

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 9/10/15

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

205 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 September 8, 2015

SUBJECT: RESOLUTION NO. 2015-214 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND LAND USE AND SECOND CIRCULATION CYCLE OF GENERAL PLAN AMENDMENTS FOR 2015 (GPA Nos. 743, 856, 928D1, 954, 1123, 1058, 1126, 1128 AND 1132), **RESOLUTION NO. 2015-108** Certifying EIR No. 530 and Adopting Specific Plan No. 364, **RESOLUTION NO. 2015-205** Certifying EIR No. 540 and Adopting Specific Plan No. 265, Amendment No. 1, **ORDINANCE NO. 348.4804** and **ORDINANCE NO. 348.4814**, DISTRICT 1, 2, 3, and 5. Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2015-214 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 743, 856, 928D1, 954, 1058, 1123, 1126, 1128, and 1132.

ADOPT RESOLUTION NO. 2015-108 certifying Environmental Impact Report No. 530 and Adopting Specific Plan No. 364 (Colinas Del Oro Specific Plan) consistent with the Board's action on August 18, 2015; and,

(recommended motion continued next page)

Steve Weiss

Steve Weiss, AICP
 Planning Director
 SW:lr

Juan C. Perez

Juan C. Perez
 TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: Deposit based funds. Budget Adjustment: N/A
 For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE
 BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5
- Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: Item 16-1 8/18/15, District: 1, 2, 3, 5 **Agenda Number:**

Item 16-4 3/10/15, Item 16-1 and 16-2 6/30/15, Item 16-2 11/4/14, Item 16-2 7/21/15, Item 16-1 6/2/15, Item 16-2 9/1/15, Item 16-1 7/7/15, and Item 16-1 4/28/15

3-25

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2015-214 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND
LAND USE CYCLE AND SECOND CIRCULATION CYCLE GENERAL PLAN AMENDMENTS FOR 2015
(GPA Nos. 743, 856, 928D1, 954, 1058, 1123, 1126, 1128 AND 1132), RESOLUTION 2015-108
CERTIFYING EIR NO. 530, RESOLUTION 2015-205 CERTIFYING EIR NO. 540, ORDINANCE NO. 348.4804
AND ORDINANCE NO. 348.4814**

DATE: SEPTEMBER 8, 2015

PAGE: 2 of 5

RECOMMENDED MOTION (continued): That the Board of Supervisors:

ADOPT RESOLUTION NO. 2015-205 certifying Environmental Impact Report No. 540 and Adopting Specific Plan No. 265, Amendment No. 1 (Borel Airpark Center Specific Plan) consistent with the Board's action on July 21, 2015; and,

ADOPT ORDINANCE NO. 348.4804 for Change of Zone No. 7143 amending the zoning classification for the project site from Rural-Residential to Specific Plan as shown on Map No. 2.2374 and setting forth the uses and development standards for Specific Plan No. 364.

ADOPT ORDINANCE NO. 348.4814 for Change of Zone No. 7806 amending the zoning ordinance for Specific Plan No. 265 Amendment No. 1 and formalizing the boundaries of the Specific Plan's Planning Areas as shown on Map No. 2.2381.

BACKGROUND:

Summary

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the second Land Use cycle and second Circulation cycle of 2015 were considered by the Board of Supervisors in public hearings on August 18, 2015 (GPA No. 743, agenda item, 16-1), March 10, 2015 (GPA No. 856, agenda item 16-4), June 30, 2015 (GPA No. 1132, agenda item 16-1 and GPA No. 928D1, agenda item 16-2), November 4, 2014 (GPA No. 954, agenda item, 16-2), July 21, 2015 (GPA No. 1123, agenda item 16-2), June 2, 2015 (GPA No. 1058, agenda item 16-1), September 1, 2015 (GPA No. 1126, agenda item 16-2), and July 7, 2015 (GPA No. 1128, agenda item 16-1).

Resolution No. 2015-108 certifying Environmental Impact Report No. 530 and adopting Specific Plan No. 364, and Ordinance no. 348.4804 for Change of Zone No. 7143 are the final approval actions on what is collectively known as Specific Plan No. 364(Colinas del Oro) which was tentatively approved on August 18, 2015. The Specific Plan changed the General Plan Land Use Element from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Specific Plan Land Use Designation of Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM). The accompanying Change of Zone No. 7143 and Ordinance No. 348.4808 changed the zoning for the whole site from Rural Residential to Specific Plan, formalized the Specific Plan Boundary, and set forth the uses and development standards for the Specific Plan.

Resolution No. 2015-205 certifying Environmental Impact Report No. 540 and adopting Specific Plan No. 265, Amendment No. 1 and Ordinance No. 348.4814 for Change of Zone No. 7806 are the final approval actions on what is collectively known as Specific Plan No. 265 Amendment No. 1 (Borel Airpark Center) which was tentatively approved on July 21, 2015. The Specific Plan revised the Land Use Designation of the Specific Plan for consistency with the Riverside County General Plan, reduced the overall acreage of the project site from 783.4 acres to 716.4 acres, revised the external boundary of the project site to eliminate property from the Specific Plan, and revised the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. The accompanying Change of Zone No. 7806 and Ordinance No. 348.4814 revised the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Areas, added new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deleted of old Planning Areas 6.2, 10.0, 20.0, and 33.0 (PA's 10.0, 20.0 and 33.0 are now in the City of Murrieta); (2) revised the entire Specific Plan boundary to eliminate three properties from the Specific Plan (two APN's from a

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2015-214 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND
LAND USE CYCLE AND SECOND CIRCULATION CYCLE GENERAL PLAN AMENDMENTS FOR 2015
(GPA Nos. 743, 856, 928D1, 954, 1058, 1123, 1126, 1128 AND 1132), RESOLUTION 2015-108
CERTIFYING EIR NO. 530, RESOLUTION 2015-205 CERTIFYING EIR NO. 540, ORDINANCE NO. 348.4804
AND ORDINANCE NO. 348.4814**

DATE: SEPTEMBER 8, 2015

PAGE: 3 of 5

runway extension to the French Valley Airport, and one for a Rancho California Water District tank site being removed from the Specific Plan Boundary) and changed the zoning on the three properties from Specific Plan (SP) to Manufacturing Service- Commercial (MS-C), and removed a portion of the Specific Plan that is now in the City of Murrieta (PA's 10.0, 20.0 and 33.0); and 3) to formalize the boundaries for all Planning Areas.

INDIVIDUAL AMENDMENTS

General Plan Amendment No. 743 (GPA No. 743) (Land Use) in the First Supervisorial District proposes to amend the Land Use Element by amending the Land Use Designation in the Elsinore Area Plan from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Specific Plan Land Use Designation of Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) on an approximately 127.4 acre site located on the southwest corner of Highway 74 and Ethanac Road, in the Meadowbrook Zoning Area.

General Plan Amendment No. 856 (GPA No. 856) (Land Use and Circulation) in the Fifth Supervisorial District proposes to amend the Land Use Element by establishing a General Plan Land Use designation for APN 519-170-009 which is currently "undesignated" to Light Industrial (LI), and also proposes to modify Figure C-9, Scenic Highway, of the Riverside County General Plan Circulation Element, to reflect recent changes to Chapter 173, Section 263.3 of the California Streets and Highway Code, which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system for a 10.23 acre property. The property is located in the Pass Area Plan, northwesterly of Apache Trail and southeasterly of the Interstate 10 freeway in the Pass and Desert Zoning District.

General Plan Amendment No. 928D1 (GPA No. 928D1) (Land Use) in the Third Supervisorial District proposes a Foundation Component amendment that changes the subject site's Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre) on approximately 9.09 acres located in the French Valley area, more specifically, northerly of Raven Court Road, southerly of Monteleone Meadows Drive, easterly of I-215, and westerly of Briggs Road in the Rancho California Zoning Area.

General Plan Amendment No. 954 (GPA No. 954) (Land Use) in the Third Supervisorial District proposes to amend the Land Use Element by amending the Foundation Component and Land Use designations in the Southwest Area Plan from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.) on approximately 53.94 acres located northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area in the Rancho California Zoning Area.

General Plan Amendment No. 1123 (GPA No. 1123) (Land Use) in the Third Supervisorial District proposes to amend the Land Use Element by changing the Land Use designations for Parcel 957-320-007, a Rancho California Water District water tank site, from Restricted Light Industrial and Open Space to Community Development: Public Facilities (CD:PF) and on Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial to Community Development: Public Facilities (CD:PF) on an approximately 161.84 (or 716.9 acres) acre site located easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive in the Rancho California Zoning Area.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2015-214 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND
LAND USE CYCLE AND SECOND CIRCULATION CYCLE GENERAL PLAN AMENDMENTS FOR 2015
(GPA Nos. 743, 856, 928D1, 954, 1058, 1123, 1126, 1128 AND 1132), RESOLUTION 2015-108
CERTIFYING EIR NO. 530, RESOLUTION 2015-205 CERTIFYING EIR NO. 540, ORDINANCE NO. 348.4804
AND ORDINANCE NO. 348.4814
DATE: SEPTEMBER 8, 2015
PAGE: 4 of 5**

General Plan Amendment No. 1058 (GPA No. 1058) (Land Use) in the First Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to Community Development: Commercial Office (CD: CP) (0.35 – 1.0 floor area ratio) on approximately 3.1 acres located northerly of northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway in the North Perris Zoning Area.

General Plan Amendment No. 1126 (GPA No. 1126) (Land Use) in the Second Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on approximately 65.2 acres located southerly of Center Street and easterly of California Avenue in the University Zoning Area.

General Plan Amendment No. 1128 (GPA No. 1128) (Land Use) in the Third Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Community Development: Medium Density Residential (CD:MDR) (2.5 Dwelling Units per Acre.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM) on approximately 25.7 acres located northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive within the Hemet-San Jacinto Zoning Area.

General Plan Amendment No. 1132 (GPA No. 1132) (Land Use) in the First Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community – Estate Density Residential (RC-EDR) land uses to Rural Community – Low Density Residential (RC-LDR) on approximately 168.33 acres located northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), and westerly of Blackburn Road in the Lake Mathews Zoning Area.

Impact on Citizens and Businesses

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission on April 15, 2015 and Board of Supervisors on August 18, 2015 for GPA No. 743; the Planning Commission on December 3, 2014 and Board of Supervisors on March 10, 2015 for GPA No. 856; the Planning Commission on April 15, 2015 and the Board of Supervisors on June 30, 2015 for GPA No. 928D1; the Planning Commission on September 17, 2014 and the Board of Supervisors on November 4, 2014 for GPA No. 954; the Board of Supervisors on July 21, 2015 for GPA No. 1123; the Planning Commission on April 15, 2015 and the Board of Supervisors on June 2, 2015 for GPA No. 1058; the Planning Commission on July 29, 2015 and the Board of Supervisors on September 1, 2015 for GPA No. 1126; the Planning Commission on March 18, 2015 and the Board of Supervisors on June 7, 2015 for GPA No. 1128; and the Board of Supervisors on June 30, 2015 for GPA No. 1132.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2015-214 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND
LAND USE CYCLE AND SECOND CIRCULATION CYCLE GENERAL PLAN AMENDMENTS FOR 2015
(GPA Nos. 743, 856, 928D1, 954, 1058, 1123, 1126, 1128 AND 1132), RESOLUTION 2015-108
CERTIFYING EIR NO. 530, RESOLUTION 2015-205 CERTIFYING EIR NO. 540, ORDINANCE NO. 348.4804
AND ORDINANCE NO. 348.4814**

DATE: SEPTEMBER 8, 2015

PAGE: 5 of 5

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A.** Resolution No. 2015-214
- B.** Resolution No. 2015-108
- C.** Resolution No. 2015-205
- D.** Ordinance No. 348.4804
- E.** Ordinance No. 348.4814



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: September 8, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: 2nd Land Use/2nd Circulation GPA Cycle of 2015 (GPAs, 743, 856, 928D1, 954, 1058, 1123, 1126, 1128, and 1132.)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

Staff is requesting September 22, 2015 BOS date.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

1
2 A. The minimum lot size shall be twenty thousand square feet (20,000') with a
3 minimum average width of seventy-five feet (75 ').

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

6 b. Planning Area 2.

7 (1) The uses permitted in Planning Area 2 of Specific Plan No. 265 shall be the same
8 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;
10 h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i),
11 k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14),
12 (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses
13 identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone
14 exchanges and switching equipment, post offices, fire and police stations, water and gas company
15 service facilities, and parcel delivery services.

16 (2) The development standards for Planning Area 2 of Specific Plan No. 265 shall be
17 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that
18 the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by
19 the following:

20 A. The minimum lot size shall be twenty thousand square feet (20,000') with a
21 minimum average width of seventy-five feet (75 ').

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

24 c. Planning Area 3.

25 (1) The uses permitted in Planning Area 3 of Specific Plan No. 265 shall be the same
26 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
27 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;

1 h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1),
2 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be
3 permitted.

4 (2) The development standards for Planning Area 3 of Specific Plan No. 265 shall be
5 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

8 d. Planning Areas 4, 6, and 7.

9 (1) The uses permitted in Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be
10 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
11 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1.
12 and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),
13 k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall
14 not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include
15 organic fertilizer production, composting and recycling of green waste, not including food waste.

16 (2) The development standards for Planning Areas 4, 6, and 7 of Specific Plan No. 265
17 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

20 e. Planning Area 5.

21 (1) The uses permitted in Planning Area 5 of Specific Plan No. 265 shall be the same
22 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
23 permitted pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;
24 h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1),
25 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall
26 not be permitted.

1 (2) The development standards for Planning Area 5 of Specific Plan No. 265 shall be
2 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

5 f. Planning Area 8.

6 (1) The uses permitted in Planning Area 8 of Specific Plan No. 265 shall be the same
7 as those permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses
8 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be
9 permitted.

10 (2) The development standards for Planning Area 8 of Specific Plan No. 265 shall be
11 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except
12 that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and
13 replaced by the following:

14 A. Where the front, side or rear yard adjoins a street, the minimum setback shall be
15 twenty-five feet (25') from the property line.

16 B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4,
17 R-6, R-T, R-T-R, W-2, W-2-M or SP with a residential zone, the minimum setback
18 shall be twenty-five feet (25') from the property line.

19 C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-
20 2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, there is
21 no minimum setback.

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

24 g. Planning Areas 9 and 11.

25 (1) The uses permitted in Planning Areas 9 and 11 of Specific Plan No. 265 shall be
26 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21),
28

1 (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53),
2 (58), (62), (64), (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92),
3 (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22)
4 and (23) shall not be permitted.

5 (2) The development standards for Planning Areas 9 and 11 of Specific Plan No. 265
6 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348
7 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and
8 replaced by the following:

9 A. Where the front, side or rear yard adjoins a street, the minimum setback shall be
10 twenty-five feet (25') from the property line.

11 B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4,
12 R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall
13 be twenty-five feet (25') from the property line.

14 C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-
15 2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no
16 minimum setback.

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

19 h. Planning Area 10.

20 (1) The uses permitted Planning Area 10 of Specific Plan No. 265 shall be the same as
21 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

22 (2) The development standards for Planning Area 10 of Specific Plan No. 265 shall be
23 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

26 i. Planning Areas 12 and 13.

1 (1) The uses permitted in Planning Areas 12 and 13 of Specific Plan No. 265 shall be
2 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
3 the uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition,
4 the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include law,
5 medical, dental, chiropractic, architectural, engineering, community planning, and real estate
6 offices. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall
7 include health and exercise centers, provided all facilities are located within an enclosed building.

8 (2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 265
9 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

12 j. Planning Areas 14 and 17.

13 (1) The uses permitted in Planning Areas 14 and 17 of Specific Plan No. 265 shall be
14 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
15 uses permitted pursuant to Section 7.1.a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9);
16 and c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall
17 include private recreational parks/areas.

18 (2) The development standards for Planning Areas 14 and 17 of Specific Plan No. 265
19 shall be the same as those standards identified in Article VII of Ordinance No. 348 except
20 Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted
21 and replaced with the following development standards:

- 22 A. The minimum lot size shall be four thousand five hundred square feet (4,500').
23 B. The minimum lot width shall be forty-five feet (45').
24 C. The front yard setback shall be a minimum of fifteen feet (15').
25
26
27
28

- 1 D. The minimum corner side yard setback shall be ten feet (10'). All other side yard
2 setbacks shall be five feet (5'). The minimum side yard distance between structures
3 shall be at least ten feet (10')
- 4 E. The minimum rear yard setback shall be fifteen feet (15').
- 5 F. The minimum garage setback shall be eighteen feet (18').
- 6 G. The maximum building height shall be thirty-five feet (35').
- 7 H. The maximum lot coverage shall be 60% for single story buildings and 50% for
8 two story buildings. Lot coverage includes, but is not limited to, garages, covered
9 porches, and balconies.
- 10 I. Encroachments for fireplaces, air conditioning units and media centers shall not
11 exceed more than two feet (2') into the front, side, or rear setbacks. No air
12 conditioning units shall be permitted in front of the structure. Encroachments for
13 balconies, porches, decks, and attached patio covers shall not exceed ten feet (10')
14 into the front or rear setback. The side yard with gate access shall at all times
15 maintain a five feet (5') clearance regardless of encroachments. No other structural
16 encroachments shall be permitted in the front, rear or side yard except as provided
17 for in Section 18.19 of Ordinance No. 348.
- 18 J. All playground equipment shall be shaded in accordance with the Shade Standards
19 described in Section IV.E.3 of Specific Plan No. 265.

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

22 k. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 265 shall be the same
24 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 7.1. a.(2), (3), (4), (6), (8), (9), (10), (11) and (12); b.(1), (2), (3),
26 (5), (6), (7), (8), (9) and (10); and c.(1) and (2) shall not be permitted. In addition, the uses
27
28

1 permitted under Section 7.1.a shall include single-family detached dwellings with zero lot lines
2 and Section 7.1.b shall include private recreational parks/areas.

3 (2) The development standards for Planning Area 15 of Specific Plan No. 265 shall be
4 the same as those standards identified in Article VII of Ordinance 348, except that the
5 development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall
6 be deleted and replaced with the following:

- 7 A. The minimum lot size shall be three thousand seven hundred and eighty square feet
8 (3,780').
- 9 B. The minimum lot width shall be forty-two feet (42') and minimum frontage on cul-
10 de-sac shall be twenty two-feet (22').
- 11 C. The minimum front facing street setback shall be ten feet (10').
- 12 D. The minimum front entry garage setback shall be twenty feet (20') and side entry
13 garage setback shall be fifteen feet (15').
- 14 E. The minimum street side setbacks shall be ten feet (10') and interior side setbacks
15 shall be at least five feet (5').
- 16 F. The minimum rear setback shall be ten feet (10') when building element is twenty
17 feet (20') in width or less otherwise it shall be fifteen feet (15').
- 18 G. There shall be a minimum twenty feet (20') separation between the second stories
19 of adjacent buildings.
- 20 H. Encroachments for balconies, porches, decks, and attached patio covers shall not
21 exceed five feet (5') into the rear setback. No other structural encroachments shall
22 be permitted in the front, rear or side yard except as provided for in Section 18.19
23 of Ordinance No. 348.
- 24 I. Any driveway shall be less than three feet (3') in length or at least eighteen feet
25 (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are
26 not permitted.
- 27
28

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

3 1. Planning Area 16.

4 (1) The uses permitted in Planning Area 16 of Specific Plan No. 265 shall be the same
5 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 7.1. a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9); and c.
7 (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include
8 private recreational parks/areas.

9 (2) The development standards for Planning Area 16 of Specific Plan No. 265 shall be
10 the same as those standards identified in Article VII of Ordinance 348, except that the
11 development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall
12 be deleted and replaced with the following:

- 13 A. The minimum lot size shall be four thousand five hundred square feet (4,500').
- 14 B. The minimum lot width shall be thirty-eight feet (38') and minimum frontage on
15 cul-de-sac shall be twenty-two feet (22').
- 16 C. The minimum front facing street setback shall be eighteen feet (18').
- 17 D. The minimum front entry garage setback shall be eighteen feet (18').
- 18 E. The minimum street side setbacks shall be five feet (5') and interior side setbacks
19 shall be at least five feet (5').
- 20 F. The minimum rear setback shall be five feet (5').
- 21 G. There shall be a minimum twenty feet (20') separation between the second stories
22 of adjacent buildings.
- 23 H. Encroachments for balconies, porches, decks, and attached patio covers shall not
24 exceed five feet (5') into the rear setback. No other structural encroachments shall
25 be permitted in the front, rear or side yard except as provided for in Section 18.19
26 of Ordinance No. 348.

1 I. Any driveway shall be less than three feet (3') in length or at least eighteen feet
2 (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are
3 not permitted.

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

6 m. Planning Areas 18, 19, 20, 21, and 23.

7 (1) The uses permitted in Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No.
8 265 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
9 except that the uses permitted pursuant to Section 8.100.a.1, 2, 5, 7 and 8; b.; and c. shall not be
10 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
11 natural open space and trails.

12 (2) The development standards for Planning Areas 18, 19, 20, 21, and 23 of Specific
13 Plan No. 265 shall be the same as those standards identified in Article VIIIe of Ordinance No.
14 348.

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

17 n. Planning Area 22.

18 (1) The uses permitted in Planning Area 22 of Specific Plan No. 265 shall be the same
19 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
20 permitted pursuant to Section 8.100.a.1, 2, 5, 7; b.; and c. shall not be permitted. In addition, the
21 permitted uses identified under Section 8.100.a. shall also include parks and trails.

22 (2) The development standards for Planning Area 22 of Specific Plan No. 265 shall be
23 the same as those standards identified in Article VIIIe of Ordinance No. 348 with the addition of
24 the following standard:

25 A. All playground equipment shall be shaded in accordance with the Shade Standards
26 described in Section IV.E.3 of Specific Plan No. 265.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 set forth in Article VIIIe of Ordinance 348.

