

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

309B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 24, 2010

**SUBJECT:** Resolution No. 2010-88 Certifying Environmental Impact Report No. 471 and Adopting Specific Plan No. 342, Resolution No. 2010-89 Amending the Riverside County General Plan (First Cycle General Plan Amendments for 2010), and Ordinance No. 348.4679 Adopting Change of Zone No. 7055

**RECOMMENDED MOTION:**

**ADOPTION of Resolution No. 2010-88** Certifying Environmental Impact Report No. 471 and Adopting Specific Plan No. 342 (The Villages of Lake Lakeview) in accordance with the Board of Supervisors' previous actions;

**ADOPTION of Ordinance No. 348.4679** for Change of Zone No. 7055 amending the zoning classification of the subject site as shown on Map Nos. 2.2321, 55.038 and 17.102 and to incorporate the Specific Plan Zoning Ordinance text in accordance with the Board of Supervisors' previous actions; and,

**ADOPTION of Resolution No. 2010-89** Amending the Riverside County General Plan (First Cycle General Plan Amendments for 2010) in accordance with the Board of Supervisors' previous actions taken on General Plan Amendment (GPA) Nos 720 and 721.

*[Signature]*

RG:ar

Ron Goldman  
Planning Director  
(Continued on attached page)

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

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

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

**County Executive Office Signature** BY: *[Signature]*  
Tina Grande

**MINUTES OF THE BOARD OF SUPERVISORS**

On block motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Tavaglione, Stone, Benoit, and Ashley  
**Nays:** Buster  
**Absent:** None  
**Date:** March 23, 2010  
**xc:** Planning, Building & Safety, Co.Co., MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

**Prev. Agn. Ref.:** 2/23/10, Item 16.4     **District:** FIFTH     **Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**3.37**

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 3/4/10  
LARISA R-MCKENNA  
DATE: Departmental Concurrence

Dept's Recommendation:  Policy  Consent  
Per Exec. Ofc.:



To the Honorable Board of Supervisors

RE: RESOLUTION NO. 2010-88, RESOLUTION NO. 2010-89, and ORDINANCE NO.348.4679

Date: February 24, 2010

Page 2 of 2

**BACKGROUND:**

On December 2, 2009, the Riverside County Planning Commission recommended that the Board of Supervisors tentatively certify Environmental Impact Report No. 471, approve Specific Plan No. 342, approve General Plan Amendment Nos. 720 (Land Use) and 721 (Circulation), and approve Change of Zone No. 7055.

This case was heard before the Board of Supervisors December 15, 2009, continued to January 26, 2010, and continued to February 23, 2010.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on February 23, 2010 as Agenda Item No. 16.4:

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings incorporated in the EIR, and subject to resolution adoption;

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NOS. 720 (Land Use) and 721 (Circulation)**, amending the Land Use Designation for the subject property from Land Use: Community Development; Very Low Density Residential- Community Development (VLDR-CD), Agriculture with a Community Development Overlay, Medium Density Residential (MDR) (2-5 du/ac), Heavy Industrial (HI 0.15 - 0.50 FAR), Light Industrial (LI 0.25 - 0.60 FAR), Open Space: Open Space Conversation (OS-C), Rural Community: Very Low Density Residential- Rural Community (VLDR-RC), Low Density Residential- Rural Community (LDR-RC), Rural: Rural Residential (RR), Rural Mountainous (RM), Agriculture: Agriculture (AG), to Specific Plan as reflected by the land use diagram; amend roadway and trail classifications per attached exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution;

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 342**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7055**, amending the zoning classification for the subject property from Light Agriculture 10 acre min. (A-1-10), Heavy Agriculture 10 acre Min. (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Commercial Retail (C-R), Manufacturing- Service Commercial (M-SC), One- Family Dwelling (R-1), Residential Agriculture (R-A), Residential Agriculture 1 acre Min. (R-A-1), Residential Agriculture 10 acre Min. (R-A-10), Residential Agriculture 2 ½ acre Min. (R-A-21/2), Rural- Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; an amendment to Ordinance 348 to incorporate the Specific Plan Zoning Ordinance; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption.





# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720 (Land Use) & 721 (Circulation), CHANGE OF ZONE NO. 7055 and ENVIRONMENTAL IMPACT REPORT NO. 471

*Project Title/Case Numbers*

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

Matt Straite  
County Contact Person

951-955-8631  
Phone Number

3-25-10 J

SCH# 2006071095  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Date

Initial

Nuevo Development Company LLC  
Project Applicant

P.O Box 670 Upland, CA  
Address

The project is located west of the City of San Jacinto, north of the Juniper Flats including portions of the Lakeview Mountains, north and south of the Ramona Expressway, and east of the San Jacinto River.

*Project Location*

Specific Plan No. 342 is a 2,786-acre planned community located northerly of Wolfskill Avenue and Pulsar View Road, south of Marvin Road, east of the San Jacinto River, and west of the border of the City of San Jacinto. It proposes the construction of a maximum of 11,150 dwelling units of which no more than 1,500 units may be developed north of Ramona Expressway. Land uses include: 1,037 acres designated for residential uses which may include 8,050 dwelling units, 288 acres for a mixed-use town center area which may include 500,000 square feet of commercial uses maximum and/or 3,100 dwelling units, 155 acres of park areas, 156 acres of public facility areas, 1,003 acres of open space, and 147 acres for major roads. Specific Plan No. 342 is associated with General Plan Amendments No.'s 720 and 721. General Plan Amendment No. 720 proposes to change the existing land use designations on the subject site from Agriculture, Open Space – Conservation, Open Space-Conservation Habitat, Rural Mountainous, Rural Residential, Very Low Density – Rural Community, Low Density-Rural Community, Commercial Retail, Very Low Density Residential, Low Density Residential, and Light Industrial to Specific Plan No. 342. General Plan Amendment No. 721 proposes the upgrading and downgrading of numerous trails and roadway designations, including but not limited to: the elimination of 9th Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10th Street/Wolfskill Avenue as a Major roadway east of Hanson Avenue, the reclassification of Hanson Avenue from a Major Roadway to a Collector Street; and Bridge Street, 3rd Street, 5th Street, and 6th Street will be eliminated on the project site; and access to the Ramona Expressway will be shifted to Town Center and Park Center Boulevards. General Plan Amendment No. 721 will also amend the Circulation Element Trails and Bikeway System to include the Community Trail designation for a number of the trails proposed within the project boundary. Change of Zone Case No. 7055 proposes to change the existing zoning classifications of A-1-10 (Light Agriculture with a 10-acre minimum lot size), A-2-10 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture with Poultry), C-R (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1 (Residential Agricultural with a 1-acre minimum lot size), R-A-10 (Residential Agricultural with a 10-acre minimum lot size), and R-R (Rural Residential), R-A (Residential Agricultural), R-A-2 1/2 (Residential Agricultural with a 2-1/2 acre minimum lot size), and N-A-640 (Natural Assets) to SP (Specific Plan). The Environmental Impact Report was prepared to analyze the potential impacts of the project.

*Project Description*

This is to advise that the Riverside County Board of Supervisors as the lead agency, has approved the above-referenced project on 3/23/10, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations was adopted for the project.

This is to certify that the Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

  
Signature

Deputy Clerk

March 23, 2010

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Title Date  
Sandi Schlemmer, Deputy Clerk for Kecia Harper-Ihem, Clerk of the Board

Please charge deposit fee case#: ZEAN/A ZCFG5289 . 02.23.10 16.4 848 Ord & Reso 03.23.10 3.37

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0913433

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: NUEVO DEVELOPMENT CORP \$2,832.25  
paid by: CK 00080058  
FISH & GAME FOR EIR00471 (SP00342 GPA720 CZ7055)  
paid towards: CFG05289 CALIF FISH & GAME: EIR  
at parcel:  
appl type: CFG2

By \_\_\_\_\_ Sep 21, 2009 11:19  
SBROSTRO posting date Sep 21, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

3-23-10 3.37

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**FROM THE DESK OF SANDI SCHLEMMER**

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**TO:** BOARD AGENDA 03/23/10, ITEM 3.37

**SUBJECT:** NOD & F&G RECEIPT FOR EIR 471

**DATE:** 3/24/2010

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The original NOD and F&G Receipt No. R0913433 was picked up by Matt Straite, Planning Department to be hand carried to Riverside County Clerk & Recorder's office on Gateway.

by:   
Matt Straite, Planning

Date: March 24, 2010

RECEIVED RIVERSIDE COUNTY CLERK & RECORDER'S OFFICE

2010 MAR 24 AM 10:15

CLERK OF THE BOARD OF SUPERVISORS  
COUNTY ADMINISTRATIVE CENTER – 1<sup>ST</sup> FLOOR ANNEX  
4050 LEMON STREET – P. O. BOX 1147  
RIVERSIDE, CALIFORNIA 92502  
951-955-1069 – MAIN OFFICE 951-955-1071 – FACSIMILE





I'm forwarding your request to Ms. Sandi Schlemmer. She's the one who works on stamping and signing these NODs and she would be able to assist you.

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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**From:** Straite, Matt [mailto:MSTRAITE@rctlma.org]  
**Sent:** Wednesday, February 24, 2010 1:50 PM  
**To:** Gil, Cecilia  
**Cc:** Kuenzi, Darcy; Harper-Ihem, Kecia; Juarez, Raymond; Rush, Adam  
**Subject:** The Villages of Lakeview NOD

Ms. Gil,

As you may be aware, one of the larger cases in the County just received tentative approval at the Board yesterday, the Villages of Lakeview (SP342). The final adoption of the project is scheduled now for March 23rd.

Darcy Kuenzi asked me to request some special actions for the final Notice of Determination, the NOD. If possible could we have the NOD stamped and signed within 24 hours of final Board action? And can we have a consultant deliver the NOD to Moreno Valley for posting?

