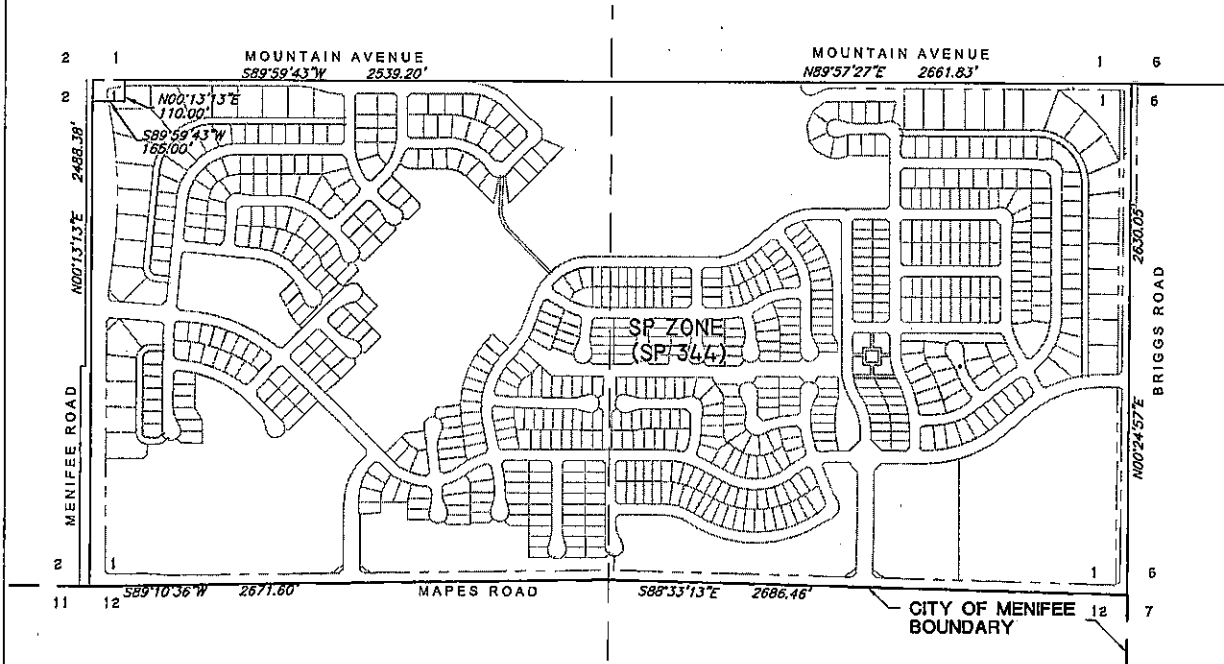
SP ZONE SPECIFIC PLAN



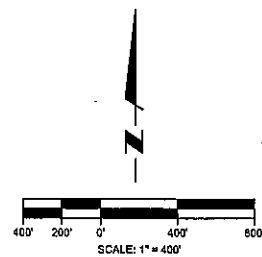
MAP NO. 2.2327
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7076
ADOPTED BY ORDINANCE NO. 348.4700
MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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
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