3 Section 3. This ordinance shall take effect 30 days after its adoption.
4

5
6 BOARD OF SUPERVISORS OF THE COUNTY
7 OF RIVERSIDE, STATE OF CALIFORNIA

8 By: _____
9 Chairman, Board of Supervisors
10

11
12 ATTEST:
13 CLERK OF THE BOARD
14 KECIA HARPER-IHEM

15 By: _____
16 Deputy
17

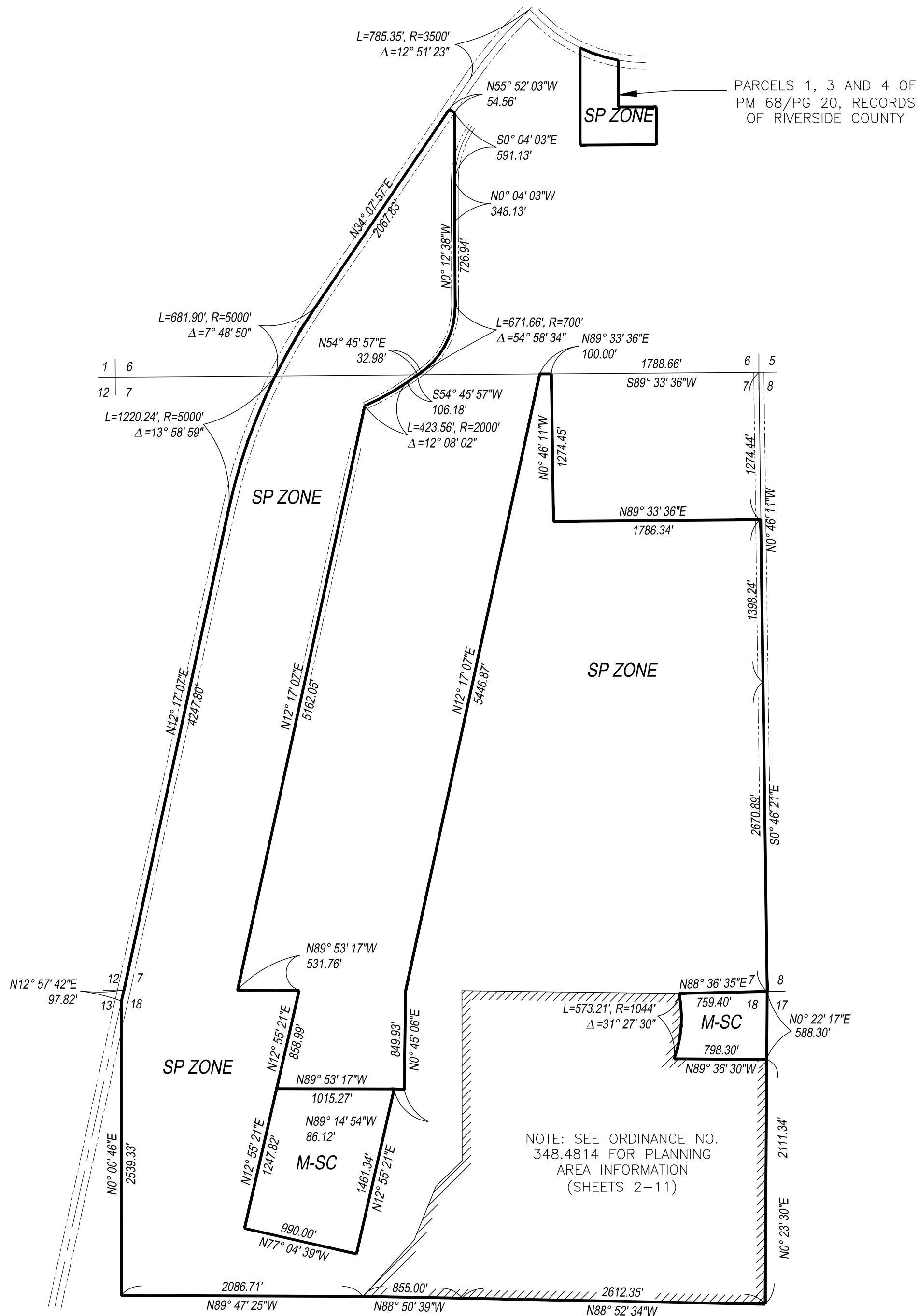
18 (SEAL)
19

20 APPROVED AS TO FORM:
21 September 10, 2015

22 By: 
23 MICHELLE CLACK
24 Deputy County Counsel
25

RANCHO CALIFORNIA AREA

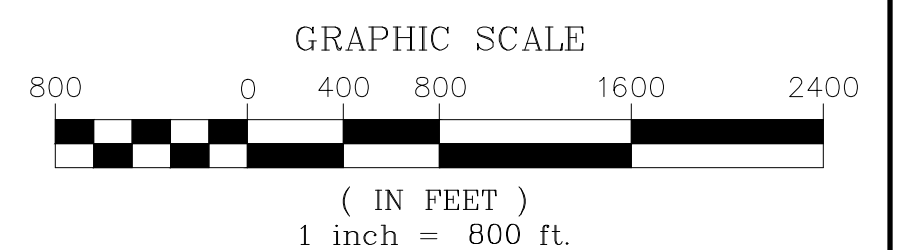
SEC. 6, 7 & 18 T.7S., R.2W. S.B.B.& M.



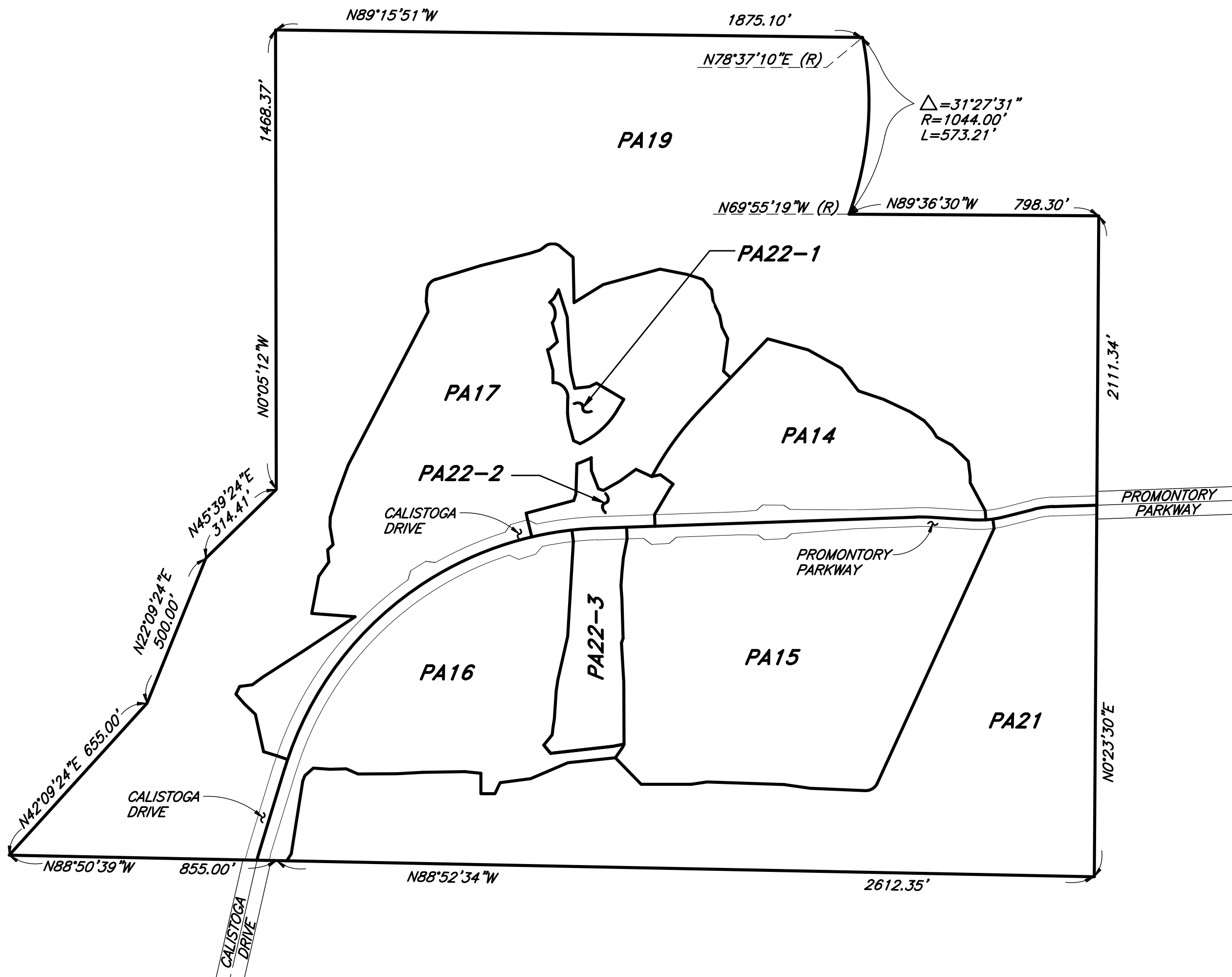
- SP ZONE **SPECIFIC PLAN (SPA0265A1)**
- M-SC **MANUFACTURING - SERVICE COMMERCIAL**

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7806
ADOPTED BY ORDINANCE NO. 348.4814
SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



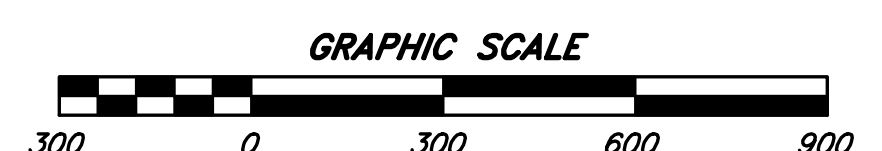
**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



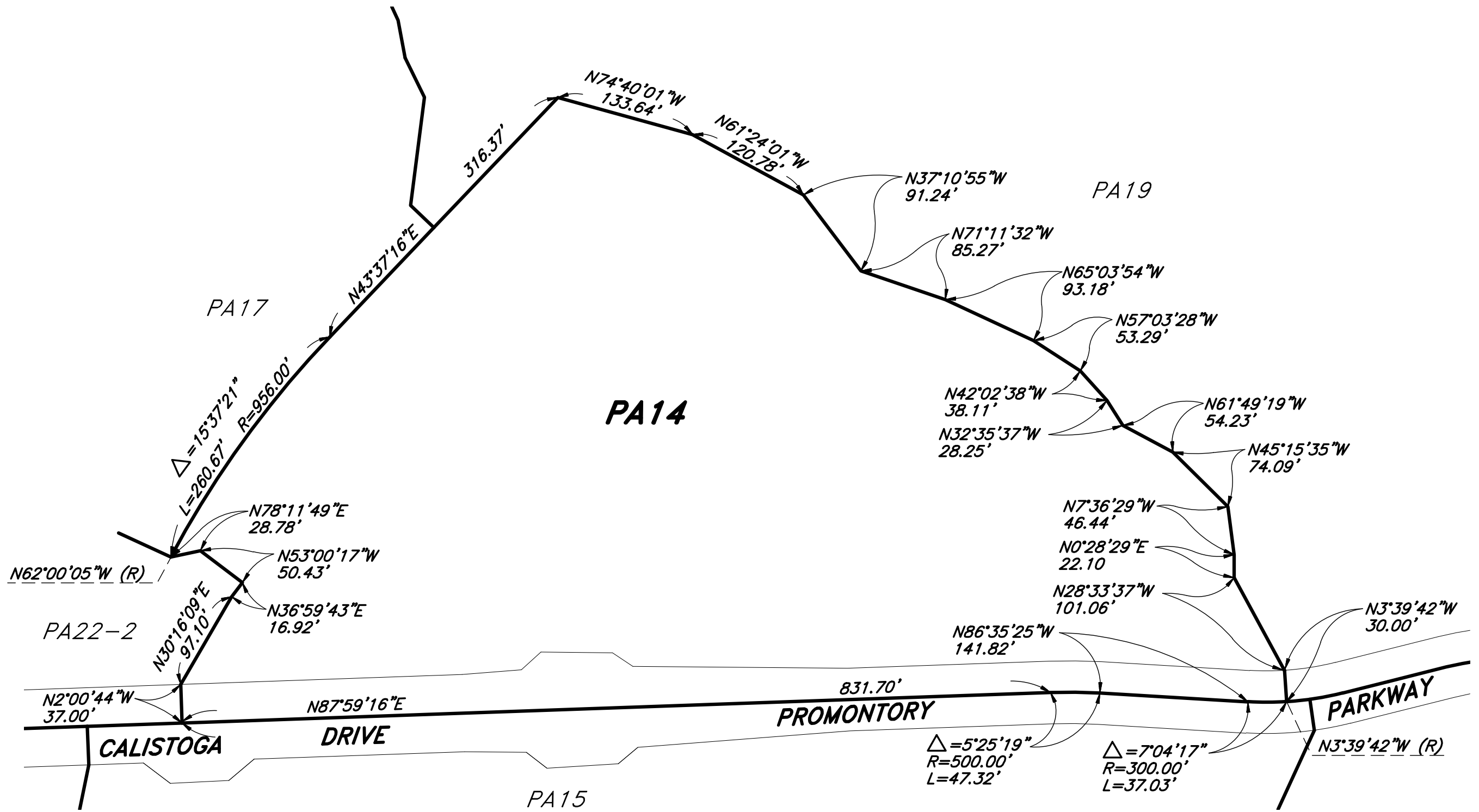
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



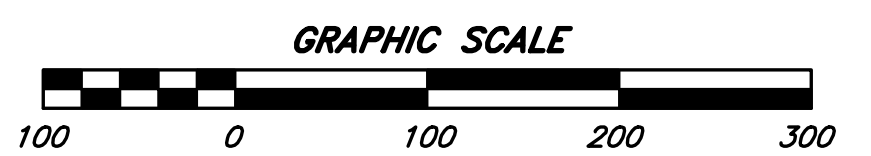
**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



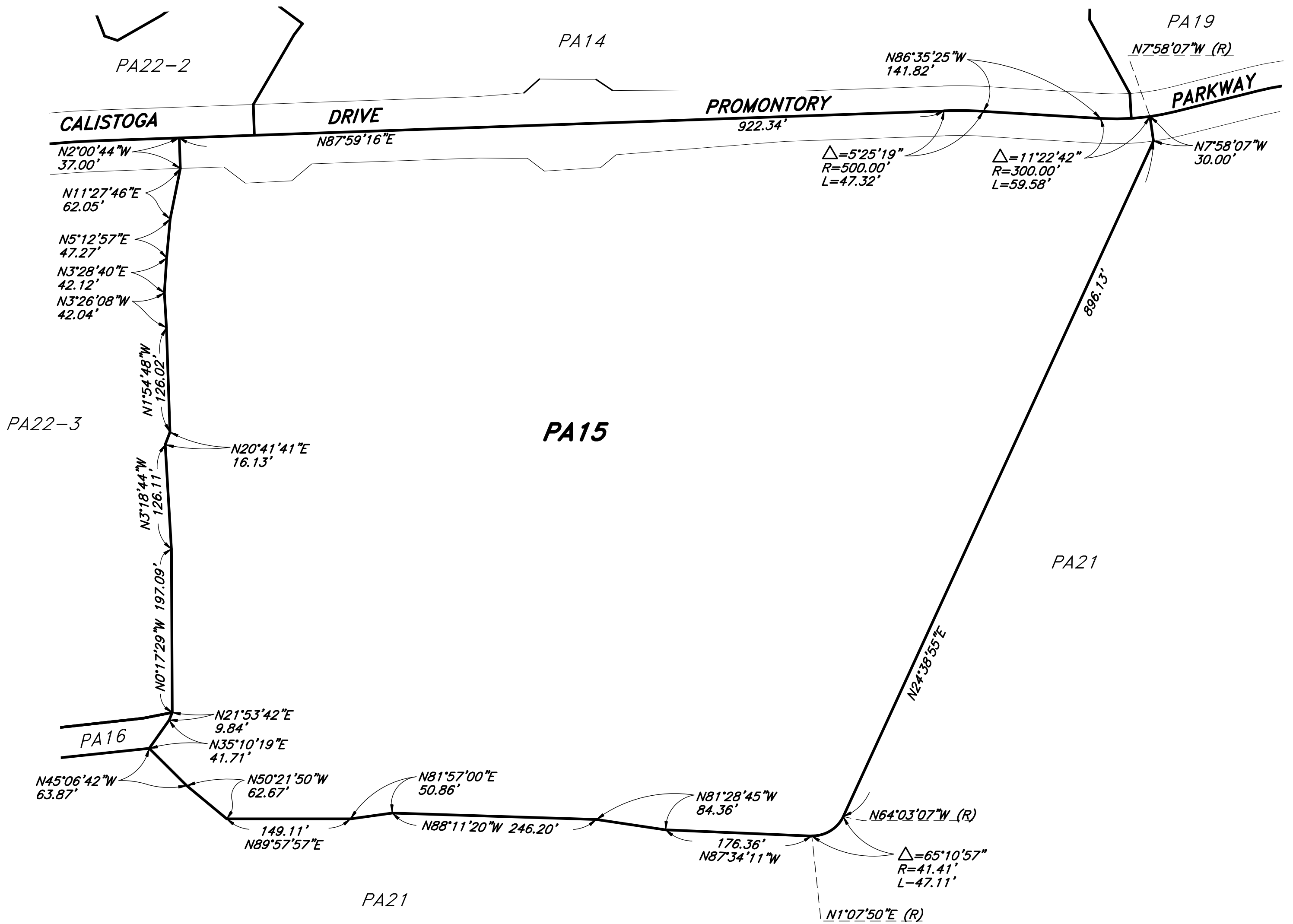
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



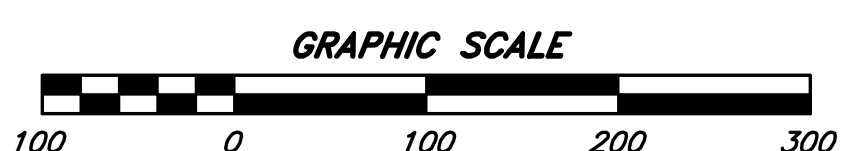
**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



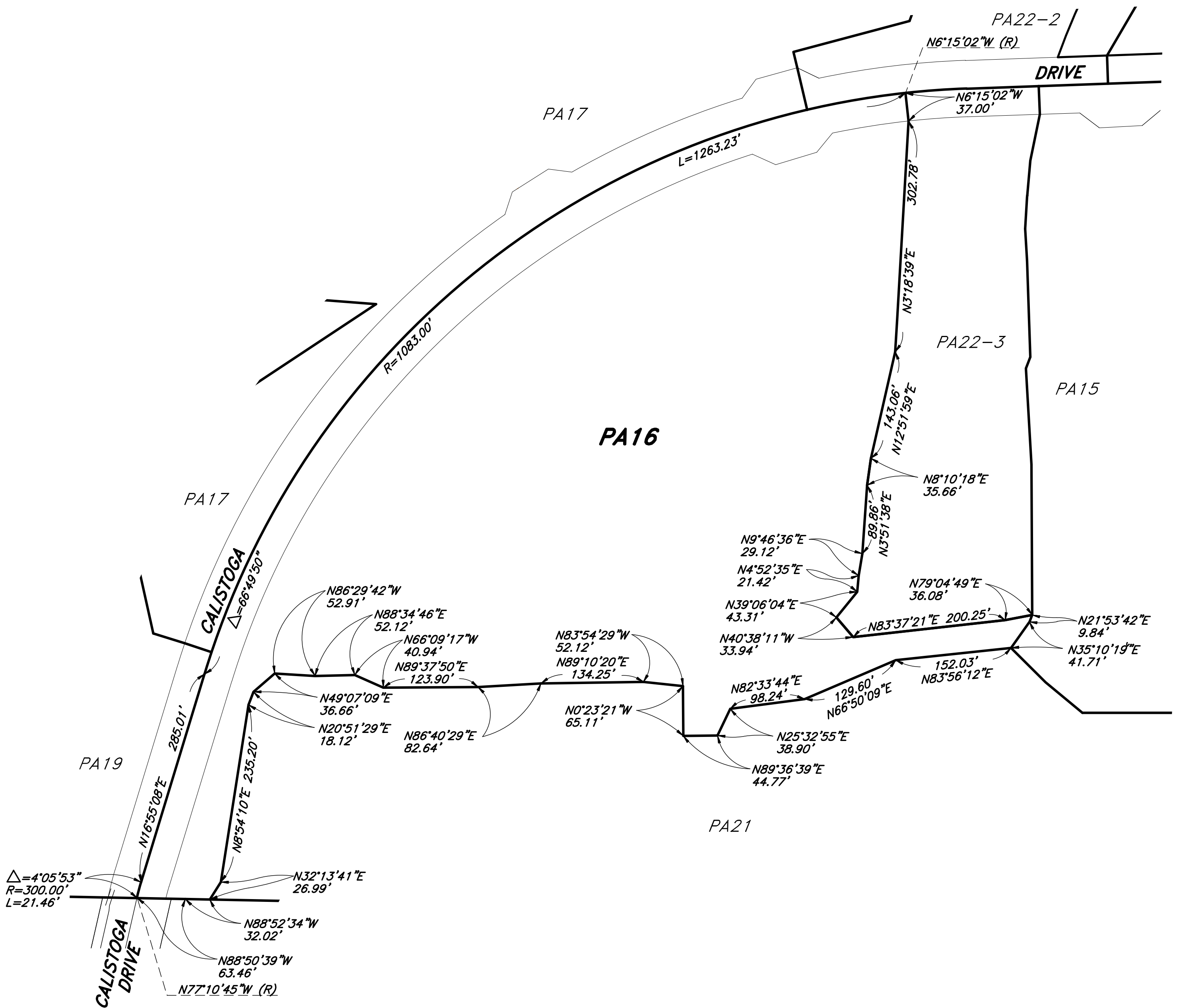
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



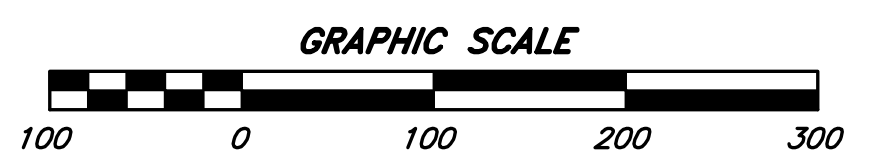
**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