Let me know if this presents any issues, or if you need anything from Darcy or I to help this happen. Thank you in advance for your attention to this issue.

Matt Straite  
Riverside County Planning  
4080 Lemon Street 9th Floor  
P.O. Box 1409  
Riverside, CA 92501  
951-955-8631







Kecia Harper-Ihem  
Clerk of the Board  
Riverside County, Ca  
ph. 951.955.1061 fax 951.955.1071  
[kharpier-ihem@rcbos.org](mailto:kharpier-ihem@rcbos.org)

Be wise and large hearted - Solomon's prayer

**Effective August 14, 2009 the County Administrative Center will be closed every Friday until further notice.  
Business hours for the Clerk of the Board Office will be Monday through Thursday, 7:00 a.m. to 5:00 p.m.**

United States  
**Census  
2010**

**Remember the Date:  
April 1, 2010**



[www.census.gov](http://www.census.gov)

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**From:** Schlemmer, Sandi A.  
**Sent:** Wednesday, February 24, 2010 3:44 PM  
**To:** Straite, Matt  
**Cc:** Harper-Ihem, Kecia; Juarez, Raymond; Rush, Adam; Kuenzi, Darcy  
**Subject:** RE: The Villages of Lakeview NOD

As you are aware... the project must be approved before the CEQA documents can be filed, therefore the CEQA documents will be sent for posting upon approval of the resolutions adopting the GPA, the SP and a 348 ordinance to adopt the ZC.

*Sandi Schlemmer*  
*Clerk of the Board of Supervisors*

**Effective August 14, 2009 the County Administrative Center will be closed every Friday until further notice.  
Business hours for the Clerk of the Board Office will be Monday through Thursday, 7:00 a.m. to 5:00 p.m.**



Please consider your responsibility to the environment before printing this email.

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**From:** Gil, Cecilia  
**Sent:** Wednesday, February 24, 2010 1:58 PM  
**To:** Straite, Matt  
**Cc:** Schlemmer, Sandi A.; Harper-Ihem, Kecia  
**Subject:** RE: The Villages of Lakeview NOD

Hi Matt,





United States  
**Census  
2010**

**Remember the Date:  
April 1, 2010**

[WWW.2010CENSUS.GOV](http://www.2010census.gov)



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**From:** Straite, Matt [mailto:MSTRAITE@rctlma.org]  
**Sent:** Thursday, February 25, 2010 7:17 AM  
**To:** Harper-Ihem, Kecia  
**Cc:** Juarez, Raymond; Rush, Adam; Kuenzi, Darcy; Schlemmer, Sandi A.  
**Subject:** RE: The Villages of Lakeview NOD

Kecia,

That sounds like a great idea, I think I will take it myself. Thank you for accommodating us on this. The applicant is concerned about the NOD on this case, they are expecting many lawsuits and want to keep the possible window to file a lawsuit as small as possible. I will be sure to keep everyone updated on the case as it gets closer to final adoption.

Matt Straite  
Riverside County Planning  
4080 Lemon Street 9th Floor  
P.O. Box 1409  
Riverside, CA 92501  
951-955-8631



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**From:** Harper-Ihem, Kecia [mailto:KHARPER-IHEM@rcbos.org]  
**Sent:** Wednesday, February 24, 2010 4:16 PM  
**To:** Straite, Matt  
**Cc:** Juarez, Raymond; Rush, Adam; Kuenzi, Darcy; Schlemmer, Sandi A.  
**Subject:** RE: The Villages of Lakeview NOD

Hi Matt;

So, as far as you know the resolution, ordinance and final language will be coming on March 23, 2010?

Our office policy is that one of my staff deliver the NOD for posting, so I'm not comfortable with giving the document to the consultant, however, could compromise to allow Planning staff to take it to Moreno Valley.

Let me know how you'd like to work this out,  
Kecia

2  
3 **RESOLUTION NO. 2010-88**  
4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 471,**  
5 **AND ADOPTING SPECIFIC PLAN NO. 342**  
6 **(THE VILLAGES OF LAKEVIEW)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a  
8 public hearing was held before the Riverside County Board of Supervisors in Riverside,  
9 California on December 15, 2009, the public hearing was closed on December 15, 2009; the  
10 decision and deliberation was deferred to January 26, 2010, then deferred once more to February  
11 23, 2010 at which hearing the Board tentatively approved certification of Environmental Impact  
12 Report No. 471 and Specific Plan No. 342 (The Villages of Lakeview); and a public hearing was  
13 held before the Riverside County Planning Commission in Riverside, California on September  
14 16, 2009, October 21, 2009, November 4, 2009, November 18, 2009, and December 2, 2009 to  
15 consider Specific Plan No. 342 (The Villages of Lakeview); and,

16 **WHEREAS**, all the procedures of the California Environmental Quality Act ("CEQA"),  
17 the CEQA Guidelines, and the Riverside County CEQA implementing procedures have been  
18 met, and Environmental Impact Report No. 471 ("EIR"), prepared in connection with Specific  
19 Plan No. 342 and related cases, including General Plan Amendment No. 720 (GPA00720) and  
20 No. 721 (GPA00721), and Change of Zone No. 7055 (referred to collectively herein as "the  
21 project" or "the proposed project"), is sufficiently detailed so that all the potentially significant  
22 effects of the project on the environment and measures necessary to avoid or substantially lessen  
23 such effects have been evaluated in accordance with the above-referenced Act and procedures;  
24 and,

25 **WHEREAS**, on July 20, 2006, the County published and circulated a Notice of  
26 Preparation and Initial Study for a period of thirty (30) days from July 20 to August 21, 2006,  
27 and the comments received in response to the Notice of Preparation were considered by the  
28 County in preparing the EIR and were included as Appendix A to the EIR; and

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 3/17/10  
DATE  
LARISSA MCGRENNA

1           **WHEREAS**, on February 19, 2009, the County issued a Notice of Completion and  
2 Notice of Availability of a Draft EIR, and published the Draft EIR for public review and  
3 comment for a period of 45-days which period was extended by fifteen (15) days for a sixty (60)  
4 comment period terminating on April 22, 2009; and

5           **WHEREAS**, in August, 2009, the County published a Final EIR and has presented the  
6 Final EIR to the decision-making body for its consideration of the proposed project, and which  
7 Final EIR consists of the following:

- 8           (1) Draft EIR and Appendices A-N, dated February, 2009;
- 9           (2) Comments received on the Draft EIR and Responses to those Comments,  
10           published in Final EIR, dated August, 2009; and
- 11           (3) Annotated Draft EIR which consists of the Draft EIR with corrections and  
12           additions that were identified in the Responses to Comments, dated August, 2009.

13           **WHEREAS**, CEQA Section 21081 requires that “No public agency shall approve or  
14 carry out a project for which an environmental impact has been certified which identifies one or  
15 more significant effects on the environment that would occur if the project is approved or carried  
16 out unless both of the following occur:

- 17           (a) The public agency makes one or more of the following findings with respect to  
18           each significant effect:
  - 19           (1) Changes or alterations have been required in, or incorporated into, the  
20           project which mitigate or avoid the significant effects on the environment.
  - 21           (2) Those changes or alterations are within the responsibility and jurisdiction  
22           of another public agency and have been, or can and should be, adopted by that  
23           other agency.
  - 24           (3) Specific economic, legal, social, technological, or other considerations,  
25           including considerations for the provision of employment opportunities for highly  
26           trained workers, make infeasible the mitigation measures or alternatives identified  
27           in the environmental impact report.

1 (b) With respect to significant effects which were subject to a finding under  
2 paragraph (3) of subdivision (a), the public agency finds that specific overriding  
3 economic, legal, social, technological, or other benefits of the project outweigh the  
4 significant effects on the environment; and

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

7 **WHEREAS**, the County reviewed and considered all comments, both oral and written,  
8 presented during the Planning Commission and Board of Supervisor hearings, and reviewed and  
9 considered the responses to the comments received after publication of the Final EIR, which  
10 responses have been included in and are made part of the record before the County.

11  
12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**  
13 **ORDERED** by the Board of Supervisors of the County of Riverside, in regular session  
14 assembled on March 23, 2010, that:

15 A. Specific Plan No. 342 is a 2,786-acre planned community located northerly of  
16 Wolfskill Avenue and Pulsar View Road, south of Marvin Road, east of the San  
17 Jacinto River, and west of the border of the City of San Jacinto. It proposes the  
18 construction of a maximum of 11,150 dwelling units on 1,037 acres, of which no  
19 more than 1,500 will be developed north of Ramona Expressway. Land uses  
20 include: 1,037 acres designated for residential uses which may include 8,050  
21 dwelling units, 288 acres for a mixed-use town center area which may include  
22 500,000 square feet of commercial uses maximum and 3,100 dwelling units, 155  
23 acres of park areas, 156 acres of public facility areas, 1,003 acres of open space,  
24 and 147 acres for major roads.

25 B. Specific Plan No. 342 is associated with General Plan Amendments No.'s 720 and  
26 721, which were considered concurrently at the public hearing before the Planning  
27 Commission and the Board of Supervisors. General Plan Amendment No. 720  
28

1 proposes to change the existing land use designations on the subject site from  
2 Agriculture, Open Space – Conservation, Open Space-Conservation Habitat, Rural  
3 Mountainous, Rural Residential, Very Low Density – Rural Community, Low  
4 Density-Rural Community, Commercial Retail, Very Low Density Residential,  
5 Low Density Residential, and Light Industrial to Specific Plan No. 342. General  
6 Plan Amendment No. 721 proposes the upgrading and downgrading of numerous  
7 trails and roadway designations, including but not limited to: the elimination of 9<sup>th</sup>  
8 Street/Yucca Avenue as a through street through the project easterly; the rerouting  
9 of 10<sup>th</sup> Street/Wolfskill Avenue as a Major roadway east of Hanson Avenue, the  
10 reclassification of Hanson Avenue from a Major Roadway to a Collector Street;  
11 and Bridge Street, 3<sup>rd</sup> Street, 5<sup>th</sup> Street, and 6<sup>th</sup> Street will be eliminated on the  
12 project site; and access to the Ramona Expressway will be shifted to Town Center  
13 and Park Center Boulevards. General Plan Amendment No. 721 will also amend  
14 the Circulation Element Trails and Bikeway System to include the Community  
15 Trail designation for a number of the trails proposed within the project boundary.

16 C. Specific Plan No. 342 is associated with Change of Zone Case No. 7055, which  
17 was considered concurrently at the public hearing before the Planning  
18 Commission and the Board of Supervisors. Change of Zone Case No. 7055  
19 proposes to change the existing zoning classifications of A-1-10 (Light  
20 Agriculture with a 10-acre minimum lot size), A-2-10 (Heavy Agriculture with a  
21 10-acre minimum lot size), A-P (Light Agriculture with Poultry), C-R  
22 (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1  
23 (Residential Agricultural with a 1-acre minimum lot size), R-A-10 (Residential  
24 Agricultural with a 10-acre minimum lot size), and R-R (Rural Residential), R-A  
25 (Residential Agricultural), R-A-2 1/2 (Residential Agricultural with a 2-1/2 acre  
26 minimum lot size), and N-A-640 (Natural Assets) to SP (Specific Plan). The SP  
27  
28

1 zoning classification would establish those development standards required to  
2 implement the Specific Plan.  
3

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following  
5 environmental impacts identified in the EIR No. 471 and associated with adoption and  
6 implementation of The Villages of Lakeview Project, including Specific Plan No. 342 were  
7 determined to be less than significant through compliance with existing laws, regulations and  
8 policies and/or implementation of project design considerations, all of which were identified and  
9 discussed in the DEIR, and for which no mitigation measures were required. These  
10 determinations were based upon substantial evidence in the record, and no substantial evidence  
11 was submitted to or identified by the County which would indicate that the impacts set forth  
12 below were significant and required mitigation:

- 13 (1) Aesthetics: The project will not interfere with the night time use of the  
14 Mt. Palomar Observatory, as protected through Riverside County  
15 Ordinance No. 655, as a result of the project's compliance with existing  
16 regulatory requirements.
- 17 (2) Air Quality: The project has a less than significant impact on CO Hot  
18 Spots, as it will not violate any State or federal standards with respect to  
19 CO emissions at measured "hot spots." The project will not expose  
20 sensitive receptors located within one mile of the project site to substantial  
21 point source emissions generated by the project. Although the project will  
22 involve the construction of sensitive receptors located within one mile of  
23 the Nutrilite facility, and existing point source emitter, the project's  
24 proximity to the Nutrilite facility will not exposes sensitive receptors to  
25 toxic air contaminants that exceed the threshold of significance, or a  
26 hazard index of 1.0 or greater for chronic non-cancer risks associated with  
27 toxic air contaminants.  
28

1 (3) Biology: The project will not conflict with any local policies or  
2 ordinances protecting biological resources, such as a tree preservation  
3 policy, as a result of project design considerations and compliance with  
4 existing regulatory requirements.

5 (4) Geology: The project and project site is potentially subject to strong  
6 seismic groundshaking that could expose people and structures to potential  
7 substantial adverse effects, but this potential impact was determined to be  
8 less than significant through compliance with existing Riverside County  
9 Standards relating to groundshaking and compliance with the State  
10 Alquist-Priolo Act. The project could be subject to geologic hazards such  
11 as seiche, mudflow, or dam failure, but this impact was determined to be  
12 less than significant through compliance with existing required State law  
13 (California Civil Code Section 1103-1103.4) and General Plan policies.  
14 The project will have a less than significant impact on deposition,  
15 siltation, or erosion which may modify the channel of a river or stream or  
16 the bed of a lake as a result of compliance with existing regulations, such  
17 as preparation and compliance with a Stormwater Pollution Prevention  
18 Plan and Water Quality Management Plan. The project's impact with  
19 respect to encountering areas with organic material in soil that exceed  
20 County requirements can be reduced to less than significant through  
21 compliance with existing regulations, such as County Requirements for  
22 Methane Mitigation Protocol on Vacant Lots.

23 (5) Hazards: The project will not create a significant hazard to the public or  
24 the environment through routine transport, use, or disposal of hazardous  
25 materials because it is required to comply with existing federal and state  
26 regulations that regulate the manufacture, transport, and packing of  
27 hazardous materials. The project will not impair implementation of or  
28



1 physically interfere with an adopted emergency response plan through  
2 compliance with existing regulations, specifically County of Riverside  
3 Ordinance No. 787.1, General Plan policy S5.1, and compliance with the  
4 Uniform Fire Code. The project will not have a significant impact on  
5 emitting hazardous emissions or handling hazardous or acutely hazardous  
6 materials as a result of compliance with existing regulations, specifically  
7 County Fire Code, the requirements of the California Health and Safety  
8 requiring the preparation and implementation of Business Emergency  
9 Plans.

- 10 (6) Hydrology: The project will not substantially alter existing drainage  
11 pattern of the site or area, including the alteration of the course of a stream  
12 or river, in a manner which would result in substantial erosion or siltation  
13 on- or off-site through compliance with existing regulations, such as the  
14 Water Quality Management Plan, General Plan policies OS 3.3, OS 5.3  
15 and the Specific Plan Drainage Plan Development Standards. The project  
16 will not violate any water quality standards or waste discharge  
17 requirements through compliance with existing laws and regulations such  
18 as the National Pollutant Discharge Elimination System (NPDES), Water  
19 Quality Management Plan, and General Plan policy OS 3.3. The project  
20 will not substantially deplete groundwater supplies or interfere  
21 substantially with groundwater recharge such that there would be a net  
22 deficit in aquifer volume or a lowering of the local groundwater table level  
23 through implementation of design considerations, specifically The  
24 Villages of Lakeview Specific Plan Drainage Plan Development Standards  
25 and Drainage Plan. The project will not place housing within a 100 year  
26 flood plain or in a FEMA mapped area. The project will have a less than  
27 significant impact with respect to placing structures within a 100-year  
28

1 flood hazard area by implementation of design considerations, specifically  
2 construction of the proposed backbone drainage facilities, passive parks,  
3 Line A and water quality basins. The project will not otherwise  
4 substantially degrade water quality through compliance with existing  
5 regulations such as the Stormwater Pollution Prevention Plan, General  
6 Plan policy OS 3.3 and the Water Quality Management Plan which is a  
7 design consideration. These same design considerations and compliance  
8 with design guidelines for swales and debris basins will result in a less  
9 than significant impact on the operation of new or retrofitted storm water  
10 Treatment Control Best Management Practices (BMPs) (e.g., water quality  
11 treatment basins, constructed treatment wetlands). The project will not  
12 result in a change in absorption rates or the rate and amount of surface  
13 run-off through compliance with existing regulatory requirements, and  
14 project design considerations (open space preservation, parks and tree  
15 planting, and increasing floodplain storage capacity). The project will not  
16 expose people or structures to a significant risk of loss, injury or death  
17 involving flooding through compliance with existing regulatory  
18 requirements. The project will not change the amount of surface water in  
19 any water body through implementation of design considerations,  
20 specifically the Project Master Drainage Plan.

21 (7) Land Use: The project will not have an adverse significant effect on land  
22 use within a city sphere of influence and/or within adjacent city or county  
23 boundaries. The project will not be inconsistent with the site's existing or  
24 proposed zoning. The project will not disrupt or divide the physical  
25 arrangement of an established community.

26 (8) Public Services: The project will not result in a substantial adverse  
27 physical impacts associated with the provision of new or physically altered  
28

1 medical service facilities, the construction of which could cause  
2 significant environmental impacts because the project is required to  
3 comply with and implement existing regulations and previously-adopted  
4 requirements such as Mitigation Measure 4.15.7A of the County General  
5 Plan EIR as well as project design considerations such as providing health  
6 clinics, educational programming, and medical clinics on-site. The project  
7 will not result in significant impacts to library services through  
8 compliance with Ordinance No. 659.6 and project design considerations  
9 which include providing a library as part of the project. The project will  
10 not adversely affect school facilities through compliance with State law  
11 which requires the payment of school mitigation fees. The project will not  
12 result in an adverse impact on the sheriff services through compliance  
13 with Ordinance No. 659.6 and General Plan policy LU 5.1.