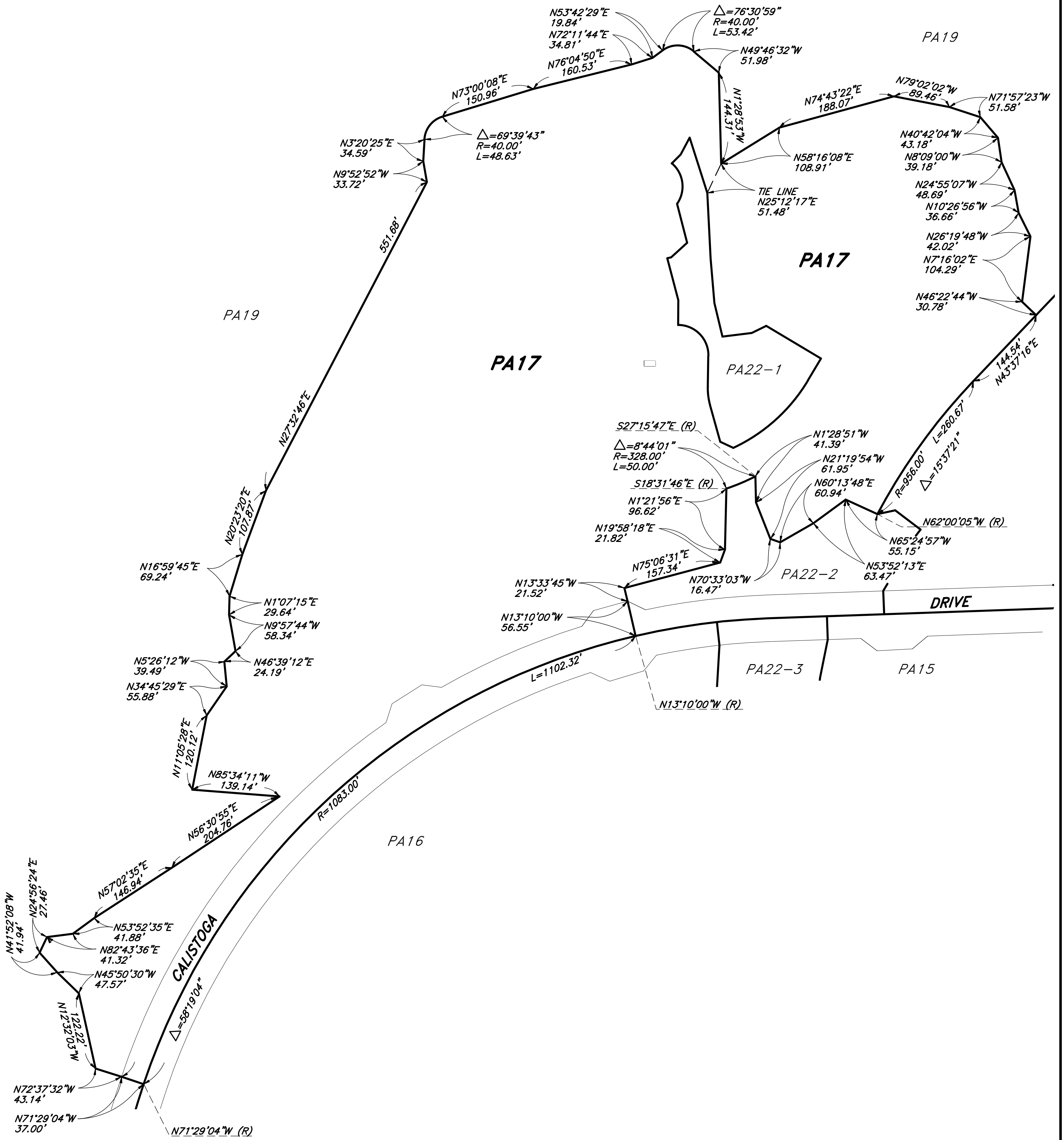
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



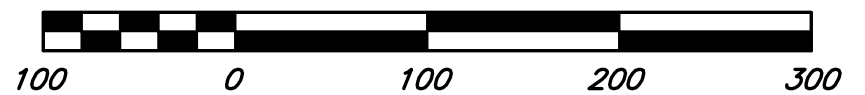
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS

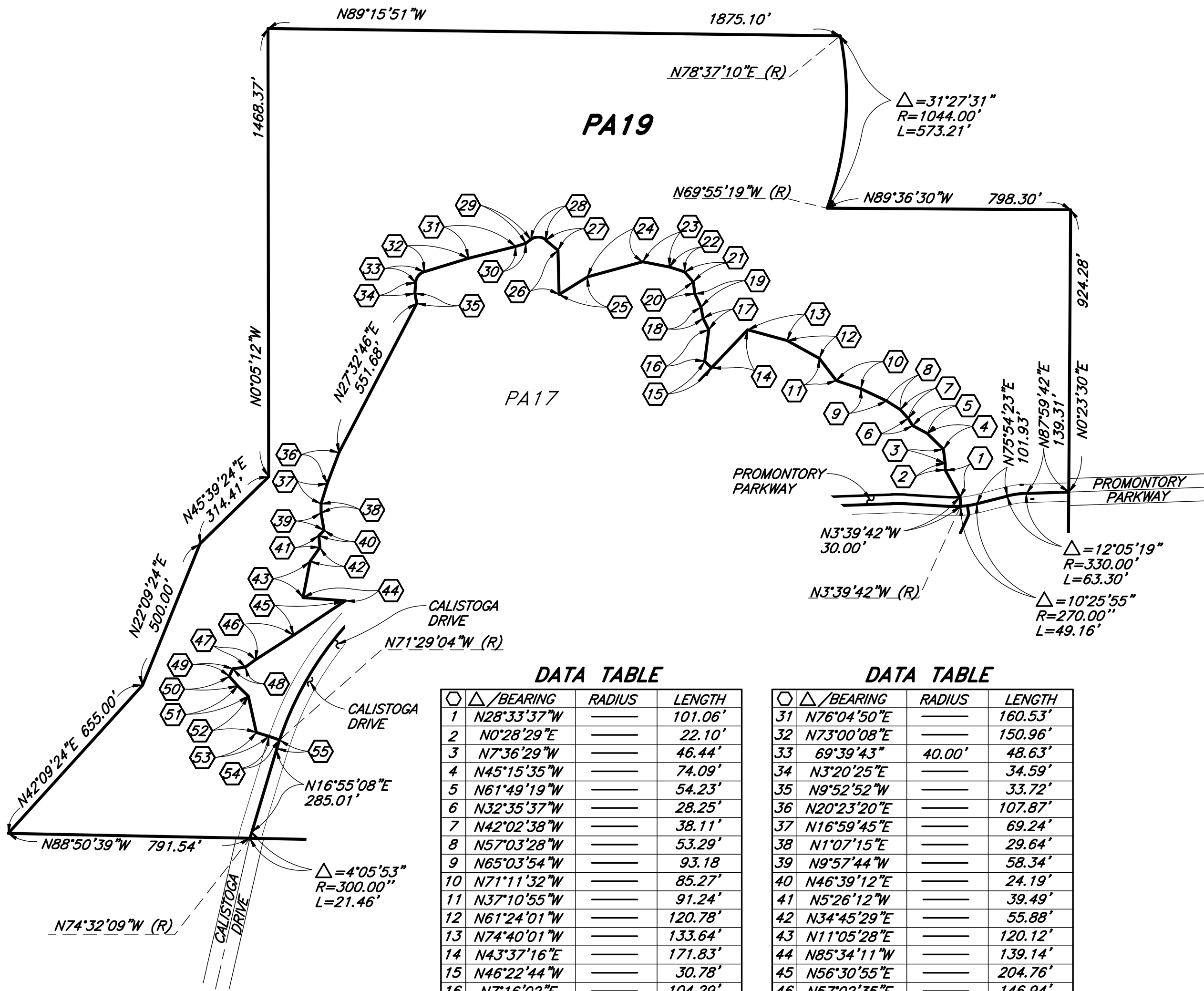


GRAPHIC SCALE



69870.16-6 C02-PA17.dwg plotted: Sep 17, 2015 3:49pm by: kclippinger

RANCHO CALIFORNIA AREA SEC. 18 T.7S., R.2W., S.B.B. & M.



DATA TABLE

○	△/BEARING	RADIUS	LENGTH
1	N28°33'37"W	---	101.06'
2	N0°28'29"E	---	22.10'
3	N7°36'29"W	---	46.44'
4	N45°15'35"W	---	74.09'
5	N61°49'19"W	---	54.23'
6	N32°35'37"W	---	28.25'
7	N42°02'38"W	---	38.11'
8	N57°03'28"W	---	53.29'
9	N65°03'54"W	---	93.18'
10	N71°11'32"W	---	85.27'
11	N37°10'55"W	---	91.24'
12	N61°24'01"W	---	120.78'
13	N74°40'01"W	---	133.64'
14	N43°37'16"E	---	171.83'
15	N46°22'44"W	---	30.78'
16	N7°16'02"E	---	104.29'
17	N26°19'48"W	---	42.02'
18	N10°26'56"W	---	36.66'
19	N24°55'07"W	---	48.69'
20	N8°09'00"W	---	39.18'
21	N40°42'04"W	---	43.18'
22	N71°57'23"W	---	51.58'
23	N79°02'02"W	---	89.46'
24	N74°43'22"E	---	188.07'
25	N58°16'08"E	---	108.91'
26	N1°28'53"W	---	144.31'
27	N49°46'32"W	---	51.98'
28	76°30'59"	40.00'	53.42'
29	N53°42'29"E	---	19.84'
30	N72°11'44"E	---	34.81'

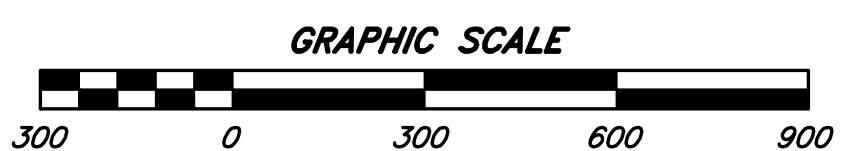
DATA TABLE

○	△/BEARING	RADIUS	LENGTH
31	N76°04'50"E	---	160.53'
32	N73°00'08"E	---	150.96'
33	69°39'43"	40.00'	48.63'
34	N3°20'25"E	---	34.59'
35	N9°52'52"W	---	33.72'
36	N20°23'20"E	---	107.87'
37	N16°59'45"E	---	69.24'
38	N1°07'15"E	---	29.64'
39	N9°57'44"W	---	58.34'
40	N46°39'12"E	---	24.19'
41	N5°26'12"W	---	39.49'
42	N34°45'29"E	---	55.88'
43	N11°05'28"E	---	120.12'
44	N85°34'11"W	---	139.14'
45	N56°30'55"E	---	204.76'
46	N57°02'35"E	---	146.94'
47	N53°52'35"E	---	41.88'
48	N82°43'36"E	---	41.32'
49	N24°56'24"E	---	27.46'
50	N41°52'08"W	---	41.94'
51	N45°50'30"W	---	47.57'
52	N12°32'03"W	---	122.22'
53	N72°37'32"W	---	43.14'
54	N71°29'04"W	---	37.00'
55	1°35'48"	1083.00'	30.18'

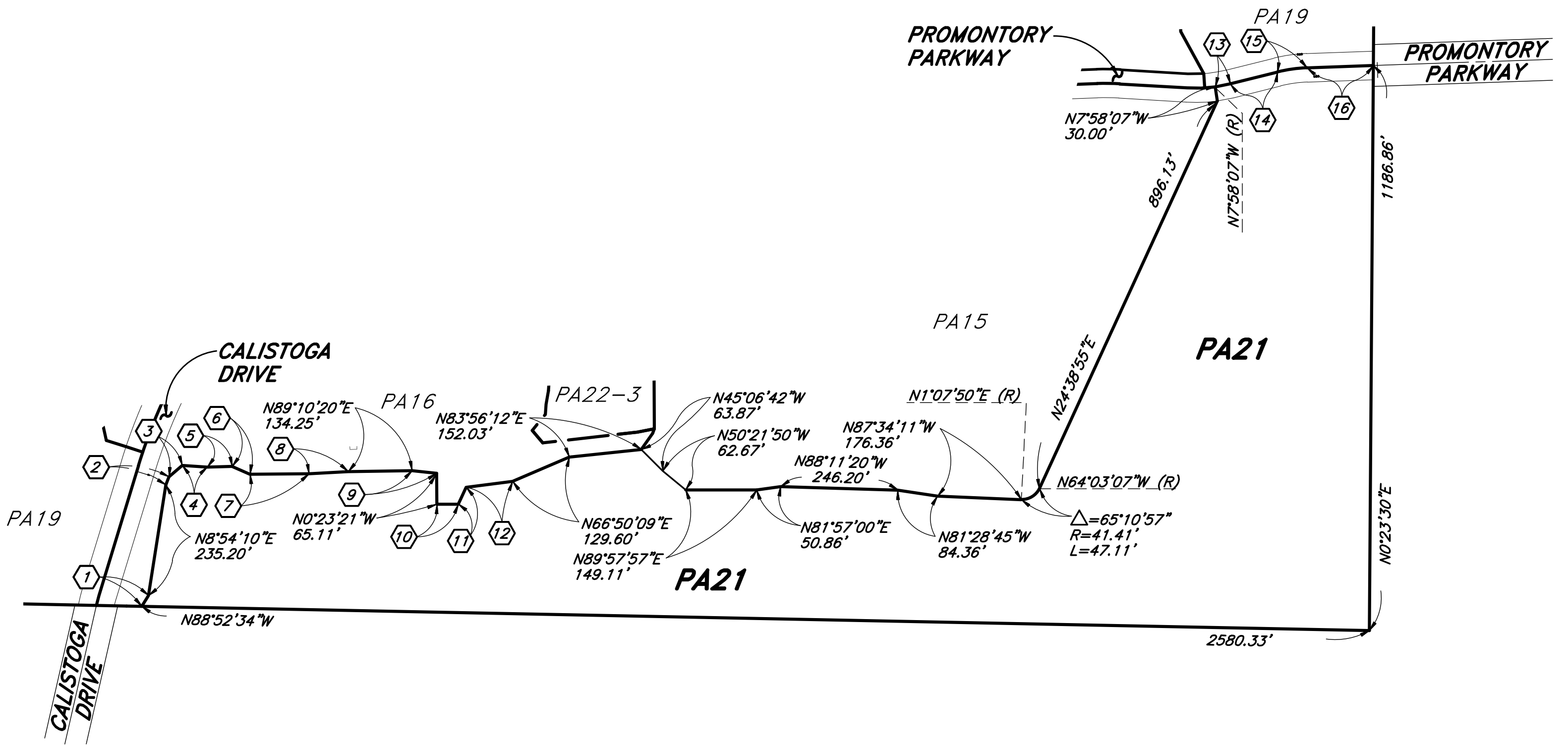
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7806
ADOPTED BY ORDINANCE NO. 348.4814
SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALISTOGA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



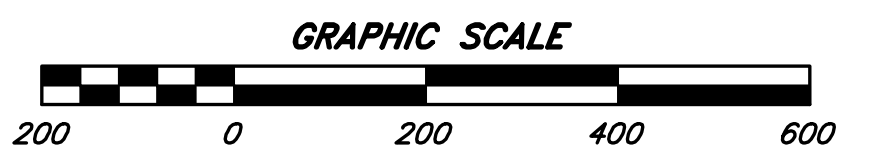
DATA TABLE

○	△ / BEARING	RADIUS	LENGTH
1	N32°13'41\"E	—	26.99'
2	N20°51'29\"E	—	18.12'
3	N49°07'09\"E	—	36.66'
4	N86°29'42\"W	—	52.91'
5	N88°34'46\"E	—	52.12'
6	N66°09'17\"W	—	40.94'
7	N89°37'50\"E	—	123.90'
8	N86°40'29\"E	—	82.64'
9	N83°54'29\"W	—	52.12'
10	N89°36'39\"E	—	44.77'
11	N25°32'55\"E	—	38.90'
12	N82°33'44\"E	—	98.24'
13	6°07'30\"	300.00'	32.07'
14	N75°54'23\"E	—	101.93'
15	12°05'19\"	300.00'	63.30'
16	N87°59'42\"E	—	139.31'

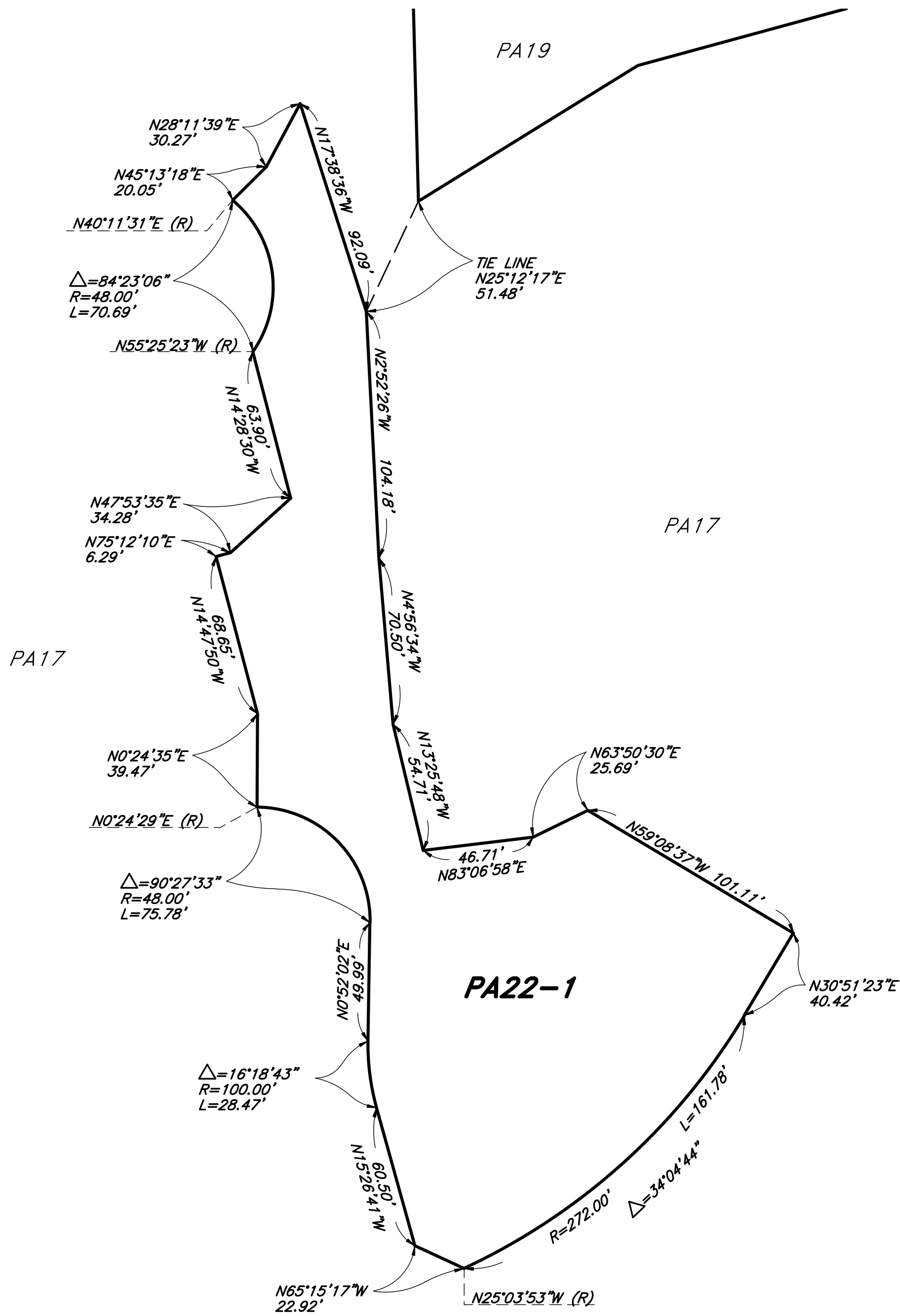
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



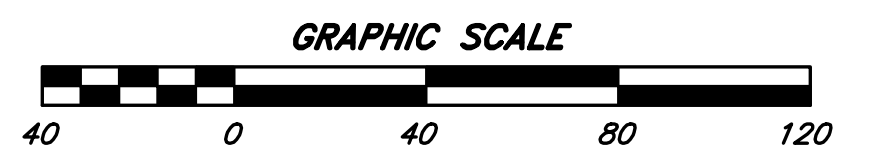
**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



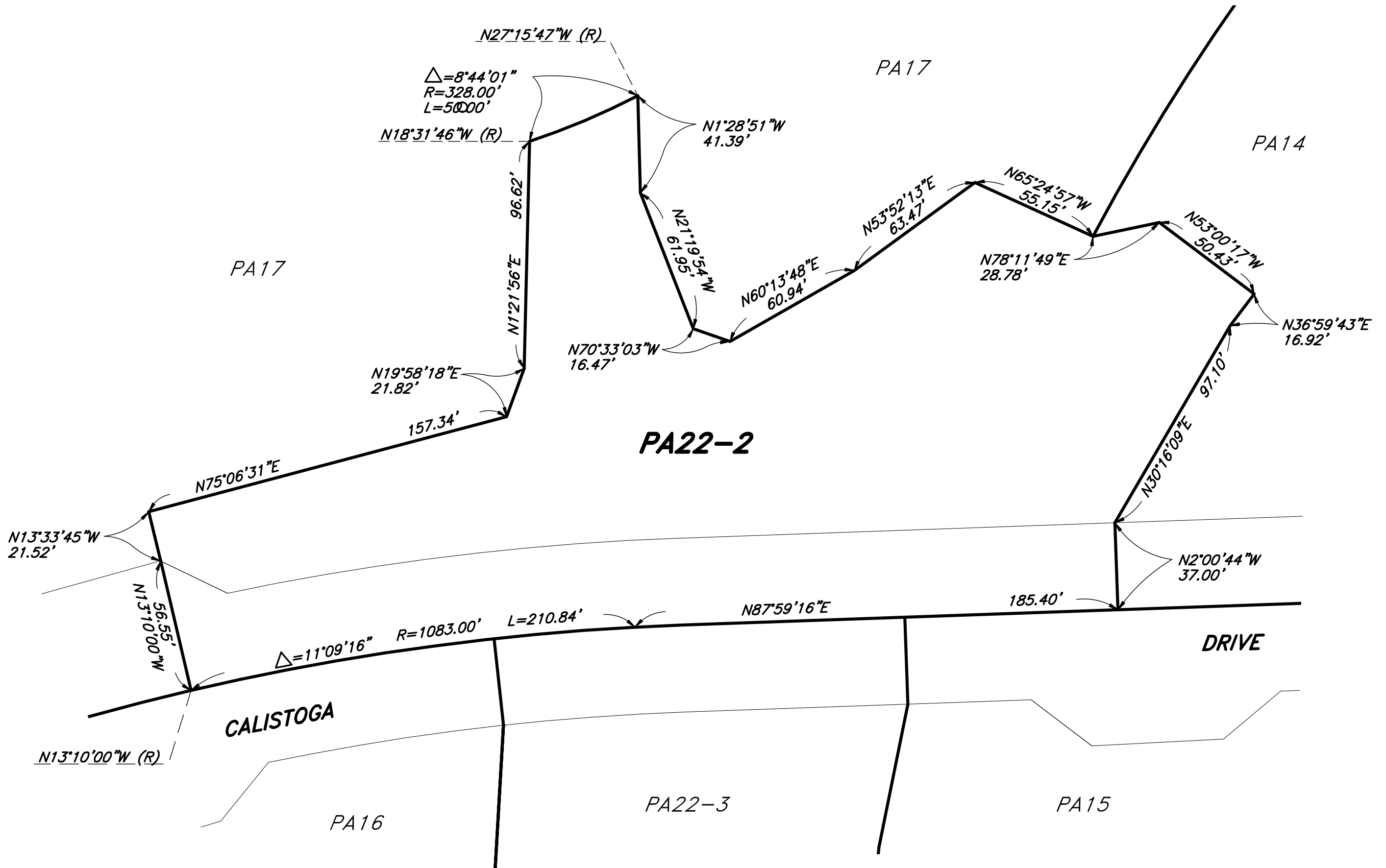
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7806
ADOPTED BY ORDINANCE NO. 348.4814
SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



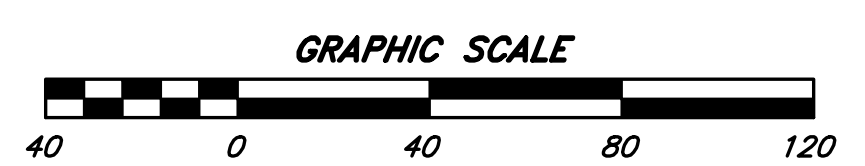
**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



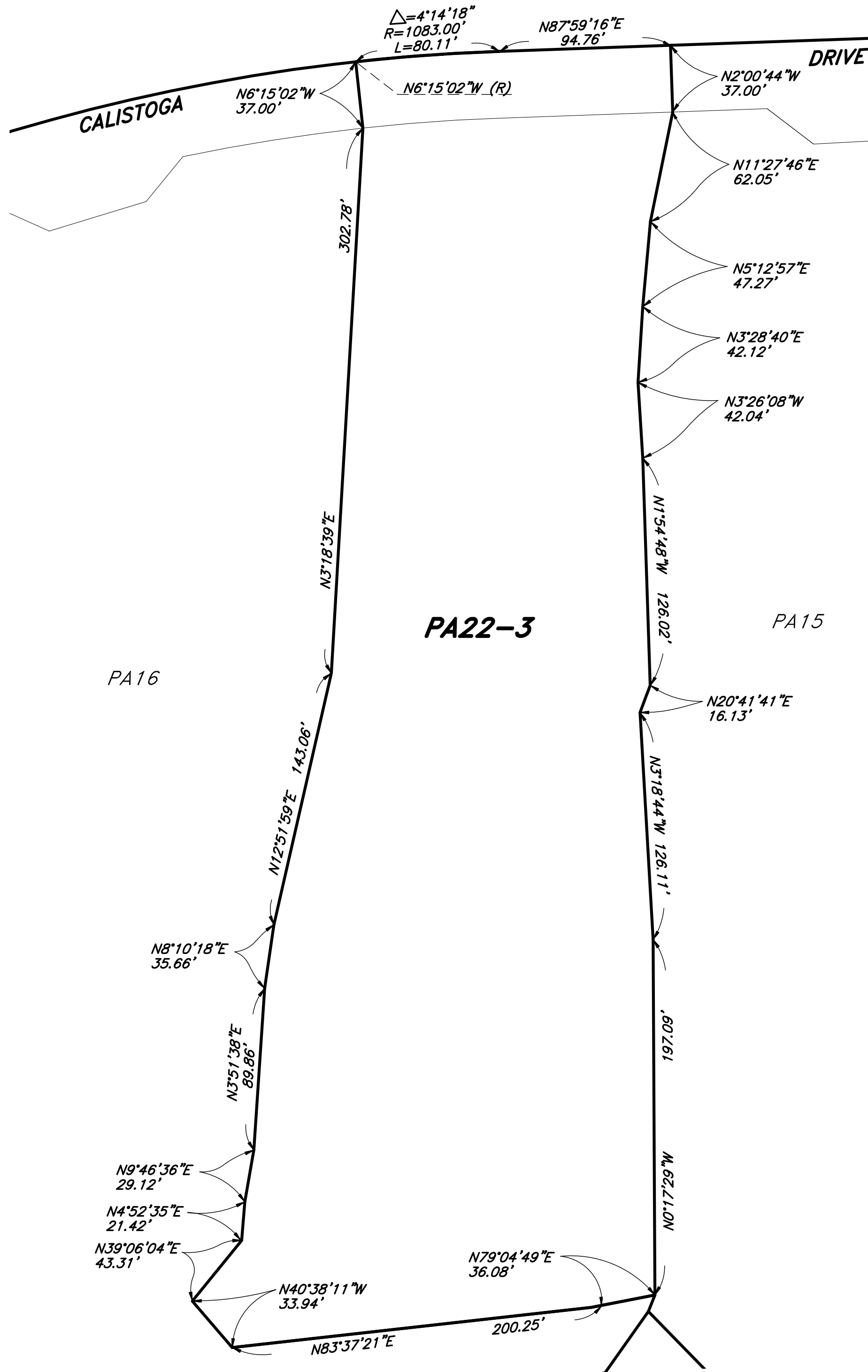
SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



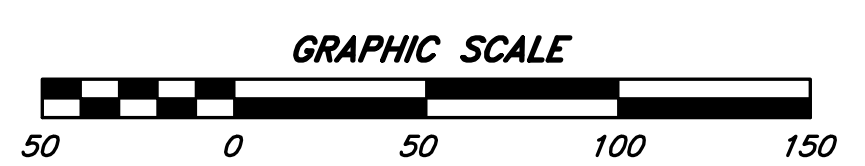
**RANCHO CALIFORNIA AREA
SEC. 18 T.7S., R.2W., S.B.B. & M.**



SP ZONE SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7806
 ADOPTED BY ORDINANCE NO. 348.4814
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



FILE NAME: D:\69872 FRENCH VALLEY 160.DWG\EX\69872E37-11 COZ-PA22-3.DWG, PLOTTED BY: KEVIN CLIPPINGER ON 9/17/2015 3:58 PM

1 (3) The development standards for combined residential/commercial
2 development in Planning Area 1 of Specific Plan No. 364 shall be the same as those
3 standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
4 development standards set forth in Article VIII, Section 8.2 a., b., c., d., e., and f. shall be
5 deleted and replaced with the following:

- 6 A. The minimum lot width shall be sixty feet (60').
- 7 B. The front of the building shall not be less than ten feet (10') from the
8 property line.
- 9 C. The side yard shall not be less than five feet (5').
- 10 D. Except for lots with alleys, the rear yard shall not be less than ten feet (10').
11 Lots with alleys have no rear yard requirements.
- 12 E. Where the front, side or rear yard is adjacent to a residential lot with a
13 minimum lot size of half an acre or larger, all buildings shall not be less
14 than twenty-five feet (25') from the adjacent residential property line.
- 15 F. The maximum building height shall be fifty feet (50').
- 16 G. Fireplaces and air conditioning units shall be allowed to encroach into the
17 required front, side or rear setbacks a maximum of two feet (2'). No air
18 conditioning units are permitted in the front of a residential building.
19 Encroachments for balconies, porches, decks and attached patio covers shall
20 be allowed to encroach into the required front and rear setbacks a maximum
21 of seven feet (7'). No other structural encroachments shall be permitted in
22 the front, side or rear yard except as provided for in Section 18.19 of
23 Ordinance No. 348.
- 24 H. Trash collection areas shall be screened by landscaping or architectural
25 features in such a manner as not to be visible from a public street or from
26 any adjacent residential area.
- 27 I. Outside storage areas are prohibited.
- 28

1 J. All lighting fixtures, including spot lights, electrical reflectors and other
2 means of illumination for signs, buildings, landscaping, parking, loading,
3 unloading and similar areas, shall be focused, directed and arranged to
4 prevent glare or direct illumination on residential uses.

5 (4) The development standards for detached clustered residential development
6 in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified
7 in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,
8 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 9 A. The minimum lot size shall be 7,200 square feet.
- 10 B. The minimum lot width shall be thirty-one feet (31').
- 11 C. The minimum front yard setback (to a habitable portion of the main
12 building) shall be five feet (5') from the right of way.
- 13 D. The minimum setback for a porch shall be five feet (5') from the right of
14 way.
- 15 E. The minimum distance between the front of a building and any adjacent
16 building shall be twenty feet (20') at the first story and thirty feet (30') at
17 the second story, regardless of lot lines.
- 18 F. For motor courts, which shall be defined herein as single family detached
19 homes grouped around a common private drive, all side yards shall not be
20 less than four feet (4').
- 21 G. For garden courts, which shall be defined herein as single family detached
22 homes grouped around a private lawn, side yards on corner lots shall not be
23 less than five feet (5') and interior side yards shall not be less than four feet
24 (4').
- 25 H. The minimum rear yard for garden courts shall be five feet (5').
- 26 I. The minimum rear yard for motor courts shall be eight feet (8').
- 27
- 28

1 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
2 (18') in length; driveway lengths between three feet (3') and eighteen feet
3 (18') are prohibited.

4 K. The minimum distance between the front of a building to the side of another
5 building shall be twenty feet (20').

6 L. The minimum distance between the side of a building and the rear of
7 another building shall be ten feet (10').

8 M. The minimum distance between the rear of a building and the rear of
9 another building shall be fifteen feet (15').

10 N. The minimum distance between the rear of a building and the rear of
11 another building across an alley or motor court shall be thirty feet (30').

12 O. The minimum distance between the rear of a building and any adjacent
13 building (not including detached garages on the same lot) shall be ten feet
14 (10') at the first story, twenty feet (20') at the second story, and thirty feet
15 (30') between garages, regardless of lot lines.

16 P. The maximum lot coverage shall be 60%.

17 Q. The maximum building height shall be forty feet (40').

18 R. The minimum private open space shall be one hundred eighty square feet
19 (180') with a minimum width of twelve feet (12') and length of ten feet
20 (10').

21 (5) The development standards for attached clustered residential development
22 in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified
23 in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,
24 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

25 A. The minimum lot size shall be 5,000 square feet.

26 B. The minimum lot width shall be sixty feet (60').

- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. For townhomes, which shall be defined herein as multi-family attached row homes with garages typically in the rear of the building, the minimum setback for porches shall be five feet (5') from the property line.
- E. For courtyards, which shall be defined herein as multi-family attached row homes grouped around a common private drive or along a drive lane, the minimum setback for porches shall be twelve feet (12') from the property line.
- F. For townhomes and courtyards, side yards shall not be less than ten feet (10').
- G. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
- H. For courtyards, the distance between buildings shall not be less than twenty feet (20').
- I. The rear yard distance between buildings (to habitable portion of the main building) shall not be less than twenty feet (20').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
- L. The maximum building height shall be forty-eight feet (48').

(6) The development standards for congregate care residential facilities within Planning Area 1 of Specific Plan No. 364 shall be the same standards as those identified in Article XIXe, Section 19.102 of Ordinance No. 348.

1 (7) Except as provided above, all other zoning requirements shall be the same
2 as those requirements identified in Article VII, Article VIII, Article IXb and Article XIXe
3 of Ordinance No. 348.

4 b. Planning Area 2

5 (1) The uses permitted in Planning Area 2 of Specific Plan No. 364 shall be the
6 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that
7 the uses permitted in Section 7.1.a.(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), and (12);
8 Section 7.1.b.(2), (3), (5), (6), (7), (8), (9), and (10); and Section 7.1.c.(1) and (2) shall not
9 be permitted. In addition, the uses permitted under Section 7.1.b. shall include public
10 schools, detached clustered residential development and attached clustered residential
11 development.

12 (2) The development standards for detached clustered residential development in
13 Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in
14 Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11
15 of Ordinance No. 348 shall be deleted and replaced with the following:

- 16 A. The minimum lot size shall be 7,200 square feet.
- 17 B. The minimum lot width shall be thirty-one feet (31').
- 18 C. The minimum front yard setback (to a habitable portion of the main
19 building) shall be five feet (5') from the right of way.
- 20 D. The minimum setback for a porch shall be five feet (5') from the right of
21 way.
- 22 E. The minimum distance between the front of a building and any adjacent
23 building shall be twenty feet (20') at the first story and thirty feet (30') at
24 the second story, regardless of lot lines.
- 25 F. All side yards for motor courts shall not be less than four feet (4').
- 26 G. All side yards for garden courts shall not be less than five feet (5').
- 27 H. The rear yard for garden courts shall not be less than five feet (5').
- 28

- 1 I. The rear yard for motor courts shall not be less than eight feet (8').
- 2 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
- 3 (18') in length; driveway lengths between three feet (3') and eighteen feet
- 4 (18') are prohibited.
- 5 K. The minimum distance between the front of a building and the side of a
- 6 building shall be twenty feet (20').
- 7 L. The minimum distance between the front of a building and the side of
- 8 another building shall be ten feet (10').
- 9 M. The minimum distance between the rear of a building and the rear of
- 10 another building shall be fifteen feet (15').
- 11 N. The minimum distance between the rear of a building and the rear of
- 12 another building across an alley or motor court shall be thirty feet (30').
- 13 O. The minimum distance between the rear of a building and any adjacent
- 14 building (not including detached garages on the same lot) shall be ten feet
- 15 (10') at the first story, twenty feet (20') at the second story, and thirty feet
- 16 (30') between garages, regardless of lot lines.
- 17 P. The maximum coverage shall be 60%.
- 18 Q. The maximum building height shall be forty feet (40').
- 19 R. The minimum private open space shall be one hundred eighty square feet
- 20 (180') with a minimum width of twelve feet (12') and length of ten feet
- 21 (10').

22 (3) The development standards for attached clustered residential development in

23 Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in

24 Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10,

25 and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 26 A. The minimum lot size shall be 7,200 square feet.
- 27 B. The minimum lot width shall be sixty feet (60').
- 28

- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. The minimum setback for townhome porches shall be five feet (5') from the right of way.
- E. The minimum setback for courtyard porches shall be twelve feet (12') from the right of way.
- F. Side yards on corner lots (facing street) shall not be less than ten feet (10'), with five feet (5') of public space and five feet (5') of private space.
- G. For townhomes and courtyards, interior side yards shall not be less than ten feet (10').
- H. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
- I. For courtyards, the distance between buildings shall not be less than twenty feet (20').
- J. The rear yard (to the habitable portion of the main building) shall not be less than ten feet (10').
- K. The minimum distance between the rear of a building and the rear of another building shall be twenty feet (20').
- L. Driveways shall be less than three feet (3') in length, or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- M. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
- N. The maximum building height shall be forty-eight feet (48').

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

c. Planning Areas 3 and 5

1 (1) The uses permitted in Planning Areas 3 and 5 of Specific Plan No. 364
2 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7) and (8); Section
4 6.1.b.(3), (4), (5), and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.
5 In addition, the uses permitted under Section 6.1.b. shall include public schools, detached
6 clustered residential development and attached clustered residential development.

7 (2) The development standards for residential development in Planning Area 3
8 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VI,
9 Section 6.2 of Ordinance No. 348, except that the development standards set forth in
10 Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the
11 following:

- 12 A. The minimum lot size shall be 4,000 square feet for Planning Area 3 and
13 5,000 square feet for Planning Area 5.
- 14 B. The minimum lot width for standard lots shall be fifty feet (50').
- 15 C. The minimum lot width for lots along a cul-de-sac shall be thirty-five feet
16 (35').
- 17 D. The minimum front yard setback (to a habitable portion of the main
18 building) shall be twelve feet (12') from the right of way.
- 19 E. The minimum setback for front-entry garages shall be twenty feet (20')
20 from the right of way and fifteen feet (15') for side-entry garages.
- 21 F. The minimum front yard setback for porches shall be eight feet (8') from
22 the right of way.
- 23 G. Side yards for interior lots shall be not less than five feet (5').
- 24 H. Side yards on corner lots (facing street) shall not be less than ten feet (10')
25 with five feet (5') of public space and five feet (5') of private space.
- 26 I. Fireplaces and air conditioning units shall be allowed to encroach into the
27 required side yard setback a maximum of two feet (2'). Covered Patios,
28

1 balconies and decks shall be allowed to encroach into the required rear yard
2 setback a maximum of five feet (5'). No other structure encroachment shall
3 be permitted in the front, side, or rear yard, except as provided for in
4 Section 18.19 of Ordinance No. 348.

5 J. The rear yard shall not be less than fifteen feet (15').

6 K. The maximum building height shall be forty feet (40').

7 L. The maximum lot coverage shall be 60% for single story dwellings and
8 50% for two story dwellings.

9 M. All playground equipment and public gathering areas within Planning Areas
10 3 and 5 shall be shaded in accordance with the Shade Standards described in
11 Section IV.E.2 of Specific Plan No. 364.

12 (3) The development standards for detached clustered residential development in
13 Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards
14 identified in Section Article VI, 6.2 of Ordinance No. 348, except that the development
15 standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and
16 replaced with the following:

17 A. The minimum lot size shall be 3,000 square feet.

18 B. The minimum lot width for standard lots shall be twenty-five feet (25'). The
19 minimum lot width for lots along a cul-de-sac shall be twenty feet (20').

20 C. The minimum front yard setback (to a habitable portion of the main
21 building) shall be ten feet (10') from the right of way.

22 D. The minimum front yard setback from the right of way to garages shall be
23 twenty feet (20').

24 E. Covered porches and balconies may encroach into the required front yard
25 setback a maximum of five feet (5'). No other structure encroachment shall
26 be permitted in the front, side, or rear yard, except as provided for in
27 Section 18.19 of Ordinance No. 348.
28

- 1 F. The side yard shall not be less than four feet (4’).
- 2 G. The rear yard shall not be less than five feet (5’).
- 3 H. The minimum setback for garages located to the rear of lot shall be two feet
- 4 (2’) from the property line.
- 5 I. The minimum distance between the rear of a building and any adjacent
- 6 building (not including detached garages on the same lot) shall be ten feet
- 7 (10’) at the first story and twenty feet (20’) at the second story, regardless of
- 8 lot lines.
- 9 J. The minimum private open space shall be four hundred (400) square feet
- 10 with a minimum width of fifteen feet (15’) and length of fifteen feet (15’).
- 11 K. The maximum lot coverage shall be 60%.

12 (4) The development standards for attached clustered residential development in
13 Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards
14 identified in Article VII of Ordinance No. 348, except that the development standards set
15 forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348
16 shall be deleted and replaced with the following:

- 17 A. The minimum lot size shall be 7,200 square feet.
- 18 B. The minimum lot width shall be thirty-one feet (31’).
- 19 C. The minimum front yard setback (to a habitable portion of the main
- 20 building) shall be eight feet (8’) from the right of way.
- 21 D. The minimum setback from the right of way to front entry garages shall be
- 22 twenty feet (20’).
- 23 E. Covered porches and balconies may encroach into the required front yard
- 24 setback a maximum of two feet (2’). Covered patios, balconies and decks
- 25 may encroach into the required rear yard setback a maximum of four feet
- 26 (4’). No other structure encroachment shall be permitted in the front, side,
- 27 or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.
- 28

- 1 F. The minimum distance between the front of a building and any adjacent
2 building shall be twenty feet (20'), regardless of lot lines.
- 3 G. Side yards on corner lots (facing street) shall not be less than ten feet (10')
4 with five feet (5') of public space and five feet (5') of private space.
- 5 H. Side yards for interior lots shall not be less than five feet (5').
- 6 I. The rear yard shall not be less than eight feet (8').
- 7 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
8 (18') in length; driveway lengths between three feet (3') and eighteen feet
9 (18') are prohibited.
- 10 K. The minimum distance between the front of a building and the side of
11 another building shall be twenty feet (20').
- 12 L. The minimum distance between the side of a building and the side of
13 another building shall setback shall be ten feet (10').
- 14 M. The minimum distance between the rear of a building and the rear of
15 another building shall be fifteen feet (15').
- 16 N. The minimum distance between the rear of a building and the rear of
17 another building across alley or motor court shall be thirty feet (30').
- 18 O. The minimum private open space shall be two hundred (200) square feet
19 with a minimum width of ten feet (10') and length of ten feet (10').
- 20 P. The maximum lot coverage shall be 60%.
- 21 Q. The maximum building height shall be forty feet (40').

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

24 d. Planning Area 4A

25 (1) The uses permitted in Planning Area 4A of Specific Plan No. 364 shall be the
26 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
27 that the uses permitted in Section 8.100.a., b., and c. shall not be permitted. In addition,
28

1 the permitted uses identified under Section 8.100.a. shall also include public schools,
2 public parks, private recreation areas, and trails.

3 (2) The development standards for Planning Area 4A of Specific Plan No. 364 shall
4 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
5 348.

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

8 e. Planning Area 4B

9 (1) The uses permitted in Planning Area 4B of Specific Plan No. 364 shall be
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
11 except that the uses permitted in Section 8.100.a., b., and c., shall not be permitted. In
12 addition, the permitted uses identified under Section 8.100.a. shall also include public
13 schools, non-commercial community centers, libraries, and senior centers.

14 (2) The development standards for Planning Area 4B of Specific Plan No. 364
15 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
16 No. 348.

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

19 f. Planning Area 6 and 7

20 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 364 shall
21 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 8.100.a., b., and c. shall not be
23 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
24 include natural open space, overlooks, and trails.

25 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No.
26 364 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
27 Ordinance No. 348.
28

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

4 Section 3. This ordinance shall take effect 30 days after its adoption.

5
6 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

7
8 By: _____
Chairman

9 ATTEST:
10 CLERK OF THE BOARD:
KECIA HARPER-IHEM

11 By: _____
Deputy

12
13 (SEAL)

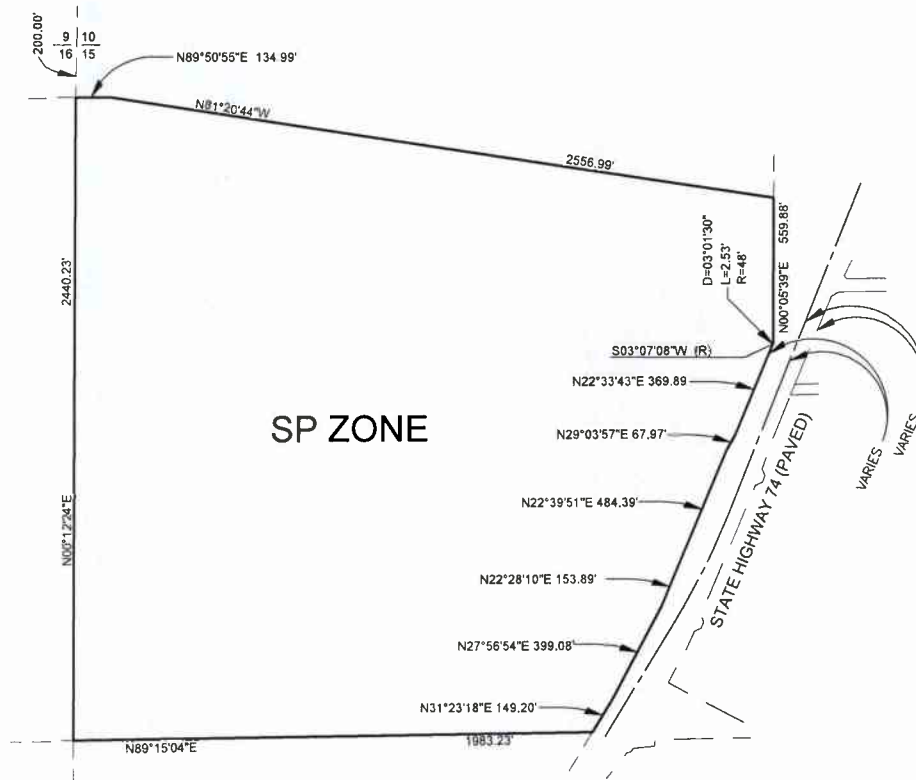
14
15
16
17 APPROVED AS TO FORM

18 September 10, 2015

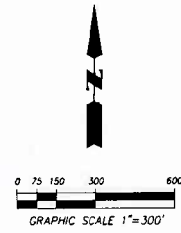
19
20
21 By: 
MICHELLE CLACK
22 Deputy County Counsel

MEADOWBROOK ZONING AREA

SEC. 15 T.5S., R.4W. S.B.B. & M.