- 14 (9) Recreation: The project provision of recreational facilities will not have a  
15 significant adverse physical effect on the environment due to compliance  
16 with General Plan policies OS 20.4, OS 20.5 and OS 20.6. The project  
17 provides adequate park land and/or fees through compliance with required  
18 regulations, specifically Riverside County Ordinance No. 460.143, Section  
19 10.35 and project design considerations, specifically Specific Plan  
20 Standard B.1.d.12. The project includes neighborhood and regional parks  
21 to avoid impacts to existing neighborhood and regional parks. This impact  
22 is addressed through compliance with existing regulations Riverside  
23 County Ordinance No. 460.143, Section 10.35, and project design  
24 considerations, specifically Specific Plan Standard B.1.d.12. The project  
25 also provides recreational trails that connect to regional and local trails.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following  
27 environmental impacts associated with The Villages of Lakeview project, including Specific  
28

1 Plan No. 342, are potentially significant unless otherwise indicated, but each of these impacts  
2 will be avoided or substantially lessened by the identified mitigation measures, and that for each  
3 of the following impacts, the Board of Supervisors finds, based upon substantial evidence in the  
4 record and, in accordance with CEQA Section 21081(a)(1), that “Changes or alterations have  
5 been required in, or incorporated into, the project which mitigate or avoid the significant effects  
6 on the environment,” as follows:

7 A. Aesthetics

8 1. Impacts:

9 The development of the project will have a substantial effect upon  
10 Ramona Expressway, a County Eligible Scenic Highway corridor.  
11 Additionally, the project has the potential to substantially damage  
12 scenic resources on site, and will create of an aesthetically  
13 offensive site open to public view from Wolfskill Avenue, Mike  
14 Lane and Poppy Lane. These are significant impacts which will be  
15 mitigated to below a level significance. Aesthetic impacts to  
16 Ramona Expressway will be mitigated by compliance with  
17 General Plan policies LU 13.1, 2 and 5, and OS 21.1, 22.1, and  
18 22.3 which require among other design components a 50-foot  
19 setback from Ramona Expressway, and undergrounding utility  
20 lines on Ramona Expressway, and compliance with MM  
21 Aesthetics 1 and 2. Potential aesthetic impacts to scenic resources  
22 on the project site will be mitigated through regulatory compliance  
23 with General Plan policies regarding avoiding the blocking of  
24 public views with solid walls, and incorporation of project design  
25 considerations such as providing a 30-foot equestrian trail along  
26 the project’s southern boundary and trail access to the Lakeview  
27 Mountains) as well as compliance with MM Aesthetics 3 which  
28

1 requires the preservation of existing mature trees and the potential  
2 replacement of trees along the entry to the thoroughbred farm, if  
3 required. Finally, the project minimizes potential impacts to the  
4 obstruction of prominent scenic vistas or views open to the public  
5 through compliance with General Plan policies regarding  
6 avoidance of public view blockage and preserving views of the  
7 Lakeview Mountains as set forth in LU 13.1, 2, and 5 and OS 21.1,  
8 22.1 and 22.3., as well as compliance with MM Aesthetics 4.

9 2. Mitigation:

10 *Mitigation Measure Aesthetics 1* has been adopted and made a  
11 condition of the project to reduce potential impacts to Ramona  
12 Expressway as follows: the water tank(s) to be located within  
13 Planning Area 81 in the Lakeview Mountains shall be screened  
14 using landscaping and paint colors that blend in with the  
15 surrounding hills. A combination of earthen berms and landscaping  
16 may be used. The landscape screening plans shall be submitted to  
17 Eastern Municipal Water District for approval prior to approval of  
18 final construction documents for the tank(s).

19 *Mitigation Measure Aesthetics 2* has also been adopted and made  
20 a condition of the project to reduce potential impacts on scenic  
21 highways as follows: landscaping shall be provided adjacent to the  
22 Mixed-Use Town Center Village to address foreground views from  
23 Ramona Expressway (a County Eligible Scenic Highway corridor).  
24 The extent and nature of the landscaping shall be reviewed and  
25 approved by the County during the Village Refinement Process for  
26 this village. The landscaping shall include drought-tolerant, low  
27 groundcover and shrubs with mulch or rock to provide an  
28

1 attractive ground plain. Because views of the Lakeview  
2 Mountains may be afforded, trees shall be grouped in such a way  
3 as to allow open areas of intermittent views (i.e., no solid row of  
4 trees).

5 ***Mitigation Measure Aesthetics 3*** has been adopted and made a  
6 condition of the project to reduce potential impacts to scenic  
7 resources: the landscaping of the Hansen Avenue area park shall  
8 include the preservation of existing mature trees, if possible, and  
9 the use of white split rail fences. The preservation of the trees shall  
10 be confirmed at the approval of the VRP for the Garden Village  
11 and finalized prior to building permit issuance for the last adjacent  
12 residential unit. If the 24 existing trees along the entry to the  
13 thoroughbred farm cannot be preserved, then they shall be replaced  
14 within the planned park at a ratio of 1:1 by the planting of new 36-  
15 inch box trees of the same species as the mature trees being  
16 removed. The Multi-Purpose Community Trail along Hansen and  
17 Wolfskill Avenues and Poppy Road shall also include trees spaced  
18 so as not to block views and white split-rail fences. Prior to  
19 grading permits, landscape plans shall be submitted to the Building  
20 Department for approval. Construction of trail and landscaping  
21 shall occur commensurate with adjacent implementing tracks and  
22 finalized prior to Final Inspection of last adjacent residential unit.  
23 Construction of the park elements shall be completed as required  
24 per unit number triggers in the Specific Plan (No. 342) as reflected  
25 in the Parkland Tracking Report.

26 ***Mitigation Measure Aesthetics 4*** has been adopted and made a  
27 condition of the project to reduce potential impacts to prominent  
28

1 scenic vistas from Wolfskill Avenue, Mike Lane, and Poppy Lane:  
2 grading plans for the portions of Planning Areas 57 and 58 which  
3 abut Wolfskill or Poppy, shall be reviewed by the Building  
4 Department to ensure that slopes which are higher than existing  
5 roads are no higher or longer than the Conceptual Grading  
6 Diagram in Specific Plan 342 indicates. Building layouts and  
7 setbacks shall also be reviewed to ensure that some views over or  
8 between proposed buildings are maintained along Wolfskill  
9 Avenue. Some means of achieving the intent of this mitigation  
10 may include, but are not limited to: reduced-height homes along  
11 the frontage with existing local roads, larger setbacks, stepped  
12 grading, etc.

13 B. Agricultural Resources

14 1. Impacts:

15 The project will cause development of non-agricultural uses within  
16 300 feet of agriculturally zoned property (County of Riverside  
17 Ordinance No. 625, Right-to-Farm). This would be a significant  
18 impact which can be mitigated to less than significant with  
19 mitigation.

20 2. Mitigation:

21 ***Mitigation Measure Ag 1*** has been adopted and made a condition  
22 to the project to reduce potential impacts due to incompatibility  
23 between agricultural uses and proposed suburban development as  
24 follows: proposed residences, school buildings, and commercial  
25 structures shall be setback 300 feet from existing active  
26 agricultural uses of an offensive nature, which are defined as:  
27 corrals, chicken houses, dairy waste ponds, manure stockpiles, or  
28

1 commercial livestock. This setback shall not apply to areas of the  
2 project where Ramona Expressway intervenes between active  
3 agriculture and proposed development because the expressway  
4 will act as the buffer. The 300-foot buffer area may include public  
5 road rights-of-way, parking lots, and service or maintenance areas.  
6 In addition to project edge conditions, the 300-foot setback shall  
7 also apply to interim conditions on-site between occupied project-  
8 related buildings and existing on-site agricultural uses of an  
9 offensive nature (e.g., chicken ranch) that are located in a later  
10 phase of project development and may remain operational while  
11 earlier phases of development are being built.

12 C. Biological Resources

13 1. Impacts:

14 The development of this project has the potential to significantly  
15 conflict with the provisions of the Western Riverside County  
16 Multi-Species Habitat Conservation Plan (WRCMSHCP). The  
17 project will introduce new sources of nighttime lighting and glare  
18 near conservation areas for outdoor security purposes and the  
19 residences located on site. Proposed land uses immediately  
20 adjacent to the SJWA (northern interface) consist of conservation  
21 and open space with drainage facilities (including but not limited  
22 to drainage facilities, water quality basins, and passive parks).  
23 Proposed land uses adjacent to the Lakeview Mountains (southern  
24 interface) consist of residential development (including a fuel  
25 modification zone for fire protection) and park use. Potential  
26 impacts from introduced lights include impacts to migratory birds  
27 that use constellations to guide them during migration and impacts  
28



1 to foraging, reproduction, and circadian rhythms of other species.  
2 The development of the project may create a significant impact to  
3 the Conservation Area from the adjacent residential land uses, and  
4 the domestic pets of those residential areas. In addition, the  
5 project may have a substantial adverse effect to the habitat of the  
6 coastal California gnatcatcher, interfere substantially with sensitive  
7 bird species, have a substantially adverse effect on sensitive  
8 natural habitat, and have a substantially adverse effect on federally  
9 protected wetlands. Also, the development of the project may  
10 have a substantial adverse effect on federally protected wetlands as  
11 defined by Section 404 of the Clean Water Act through direct  
12 removal, filling, hydrological interruption, or other means. Each  
13 of these potentially significant impacts can be mitigated to a less  
14 than significant level with mitigation. The project's conflicts with  
15 the provisions of an adopted Habitat Conservation Plan, Natural  
16 Communities Conservation plan, or other approved local, regional,  
17 or state conservation plan can be mitigated to less than significant  
18 with implementation of Mitigation Measures Bio 1, 2, 3, 4, 9, 10,  
19 11, 11a, 11b, 12, 13 and 14. The project's impact on any  
20 endangered or threatened species, or any species identified as  
21 candidate, sensitive, or special status can be mitigated to less than  
22 significant through compliance with Mitigation Measures Bio 1, 2,  
23 3, 4, 5, 11b, and 13 and compliance with the requirements of the  
24 Multi-Species Habitat Conservation Plan, the Stephens' kangaroo  
25 rat Habitat Conservation plan, and Design Considerations  
26 including preservation of Lakeview Mountains and open space  
27 near the San Jacinto River, adherence to a ban on all invasive plant  
28

1 species, and establishment of a 500-foot setback from the San  
2 Jacinto Wildlife Area. The project's impact on wildlife movement  
3 and the use of established wildlife corridors can be mitigated to  
4 less than significant with implementation of Mitigation Measures  
5 Bio 6 and 13. The project's impact on any riparian habitat or other  
6 sensitive natural community can be mitigated to less than  
7 significant with implementation of Mitigation Measures Bio 7, 8, 9  
8 and 13. The project's potential impact on federally protected  
9 wetlands as defined by the Clean Water Act can be mitigated to  
10 less than significant with implementation of Mitigation Measures  
11 Bio 7, 8 and 9 and 13.

12 2. Mitigation:

13 *Mitigation Measure Bio 1* has been adopted and made a condition  
14 of the project in order to reduce potential impacts of lighting from  
15 the development on the Conservation Area: The CC&Rs and  
16 Homeowners' Associations will ensure that lighting is not  
17 projected into the Conservation Area at either interface. Street  
18 lighting will be designed with internal baffles to direct the lighting  
19 towards the ground and have a zero side angle cut off to the  
20 horizon. At the interface with the Lakeview Mountains, street  
21 lighting will be at least 50 feet away from the Conservation Area.  
22 North of Ramona Expressway, street lighting will be at least 400  
23 feet from the project's proposed conservation areas and at least  
24 500 feet away from the existing SJWA. The shielded lighting and  
25 adequate setback will ensure that there will be no spillage of  
26 lighting into the Conservation Area. The CC&Rs shall be  
27 submitted to the Planning Department and County Counsel prior to  
28

1 Map Recordation and will restrict the placement and use of  
2 lighting on private residential properties, such that individual  
3 residences will not direct lighting into the Conservation Area.

4 ***Mitigation Measure Bio 2*** has been adopted and made a condition  
5 of approval of the project in order to minimize impacts to the  
6 Conservation Area from the adjacent residential development:  
7 Planning Areas and roads adjacent to the SJWA, Proposed  
8 Constrained Linkage 20 (wildlife corridor) and the Lakeview  
9 Mountains will incorporate barriers (as appropriate) to minimize  
10 unauthorized public access, domestic animal predation, illegal  
11 trespass, or unauthorized dumping. The exception will be public  
12 access locations, which will direct the public into authorized  
13 access areas within the Conservation Area (i.e., SJWA and the  
14 Lakeview Mountains). All barriers will be placed within the  
15 boundaries of the development and will be outside of the  
16 Conservation Areas. Barriers will be located between the  
17 SJWA/Lakeview Mountains and houses/paved roads. Barriers will  
18 be designed to accommodate wildlife movement, but directing  
19 wildlife away from residential areas. Barriers may consist of, but  
20 not be limited to, walls, plants, fences, berms, and other  
21 means (such as horizontal distance and vertical distance) or  
22 combination of means to achieve the desired result. The final  
23 design of the barriers shall be completed based on consultation  
24 between the developer, County Planning Department, and as  
25 approved by the County Environment Programs Department when  
26 tentative tract maps and/or road plans are approved. California  
27 Department of Fish and Game San Jacinto Wildlife Area  
28

1 representatives will be consulted regarding final design of barriers  
2 along the SJWA edge. Where barriers are required between  
3 established conservation areas and other areas of the project site,  
4 impacts to cultural resources shall be taken into consideration with  
5 respect to location, design, and installation such that cultural  
6 resources adjacent to the conservation areas are avoided and that  
7 the setting is respected or enhanced. The County Archaeologist, or  
8 designee thereof, shall review all barrier plans proposed adjacent  
9 to conservation areas on-site to assure consistency with this  
10 mitigation measure.

11 **Mitigation Measure Bio 3** has been adopted and made a condition  
12 of approval of the project in order to minimize impacts to the  
13 Conservation Area from the domestic animals residing in the  
14 adjacent residential development: The project Conditions,  
15 Covenants and Restrictions shall restrict the number of domestic  
16 animals (e.g., dogs, cats and other predatory animals) allowed per  
17 residence to two, thus further limiting potential impacts. Cats shall  
18 be limited to indoors. Copies of the CC&Rs shall be provided to  
19 the County Planning Department prior to Map Recordation. This  
20 mitigation measure applies to development north of Ramona  
21 Expressway (Resort Village) and the following planning areas  
22 south of Ramona Expressway: 58, 66-69, 73, and 77.

23 **Mitigation Measure Bio 4** has been adopted and made a condition  
24 of the project in order to reduce impacts to Burrowing Owl habitat:  
25 No more than 30 days prior to ground disturbance associated with  
26 the development of the project regarding clearing, grading, or  
27 demolition, a qualified biologist will conduct a pre-construction  
28

1 burrowing owl survey to satisfy Objective Number 5 of the  
2 MSHCP species-specific objectives for the burrowing owl. If  
3 breeding burrowing owls are detected on site, the Master  
4 Developer will coordinate with the County of Riverside  
5 Environmental Programs Department (EPD) to determine if the  
6 occupied habitat will need to be avoided, or if the owls can be  
7 relocated from the site. If the relocation of owls is approved, the  
8 Master Developer will prepare a plan of relocation (passive or  
9 active) to be approved by EPD and the responsible wildlife  
10 agencies (i.e., U.S. Fish and Wildlife Service and CDFG). If  
11 approved, relocation will be conducted outside of the breeding  
12 season. If non-breeding owls are identified on site, including  
13 wintering owls, the proponent will also notify EPD, and will  
14 relocate the owls following a protocol to be approved by EPD and  
15 the wildlife agencies.

16 **Mitigation Measure Bio 5** has been adopted and made a condition  
17 of the project in order to reduce impacts to gnatcatchers habitat: If  
18 habitat suitable to support the coastal California gnatcatcher is to  
19 be removed between March 1 and August 15, focused surveys  
20 shall first be conducted to determine if the habitat is occupied by  
21 gnatcatchers. If gnatcatchers are present and are determined to be  
22 nesting, the occupied areas shall be avoided until after August 15.

23 **Mitigation Measure Bio 6** has been adopted and made a condition  
24 of the project in order to reduce impacts to sensitive bird species:  
25 The removal of potential nesting vegetation of sensitive bird  
26 species will be conducted outside of the nesting season (February 1  
27 to August 31) to the extent that this is feasible. If vegetation must  
28

1 be removed during the nesting season, a qualified biologist will  
2 conduct a nesting bird survey of potentially suitable nesting  
3 vegetation prior to removal. Surveys will be conducted no more  
4 than three (3) days prior to scheduled removals. If active nests are  
5 identified, the biologist will establish buffers around the vegetation  
6 containing the active nest (500 feet for raptors and 200 feet for non  
7 raptors). The vegetation containing the active nest will not be  
8 removed, and no grading will occur within the established buffer,  
9 until a qualified biologist has determined that the nest is no longer  
10 active (i.e., the juveniles are surviving independent from the nest).  
11 If clearing is not conducted within three days of a negative survey,  
12 the nesting survey must be repeated to confirm the absence of  
13 nesting birds.

14 ***Mitigation Measure Bio 7*** has been adopted and made a condition  
15 of approval of the project in order to minimize impacts to  
16 jurisdictional waters of the United States: Prior to the issuance of a  
17 grading permit, individual projects will obtain the necessary  
18 authorizations from the regulatory agencies for proposed impacts  
19 to jurisdictional waters. Authorizations may include, but are not  
20 limited to, a Section 404 permit from the Army Corps of  
21 Engineers, a Section 401 Water Quality Certification from the  
22 Regional Board, and a Section 1602 Streambed Alteration  
23 Agreement from California Department of Fish and Game.

24 ***Mitigation Measure Bio 8*** has been adopted and made a condition  
25 of approval of the project in order to further minimize impacts to  
26 jurisdictional waters: Project-specific impacts to jurisdictional  
27 waters will be mitigated at a 3:1 ratio in a manner to be determined  
28

1 by the Master Developer and to be approved by the Army Corps of  
2 Engineers, California Department of Fish and Game, and the  
3 Regional Board through the permitting process.

4 ***Mitigation Measure Bio 9*** has been adopted and made a condition  
5 of the project in order to minimize impacts to the natural  
6 hydrological function of the area: To allow for future flexibility in  
7 the hydrological function of the project drainage system so as to  
8 best meet the needs of the off-site wetlands and on-site vernal pool  
9 areas, the Central Park detention basin shall be designed to allow  
10 flows to be detained (as currently planned) or to bypass  
11 (completely or partially) the basin such that greater flows can be  
12 released to the wetland area to most closely mimic existing  
13 conditions in the 2-year and 10-year storm.

14 ***Mitigation Measure Bio 10*** has been adopted and made a  
15 condition of approval of the project in order to minimize other  
16 impacts to the MSHCP: The County of Riverside is a participating  
17 entity or permittee of the MSHCP. The purpose of the MSHCP is  
18 to conserve open space and habitat on a county-wide, cumulative  
19 basis. Take authorization for the MSHCP was granted by the  
20 USFWS and CDFG on June 22, 2004. The County of Riverside  
21 will be allowed to utilize its allotted authorized take for projects in  
22 compliance with the MSHCP. Compliance with the MSHCP fee  
23 requirements will provide adequate mitigation for potential  
24 impacts to the burrowing owl and other species and plant  
25 communities determined to be adequately conserved by the  
26 MSHCP. To address the impacts associated with the cumulative  
27 loss of habitat for special status birds by the loss of habitat, the  
28

1 proposed project shall be conditioned to pay Riverside County  
2 MSHCP mitigation fees as set forth under Ordinance No. 810.2.

3 **Mitigation Measure Bio 11** has been adopted and made a  
4 condition of approval of the project: In order to increase public  
5 awareness and knowledge about local environmental issues and  
6 reduce potential significant indirect effects of development near to  
7 Conservation Areas, the Master Developer of the proposed project  
8 shall provide an Environmental Stewardship Program. The  
9 program will include methods of community education such as  
10 interpretive and directional signs, demonstrations, and pamphlets.  
11 The types of information presented shall include, but not be  
12 limited to: lighting, noise, keeping on trails, wildlife, plants,  
13 habitats, barriers, domestic animals, toxics such as pesticides, and  
14 invasive species. The Environmental Stewardship Program shall  
15 include a fund to be administered by the Lakeview Community  
16 Services Organization and a portion of the fund shall be used for  
17 SJWA management items, including feral animal trapping,  
18 removal of trash, invasive species removal and enforcement. The  
19 budget will be developed in consultation with the California  
20 Department of Fish and Game.