SP ZONE SPECIFIC PLAN (SP00364)

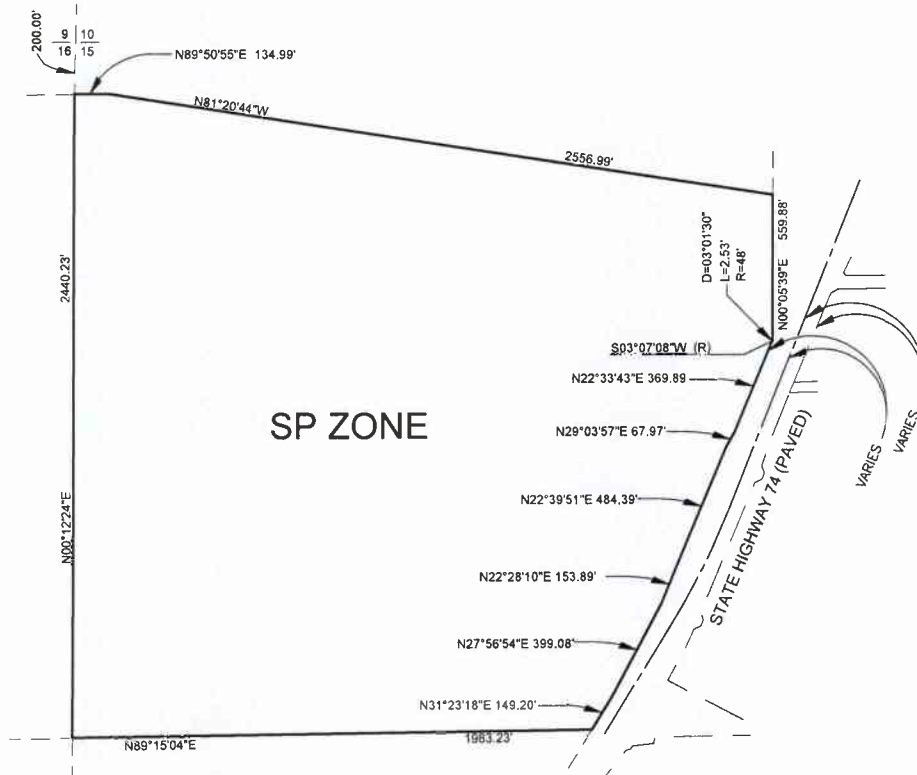


MAP NO. 2.2374
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO 348
CHANGE OF ZONE CASE NO. 7143
ADOPTED BY ORDINANCE NO. 348.4804

RIVERSIDE COUNTY BOARD OF SUPERVISORS

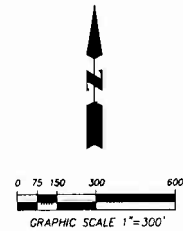
MEADOWBROOK ZONING AREA

SEC. 15 T.5S., R.4W. S.B.B. & M.



SP ZONE

SP ZONE SPECIFIC PLAN (SP00364)



MAP NO. 2.2374
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO 348
CHANGE OF ZONE CASE NO. 7143
ADOPTED BY ORDINANCE NO. 348.4804

RIVERSIDE COUNTY BOARD OF SUPERVISORS

2 **RESOLUTION NO. 2015-108**
3 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 530**
4 **AND ADOPTING SPECIFIC PLAN NO. 364**
5 **(COLINAS DEL ORO)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public
7 hearings were held before the Riverside County Board of Supervisors in Riverside, California on
8 August 18, 2015 and before the Riverside Planning Commission on April 15, 2015, to consider Specific
9 Plan No. 364 (Colinas del Oro); and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report
12 (EIR) No. 530, prepared in connection with Specific Plan No. 364 and related cases (referred to
13 alternatively herein as "the project or Project"), is sufficiently detailed so that all of the potentially
14 significant effects of the project on the environment and measures necessary to avoid or substantially
15 lessen such effects have been evaluated in accordance with CEQA and the County procedures; and,

16 **WHEREAS**, on March 5, 2012, the County circulated a Notice of Preparation (NOP) of an
17 Environmental Impact Report (EIR) for the Project to the State Clearinghouse and interested agencies and
18 persons for a 30-day review period; and,

19 **WHEREAS**, on April 9, 2012 the County held an appropriately noticed scoping meeting; and,

20 **WHEREAS**, the Draft EIR No. 530 was circulated for a 45-day public review period beginning
21 May 21, 2014;

22 **WHEREAS**, pursuant to Public Resources Code Section 20191(d) and CEQA Guidelines
23 Sections 15088 and 15089, the County responded to all environmental comments that were submitted to
24 the Draft EIR during the public review period and a Final EIR was completed; and,

25 **WHEREAS**, April 3, 2015 a Notice of Availability for the Final EIR was mailed to interested
26 persons and written responses were provided to agencies who commented on the Draft EIR: and,

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

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 9/15/15

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
2 of the County of Riverside, in regular session assembled on September 22, 2015 that:

3 A. Specific Plan No. 364 (“SP No. 364”) is a master-planned residential community on a
4 126.4- acre site, which would allow for the construction and operation of a target of 80
5 medium- density residential units, 163 medium high-density residential units, 247 very
6 high-density residential units, a 11.4-acre mixed-use planning area, with up to 69,500
7 square feet (sf) of commercial/office uses, along with open spaces, roads, and other
8 supporting infrastructure.

9 B. SP No. 364 is associated with General Plan Amendment No. 743 (GPA No. 743), which
10 was considered concurrently at the public hearings before the Board of Supervisors and the
11 Planning Commission. GPA No. 743 proposes to amend the Riverside County General
12 Plan Land Use Element as it applies to the 126.4-acre project site by: changing the land us
13 designation of the Project site from Very Low Density Residential to Mixed Use, Very
14 High Density Residential, Medium High Density Residential, Medium Density
15 Residential, Open Space Recreation, and Open Space Conservation, as reflected on the
16 Specific Plan Land Use Plan (Figure I-2). Upon approval of GPA No. 743, and in
17 accordance General Plan Policy LU 1.10, Specific Plan No. 364 would establish land uses
18 and residential densities for the 126.4- acre site. The proposed GPA also would amend
19 Table 3 of the Elsinore Area Plan (“Adopted Specific Plans in Southwest Area Plan”) to
20 include a description of Specific Plan No. 364, and would amend Figure 3 of the Elsinore
21 Area Plan (“Land Use Plan”) to depict the proposed land uses of SP No. 364.

22 C. SP No. 364 is associated with Change of Zone No. 7143, which was considered
23 concurrently at the public hearing before the Board of Supervisors and Planning
24 Commission. Change of Zone No. 7143 proposes to change the zoning classifications for
25 the 126.4-acre Project site from R-R (Rural Residential) to Specific Plan (SP).

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
27 impacts associated with the project are potentially significant unless otherwise indicated, but each of these
28

1 impacts will be avoided or substantially reduced to a level that is less-than-significant with the
2 implementation of the proposed project design features; mandatory compliance with federal, state, and
3 local regulations; and by the identified mitigation measures. Cumulative impacts were analyzed for the
4 proposed project through a “summary of projections” approach, based on information contained in long-
5 range planning documents for the Project’s vicinity.

6 A. Aesthetics

7 1. Impacts:

8 SR-74, which is adjacent to the project’s eastern boundary is designated as
9 scenic highway. The Project will result in development that is very
10 different in terms of the existing development fabric in the Meadowbrook
11 area. The Project will be different in terms of scale, intensity, massing,
12 landscaping and overall feel within this community. The Project will highly
13 disturb or eliminate primary scenic resources associated with the portion of
14 the potential scenic highway corridor within which it is located. It will also
15 substantially alter scenic resources, accessible to the motoring public using
16 the SR 74. Although the visual setting will be altered by the Project, it will
17 not ultimately result in the creation of an aesthetically offensive site open to
18 public view along SR 74. The change in visual setting to an urban/suburban
19 view is a change, but does not rise to the level of an “aesthetically
20 offensive” visual change. Currently, surrounding development would be
21 characterized as very low density rural residential and small scale rural
22 commercial development along a major east-west transportation corridor
23 (SR 74). Both SR 74 and Ethanac Road (located to the northeast of the
24 proposed Project site) are classified as Expressways on the Circulation
25 Element of the County’s General Plan. The right-of-way (ROW) for the
26 Expressway classification is 220’. Based on this ROW, the number of travel
27 lanes on SR 74 would be increased from the current 4-lane configuration.

1 Also, Ethanac Road would be improved, widened, and re-aligned at the
2 intersection of SR 74 to accommodate the anticipated traffic in the County,
3 at buildout, consistent with County roadway and intersection development
4 standards. In addition, under the proposed General Plan Update, the
5 character of the immediate vicinity of the proposed Project, on both sides of
6 SR 74 would be altered, based on the recommended land uses. If approved
7 by the Board of Supervisors, approximately 80 acres of Commercial Retail
8 (CR) and 75 acres of Medium High Density Residential (MHDR) would be
9 permitted within up to 1 mile of the proposed Project vicinity, adjacent to
10 SR 74. Utilizing a CR floor area ratio of 0.25 this equates to roughly,
11 871,000 feet of CR uses. Utilizing the mid-range of the permitted density
12 range of the MHDR designation of 6.5 d.u./acre, this equates to roughly 487
13 dwelling units in the MHDR development fabric, also within up to 1 mile
14 from the proposed Project site.

15 A minimum 50' setback from the edge of the right-of-way will be provided
16 with the proposed Project since it is adjacent to an Eligible County Scenic
17 Highway. Impacts are not considered significant and no mitigation is
18 required.

19 There are no "unique" or "landmark features" on the Project site. The
20 steeper sloped areas on the Project's western perimeter will not be
21 developed and will remain in open space. This area is defined as Planning
22 Area 6 (Open Space - Recreation) and Planning Area 7 (Rural
23 Mountainous) and totals approximately 40.4 acres of the Project (31.7% of
24 the total Project acreage). As such, the preservation of this portion of the
25 Project will serve to retain the current aesthetic backdrop that the Project is
26 located within. In addition, there is an existing 200' SCE easement that
27 borders the Project's northern edge, which will serve as a buffer.
28

1 Additionally, within other portions of the EIR, under the proposed General
2 Plan Update, the character of the immediate vicinity of the proposed
3 Project, on both sides of SR 74 would be altered, based on the
4 recommended land uses. No adverse impact is anticipated from the Project.
5 Utilizing the same rationale, as well as the analysis utilized for the scenic
6 highway corridor discussion, implementation of the Project will not obstruct
7 any prominent scenic vista or view open to the public. Impacts are not
8 considered significant and no mitigation is required. Adherence to the
9 Countywide Design Standards and Guidelines and the design guidelines and
10 development standards that are included in SP No. 364 related to
11 architecture, landscape architecture, lighting, fencing and signage would
12 ensure that the proposed development is attractive and not aesthetically
13 offensive. Therefore, the project would not result in significant impacts
14 associated with the creation of an aesthetically offensive site open to public
15 view. Design guidelines included in SP No. 364 provide standards for
16 outdoor lighting including, but not limited to, a requirement that all outdoor
17 lighting be positioned to eliminate reflected or direct light and glare onto
18 adjoining properties. With adherence to the design guidelines of the
19 proposed project, impacts associated with light or glare which could
20 adversely affect day or nighttime views in the area would be less than
21 significant.

22 With incorporation of the SP No. 364 Design Guidelines relating to project
23 lighting, as well as required compliance with the Countywide Design
24 Guidelines provisions relating to residential lighting, Project
25 implementation would not expose residential property to unacceptable light
26 levels, and impacts would be less than significant.

27 The SP No. 364 Design Guidelines also would ensure compliance with
28

1 County Ordinance No. 655 (Regulating Light Pollution). Ordinance No.
2 655 established two zones based on the radial distance from the Mount
3 Palomar Observatory, and establishes lighting restrictions for each zone.
4 Therefore, with mandatory compliance with Riverside County Ordinance
5 No. 655, impacts due to interference with the Mt. Palomar Observatory
6 would be reduced to below a level of significance.

7 Cumulatively, development of the Project will contribute to the change of
8 the general area with an intensification of development substantially greater
9 than that which presently occurs on the site (vacant) or in the surrounding
10 vicinity (very low density residential, or vacant). There will be an
11 associated change in views, both to and from the Project site. The existing
12 visual setting for this portion of the Meadowbrook area will be altered from
13 the current very low density residential landscape, to an urban-suburban
14 landscape. Because the Project serves to implement the Rural Village
15 Overlay provisions within the General Plan, the scope of this visual
16 transition is not considered to be a cumulative significant adverse visual
17 impact. Both SR 74 and Ethanac Road (located to the northeast of the
18 proposed Project site) are classified as Expressways on the Circulation
19 Element of the County's General Plan. The right-of-way (ROW) for the
20 Expressway classification is 184'. Based on this ROW, the number of travel
21 lanes on SR 74 would be increased from the current 4-lane configuration.
22 Also, Ethanac Road would be improved, widened, and re-aligned at the
23 intersection of SR 74 to accommodate the anticipated traffic in the County,
24 at buildout, consistent with County roadway and intersection development
25 standards. In addition, under the proposed General Plan Update, the
26 character of the immediate vicinity of the proposed Project, on both sides of
27 SR 74 would be altered, based on the recommended land uses. If approved
28

1 by the Board of Supervisors, approximately 80 acres of Commercial Retail
2 (CR) and 75 acres of Medium High Density Residential (MHDR) would be
3 permitted within up to 1 mile of the proposed Project vicinity, adjacent to
4 SR 74. Utilizing a CR floor area ratio of 0.25 this equates to roughly,
5 871,000 feet of CR uses. Utilizing the mid-range of the permitted density
6 range of the MHDR designation of 6.5 d.u./acre, this equates to roughly 487
7 dwelling units in the MHDR development fabric, also within up to 1 mile
8 from the proposed Project site. Lastly, according to the proposed General
9 Plan Update, the proposed Project site is being recommended to be
10 developed as Light Industrial (LI).

11 2. Mitigation:

12 No mitigation is required for direct project impacts, and no mitigation is
13 available for cumulative impacts related to the loss of visual character.

14 B. Air Quality/ Greenhouse Gas Emissions

15 1. Impacts:

16 Peak daily construction activity emissions during grading would be below
17 SCAQMD CEQA thresholds.

18 If on-site construction and off-site Project component improvements
19 occurred simultaneously, regional NOx levels could exceed the construction
20 activity significance threshold. Timing of these improvements shall achieve
21 a less-than-significant emission level by performing off-site improvements
22 at other times than during mass grading, or by extending the mass grading
23 schedule to create lesser disturbance increments.

24 After application of the mitigation measures (allow only gas hearths) NOx
25 and ROG emissions will not exceed the SCAQMD operational thresholds.
26 These emissions are almost exclusively attributed to Project related
27 vehicular travel. Operational emissions will be at a less than significant
28

1 level and will not be considered cumulative.

2 The existing peak one-hour local CO background level in 2011 in the
3 project area vicinity was 2.0 ppm. With Project implementation, in the
4 existing time frame, inclusive of the local concentration, maximum one-
5 hour concentration is estimated to be 3.4 ppm, which is well below the one-
6 hour standard of 20 ppm. The maximum ambient 8-hour CO concentration
7 in 2011 was 1.4 ppm. Maximum with Project 8-hour CO concentration of
8 2.1 ppm (inclusive of the background concentration) were compared to the
9 9 ppm significance threshold. Micro-scale air quality impacts are not
10 significant and will not be considered cumulative.

11 Releases could occur from dust either as the tailing currently exist or during
12 tailings manipulation (grading). It is believed that most heavy metals have
13 been leached out from rainwater draining down through the tailings and
14 carrying residual heavy metals into the subsurface. A construction activity
15 management plan shall be prepared and implemented if any levels of heavy
16 metals exist in the tailings piles that may be of concern if they become
17 airborne. The construction activity management plan will require
18 monitoring and shall contain specific performance standards to keep any
19 potential impacts within acceptable levels of acceptance. The plan will
20 identify necessary stabilization measures to be undertaken and a monitoring
21 program that verifies the effectiveness of those measures. Releases could
22 occur from dust either as the tailing currently exist or during tailings
23 manipulation (grading). It is believed that most heavy metals have been
24 leached out from rain water draining down through the tailings and carrying
25 residual heavy metals into the subsurface.

26 The California Office of Environmental Health Assessment (OEHHA) has
27 developed Human Health Screening Levels (HHSL) for heavy metals in
28

1 soils designed to protect children from eating dirt from their hands, from
2 hobby crops ingestion grown on semi-contaminated soil or from inhalation
3 of soil dust. HHSLs and toxic waste concentrations are expressed in terms
4 of parts-per million. HHSLs are typically below toxic waste threshold levels
5 (but not in every case).

6 The toxic waste management plan for the proposed project will be a three-
7 fold approach. A pre-construction survey must be completed for all parcels
8 proposed to be developed for residential use. If heavy metals above HHSLs
9 are found in any area proposed for residential development, a future resident
10 protection measure must be implemented to isolate residents from any low-
11 level heavy metal exposure. If any of the former tailings piles are identified
12 as toxic waste, a more aggressive mitigation program must be carried out.

13 Prior to any construction soil disturbance, a heavy metals survey shall be
14 conducted for any areas proposed for residential use. Monitoring shall be
15 performed for all areas using a minimum auger depth of three feet for five
16 equally spaced locations per acre.

17 Samples shall be tested and compared to State agency HHSLs and toxic
18 waste thresholds for the following contaminants at the soil concentrations
19 shown (parts per million):

20	a.	Molybdenum	380	3,500
21	b.	Nickel	1,600	2,000
22	c.	Selenium	380	100
23	d.	Silver	380	500
24	e.	Thallium	5	700
25	f.	Vanadium	530	2,400
26	g.	Zinc	23,000	5,000

27 If any area proposed for residential development is found to have soils with
28

1 heavy metal concentrations exceeding the HHSLs show above, a compacted
2 3-foot deep cap of uncontaminated soil shall comprise the top three feet of
3 final grade to isolate future residents from soils at HHSL toxic screening
4 level concentrations.

5 If any area proposed for residential development is situated above mining
6 activity deposits meeting California toxic waste thresholds, grading permits
7 shall not be issued by the Riverside County Engineering Department until
8 evidence is presented that all deposits have either been remediated to below
9 toxic waste thresholds or such deposits have been excavated and disposed at
10 an authorized hazardous waste repository. With the incorporation of
11 mitigation, any impacts can be reduced to a less than significant level and
12 will not be considered cumulative.

13 The zone of strong diesel odor impact from construction equipment is
14 therefore typically 160 feet or less. Except where heavy equipment
15 operations occur in very close proximity to occupied dwellings or other
16 odor-sensitive uses (health care, outdoor restaurants, etc.) set-back distances
17 are typically adequate to preclude significant diesel odor impact potential.

18 The Project site would not be developed with land uses that are typically
19 associated with odor complaints. On-site trash receptacles would have the
20 potential to create adverse odors. Trash receptacles would be located and
21 maintained in a manner that promotes odor control and no adverse odor
22 impacts are anticipated from these types of land uses.

23 The Project may include restaurant space. Most restaurants generally do not
24 produce adverse odors, as this would not be conducive to having a
25 successful business. Notwithstanding, restaurants do have the potential for
26 the generation of odors from the operation of char-broilers and deep fat
27 fryers. While there is a potential for odors to occur, compliance with
28

1 industry standard odor control practices, SCAQMD Rule 402 (Nuisance),
2 and SCAQMD Best Available Control Technology Guidelines would limit
3 potential restaurant objectionable odor impacts to a less-than-significant
4 levels and will not be considered cumulative.

5 Cumulatively, LSTs were compared to the maximum daily construction
6 activities. On-site emissions are below the 5-acre LST for construction. LST
7 impacts are less- than-significant even without application of available
8 mitigation and will not result in a cumulative impact.

9 GHG Emissions are above the threshold of 3,000 MTY CO₂e for non-
10 industrial mixed-use projects suggested by the SCAQMD. Project-related
11 GHG emissions would also exceed the 10,000 MT CO₂e level for industrial
12 sources (although the Project is not industrial in nature, this comparison is
13 provided as a reference because it is the only formally adopted numerical
14 CEQA threshold for GHGs). This Project total includes both direct
15 (amortized construction, area source and on-site mobile emissions) and
16 indirect (electricity, solid waste and water usage) GHG emissions.

17 The proposed Project would not exceed the SCAQMD suggested GHG
18 threshold of 3,000 MT/year with implementation of all reasonably available
19 mitigation measures related to Energy Efficient Project Design.

20 2. Mitigation:

21 Construction activities are not anticipated to cause dust emissions to exceed
22 SCAQMD CEQA thresholds. Mitigation through watering exposed surfaces
23 three times per day was utilized in impact modeling to ensure that impacts
24 will remain below significant levels. Additionally, the Project has been
25 modified to mitigate or avoid the potentially significant impacts by the
26 following mitigation measures:

- 1 a. 5.3-1. Construction emissions will not exceed adopted significance
2 thresholds with the application of the following mitigation measure:
3 Water exposed surfaces three times a day.
- 4 b. 5.3-2. Operational emissions will not exceed adopted significance
5 thresholds for NOx and ROG with the application of the following
6 mitigation measure: Allow only gas hearths.
- 7 c. 5.3-3. A construction activity management plan shall be prepared
8 and implemented if any levels of heavy metals exist in the tailings
9 piles that may be of concern if they become airborne. The
10 construction activity management plan will require monitoring and
11 shall contain specific performance standards to keep any potential
12 impacts within acceptable levels of acceptance. The plan will
13 identify necessary stabilization measures to be undertaken and a
14 monitoring program that verifies the effectiveness of those
15 measures.

16 Releases could occur from dust either as the tailing currently exist or
17 during tailings manipulation (grading). It is believed that most heavy
18 metals have been leached out from rain water draining down
19 through the tailings and carrying residual heavy metals into the
20 subsurface.

21 The California Office of Environmental Health Assessment
22 (OEHHA) has developed Human Health Screening Levels (HHSL)
23 for heavy metals in soils designed to protect children from eating
24 dirt from their hands, from hobby crops ingestion grown on semi-
25 contaminated soil or from inhalation of soil dust. HHSLs and toxic
26 waste concentrations are expressed in terms of parts-per million.
27 HHSLs are typically below toxic waste threshold levels (but not in
28

1 every case).

2 The toxic waste management plan for the proposed project will be a
3 three-fold approach. A pre-construction survey must be completed
4 for all parcels proposed to be developed for residential use. If heavy
5 metals above HHSLs are found in any area proposed for residential
6 development, a future resident protection measure must be
7 implemented to isolate residents from any low-level heavy metal
8 exposure. If any of the former tailings piles are identified as toxic
9 waste, a more aggressive mitigation program must be carried out.