21 **Mitigation Measure Bio 11a** has been adopted and made a  
22 condition of the project in order to reduce the potential significant  
23 indirect effects of invasive species to Conservation Areas. This  
24 measure requires that the Specific Plan will design landscaped  
25 areas adjacent to the SJWA and Lakeview Mountains to avoid the  
26 use of invasive plant species identified in Table 6-2 of the MSHCP  
27 document. Of the 86 species identified in the MSHCP table (see  
28



1 also Appendix D (CD #3) and Appendix C (CD #3) of the Specific  
2 Plan), 71 of them will be outright prohibited within the Specific  
3 Plan. Of the remaining 15 plants, if used, they shall be placed at  
4 least 150 feet from the existing and proposed conservation areas in  
5 the Lakeview Mountains and shall not be used within 500 feet of  
6 the San Jacinto Wildlife Area and the downstream conservation  
7 areas along the San Jacinto River. CC&Rs will be enforced  
8 through the Home Owners' Association to exclude 71 invasive  
9 species from properties throughout the project and 86 invasive  
10 species from properties within the above-prescribed distances from  
11 the urban/wildland interfaces. Maintenance of landscaping in these  
12 areas will include the removal of invasives that may establish  
13 through natural dispersal mechanisms. Such maintenance shall be  
14 funded through the Environmental Stewardship Program.

15 ***Mitigation Measure Bio 11b*** has been adopted and made a  
16 condition of the project in order to further minimize impacts to the  
17 Conservation Area from the proposed adjacent residential uses: In  
18 order to reduce the potential significant indirect effects of  
19 pesticides and rodenticides to conservation areas, the  
20 Environmental Stewardship Program established under MM Bio  
21 11, shall include an Integrated Pest Management (IPM) program.  
22 The IPM program will 1) Establish minimum action thresholds for  
23 the application of pesticides; 2) Provide educational materials to  
24 promote accurate identification of pests by homeowners, so  
25 appropriate control decisions can be made in conjunction with  
26 action thresholds; 3) Educate homeowners to promote the  
27 prevention of pests before infestation occurs; and 4) Recommend  
28

1 thresholds for utilization of control methods. Compliance with the  
2 IPM program will be made a requirement of the project  
3 Conditions, Covenants and Restrictions, and enforced through the  
4 homeowners association.

5 **Mitigation Measure Bio 12** has been adopted and made a  
6 condition of the project in order to further minimize impacts to the  
7 Conservation Area from the proposed adjacent residential uses:  
8 Where barriers are required between established conservation areas  
9 and other areas of the project site, impacts to cultural resources  
10 shall be taken into consideration with respect to location, design,  
11 and installation such that cultural resources adjacent to the  
12 conservation areas are avoided and that the setting is respected or  
13 enhanced. The County Archaeologist, or designee thereof, shall  
14 review all barrier plans proposed adjacent to conservation areas  
15 on-site to assure consistency with this mitigation measure.

16 **Mitigation Measure Bio 13** has been adopted and made a  
17 condition of the project in order to further minimize impacts to the  
18 Conservation Area from the proposed adjacent residential uses:  
19 Prior to issuance of grading permit for all Planning Areas located  
20 adjacent to a conservation area that will come under Riverside  
21 Conservation Authority Management, sensitive resources  
22 (conservation areas) shall be delineated with temporary  
23 construction fencing. Training for construction workers and  
24 construction management personnel shall have occurred which  
25 informs project workers of their responsibilities in regards to  
26 avoiding and minimizing impacts to sensitive biological resources  
27 through avoiding the fenced areas.  
28

1 *Mitigation Measure Bio 14* has been adopted and made a  
2 condition of the project in order to further minimize impacts to the  
3 Conservation Area from the proposed adjacent residential uses:  
4 To further deter wildlife from entering developed areas, trash  
5 receptacles and refuse containers located within the Greenbelt and  
6 parks located within 100 feet of all Conservation Areas shall be  
7 provided with mechanisms which prevent scavenging animals  
8 from gaining access to the contents of such trash containers.

9 D. Cultural

10 1. Impacts:

11 The development of the project may cause a substantial adverse  
12 change in the significance of a historical or archaeological resource  
13 as defined in California Code of Regulations Section 15064.5. In  
14 addition, during the construction phase of the project, human  
15 remains may be disturbed or a unique paleontological resource  
16 may be destroyed. There are 23 recorded cultural resource sites  
17 that may be impacted by the development of the project. The list  
18 of these sites are as follows: CA-RIV-6726H, CA-RIV-8712, CA-  
19 RIV 4156H, CA-RIV 8710H, CA-RIV 394, CA-RIV 8707, CA-  
20 RIV 397, CA-RIV 806, CA-RIV 2585, CA-RIV 4155, CA-RIV  
21 8698, CA-RIV 8699, CA-RIV 8700, CA-RIV 8704, CA-RIV  
22 8705, CA-RIV 8711, CA-RIV 1842, CA-RIV 4156H, CA-RIV  
23 4158, CA-RIV 8702, CA-RIV 8703, CA-RIV 8706, and CA-RIV  
24 8712. A description of each, the project's potential impacts, and  
25 the appropriate mitigation measures are listed below. To address  
26 potential impacts to historical resources as defined in California  
27 Code of Regulations Section 15064.5 of Title 14, the project shall  
28

1 implement MM Cultural 1. To address potential impacts to  
2 archaeological resources, the project shall implement MM Cultural  
3 1 and MM Cultural 2. Potential impacts to the disturbance of  
4 human remains, if inadvertently discovered are addressed through  
5 compliance with MM Cultural 1 and 2. Impacts to paleontological  
6 resources are addressed by compliance with MM Paleontology 1  
7 and MM Paleontology 2. Each of these potentially significant  
8 impacts can be mitigated to a less than significant level with  
9 mitigation.

10 2. Mitigation

11 *Mitigation Measure Cultural 1* has been adopted and made a  
12 condition of approval of the project in order to minimize potential  
13 impacts to known cultural, paleontological, archeological, and  
14 other culturally significant resources: A master Cultural Resources  
15 Management Plan (CRMP) was prepared and is contained in  
16 Chapter 9 of the Cultural Resources Study. The master CRMP  
17 contains mitigation measures for prehistoric sites and strategies to  
18 implement the mitigation measures over the course of the project  
19 development. When a tentative tract or other development project  
20 within the Specific Plan area is filed on land containing, or within  
21 500 feet of, prehistoric sites, an addendum to the master CRMP  
22 will be prepared to address the sites affected by that tentative tract  
23 or project. Each such addendum to the CRMP will be prepared in  
24 consultation with the Native American tribes consulted for the  
25 project, the Tribal Traditional Resources Advisory Committee, and  
26 landowners and shall be reviewed and approved by the County.  
27 Riverside County Transportation Commission shall also be  
28

1 consulted during preparation of any addendums to the master  
2 CRMP for properties located adjacent to the MCP project.

3  
4 As required by CEQA Guidelines Sections 15064.5(e) and (f), the  
5 CRMP addendum shall contain detailed provisions for the  
6 treatment of unanticipated discoveries during project construction,  
7 including human remains. The provisions of the CRMP should be  
8 consistent with state law as contained in Health and Safety Code  
9 Section 7050.5, and PRC Sections 5097.94 and 5097.98. Such  
10 mitigation shall be addressed in a manner consistent with the  
11 following:

- 12 a. If buried materials of potential historical, cultural or  
13 archaeological significance are accidentally discovered  
14 during any earth-moving operations associated with the  
15 proposed project, all work in that area shall be halted or  
16 diverted until a qualified archaeologist can evaluate the  
17 nature and significance of the finds. If the find is  
18 determined to be an historical or unique archaeological  
19 resource, as defined in Section 15064.5 of the California  
20 Code of Regulations (State CEQA Guidelines), avoidance  
21 or other appropriate measures as discussed in the CRMP  
22 shall be implemented.
- 23 b. If evidence of potentially significant prehistoric or historic  
24 resources is uncovered during project-related grading  
25 outside of the high sensitivity areas in which archaeological  
26 and Native American monitoring has already been required,  
27 the extent of monitoring shall be amended and the presence  
28

1 of a Native American monitors shall be incorporated into  
2 the monitoring program for all areas in the affected  
3 tentative tract.

- 4 c. If human remains are encountered, California Health and  
5 Safety Code Section 7050.5 states that no further  
6 disturbance shall occur until the Riverside County Coroner  
7 has made the necessary findings as to whether the remains  
8 are Native American. If the Riverside County Coroner  
9 determines the remains to be Native American, the Native  
10 American Heritage Commission (NAHC) shall be  
11 contacted pursuant to the law, and the NAHC shall identify  
12 the most likely descendant. The most likely descendant  
13 shall then make recommendations in the time frames set  
14 forth in the Public Resources Code, and engage in  
15 consultation with the project proponent and landowner  
16 concerning the treatment of the remains as provided in  
17 Public Resources Code Section 5097.98. Pursuant to  
18 California Public Resources Code Section 5097.98(b)  
19 remains shall be left in place and free from disturbance  
20 until the most likely descendant has made his or her  
21 recommendation regarding the treatment and disposition of  
22 the human remains and any associated grave goods. Should  
23 the most likely descendant fail to make a recommendation  
24 or the landowner or his or her authorized representative  
25 rejects the recommendation of the descendant, the  
26 landowner (or authorized representative) is required to inter  
27 the human remains and associated grave goods with  
28

1 appropriate dignity on the property in a location not subject  
2 to further and future subsurface disturbance.