10 Prior to any construction soil disturbance, a heavy metals survey
11 shall be conducted for any areas proposed for residential use.
12 Monitoring shall be performed for all areas using a minimum auger
13 depth of three feet for five equally spaced locations per acre.

14 Samples shall be tested and compared to State agency HHSLs and
15 toxic waste thresholds for the following contaminants at the soil
16 concentrations shown (parts per million): (shown as contaminant,
17 HHSL, and Toxic Waste)

- 18 1. Antimony, 30, 500
- 19 2. Arsenic, 0.07, 500
- 20 3. Barium, 5,200, 10,000
- 21 4. Beryllium, 16, 75
- 22 5. Cadmium, 1.7, 100
- 23 6. Chromium 3, 100,000, 2,500
- 24 7. Cobalt, 600, 8,000
- 25 8. Copper, 3,000, 2,500
- 26 9. Lead, 80, 1,000
- 27 10. Mercury, 18, 20

1 11. Molybdenum, 380, 3,500

2 12. Nickel, 1,600, 2,000

3 13. Selenium, 380, 100

4 14. Silver, 380, 500

5 15. Thallium, 5, 700

6 16. Vanadium, 530, 2,400

7 17. Zinc, 23,000, 5,000

8 If any area proposed for residential development is found to have
9 soils with heavy metal concentrations exceeding the HHSLs show
10 above, a compacted 3-foot deep cap of uncontaminated soil shall
11 comprise the top three feet of final grade to isolate future residents
12 from soils at HHSL toxic screening level concentrations.

13 If any area proposed for residential development is situated above
14 mining activity deposits meeting California toxic waste thresholds,
15 grading permits shall not be issued by the Riverside County
16 Engineering Department until evidence is presented that all deposits
17 have either been remediated to below toxic waste thresholds or such
18 deposits have been excavated and disposed at an authorized
19 hazardous waste repository.

20 d. 5.3-4. Where heavy equipment will be used within 160 feet of odor
21 sensitive uses, heavy equipment shall be fueled by alternative fuels,
22 such as natural gas or biodiesel.

23 e. 5.3-5. Greenhouse gas emissions will not exceed adopted
24 significance with the application of the following mitigation
25 measure: The Project shall incorporate Energy Efficient Project
26 Design (consistent with Section II.J, Energy Efficiency, of Specific
27 Plan No. 364), which includes photovoltaic solar roofs.

1 C. Biological Resources

2 1. Impacts:

3 The Project will have direct effects on 0.622 acres of Riparian/Riverine
4 Areas (refer to Riparian/Riverine Areas Impacts Map of the DBESP). Direct
5 effects will result from (1) the removal of all 0.440 acres of the Southern
6 willow scrub vegetation and habitat growing along the upland swales (100
7 percent), and (2) the removal of 0.180 acres the upland swales (82 percent).

8 The Project will also result in indirect impacts on Riparian/Riverine Areas.
9 The tree removal phase of the project would have indirect effects on some
10 of the common wildlife species that use the trees growing on the site. A
11 predatory bird species like the red-tailed hawk that perches in trees while
12 resting or foraging will likely exclude the site from its range, and relocate to
13 another suitable habitat available in the vicinity. Perching bird species
14 would either move into the conserved areas of the site or abandon the entire
15 site and relocate to other suitable habitat available in the vicinity.

16 The loss of upland swales to channel storm water runoff downslope in a
17 manner that prevents erosion would also be an indirect effect of the project.

18 Topography is steep in the western portion of the site, sloping down to areas
19 of low relief in the eastern half.

20 With the incorporation of mitigation, the Project will not cause adverse
21 cumulative effects related to the reduction of sensitive vegetation
22 communities present in western Riverside County because there are no such
23 species located within the Project area and the Project can be implemented
24 consistent with the criteria identified in the MSHCP.

25 Cumulative biological impacts are defined as those impacts resulting from
26 the development within the MSCHP Plan Area as a result of build out of the
27 Cities and County's General Plans (MSHCP EIR/IES). Development of the
28

1 Project will contribute to the change of the general area with an
2 intensification of development substantially greater than that which
3 presently occurs on the site or in the surrounding vicinity. With the
4 incorporation of mitigation, the Project will not cause adverse cumulative
5 effects related to the reduction of sensitive vegetation communities present
6 in western Riverside County because there are no such species located
7 within the Project area and the Project can be implemented consistent with
8 the criteria identified in the MSHCP.

9 2. Mitigation:

10 The Project has been modified to mitigate or avoid the potentially
11 significant impacts by the following mitigation measures:

- 12 a. 5.4-1: To mitigate the direct effects on 0.622 acres of onsite
13 Riparian/Riverine Areas, prior to the issuance of a grading permit,
14 the applicant shall purchase 1.244 acres (or at a ratio determined by
15 the appropriate resource agency(s) of compensatory mitigation
16 credits. Mitigation Measure 5.4-1 has been added to require
17 mitigation to impacts to 0.66 acre of onsite Riparian/Riverine Areas
18 at a ratio of 2:1, or at a ratio determined by the appropriate resource
19 agency(s).
- 20 b. 5.4-2: Prior to the issuance of a grading permit, a Waste Discharge
21 Report (WDR) shall be required prior to impacting areas under the
22 jurisdiction of the RWQCB.
- 23 c. 5.4-3: Vegetation removal should be planned outside the nesting
24 season for raptors (February 1 to June 30) and outside the peak
25 nesting season for birds (March 1 to June 30) if practicable. If
26 vegetation removal would occur during those time periods, a pre-
27 construction survey for active nests would be required. Restrictions
28

1 may be placed on construction activities in the vicinity of any active
2 nest observed until the nest is no longer active, as determined by a
3 qualified Biologist.

4 d. 5.4-4: Construction of the off-site water improvements will have an
5 unavoidable temporary impact on Riverine Areas. To reduce
6 unavoidable temporary impacts to insignificant levels, the off-site
7 water improvements will be confined to the area located within the
8 disturbed streambed where the dam-like structure was constructed
9 and native riparian resources were removed. Construction of the off-
10 site water improvements will include normal trenching and backfill
11 activities. Replacement of like materials and stabilization will occur
12 immediately after the water line is placed in the trench. Removal of
13 the dam-like structure will be an improvement to existing
14 conditions. The channel and banks of the blue-line stream will be re-
15 contoured to correspond with existing conditions up and
16 downstream, thus restoring the natural flow regime in the blue-line
17 stream.

18 D. Cultural Resources

19 1. Impacts:

20 Based on the information contained in the Phase I Cultural Resources
21 Survey and Assessment of TTM 36450, a 126.3-Acre Parcel West of State
22 Hwy 74 and Associated Off-Site Sewer and Water Line Improvements
23 Within and Near the Community of Meadowbrook Riverside County,
24 California (APNs: 345-190-016 and 345-200-013, Development Proposal
25 Case No: CFG 03569), prepared by Professional Archaeological Services,
26 dated July, 2012, and Paleontological Resource Impact Mitigation Program,
27 Tentative Tract Map 36450, Colinas Del Oro Specific Plan 364, was
28

1 prepared by Principe and Associates, dated November 13, 2013,
2 implementation of the Project will not result in cultural resource impacts
3 (including paleontological resources), that will exceed the established
4 thresholds of significance.

5 Because the implementation of the Project is not forecast to cause any
6 direct, significant adverse impact to cultural resources (including
7 paleontological resources), with implementation of identified mitigation
8 measures, the Project has no potential to make a cumulatively considerable
9 contribution to cultural resource impacts (including paleontological
10 resources), in the Project area or Riverside County in general.

11 2. Mitigation:

12 The Project has been modified to mitigate or avoid the potentially
13 significant impacts by the following mitigation measures:

14 a. 5.5-1: Grading and other ground-disturbing construction activities
15 shall be monitored for the presence of buried prehistoric or historic
16 features and sites. Such resources might include one or more of the
17 following: 1) prehistoric remains associated with the "Indian hut"
18 noted on the 1880 GLO Plat map; 2) prehistoric features or sites
19 buried under alluvium in the eastern part of the site; 3) buried
20 historic trash deposits and/or privies associated with the Good
21 Hope Mine site; and, 4) possible human remains/burials.

22 b. 5.5-2: Prior to issuance of a grading permit (any ground-disturbing
23 activity), the Project applicant(s) shall include the following
24 wording in all construction contract documentation:

25 "If inadvertent discoveries of subsurface archaeological resources
26 are discovered during grading, work shall be halted immediately
27 within 50 feet of the discovery and the Developer, the project
28

1 archaeologist and the appropriate Tribe shall assess the significance
2 of such resources and shall meet and confer regarding the mitigation
3 for such resources. If the developer and the Tribe cannot agree
4 on the significance or the mitigation for such resources, these
5 issues will be presented to the County Planning Director and a
6 qualified, neutral archeologist hired by the applicant and the Tribe
7 for decision. The Planning Director shall make the determination
8 based on the provisions of CEQA with respect to archaeological
9 resources and shall take into account the religious beliefs, customs,
10 and practices of the Tribe. Notwithstanding any other rights
11 available under the law, the decision of the Planning Director shall
12 be appealable to the County Planning Commission and/or Board of
13 Supervisors. In the event the significant resources are recovered and
14 if the qualified archaeologist determines the resources to be historic
15 or unique, as defined by relevant state and local law, mitigation
16 would be required pursuant to and consistent with Public Resources
17 Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and
18 15126.4.”

- 19 c. 5.5-3: At least 30 days prior to issuance of a grading permit, the
20 Project applicant(s) shall contact the appropriate Tribe to notify the
21 Tribe of grading, excavation, and the adopted monitoring program to
22 develop a Cultural Resources Treatment and Monitoring Agreement.
23 The agreement shall include, but not be limited to, outlining
24 provisions and requirements for addressing the treatment of cultural
25 resources; project grading and development scheduling; terms of
26 compensation for Tribal monitors; and treatment and final
27 disposition of any cultural resources, sacred sites, and human
28

1 remains discovered on the site; and establishing on-site monitoring
2 provisions and/or requirements for professional Tribal monitors
3 during all ground-disturbing activities. A copy of this signed
4 agreement shall be provided to the Planning Director and Building
5 Official prior to the issuance of the first grading permit.

- 6 d. 5.5-4: Prior to issuance of a grading permit (any ground-disturbing
7 activity), the Project applicant(s) shall include the following
8 wording on all construction contract documentation:

9 “If human remains are encountered, California Health and Safety
10 Code Section 7050.5 requires that no further disturbance shall occur
11 until the Riverside County Coroner has made the necessary findings
12 as to origin. Further, pursuant to California Public Resources
13 Code Section 5097.98(b), remains shall be left in place and free
14 from disturbance until a final decision as to the treatment and
15 disposition has been made. If the Riverside County Coroner
16 determines the remains to be Native American, the Native
17 American Heritage Commission shall be contacted within a
18 reasonable time frame. Subsequently, the Native American
19 Heritage Commission shall identify the “most likely descendant”
20 within 24 hours of receiving notification from the Coroner. The
21 most likely descendant shall then have 48 hours to make
22 recommendations and engage in consultations concerning the
23 treatment of the remains as provided in Public Resources Code
24 Section 5097.98”.

- 25 e. 5.5-5: Prior to grading permit final, trenching and other ground-
26 disturbing construction activities associated with the sewer and
27 water line improvements along existing roadways shall be
28

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

monitored for the presence of buried prehistoric or historic features and sites.

f. 5.5-6: Prior to issuance of a grading permit, the Project shall comply with the provisions and recommendations of the PRIMP in order to monitor, identify, and preserve any paleontological resources encountered during ground disturbance activities.

E. Geology and Soils

1. Impacts:

According to the 2012 Geo Report, one moderate to weak lineament trending N5-10W, and two weak lineaments, one also trending N5-10W and one trending N15-20E are located on the Project site. It was concluded in the 2012 Geo Report that the lineaments noted on-site are associated with ancient geologic features, contacts, and localized jointing/dike trends and not associated with active on-site Holocene faulting. No impacts are anticipated due since these lineaments are not active and no mitigation is required. The off-site Project components will not be located within active faults, nor within an Alquist-Priolo Earthquake Fault Zone. No impacts are anticipated and no mitigation is required.

According to the 2012 Geo Report, there is a potential for seismic activity. With the incorporation of mitigation measures, the potential for liquefaction or seismically-induced dynamic settlement is considered low in the areas proposed for development at the site. Impacts are considered less than significant with mitigation incorporated. No additional mitigation is required. An extremely limited portion of the off-site sewer facilities and natural gas facilities will be located in an area identified as “very low” for liquefaction. Compliance with Mitigation Measures, as well as adherence to the standard design criteria for the installation of these facilities shall insure

1 that any Project impacts will remain less than significant. No additional
2 mitigation is required.

3 The possibility of ground shaking at the site may be considered similar to
4 the southern California region as a whole. The site is situated in an area of
5 active as well as potentially-active faults. Even though the Project will be
6 subject to strong seismic ground shaking, with the incorporation of
7 mitigation measures, and the exposure of people or structures to potential
8 substantial adverse effects (including the risk of loss, injury, or death), these
9 will be greatly minimized. Any Project impacts will be considered less than
10 significant and no additional mitigation is required. Due to the proximity of
11 the off-site water and sewer lines to the Colinas del Oro site, it can be
12 anticipated that the same faulting and seismicity hazards discussed above
13 would apply to the off-site Project components. Based on a review of the
14 RCLIS, the off-site Project components will not be located within active
15 faults, nor within an Alquist-Priolo Earthquake Fault Zone. Any impacts
16 will be mitigated through standard design and installation requirements
17 required by the water, sewer and gas agencies. No additional mitigation is
18 required.

19 It is anticipated that Project components are not likely located on a geologic
20 unit or soil that is unstable, or that would become unstable as a result of the
21 Project, and potential result in on, or off-site landslide, lateral spreading
22 collapse, or rockfall hazards, or be located on a geologic unit or soil that is
23 unstable or that would become unstable as a result of the Project, and
24 potentially result in ground subsidence. In terms of the off-site reservoir, it
25 is not possible to prevent some damage to a reservoir during groundshaking,
26 but it is possible to avoid a catastrophic failure if a release of the water in a
27 reservoir can cause significant harm to surrounding land uses. Mitigation
28

1 measures have been included to reduce any impacts from tank failure to a
2 less than significant level. In addition, compliance with mitigation
3 measures, as well as adherence to the standard design criteria for the
4 installation of the Project components shall insure that any Project impacts
5 will remain less than significant. No additional mitigation is required.

6 Surface water affecting the site is primarily limited to precipitation. Runoff
7 water from seasonal storms, which is not retained by either vegetation or
8 soil, moves down-gradient via the natural incised drainage
9 canyons/channels onsite. Site development plans will require provisions for
10 adequate control and disposal of surface water. Mitigation has been
11 included to address the surface water. In addition, mitigation measures are
12 included in the Hydrology and Water Quality Subchapter of the Draft EIR.
13 Due to the potential for the introduction of stormwater pollutants directly
14 into the local groundwater table, stormwater basins will need to
15 be sealed/lined. Stormwater basins should not be located over the Good
16 Hope and San Jacinto "Claim" line and/or large shaft opening areas, and/or
17 at the toe of descending structural fill slopes. These have also been added as
18 Project design mitigation measures.

19 With the incorporation of these mitigation measures, any impacts will be
20 reduced to a less than significant level. No additional mitigation is required.
21 Seeps, springs, or other indications of a high regional groundwater level
22 were not noted on the subject property. Based on the available data, the
23 depth to the regional groundwater table is estimated at greater than ± 43 feet.
24 However, groundwater was encountered at depths as shallow as ± 13 feet in
25 previous excavations conducted at lower elevations onsite. Perched
26 groundwater onsite may also occur along the contact between the bedrock
27 and fill materials, or along discontinuities, foliation, jointing, and/or
28

1 fractures due to migration from adjacent drainage areas and development
2 during and/or after periods of above normal or heavy precipitation or
3 irrigation. Below the local water table, groundwater has likely collected
4 within the previous shaft and stoped areas of the old mine workings that
5 have not yet collapsed or been in-filled in the past. Inasmuch as rapid draw-
6 down of the water table would cause a sudden change in the stress field
7 conditions within the mine, pumping groundwater for irrigation or other
8 purposes is not recommended. Mitigation measures have been included to
9 address these potential impacts. With the inclusion of these mitigation
10 measures, impacts will be reduced to a less than significant level. No
11 additional mitigation is required.

12 Due to the relatively shallow bedrock that underlies the site, the potential
13 for subsidence does not exist on-site. Therefore, the potential for this
14 phenomena to affect the site is considered low. No features generally
15 associated with areal subsidence (i.e., radially-directed drainages flowing
16 into a depression(s), linearity of depressions associated with mountain
17 fronts, etc.) have been observed on-site. Based on this information
18 (contained in the 2012 Geo Report) there is no information that active
19 faulting or excessive groundwater withdrawal, or ground fissures, or
20 hydroconsolidation in the specific site vicinity, is occurring at this time.
21 Therefore, the potential for areal subsidence or ground fissures is deemed
22 low. A mitigation measure has been included to require compliance with
23 the recommendations contained within the 2012 and 2014 Geo Reports.
24 Compliance with the provisions contained in the 2012 and 2014 Geo Report
25 will provide the mitigation needed to reduce impacts to a less than
26 significant level. No additional mitigation is required. Only a small portion
27 of the off-site sewer and natural gas facilities will be located in an area
28

1 identified as “susceptible” to subsidence. No other areas are identified that
2 could impact the off-site Project components.

3 In terms of the off-site reservoir, it is not possible to prevent some
4 damage to a reservoir if subsidence occurs, but it is possible to avoid a
5 catastrophic failure if a release of the water in a reservoir can cause
6 significant harm to surrounding land uses. A mitigation measure has been
7 included to reduce any impacts from tank failure to a less than significant
8 level. In addition, compliance with mitigation measures, as well as
9 adherence to the standard design criteria for the installation of the off-site
10 facilities shall insure that any Project impacts will remain less than
11 significant. No additional mitigation is required.

12 Indications of significant mass wasting phenomena on the site were not
13 observed during review of stereoscopic photographs of the area or during
14 site reconnaissance field mapping. Mitigation measures have been included
15 to address these potential impacts. With the incorporation of these
16 mitigation measures, any impacts will be reduced to a less than significant
17 level. The potential for mass wasting phenomena to affect the site and the
18 potential for seismically induced landsliding will be considered low. No
19 additional mitigation is required. Based on the locations for the off-site
20 Project components; either within existing roadways, existing right-of ways
21 or adjacent to similar structures, it is anticipated that the potential for both
22 mass wasting phenomena and for seismically induced landsliding to be
23 considered low. However, to ensure that any potential impacts are reduced
24 to a less than significant level, adherence to mitigation measures will be
25 required to address any potential impacts. With the incorporation of these
26 mitigation measures, any impacts will be reduced to a less than significant
27 level. The potential for mass wasting phenomena to affect the off-site site
28

1 Project components will be considered low. No additional mitigation is
2 required. Implementation of the Project will result in a change to the
3 topography or ground surface relief features, and will create cut or fill
4 slopes. No slopes greater than 2:1 are proposed. Grading activities will
5 initially dominate the construction environment. It is anticipated that
6 blasting, overexcavation, and/or line shooting will be necessary for bedrock
7 cuts and utility corridors across much of the western portion of the site. A
8 mitigation measure has been added to address these geological conditions
9 that will be encountered during grading on-site. Any impacts will be
10 considered less than significant after mitigation. A mitigation measure will
11 require Project compliance with the "Fill Placement" and "Rock Placement
12 Guidelines" contained in the 2012 Geo Report or the 2014 Geo Report, if
13 applicable. Compliance with these Guidelines will reduce any Project
14 impacts to a less than significant level. No additional mitigation is required.
15 There is the potential for differential settlement within transition lots, non-
16 uniform subgrade soils, and perched water conditions. A mitigation measure
17 has been added to address these geological conditions that will be
18 encountered during grading on-site. Any impacts will be considered less
19 than significant after mitigation. A mitigation measure has been added to
20 address slope stability. Any impacts will be considered less than significant
21 after mitigation.

22 Due to the nature and locations of the off-site Project components, they are
23 anticipated to make minimal changes to the topography or ground surface
24 relief features and will most likely not create cut or fill slopes greater than
25 2:1 or higher than 10 feet. Due to the proximity of these off-site Project
26 components proximity to the Colinas del Oro site, they will be required to
27 comply with the applicable sections and recommendations contained in the
28

1 2012 Geo Report, or 2014 Geo Report, if applicable. Compliance with these
2 Guidelines as well as adherence to the standard design criteria for the
3 installation of these facilities will reduce any Project impacts to a less than
4 significant level. No additional mitigation is required.

5 The expansion potential of the on-site earth materials is generally very low
6 to medium. Based on engineering analyses, post-tensioned foundations will
7 be recommended for engineered fills with low expansive materials.
8 Mitigation measures have been included to address the potential for
9 expansive soils. Adherence to these mitigation measures will reduce
10 impacts to a less than significant level.

11 No additional mitigation is required.

12 Based on the locations for the off-site Project components; either within
13 existing roadways, existing right-of ways or adjacent to similar structures, it
14 is anticipated that they are located on an expansive soil, as defined in
15 SECTION 1802.3.2 of the California Building Code (2007), creating
16 substantial risks to life or property to be considered low. However, to
17 ensure that any potential impacts are reduced to less than significant level,
18 adherence to a mitigation measure will be required to address any potential
19 impacts. With the incorporation of these mitigation measures, any impacts
20 will be reduced to a less than significant level. No additional mitigation is
21 required.

22 Implementation of the Project may result in potential impacts that could
23 result in substantial soil erosion or the loss of topsoil; change deposition,
24 siltation, or erosion that may modify the channel or stream or bed of a lake;
25 result in any increase in water erosion either on or off site; or be impacted
26 by or result in an increase in wind erosion and blowsand, either on or off
27 site. Impacts to these resources are discussed in great detail in Section 5.9
28

1 (Hydrology and Water Quality) of the DEIR. Mitigation has been proposed
2 that would reduce Project impacts to a less than significant level. No
3 additional mitigation is required.

4 Cumulatively, development of the Project will be affected by geotechnical
5 constraints on the property. None of the future Project-related activities are
6 forecast to cause offsite changes in geology or soils or the constraints
7 affecting the Project area. Therefore, the Project has no potential to make a
8 cumulatively considerable contribution to any significant geology or soils
9 impact.

10 2. Mitigation:

11 The Project has been modified to mitigate or avoid the potentially
12 significant impacts by the following mitigation measures:

13 a. 5.6-1: Prior to grading permit final, removal of all undocumented
14 artificial fill, colluvium/topsoil, younger alluvial deposits, and the
15 surficial weathered older alluvial-channel deposits and bedrock
16 materials will be necessary prior to fill placement. On a preliminary
17 basis, remedial grading is estimated to consist of the removal of the
18 upper ± 2 to ± 20 feet, or greater, of undocumented artificial fill,
19 potentially compressible native soils and/or weathered surficial older
20 alluvium/bedrock materials, below existing grades.

21 b. 5.6-2: Due to the potentially compressible and collapsible nature of
22 Quaternary Alluvium - Younger soils, they are considered
23 unsuitable for support of structures and/or improvements in their
24 existing state and therefore, will be needed to be removed and
25 recompacted, in areas proposed for development, prior to grading
26 permit final.

- 1 c. 5.6-3: Topsoil/Colluvium soils shall be removed and recompactd,
2 if not removed by planned excavation, should settlement sensitive
3 improvements be proposed within their influence, prior to grading
4 permit final.
- 5 d. 5.6-4: The weathered near surface (upper ± 2 to ± 3 feet) channel
6 deposits of Quaternary Very Old Alluvial-Channel Deposits are
7 unsuitable for support of settlement sensitive improvements in their
8 existing state, and will require removal and recompactd, if not
9 removed by planned excavation, prior to grading permit final.
- 10 e. 5.6-5: The weathered near surface (upper 1 to ± 2 feet) of the
11 bedrock is unsuitable for support of settlement-sensitive
12 improvements, and will require removal and recompactd, if not
13 removed by planned excavation, should settlement-sensitive
14 improvements be proposed within their influence, prior to grading
15 permit final.
- 16 f. 5.6-6: The Project site will be subject to strong seismic ground
17 shaking and will expose people or structures to potential substantial
18 adverse effects. The Project design and construction shall comply
19 with the recommendations contained within the 2012 Geo Report, or
20 the 2014 Geo Report, if applicable, as it pertains to strong seismic
21 ground shaking, prior to grading permit issuance.
- 22 g. 5.6-7: Prior to the issuance of a building permit for the reservoir,
23 the developer shall obtain a geotechnical study that addresses the
24 maximum amount of acceleration forecast from the maximum
25 credible earthquake; incorporate this information into the design of a
26 new reservoir. The design must prevent a catastrophic tank failure,
27 yet allow stored water to be released in a controlled manner that can
28

1 be captured on the site and conveyed to a nearby stream channel or
2 drainage facility.

3 h. 5.6-8: Debris/impact walls and/or diversion devices should be
4 constructed, where reentrant canyons intercept the proposed
5 development and/or cut slopes. The actual location and need for
6 such devices would best be evaluated at the 40-scale plan stage,
7 prior to the issuance of a grading permit, when design grades are
8 semi-finalized or finalized. The effects of surface flooding should be
9 evaluated by the design engineer at that time.

10 i. 5.6-9: Due to the potential for the introduction of stormwater
11 pollutants directly into the local groundwater table, stormwater
12 basins will need to be sealed/lined, prior to grading permit final.

13 j. 5.6-10: Prior to the issuance of a grading permit, it shall be
14 determined that stormwater basins are not located over the Good
15 Hope and San Jacinto "Claim" line and/or large shaft opening areas,
16 and/or at the toe of descending structural fill slopes.

17 k. 5.6-11: Prior to map recordation, the CC&R's shall indicate the
18 potential for perched groundwater conditions, and this shall be
19 disclosed to all interested/affected parties, homeowners, and any
20 homeowners association.

21 l. 5.6-12: Inasmuch as rapid draw-down of the water table would cause
22 a sudden change in the stress field conditions within the mine,
23 pumping groundwater for irrigation or other purposes shall be
24 prohibited.

25 m. 5.6-13: The potential for areal subsidence or ground fissures is
26 deemed low, except as indicated on Figure 5.6-1. Prior to the
27 issuance of a grading permit, the Project shall comply with the
28

1 recommendations contained within the 2012 Geo Report for those
2 areas identified on Figure 5.6-1, as it pertains to areal subsidence or
3 ground fissures.

4 n. 5.6-14: Should features such as perched boulders, corestones, etc.
5 exist in natural or cut slopes above the proposed residential or
6 commercial development, and not be removed by the proposed
7 grading, then debris/impact walls and/or diversion devices should be
8 constructed, where these features intercept the proposed
9 development and/or cut slopes. The actual location and need for
10 such devices would best be evaluated prior to the issuance of a
11 grading permit, at the 40-scale plan stage, when design grades are
12 finalized and following a supplemental review.

13 o. 5.6-15: Appropriate safety considerations for potential caving and
14 sloughing, such as shoring or layback cuts, should be incorporated
15 into the construction design details, which shall be submitted to, and
16 approved by, the County, in order to assure stability, prior to the
17 issuance of a grading permit.

18 p. 5.6-16: In order to facilitate foundation construction and trenching of
19 utilities, as well as to mitigate rock hardness, overexcavation of cut
20 pads in hard rock areas should be performed to a minimum depth of
21 3 feet below finish grade, or 2 feet below foundations, whichever is
22 greater, and subsequently replaced with properly compacted fill,
23 prior to grading permit final.

24 q. 5.6-17: Oversized materials exist on-site and will be generated
25 during some bedrock excavations, which will require specialized
26 placement techniques during grading. No oversized materials greater
27 than 8 inches in diameter, should be placed within 10 feet of
28

1 finished grade. This will necessitate the need for scraper/dozer pits
2 and/or rockfill blankets if the oversized materials cannot be reduced
3 in size, during grading. Additionally, proper disclosure to all
4 interested/affected parties, homeowners, and any homeowners
5 association, will be required regarding the potential for difficult
6 excavation, hard rock, oversize materials and their hold-down
7 distances from finish grade, etc. Local utility entities may require a
8 more stringent backfill grain size restriction (i.e., less than 4 inches
9 in maximum size), which may require impact or select grading
10 during utility backfill. Prior to grading permit final, the Project will
11 be developed in compliance with the "Fill Placement" and "Rock
12 Placement Guidelines" contained in the 2012 Geo Report.

13 r. 5.6-18: Prior to grading permit final, entire cut areas of affected lots
14 should generally be overexcavated to a minimum depth of 3 feet
15 below finish grade, or 2 feet below the foundation, whichever is
16 greater, and/or a maximum ratio of fill thickness on the lot of 3:1
17 (maximum:minimum), and replaced with compacted fill. The
18 County of Riverside requires that the minimum fill thickness
19 beneath a lot be at least half of the maximum fill thickness on the
20 lot. Removal bottoms should be sloped toward the street, or other
21 approved areas. In areas of hard rock, the overexcavation should be
22 performed such that a minimum 1 percent gradient is maintained
23 toward the front of the lot in order to reduce the potential for the
24 accumulation of water (from irrigation or rainfall) in the fill caps. A
25 minimum of 2 feet of compacted fill is recommended below all
26 foundations.

27 s. 5.6-19: Prior to grading permit final, fill slopes should be properly
28

1 built and compacted to a minimum relative compaction of 90
2 percent throughout, including the slope surfaces. Any cut slopes
3 proposed should be designed at gradients of 2:1 and should not
4 exceed 30 feet in height, without a specific slope stability
5 evaluation. While stabilization of such cut slopes is not currently
6 anticipated, locally adverse geologic conditions (e.g., adverse joints
7 and/or fractures, discontinuities, etc.) may be encountered which
8 may require remedial grading or laying back of the slope to an angle
9 flatter than the adverse geologic condition. In addition, existing
10 natural slopes that remain outside areas of proposed development,
11 may be prone surficial instability, as was noted during our previous
12 investigation of the property (GSI, 2006). These natural slopes
13 should have drainage directed away from their tops and bottoms,
14 and will also require regular and periodic maintenance. General
15 guidelines for slope construction are presented in Appendix E. At a
16 minimum, the proposed slopes should be constructed in accordance
17 with 2010 CBC (CBSC, 2010) requirements. Irrigation of natural
18 slopes is not recommended.

- 19 t. 5.6-20: The post-tensioned slab zone should be delineated or
20 indicated on all grading plans. In addition, based on preliminary
21 evaluation of the proposed finish grade elevations, and the relatively
22 steep subsurface topography on portions of the site, post-tensioned
23 foundations are also specifically recommended for proposed fill
24 areas that equal or exceed about ≥ 25 feet in thickness, at the
25 conclusion of grading. Additional evaluations will be conducted
26 prior to the issuance of a grading permit, at the 40-scale plan stage,
27 when design grades are semi-finalized or finalized.

- 1 u. 5.6-21: Based on engineering analyses, post-tensioned foundations
2 will be recommended for engineered fills with low expansive
3 materials. Expansion Index [E.I.] >21 and <51) exhibiting plasticity
4 indices greater than 15, -200 >10% and medium to medium
5 expansive soils (E.I. 51 to 90). Additional E.I. and Plasticity Index
6 (P.I.) testing should be performed during site development to further
7 evaluate the preliminary test results obtained, prior to grading permit
8 issuance.
- 9 v. 5.6-22: The off-site Project components shall comply with the
10 recommendations contained within the 2012 Geo Report, and 2014
11 Geo Report, where applicable. Additional evaluations will be
12 conducted prior to the issuance of a grading permit, at the 40-scale
13 plan stage, when design grades are semi-finalized or finalized.

14 F. Hazards and Hazardous Materials

15 1. Impacts:

16 Grading operations on the Project site have the greatest potential to create a
17 significant hazard to the public or the environment through the routine
18 transport, use, or disposal of hazardous materials; or create a significant
19 hazard to the public or the environment through reasonably foreseeable
20 upset and accident conditions involving the release of hazardous materials
21 into the environment. Air Quality hazards to the public or the environment
22 through reasonably foreseeable upset and accident conditions involving the
23 release of hazardous materials into the environment have been discussed in
24 Section 5.3 of the Draft EIR. The potential impacts anticipated during
25 grading activities are first characterized in a general nature and then
26 described as they relate to the known and identified hazards on the Colinas
27 del Oro Site.

1 Both during construction and once the Project is occupied, the transport of
2 hazardous materials to the Project site can result in additional potential for
3 accidental spills, leaks, or other hazards such as fire or explosion. A primary
4 route to the Project site is expected to be the SR 74. For such transporters,
5 the existing regulatory environment will ensure that the hazardous materials
6 and any hazardous wastes transported to and from the Project site will be
7 properly managed. These regulations are codified in Titles 8, 22, and 26 of
8 the California Code of Regulations. In addition the haulers must comply
9 with all existing applicable federal, state and local laws and regulations
10 regarding transport, use, disposal, handling and storage of hazardous wastes
11 and material. Compliance with these laws and regulations related to
12 transportation will minimize potential exposure of humans or the
13 environment to significant hazards from transport of such materials and
14 wastes. These regulations are considered sufficient to control potential
15 hazards from accidents to a less than significant impact level.

16 All other site specific impacts including possible underground storage
17 tanks, aboveground storage tanks, sumps, clarifiers, pools and pits, stained
18 soils, solid waste, waste water, petroleum products, other chemicals,
19 pesticides, radon, PCB's, Asbestos, lead, landfills, oil wells, blasting were
20 found to be less than significant.

21 Based on the EDR database Federal and State ASTM searches, no
22 properties within 1.25 miles of the center of the site are on the following
23 lists: National Priority List ("Superfund Sites"), Proposed National Priority
24 List, Delisted National Priority List, Department of Defense Sites, Formerly
25 Used Defense Sites, Corrective Action Report, Surperfund Consent Decree,
26 Annual Workplan Sites, Records of Decision, Proposition 65 Records, Cal-
27 Sites, Toxic Pits, California Bond Expenditure Plan, Indian Reservation,
28

1 Manufactured Gas Plants. Neither the Colinas del Oro site or the locations
2 of the off-site Project Components are located on sites which are included
3 on a list of hazardous materials sites compiled pursuant to Government
4 Code Section 65962.5 and, as a result, would create a significant hazard to
5 the public or the environment. Still, should any hazards or hazardous
6 materials that are unknown at this time be unearthed during construction, a
7 mitigation measure has been included in Section 5.7.5 below, that will
8 reduce any impacts to a less than significant level.

9 Cumulatively, because most hazards are Project specific, they will be
10 mitigated on-site, or within the limits of the off-site Project components.
11 The Project is not forecast to make a cumulatively considerable contribution
12 to site-specific hazards and hazardous material issues. Hazards from the
13 prior mining activities on-site will be addressed on-site. There will be no
14 need to transport hazardous materials off-site. Hazards from the prior
15 mining activities on-site shall be subject to the regulatory oversight of the
16 State of California, Department of Toxic Substances Control (DTSC). Prior
17 to conducting any on-site grading activities for any implementing project
18 (i.e. subdivision tract map), the County of Riverside, Department of
19 Environmental Health, Environmental Cleanup Programs (DEH-ECP) will
20 be provided with a grading clearance letter issued by DTSC specifying
21 areas which have been cleared for grading and may be issued a grading
22 permit. Upon successful completion of site remediation under DTSC's
23 oversight and established standards, DEH-ECP will be provided a Remedial
24 Action Certification letter issued by DTSC. No grading permits shall be
25 finalized, nor any building permits shall be issued, by the County of
26 Riverside, until DTSC has determined in a "closure/no further action" letter
27 that the required remediation activities have been met. For those potential
28

1 hazards or hazardous material issues with a potential for direct significant
2 impact, mitigation measures have been provided that can reduce the
3 Project's contribution to cumulative impacts to a less than significant level.
4 Hazards associated with blasting will be of short duration and mitigated to a
5 less than significant level. No cumulative impacts are anticipated from
6 blasting.

7 As the County grows, the demand for public service resources to respond to
8 hazard and hazardous material grows incrementally. The Project will add to
9 the cumulative demand for such resources. The demand for such resources
10 can only be offset by generation of sufficient funds to pay for such services.
11 According to a Fiscal Impact Analysis for Project prepared by David
12 Taussig & Associates, Inc. at full development the Project will provide
13 sufficient funds to cover the costs of public services provided by the
14 County. Based on this finding, the Project will not make a cumulatively
15 considerable contribution to demand for public service resources that
16 provide hazard and hazardous material responses.

17 2. Mitigation:

18 The Project has been modified to mitigate or avoid the potentially
19 significant impacts by the following mitigation measures:

- 20 a. 5.7-1: Prior to grading permit final, and during construction, should
21 an accidental release of a hazardous material occur, the following
22 actions will be implemented: construction activities in the
23 immediate area will be immediately stopped; appropriate regulatory
24 agencies will be notified; immediate actions will be implemented to
25 limit the volume and area impacted by the contaminant; the
26 contaminated material, primarily soil, shall be collected and
27 removed to a location where it can be treated or disposed of in
28

1 accordance with the regulations in place at the time of the event; any
2 transport of hazardous waste from the property shall be carried out
3 by a registered hazardous waste transporter; and testing shall be
4 conducted to verify that any residual concentrations of the
5 accidentally released material are below the regulatory remediation
6 goal at the time of the event. All of the above sampling or
7 remediation activities related to the contamination will be conducted
8 under the oversight of Riverside County Site Cleanup Program. All
9 of the above actions shall be documented and made available to the
10 appropriate regulatory agencies prior to closure of the contaminated
11 area.

- 12 b. 5.7-2: Prior to grading permit final, if an unknown contaminated
13 area is exposed during construction, the following actions will be
14 implemented: any contamination found during construction will be
15 reported to the Riverside County Site Cleanup Program and all of
16 the sampling or remediation related to the contamination will be
17 conducted under the oversight of the Riverside County Site
18 Program; construction activities in the immediate area will be
19 immediately stopped; appropriate regulatory agencies will be
20 identified; a qualified professional (industrial hygienist or chemist)
21 shall test the contamination and determine the type of material and
22 define appropriate remediation strategies; immediate actions will be
23 implemented to limit the volume and area impacted by the
24 contaminant; the contaminated material, primarily soil, shall be
25 collected and removed to a location where it can be treated or
26 disposed of in accordance with the regulations in place at the time of
27 the event; any transport of hazardous waste from the property shall
28

1 be carried out by a registered hazardous waste transporter; and
2 testing shall be conducted to verify that any residual concentrations
3 of the accidentally released material are below the regulatory
4 remediation goal at the time of the event. All of the above actions
5 shall be documented and made available to the appropriate
6 regulatory agencies prior to closure of the contaminated area.

7 c. 5.7-3: To the extent feasible, the length of time that construction
8 activities occur within the SR 74 right-of-way shall be limited. To
9 the extent that construction activities must occur within the SR 74
10 right-of-way, the Traffic Management Plan prepared for
11 construction activities shall provide adequate emergency access to
12 all parcels of land at all times, and shall include measures to ensure
13 that during an evacuation, the right-of-way is accessible for this
14 purpose. Prior to grading permit issuance, the County shall verify
15 and approve that the construction Traffic Management Plan
16 incorporates adequate measures to ensure emergency access and
17 availability of SR 74 should an evacuation be needed.

18 d. 5.7-4: Prior to grading permit issuance, the underground storage
19 tank shall be removed from the site and the soil in the area and be
20 analyzed for possible contamination. Any work conducted shall be
21 in compliance with guideline set by an oversight agency such as the
22 DEH or the Department of Toxic Substances Control (DTSC).

23 e. 5.7-5: If buried drums or any other storage canisters are discovered
24 at the site during future site development, it is recommended that
25 they be documented, properly disposed of offsite, and that the soil
26 around such structures be properly assessed and possibly analyzed
27 for contaminants, prior to grading permit final.

- 1 f. 5.7-6: Prior to grading permit final, any remnant mine shafts shall
2 be properly and safely closed at the Project site. This includes
3 identifying and remedying any and all hazards associated with the
4 mine. Any work conducted in the mine area should be in compliance
5 with guideline set by an oversight agency such as the DEH or the
6 Department of Toxic Substances Control (DTSC).
- 7 g. 5.7-7: Prior to the issuance of a grading permit, additional site
8 characterization of the tailings shall be conducted to further
9 determine if these wastes are considered hazardous to human health
10 or the environment. All tailings will be specially handled. Any work
11 conducted shall be in compliance with guidelines set by an oversight
12 agency such as the DEH or the Department of Toxic Substances
13 Control (DTSC).
- 14 h. 5.7-8: If any materials are discovered at the site during any future
15 soil moving activities that may contain asbestos, it is recommended
16 that a qualified contractor be contacted to remove such materials.
17 Any work conducted shall be in compliance with guidelines set by
18 an oversight agency such as the DEH or the Department of Toxic
19 Substances Control (DTSC), prior to grading permit final.
- 20 i. 5.7-9: If any materials are discovered at the site during any future
21 soil moving activities that may contain lead, it is recommended that
22 a qualified contractor be contacted to remove such materials. Any
23 work conducted shall be in compliance with guidelines set by an
24 oversight agency such as the DEH or the Department of Toxic
25 Substances Control (DTSC), prior to grading permit final.
- 26 j. 5.7-10: Tailing deposits shall be transported to the proposed
27 commercial area of the site and deposited in an engineered
28

1 underground enclosure, prior to grading permit final. This enclosure
2 should be designed to accomplish the following parameters:

3 1. All pathways where surface or ground water can migrate into
4 and through the tailing deposits will be eliminated. The top
5 of the enclosure which will be entirely water proof will be
6 designed to cause water entering the subsurface to be
7 directed to the edges of the structure and away from the
8 tailings. This will preclude any leaching of heavy metals into
9 the native soils and groundwater;

10 2. All site utilities will be located above the top of the
11 enclosure. This will preclude the need to expose the tailings
12 in the event of a need to repair a utility. Thus, once
13 deposited, there will be no reason for any future personnel to
14 be exposed to the tailing deposits. A deed restriction will
15 be recorded that documents the existence of the enclosure.

16 k. 5.7-11: Prior to issuance of a grading permit, a blasting report, shall
17 be submitted to the County as part of the grading plan check review.
18 Said blasting report shall contain, at a minimum, the following
19 information:

- 20 1. Explosive handling
21 2. Chemical exposure
22 3. Compliance with 2010 California Fire Code Chapter 33 and
23 the California Code of Regulations, Title 19, Subchapter 4,
24 Article 6.

25 The following shall be required:

- 26 a. The use and handling of explosives is restricted to
27 permittees, their employees and authorized
28

1 representatives, who shall be at least 21 years of age;
2 however, persons between the ages of 18 and 21
3 years may be permitted to use and handle such
4 explosives if they are under the direct personal
5 supervision of an experienced competent permittee,
6 employee or authorized representative over the age of
7 21 years.

8 b. Smoking shall not be permitted while explosives are
9 being used or handled, and no one within 50 feet of
10 explosives shall possess matches, lighters, open light
11 or other fire or flame. Exception: The lighting of
12 safety fuse in conjunction with approved blasting
13 operations.

14 c. No person shall use or handle explosives while under
15 the influence of intoxicating liquors, or narcotics.

16 d. Authorized containers or Class II magazines shall be
17 used for taking detonators and other explosives from
18 storage magazines to the blasting area.

19 e. When blasting is done in congested areas or in close
20 proximity to a structure, railway, or highway, or any
21 other installation that may be damaged, the blast shall
22 be covered before firing with a mat constructed so
23 that it is capable of preventing fragments from being
24 thrown. Appropriate provisions (water) shall be
25 available in brush areas to extinguish a fire that may
26 occur as a result of blasting operations.

27 f. Persons authorized to prepare explosive charges or
28

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

of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA -NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.

3. No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.
4. When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.
5. Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be

1 water quality in the San Jacinto River Watershed.

2 2. Mitigation:

3 The Project has been modified to mitigate or avoid the potentially
4 significant impacts by the following mitigation measure:

- 5 a. 5.8-1: With the exception of the area set aside for as natural open
6 space, prior to grading permit final, future development shall include
7 the construction of all onsite and offsite drainage facilities as
8 required by the County Flood Control and Water Conservation
9 District as described in this Subchapter of the EIR.