3 In addition to unanticipated discoveries, the CRMP addendum  
4 shall incorporate the following recommendations to mitigate  
5 impacts to identified cultural resources:

6 d. CA-RIV-6726H is the historical-period Colorado River  
7 Aqueduct (CRA). The CRA is currently in use and will not  
8 be modified by the proposed TVOL plan. SRI does not  
9 recommend any archaeological work in association with  
10 the CRA corridor. Two benchmarks that associated with  
11 the CRA are located within the TVOL project area and  
12 outside of the CRA corridor. Each is located within a  
13 separately recorded prehistoric site. One benchmark,  
14 Feature 2, is located within Locus C of site RIV-8712, and  
15 will be preserved in place. The other, Feature 1, is located  
16 on a boulder within site RIV-4156/H, which is in an area  
17 subject to direct impacts from development. These  
18 benchmarks are considered contributing elements to the  
19 CRA and should be preserved in place if possible. If  
20 preservation is not feasible, as may be the case with Feature  
21 1, the affected benchmark shall be fully documented and  
22 relocated or salvaged for interpretive uses. Treatment of  
23 the benchmark recorded as RIV-6762H Feature 1 shall be  
24 documented as part of the Data Recovery Plan for site RIV-  
25 4156/H to be prepared in an addendum to the CRMP.

26 e. RIV-8710H is a historical-period refuse dump that most  
27 likely derives from a construction camp for the CRA. The  
28

1 dump has good integrity and is eligible due to its  
2 association with the CRA and the potential of the site  
3 contents to provide additional information about  
4 chronology of the dump, subsistence at the camps, the  
5 relationship between the camp and the local and regional  
6 economies, and the technology of CRA construction. The  
7 site is situated at the northern edge of the TVOL project  
8 area, adjacent to the San Jacinto Wildlife Area, and is  
9 believed to be located on land owned by Lewis Operating  
10 Corp. Because the site will be subject to indirect impacts  
11 from possible illicit artifact collection due to the increased  
12 population of the project area, a data recovery plan in the  
13 form of detailed recording and mapping of all items at the  
14 dump, along with photographic documentation or  
15 collection of diagnostic and unique items shall be  
16 implemented. Although subsurface deposits are unlikely at  
17 the site, a limited set of shovel probe excavations to  
18 determine if any dump materials have become completely  
19 buried shall be implemented, and recovery of a  
20 representative sample of such materials, if present shall be  
21 conducted.

22 The recommended data recovery work shall be conducted prior to  
23 issuance of a grading permit for Phase 1a of the TVOL project.  
24 Prior to conducting the fieldwork, the California Department of  
25 Fish and Game, and the U.S. Army Corps of Engineers shall be  
26 notified and provided with a plan of work for the data recovery.  
27 The results of the data recovery investigations at site RIV-8710H  
28



1 shall be documented in a professional quality technical report, and  
2 as public interpretive information to be presented in the form of  
3 brochures, public lectures, and signage placed within public parks  
4 and facilities.

5 f. Sites RIV-394 and RIV-8707 are not to be subject to direct  
6 adverse impacts, and are to be preserved in place in their  
7 entirety. Current plans for the Public Facilities planning  
8 area call for water tanks to be placed and a pipeline to be  
9 installed south and west of the sites. To mitigate potential  
10 indirect effects from possible vandalism, future  
11 development within the Public Facilities planning area, and  
12 activities within the nearby fuel modification zone, the Site  
13 Preservation Plan for these sites will include provisions for  
14 the sites to be flagged and avoided, and for archaeological  
15 and Native American monitors from the tribes consulted for  
16 the project to be present during all activities that could  
17 cause ground disturbance within 100 feet of the sites.

18 g. CA-RIV-397 consisting of a boulder outcrop and  
19 rockshelter with pictographs and an associated midden  
20 area, is located at the edge of a Medium High Residential  
21 planning area near the toe of the slope of the Lakeview  
22 Mountains. The boulder containing the rockshelter and rock  
23 art is located in the Open Space planning area, and thus will  
24 be avoided and preserved from direct impacts. The  
25 remainder of the site will be added to the Open Space  
26 planning area and preserved from development, which will  
27  
28

1 prevent direct impacts to all known cultural deposits, and  
2 provide a buffer between residential development the Split  
3 Rock boulder and associated rock art panels. To mitigate  
4 potential indirect effects from possible vandalism, illicit  
5 artifact collection, and changes in the integrity if setting,  
6 feeling, and association resulting from the proximity of the  
7 residential use, a Site Preservation Plan shall be prepared  
8 prior to approval of any tentative tract within 500 feet of  
9 the site. The Site Preservation Plan shall be based on  
10 consultation among the Tribes, Tribal Traditional  
11 Resources Advisory Committee, Regional Conservation  
12 Authority, and, if possible and culturally appropriate, the  
13 County, and shall include provisions for removal of modern  
14 graffiti, detailed recording of rock art elements by a  
15 recognized rock art expert, capping of exposed cultural  
16 deposits with fill and restoration of native vegetation, and  
17 protection of the site area from vandalism through  
18 appropriate fencing, landscaping, and interpretation.

- 19 h. Sites CA-RIV-806, 2585, 4155, 8698, 8699, 8700, 8704,  
20 8705, and 8711 consist of varying numbers of milling  
21 features, including both slicks and mortars, some with  
22 associated cultural deposits, all located within Open Space  
23 planning areas. The sites are not subject to grading or other  
24 ground disturbances associated with development and  
25 therefore no direct impacts to these sites are anticipated;  
26 however, indirect impacts could occur as a result of the  
27 proximity of residential areas, the recreational use of  
28

1 nearby trails, and activities within adjacent fuel  
2 modification zones. No mitigation measures are proposed  
3 for RIV-806 because of the distance to the trails. For the  
4 remainder of the sites, to provide long term management  
5 and protection, a Site Preservation Plan shall be prepared  
6 prior to approval of any tentative tract within 500 feet of  
7 the site. The Site Preservation Plans for these sites should  
8 include provisions for the sites to be flagged and avoided,  
9 and for archaeological and Native American monitors from  
10 the tribe(s) consulted for the project to be present during all  
11 activities that could cause ground disturbance within 100  
12 feet of the sites.

- 13 i. CA-RIV-1842 is a small- to moderate-size milling complex  
14 site in the center of THE VILLAGES OF LAKEVIEW Specific  
15 Plan area. It includes two milling features with milling  
16 slicks. Trenching investigations identified ground stone  
17 fragments, flaked stone artifacts, a faunal bone, and midden  
18 deposit approximately 1.3 to 2.6 feet west of the milling  
19 feature area. A midden deposit was encountered as deep as  
20 4 feet below ground surface. Overall, whereas the surface  
21 condition of the site is fair, the midden deposits suggest  
22 some subsurface integrity and the potential to hold  
23 additional cultural materials. The northern boundary of the  
24 site has not been clearly defined. The Data Recovery Plan  
25 for RIV-1842 shall include provisions for additional testing  
26 to determine firmly the northern boundary of the site and  
27 assess the composition and structure of the subsurface  
28

1 deposits. Based on the testing data, a representative sample  
2 of subsurface cultural deposits shall be excavated,  
3 analyzed, and interpreted. The results of the data recovery  
4 shall be documented in a professional report and public  
5 interpretive information. The appropriate disposition of all  
6 cultural resource collections resulting from data recovery  
7 excavations will be determined in consultation with the  
8 applicant, the County and consulted tribes, and documented  
9 in the data recovery plans contained in addenda to the  
10 CRMP.

- 11 j. CA-RIV-4156/H contains four milling features with a total  
12 of six slicks and one mortar. Although three trenches were  
13 excavated in the vicinity of the site with negative results,  
14 the immediate site area was not tested and subsurface  
15 deposits cannot be ruled out. The Data Recovery Plan for  
16 RIV-4156/H shall include provisions for testing to confirm  
17 the presence or absence of subsurface deposits. If the  
18 testing indicates that a subsurface deposit is present, a  
19 representative sample of subsurface cultural deposits shall  
20 be excavated, analyzed, and interpreted. The results of the  
21 data recovery shall be documented in a professional report  
22 and public interpretive information. The appropriate  
23 disposition of all cultural resource collections resulting  
24 from data recovery excavations will be determined in  
25 consultation with the applicant, the County and consulted  
26 tribes, and documented in the data recovery plans contained  
27 in addenda to the CRMP.  
28

1 k. CA-RIV-4158, which is believed to be a re-deposited  
2 assortment of artifacts removed from other nearby sites.  
3 Trenching results indicate that, although RIV-4158 appears  
4 to contain sparse subsurface archaeological deposits, this  
5 site may retain relatively little subsurface integrity. The  
6 Data Recovery Plan for RIV-4158 shall include provisions  
7 for additional testing to assess the composition and  
8 structure of the subsurface deposits. Based on the testing  
9 data, a representative sample of subsurface cultural deposits  
10 shall be excavated, analyzed, and interpreted. The results of  
11 the data recovery shall be documented in a professional  
12 report and public interpretive information. The appropriate  
13 disposition of all cultural resource collections resulting  
14 from data recovery excavations will be determined in  
15 consultation with the applicant, the County and consulted  
16 tribes, and documented in the data recovery plans contained  
17 in addenda to the CRMP.

18 l. Sites RIV-8702, 8703, and 8706, with three slicks, each on  
19 a separate boulder, will be subject to direct adverse effects  
20 from grading for residential uses. Each will require  
21 preparation and implementation of a Data Recovery Plan to  
22 mitigate adverse impacts from site destruction. The Data  
23 Recovery Plans for these sites shall include provisions for  
24 testing to confirm the presence or absence of subsurface  
25 deposits. If the testing indicates that a subsurface deposit is  
26 present, a representative sample of subsurface cultural  
27 deposits shall be excavated, analyzed, and interpreted. The  
28

1 results of the data recovery shall be documented in a  
2 professional report and public interpretive information.  
3 The appropriate disposition of all cultural resource  
4 collections resulting from data recovery excavations will be  
5 determined in consultation with the applicant, the County  
6 and consulted tribes, and documented in the data recovery  
7 plans contained in addenda to the CRMP.