10 H. Land Use and Planning

11 1. Impacts:

12 Development of the Project will result in change of the land uses and
13 planning designations of the general Project area. Approval of the Project
14 will cause an intensification of development greater than that which
15 presently occurs on the site and currently in the area. The Project design
16 includes buffers, design standards and design guidelines that will serve to
17 integrate the Project into the Meadowbrook Community. Currently,
18 surrounding development would be characterized as very low density rural
19 residential and small scale rural commercial development along a major
20 east-west transportation corridor (SR 74). Both SR 74 and Ethanac Road
21 (located to the northeast of the proposed Project site) are classified as
22 Expressways on the Circulation Element of the County's General Plan. The
23 right-of-way (ROW) for the Expressway classification is 184'. Based on
24 this ROW, the number of travel lanes on SR 74 would be increased from the
25 current 4-lane configuration. Also, Ethanac Road would be improved,
26 widened, and re-aligned at the intersection of SR 74 to accommodate the
27 anticipated traffic in the County, at buildout, consistent with County
28

1 roadway and intersection development standards. In addition, under the
2 proposed General Plan Update, the character of the immediate vicinity of
3 the proposed Project, on both sides of SR 74 would be altered, based on the
4 recommended land uses. If approved by the Board of Supervisors,
5 approximately 80 acres of Commercial Retail (CR) and 75 acres of Medium
6 High Density Residential (MHDR) would be permitted within up to 1 mile
7 of the proposed Project vicinity, adjacent to SR 74. Utilizing a CR floor
8 area ratio of 0.25 this equates to roughly, 871,000 feet of CR uses. Utilizing
9 the mid-range of the permitted density range of the MHDR designation of
10 6.5 d.u./acre, this equates to roughly 487 dwelling units in the MHDR
11 development fabric, also within up to 1 mile from the proposed Project site.
12 Lastly, according to the proposed General Plan Update, the proposed
13 Project site is being recommended to be developed as Light Industrial (LI).
14 The proposed Project is a mixed use, commercial, residential, recreational
15 and open space project, which will be more compatible with the future
16 development in the area than uses permitted under the LI designation.
17 Cumulatively, the Project will make a considerable contribution to changes
18 within the existing land uses in the Meadowbrook; however, since the water
19 and sewer extensions to the Project will only serve the Project, and, since
20 the Project serves to implement the Rural Village Overlay of the General
21 Plan, these impacts are not considered cumulative.
22 Implementation of the Project will also result in cumulative impacts to the
23 existing zoning; however, the Project will be consistent with the proposed
24 zoning with the approval of the Project's General Plan Amendment,
25 Change of Zone (CZ) and Specific Plan (SP) and will not be considered
26 cumulative for the reasons discussed above.

27 2. Mitigation:
28

1 No mitigation is required for direct project impacts, and no mitigation is
2 available for cumulative impacts related land use and planning resources.

3 I. Mineral Resources

4 1. Impacts:

5 The Project has not been used for mining in recent years. The Project is not
6 expected to result in the loss of availability of a known mineral resource in
7 an area classified or designated by the State that would be of value to the
8 region or the residents of the State. In addition, since the Project site is
9 designated MRZ-3a, implementation of the Project will not result in the loss
10 of availability of a locally-important mineral resource recovery site
11 delineated on a local general plan, specific plan or other land use plan.
12 According to Figure OS-5, Mineral Resources, of the General Plan, the
13 Project site is not located in a “State Designated Aggregate Resource Area.”
14 Any impacts are considered less than significant and no mitigation is
15 required. The majority of the off-site Project components are located within
16 existing roadways, their right-of-ways, or, adjacent to similar facilities
17 (reservoirs). These off-site Project component areas serve to provide
18 vehicular and pedestrian access, as well as potential for expansion to the
19 roadway surface and or similar facilities. No mining activities occur in these
20 areas and none are either planned or feasible. No significant cumulative
21 impact to mineral resources is anticipated from the implementation of the
22 Project.

23 Mitigation measures have been added to the Project where potential exists
24 to expose people or property to hazards from proposed, existing or
25 abandoned quarries or mines. With the incorporation of these mitigation
26 measures, any impacts will be reduced to a less than significant level.

1 No significant cumulative impact is anticipated from the implementation of
2 the Project.

3 2. Mitigation:

4 The Project has been modified to mitigate or avoid the potentially
5 significant impacts by the following mitigation measures:

- 6 a. 5.10-1: Prior to the issuance of a grading permit, the open test shaft
7 (approximately ±15 feet in depth) should be located and temporarily
8 fenced, prior to clean-out and proper backfill, to keep equipment and
9 construction/field personnel away from the open test shaft, in
10 accordance with CAL/OSHA (2011) requirements.
- 11 b. 5.10-2: Prior grading final permit, any unidentified open test
12 excavations, shafts, or stopes shall be identified and properly filled.
- 13 c. 5.10-3 For shafts, the anticipated remedial measure would consist of
14 the removal of all near surface loose soil and rock within the shaft
15 opening, the placement of a lean concrete slurry plug and/or
16 concrete cap, in-turn capped with a minimum of 5 feet of compacted
17 fill, and incorporating structural setbacks near the shaft opening.
18 These recommendations assume that the shaft is poorly backfilled. If
19 the quality (relative compaction) of the shaft backfill is better
20 than anticipated, these remedial recommendations may be modified
21 somewhat, based on review and approval by the controlling
22 authorities. The preliminary remedial measures for stope areas might
23 consist of, but may not be limited to, backfilling the near surface
24 workings with onsite materials, imported crushed rock, or a lean
25 concrete slurry. All test excavations, shafts, and/or stopes identified
26 onsite, should be surveyed and properly abandoned following local
27 and State requirements and be refined based on the requirements of
28

1 the controlling authorities and conditions exposed in the field prior
2 to and/or during earthwork construction. If additional concealed
3 mine workings or other subsurface structures are uncovered/revealed
4 during grading, prior to grading final permit, they will need to be
5 further evaluated on a case-by-case basis to determine what, if any,
6 remedial measures or recommendations, consistent with the
7 Mitigation Measures, are considered warranted.

8 d. 5.10-4: Due to the potential for slope instability, potential problems
9 with required keyway construction, and the potential to disturb
10 proposed sealed shaft/stoped areas, descending slopes greater than
11 15 feet in vertical height should not toe-out on the Good Hope and
12 San Jacinto "Claim" line and/or at large shaft opening areas.
13 Descending slopes within these areas will need to be set-back from
14 the Good Hope and San Jacinto "Claim" line (previously established
15 setback lines) and/or large shaft opening areas by an approximate
16 lateral distance of ± 40 feet. These items shall be addressed prior to
17 grading permit issuance.

18 e. 5.10-5: In addition, all proposed building pads (commercial and
19 residential) will need to be located outside the "restricted zone."
20 Based on the actual surveyed locations of the shaft/stoped areas
21 encountered during the closure of the mine and sealing of the mine's
22 test excavations, shafts, and/or stopes, additional restricted areas
23 and/or shaft setbacks zones may be required. These items shall be
24 addressed prior to grading permit issuance.

25 f. 5.10-6: Due to the potential for settlement and associated distress
26 within the areas where any Project roadways cross the "restricted
27 zone" onsite, should be constructed at high angles in order to
28

1 minimize the amount of damage should settlement occur.
2 Appropriately located up-gradient and down-gradient cut-off valves
3 for the utilities, to facilitate repair, should be incorporated into the
4 design. This shall be addressed prior to grading permit issuance.

5 J. Noise

6 1. Impacts:

7 Construction noise is unavoidable and sensitive land uses adjacent to the
8 Project site or already completed phases within the Project site could
9 potentially be impacted during construction activity. However, the noise
10 would be temporary and limited to the duration of the construction in any
11 one location. Each new phase will temporarily impact adjacent existing
12 residences during construction. However, these temporary impacts will
13 cease once each Project component is completed.

14 These impacts will not be considered cumulatively significant. Off-site
15 existing homes are located sufficiently far from any areas where blasting
16 might be needed as to not create a highly disturbing noise event. If blasting
17 is needed, restriction to the hours of 8 a.m. to 4 p.m. would seem
18 appropriate to minimize public disturbance or interfere with quiet
19 residential activity. Prior to the issuance of a grading permit, the applicant
20 shall retain a qualified contractor/consultant and have that
21 contractor/consultant prepare a comprehensive Blasting Plan for this
22 grading activity. In addition, with the likely distance separation between
23 any likely blasting location and the existing homes, blasting activity
24 impact potential is less-than-significant and will not be considered
25 cumulatively significant. Project grading plan proposes an 11,000 cubic
26 yards (CY) of earthwork export. Impacts from the off-site material haulage
27 truck trips are expected to be less than significant and no mitigation is
28

1 required. The on-site construction equipment that will create the maximum
2 potential vibration is a large bulldozer or loaded truck. Construction activity
3 vibration impacts are judged as less-than-significant. PA 1, a mixed use area
4 and PA 2 a high density residential area are of particular concern because of
5 their planned proximity to SR 74. As the northern portion of PA 2
6 angles away from SR 74, only a small southeastern portion of this
7 PA 2 is immediately adjacent to SR 74. Although PA 1 shares the
8 eastern property line with SR 74, it is a mixed use parcel, and therefore
9 strategic planning to place the commercial uses adjacent to SR 74 to act
10 as a shield for interior residential structures could provide noise mitigation.
11 Mitigation is provided that will reduce impacts to a less than significant
12 level.

13 Construction of pipelines and stationary facilities will create temporary
14 noise impacts. However, construction noise levels are exempt from local
15 ordinance standards if they occur during allowable hours of lesser noise
16 sensitivity. Linear construction such as pipelines will utilize similar
17 equipment, but will occur primarily in already traveled roadways. Much of
18 the pipeline construction will be within the SR 74 right-of-way where
19 existing traffic noise levels are near 75 dB at 50 feet. Given that pipeline
20 construction will occur for only a few days near any individual receiver and
21 that equipment noise levels would be similar to ambient traffic noise,
22 impacts are considered less-than-significant as long as construction occurs
23 within prescribed hours.

24 Long-term noise concerns from the increase of residential and commercial
25 uses at the Project site are primarily based on vehicular operations on
26 Project area roadways. These concerns were addressed using the California
27 specific vehicle noise curves (CALVENO) in the federal roadway noise
28

1 model (the FHWA Highway Traffic Noise Prediction Model, FHWA-RD-
2 77-108). The model calculates the Leq noise level for a reference set of
3 input conditions, and then makes a series of adjustments for site-specific
4 traffic volumes, distances, speeds, or noise barriers.

5 Cumulative traffic noise impacts are represented by the difference between
6 future with project and existing noise levels. Again, the largest cumulative
7 traffic noise increase is +1.1 dB CNEL on SR 74 in front of the Project site.
8 Therefore, individual project only traffic noise increases as well as
9 cumulative traffic noise increases are considered to be less-than-significant.

10 2. Mitigation:

11 The Project has been modified to mitigate or avoid the potentially
12 significant impacts by the following mitigation measures:

- 13 a. 5.11-1: For high-noise activities (dumping of ballast materials for
14 example) taking place adjacent to existing sensitive receptors, small,
15 portable noise barriers should be placed near the noise-producing
16 equipment, between the noise source and the receptors. These
17 barriers may be constructed from on-site (for example) from 4-foot
18 by 8-foot sheets of marine plywood (minimum one-inch thickness)
19 or one and one eighth inch (1 1/8") tongue-in-groove sub-floor,
20 backed with three and a half inch thick R-11 fiberglass insulation for
21 sound absorption. Several such panels may be hinged together in
22 order to be self-supporting and to provide a continuous barrier.
- 23 b. 5.11-2: All construction equipment shall be required to minimize
24 noise from construction activities. Equipment mufflers shall be
25 maintained in proper operating order. All equipment shall be
26 operated in the quietest manner feasible.

- 1 c. 5.11-3: To the extent feasible, the noisiest operations shall be
2 scheduled to occur simultaneously in the construction program to
3 avoid prolonged periods of annoyance.
- 4 d. 5.11-4: During construction, best efforts should be made to locate
5 stockpiling and/or stationary noise-generating construction
6 equipment from the property line of existing sensitive receptors,
7 when and where feasible.
- 8 e. 5.11-5: To reduce noise impacts associated with noise-generating
9 construction equipment, temporary diesel-or gasoline-powered
10 generators, and where a portable diesel-or gasoline-powered
11 generator is necessary, it shall have a maximum noise muffling
12 capacity and be located as far as technically feasible placed from
13 noise sensitive uses.
- 14 f. 5.11-6: No music or electronically reinforced speech from
15 construction workers shall be audible at noise-sensitive property.
- 16 g. 5.11-7: All Project workers exposed to noise levels above 80 dBA
17 shall be provided with personal protective equipment for hearing
18 protection (i.e., earplugs and/or earmuffs); areas where noise levels
19 are routinely expected to exceed 80 dBA shall be clearly posted with
20 signs requiring hearing protection be worn.
- 21 h. 5.11-8: If blasting is required, blasts should be restricted to the hours
22 of 8 a.m. to 4 p.m.
- 23 i. 5.11-9: Prior to the issuance of a grading permit, the applicant shall
24 retain a qualified contractor/consultant and have that
25 contractor/consultant prepare a comprehensive Blasting Plan for this
26 grading activity, as appropriate, and to the extent blasting required.
27 This plan shall include, at a minimum, the following
28

1 aspects/information:

- 2 1. Type of blasting media to be used (TNT, ANFO, etc.).
- 3 2. Drilling method. Bore hole diameter, depth of bore hole,
- 4 number of holes per shot, stemming, burden, weight/volume
- 5 of explosives, accelerants, fuse types, etc.
- 6 3. Amount of material expected to be produced per blast.
- 7 4. Monitoring plans for blast-induced ground vibrations and
- 8 air overpressure (sound).
- 9 5. Monitoring plans for drilling-induced ground vibrations and
- 10 noise impacts on all uses, including wildlife.
- 11 6. Monitoring plans for potential adverse effects caused by
- 12 blasting relative to slope stability.
- 13 7. Monitoring plans for potential adverse effects caused by
- 14 blasting relative to the hydrologic characteristics of the rock
- 15 body.
- 16 8. Recommendations for minimizing any potential drilling and
- 17 blasting impacts, as appropriate.
- 18 9. All necessary blasting permits.

- 19 j. 5.11-10: Future traffic noise levels for sensitive uses adjacent to SR
- 20 74 could result in exterior noise loading is greater than 65 dB
- 21 CNEL. Mixed Use Planning Area 1 and residential Planning Area 2
- 22 are both adjacent to SR 74 and sensitive uses within these
- 23 development areas may be exposed to high traffic noise levels. In
- 24 order to meet the Riverside County exterior noise compatibility
- 25 guideline at the closest Project lots under General Plan build-out
- 26 traffic noise, prior to the issuance of a building permit, one or more
- 27 of the following mitigation measured will be required to ensure
- 28

1 residential uses in PA 1 and PA 2 adjacent to the SR 74 are
2 adequately protected from roadway noise sources:

3 1. Sensitive uses adjacent to SR 74 could achieve the 65 dB
4 CNEL noise contour by setting homes further than the
5 setback distances at least 50 feet from Project access
6 roadways.

7 2. A 6'-0" foot high perimeter wall or berm at homes backing
8 up to or abutting SR 74 could provide up to 6 dB attenuation.

9 3. Mixed use area PA 1, adjacent to SR 74, could place
10 commercial structures immediately adjacent to the roadway
11 to acoustically shield interior residential uses. Such design
12 strategies could eliminate any needed noise mitigation in PA
13 1.

14 4. Recreational space such as a noise protected community park
15 or pool may be considered to meet noise protection standards
16 such that individual residential balconies or patios would not
17 require to be mitigated below the 65 dB CNEL threshold.

18 k. 5.11-11: Interior noise levels can achieve the 45 dB CNEL building
19 code standard with standard construction features such as dual paned
20 windows and the ability to close windows. Supplemental ventilation,
21 in conjunction with air conditioning, is required in any livable space
22 where window closure to shut out roadway noise is needed to meet
23 interior standards. This shall be reflected on plans prior to building
24 permit issuance, and inspected for compliance, prior to building
25 final inspection.

26 l. 5.11-12: Verification of code compliance for any future residential
27 uses within PA 1 and PA 2 shall be provided to the Building
28

Department prior to issuance of a building permit.

K. Population and Housing

1. Impacts:

The Project represents 0.09% of the forecasted population for the SCAG Subregion in 2008 and 0.06% in 2035. As a percent of Project area forecast comprised of the surrounding cities and the Meadowbrook Community, the Project represents 0.31% in 2008 and 0.18% by 2035. Additionally, the Project represents 1.3% of the forecasted population for the Elsinore Area Plan as projected for the area buildout in the General Plan for Riverside County. The Project comprises less than one-quarter of a percent of SCAG's projections through 2035, and more than .08% of the County's projections through 2030. Any Project impacts are considered less than significant.

These are cumulative impacts; however, they are not necessarily significant. However, the Project does not improve the region's jobs/housing balance. Therefore, the residential population growth from the Project is considered cumulatively considerable and significant, only in terms of the jobs-housing balance.

Therefore, although the proposed Project is anticipated to result in significant population/housing impacts, mitigation for such impacts is not currently available. As a result, CEQA requires Riverside County to make certain findings and to adopt a Statement of Overriding Considerations set forth herein.

2. Mitigation

No mitigation is proposed.

L. Public Services

1. Impacts:

1 a. Fire

2 The County Fire Department has established response times of 6
3 minutes 30 seconds for urban areas and 10 minutes 30 seconds for
4 rural areas (e.g., urban development is located more than 3 miles
5 from a County fire station or rural development is located more than
6 5 miles from a County fire station). Due to the project site's
7 proximity to the existing Goodmeadow Station #9 (about two miles
8 north of the project site), it would probably fall within the County's
9 guidelines for a response time of 6 minutes 30 seconds. With a
10 potential for development of up to 490 dwelling units within the
11 Colinas del Oro Specific Plan area (plus 69,500 square feet of
12 general commercial), there will not be a need for an additional fire
13 station in the project vicinity, either onsite or as part of adjacent
14 proposed urban/suburban development, based on standards for
15 Category 2 Urban service.

16 Cumulative projects, which are proposed within the general Project
17 vicinity, are based on the assumption that up to about 36,952
18 dwelling units may be constructed within the Elsinore Area Plan
19 (EAP). This cumulative change in type and amount of development
20 within the planning area will require more or larger stations
21 commensurate with development levels and locations for each of the
22 proposed cumulative projects. The Project contributes
23 approximately 0.99 percent of the total units within the cumulatively
24 proposed projects, which represents a relatively small, but still
25 cumulatively considerable amount. The Project will have an
26 incremental, yet less than significant impact to Fire Services. Thus,
27 the Project will have a cumulative adverse impact to the County Fire
28

1 Department's ability to provide an acceptable level of service
2 without mitigation. These impacts are forecast to include an
3 increased number of emergency and public service calls due to the
4 increased presence of structures and population.

5 Each Project proponent shall participate in the Development Impact
6 Fee Program as adopted by the Riverside County Board of
7 Supervisors to mitigate a portion of these impacts. This will provide
8 funding for capital improvements such as land, equipment
9 purchases, and fire station construction. The Fire Department
10 reserves the right to negotiate developer agreements associated with
11 the development of land and/or construction of fire facilities to meet
12 service demands through the regional integrated fire protection
13 response system. The 490 units and 69,500 square feet of mixed- use
14 commercial envisioned at the Colinas del Oro Specific Plan area
15 will contribute incrementally to cumulative impacts related to the
16 need for fire station construction and other mitigation to reduce
17 cumulative effects on Fire Services.

18 The Project's potentially significant or cumulative considerable
19 impacts to Fire Protection Services can be reduced to less than
20 significant and payment of fees by all cumulative projects can
21 effectively reduce the overall cumulative impacts to such services.
22 Therefore, cumulative impacts are considered less than significant.

23 b. Sheriff Law Enforcement Services

24 The County development review process and building permit plan
25 check process include review by the County Sheriff Department to
26 ensure incorporation of defensible space concepts in site design and
27 construction. Additionally, development fees required by Riverside
28

1 County Ordinance No. 659.7 may be used at the County's discretion
2 to provide additional facilities for the Sheriff Department. A portion
3 of these fees can be used to fund the acquisition of land, buildings,
4 staffing, and equipment necessary to mitigate law enforcement
5 impacts. Therefore, potential impacts related to the need for new or
6 physically altered Sheriff Services are considered to be less than
7 significant after payment of development impact fees at the time of
8 project construction.

9 Cumulative projects which are proposed within the general Project
10 vicinity are based on the assumption that up to about 36,952
11 dwelling units may be constructed in the future within the Elsinore
12 Area Plan (EAP), with a potential population of 111,215 persons
13 based on the County's average population per dwelling unit (3.01
14 persons). This cumulative change in type and amount of
15 development within the planning area will require more Sheriff
16 Services commensurate with development levels and population for
17 each of the proposed cumulative projects. The Project contributes
18 approximately 0.99 percent of the total units/population within the
19 cumulatively proposed projects, which represents a relatively small,
20 but still cumulatively considerable amount. The Project will have an
21 incremental, yet less than significant impact to Sheriff Services.
22 Thus, the Project will contribute to a cumulative adverse impact to
23 the County Sheriff Department's ability to provide an acceptable
24 level of service without mitigation. These impacts are forecast to
25 include an increased number of emergency and public service calls
26 due to the increased presence of urban/suburban uses and
27 population.
28

1 Each Project proponent shall participate in the Development Impact
2 Fee Program as adopted by the Riverside County Board of
3 Supervisors to mitigate a portion of these impacts. This will provide
4 funding for capital improvements such as land, equipment purchases
5 and fire station construction. The Sheriff Department reserves the
6 right to negotiate developer agreements associated with the
7 development of land and/or construction of Sheriff Services support
8 facilities to meet service demands. The 490 units and 69,500 square
9 feet of mixed-use commercial development envisioned at the
10 Colinas del Oro Specific Plan area will contribute incrementally to
11 cumulative impacts related to the need for additional Sheriff
12 Services manpower and equipment and other mitigation to reduce
13 cumulative effects on Sheriff Services.

14 The payment of development impact fees and the annual property
15 taxes generated by the proposed development, the Project's
16 potentially significant cumulative impacts to Sheriff Services can be
17 reduced to a less than significant level and payment of fees by all
18 cumulative projects can effectively reduce the overall cumulative
19 impacts to such services. Therefore, cumulative impacts are
20 considered less than significant.

21 c. School/ Education Services

22 Per SB 50, the payment of the statutory school fees constitutes full
23 mitigation of potential impacts upon the affected school district(s).
24 Although the payment of mitigation fees by this Project is
25 considered its fair share and adequate contribution toward mitigation
26 for this potentially significant project specific and cumulative
27 impact, every added high school student will be adding to an
28

1 overcrowded situation. Options PUHSD can implement to address
2 overcrowding are portable classrooms, year round schedules, single-
3 track YRE (Year Round Education) model, and Multi-track YRE
4 model.

5 Cumulatively, the Project, in conjunction with other projects
6 anticipated within the Elsinore Area Plan (EAP) will generate
7 students in excess of what the local schools are presently able to
8 accommodate. The payment of school impact fees and provision of
9 school sites within each future development, commensurate with
10 each project's level of impact, is considered adequate fair share
11 contribution to cumulative impacts associated with development,
12 which leads to a determination of less than significant. There is also
13 a potential to locate an elementary school on the Project site. If this
14 should transpire, it will also further address any potential cumulative
15 impacts from the Project.

16 d. Library Services

17 This Project will allow for a maximum of 490 dwelling units to be
18 constructed. The Project involves residential development, so the
19 demand for library services will increase incrementally over time.
20 As stated in the Existing Setting Report (March 2000) prepared for
21 the Riverside County General Plan, the American Library
22 Association suggests that an appropriate service criterion for library
23 facilities and reserves should be at a rate of 0.5 square foot of library
24 space and 2.5 volumes per capita. Applying this suggested service
25 criteria to the project build-out estimates, along with the persons-
26 per-dwelling unit standard used for western Riverside County, of
27 3.01 (single-family residential) and 2.34 (multi-family residential),
28