- 8 m. Site RIV-8712 covers an area of 78.5 acres containing five  
9 previously recorded sites, now defined as loci within the  
10 larger site complex. The portions of the site containing the  
11 rock art and milling features and having the highest surface  
12 artifact density are within an Open Space planning area that  
13 covers 47 acres (60 percent) of the site area. Approximately  
14 12.5 acres (16 percent) of the site have already been  
15 disturbed by previous construction of the CRA and the IFP.  
16 The remaining portions of the site, approximately 19 acres, or  
17 24 percent of the site area, will be subject to direct adverse  
18 effects. To provide for long-term management and  
19 protection of the portions of site 8712, a Site Preservation  
20 Plan shall be prepared prior to approval of any tentative  
21 tract within 500 feet of the site. The Site Preservation Plan  
22 shall be based on consultation among the Tribes, Tribal  
23 Traditional Resources Advisory Committee, Regional  
24 Conservation Authority, and the County, and shall include  
25 provisions for protection of the site area from vandalism  
26 through appropriate fencing, landscaping, and  
27 interpretation. The Data Recovery Plan for the portion of  
28

1 RIV-8712 subject to direct impacts shall include provisions  
2 for additional testing to assess the composition and  
3 structure of the subsurface deposits. Based on the testing  
4 data, a representative sample of subsurface cultural deposits  
5 shall be excavated, analyzed, and interpreted. The results of  
6 the data recovery shall be documented in a professional  
7 report and public interpretive information. The appropriate  
8 disposition of all cultural resource collections resulting  
9 from data recovery excavations will be determined in  
10 consultation with the applicant, the County and consulted  
11 tribes, and documented in the data recovery plans contained  
12 in addenda to the CRMP.

- 13 n. Isolates 6 and 7 are subsurface items identified during the  
14 excavation of trenches 51 and 68. Located approximately  
15 197 feet apart, the materials do not meet the criteria for  
16 consideration as a site. However, one flaked stone artifact  
17 was identified on the surface between two trenches and, as  
18 it is possible that additional materials are present below the  
19 surface between trenches 51 and 68; therefore, it is  
20 recommended by SRI that this area is includes additional  
21 subsurface investigation. SRI recommends excavation of  
22 four additional trenches around TRs 51 and 68 and four  
23 more between TRs 65 and 50 to the east. This work should  
24 be conducted for and reported in the CRMP Addendum to  
25 be prepared for the tentative tract containing these  
26 resources. If the results of the testing indicate the presence  
27 of an intact subsurface cultural deposit, a Data Recovery  
28

1 Plan for the newly identified site shall be prepared  
2 according to the provisions of the CRMP. The DRP shall  
3 contain monitoring during ground-disturbing activities,  
4 preparation of a professional report and public interpretive  
5 information, and curation of the collection. The DRP shall  
6 be reviewed and accepted by the County archaeologist prior  
7 to approval of any tentative tract containing or within 500  
8 feet of the site. All DRP measures for the site shall be  
9 implemented prior to issuance of a grading permit for the  
10 associated tentative tract. A technical report of findings,  
11 including disposition of the recovered archaeological  
12 collection, for the DRP shall be submitted and approved by  
13 the County archaeologist prior to issuance of occupancy  
14 permits for the associated tentative tract.

15 *Mitigation Measure Cultural 2* has been adopted and made a  
16 condition of the project in order to minimize potential impacts to  
17 as-yet undiscovered archeological, paleontological, and other  
18 cultural resources: Even after full implementation of data recovery  
19 through MM Cultural 1, it is possible that significant buried  
20 resources could be present in many areas that will be graded.  
21 Therefore, to mitigate for discovered buried sites, the entire area  
22 designated as having high sensitivity for buried sites shall be  
23 monitored by a qualified archaeologist and a Native American  
24 monitor during any ground-disturbing activities. Full time  
25 archaeological and Native American monitoring during  
26 excavations shall be conducted in these areas. A full report of all  
27 monitoring activities, including disposition of all resulting  
28



1 collections, shall be prepared according to the provisions of the  
2 Cultural Resources Management Plan.

3 ***Mitigation Measure Paleontology 1*** has been adopted and made a  
4 condition of the project to minimize potential impacts to as-yet  
5 undiscovered paleontological resources not determined to be a  
6 significant resource: Should any paleontological resources be  
7 accidentally discovered during construction, construction activities  
8 shall be moved to other parts of the project site and a qualified  
9 paleontologist shall be contacted to determine the significance of  
10 these resources. If the find is determined to be a significant  
11 paleontological resource, and if the area was identified as having a  
12 “Low” sensitivity for containing paleontological resources, similar  
13 sediments may be reassigned as “High” sensitivity and would be  
14 subject to MM Paleontology 2.

15 ***Mitigation Monitoring Paleontology 2*** has been adopted and made  
16 a condition of approval of the project to minimize potential  
17 impacts to as-yet undiscovered significant paleontological  
18 resources: For areas of the site identified as having a “High”  
19 sensitivity for finding paleontological resources, prior to the  
20 issuance of a grading permit, a qualified paleontologist shall be  
21 retained and a Paleontological Resource Monitoring and Treatment  
22 Plan (PRMTP) shall be prepared. Once the PRMTP is approved by  
23 the County of Riverside Planning Department, grading and  
24 construction activities may commence under the provisions of the  
25 PRMTP. The plan should include the following:

- 26 1. Pregrade meeting with a qualified paleontologist. The  
27 paleontologist will explain the likelihood for encountering  
28

1 paleontological resources, what resources may be  
2 discovered, and the methods that will be employed if  
3 anything is discovered.

4 2. In areas mapped with High B rating, a qualified vertebrate  
5 paleontologic monitor shall be present during construction  
6 excavation. The monitor shall inspect fresh cuts and/or  
7 spoils piles to recover paleontological resources. The  
8 monitor shall be empowered to temporarily divert  
9 construction equipment away from the immediate area of  
10 the discovery.

11 3. If the qualified paleontologist is not present when fossil  
12 remains are uncovered by earth-moving activities, these  
13 activities shall be stopped and a qualified paleontologist  
14 shall be called to the site immediately to evaluate the  
15 significance of the fossil remains.

16 4. It is recommended that native sediments occasionally be  
17 spot-screened through one-eighth to one-twentieth-inch  
18 mesh screens to determine whether microfossils are  
19 present. If microfossils are encountered, additional  
20 sediment samples as determined by the paleontological  
21 monitor shall be collected and processed to recover  
22 additional fossils.

23 5. If the qualified paleontologist determines that insufficient  
24 fossil remains have been found after fifty percent of earth  
25 moving activities have been completed, monitoring can be  
26 reduced or discontinued.

- 1 6. Any recovered specimens shall be prepared to the point of  
2 identification and permanent preservation, which may  
3 include the picking of any washed mass samples to recover  
4 small invertebrate and vertebrate fossils, if present, the  
5 removal of surplus sediment from around larger specimens  
6 to reduce the volume of storage for the repository and the  
7 hardeners/stabilizers to fragile specimens.
- 8 7. Specimens shall be identified to the lowest taxonomic level  
9 possible and curated at an institutional repository approved  
10 by the County of Riverside.
- 11 8. A report shall be prepared that details the methods and  
12 results of the monitoring program, even if the results are  
13 negative. If applicable, this shall include an appended  
14 itemized inventory of identified specimens. This report  
15 shall be submitted by the project paleontologist to the  
16 County of Riverside, Planning Department, prior to the  
17 issuance of the final grading inspection for the area under  
18 each grading permit issued.

19 E. Geology

20 1. Impacts:

21 A portion of the project site is located on a geologic unit that is  
22 potentially unstable. In particular, the southeast portions of the  
23 project site area (the Foothill Village) may be subject to rockfall  
24 hazards. With the adoption of Mitigation Measure Geo 1, together  
25 with implementation of measures set forth in the geotechnical  
26 reports included in Appendix F of the DEIR, and compliance with  
27 existing regulatory requirements, such as County Ordinance No.  
28

1 457 and the Uniform Building Code, those impacts are mitigated to  
2 below a level of significance. Portions of the project may also be  
3 located on a geologic unit or soil that is either unstable, may  
4 become unstable as a result of the project and potentially result in  
5 ground subsidence. This impact will be reduced to less than  
6 significant through implementation of project design  
7 considerations, specifically over-excavation and re-compaction of  
8 on-site alluvial soil, and compliance with Mitigation Measures Geo  
9 2 and 3. The project may result in a change in topography or  
10 ground surface relief features, or create cut or fill slopes greater  
11 than 2:1 or higher than 10 feet. This impact will be reduced to less  
12 than significant with implementation of project design  
13 considerations, specifically compliance with the Slope Stability  
14 Report, submission of a landscaping and irrigation plan to the  
15 County Building and Safety Department with the rough grading  
16 plan submittal for areas where cut and fill slopes are created higher  
17 than 10 feet, and compliance with Specific Plan Development  
18 Standards regarding water and sewer together with implementation  
19 of Mitigation Measure Geo 3. The project may result in substantial  
20 soil erosion or the loss of top soil, and/or be located on expansive  
21 soil. This impact will be reduced to less than significant through  
22 implementation of project design considerations, specifically the  
23 preparation of site specific detailed soil reports and geotechnical  
24 studies before final grading activities occur, and compliance with  
25 Mitigation Measure Geo 3. The project may result in an increase  
26 in water induced erosion either on or offsite. This impact will be  
27 reduced through compliance with existing regulations and  
28

1 regulatory requirements such as preparation and implementation of  
2 a Stormwater Pollution Prevention Program and implementation of  
3 project design considerations, specifically maintenance of all  
4 common areas, recreational facilities and open space through  
5 landscaping and irrigation together with implementation of  
6 Mitigation Measure Geo 3. The proposed project could also result  
7 in methane levels that exceed Riverside County standards. This  
8 impact will be mitigated to less than significant through  
9 implementation of project design considerations, specifically  
10 preparation of a detailed soils report and geotechnical investigation  
11 per Section 7 of the Specific Plan prior to initial grading activities  
12 together with implementation of Mitigation Measure Geo 3.

13 2. Mitigation:

14 *MM Geo 1* has been adopted and made a condition of approval of  
15 the project: To protect life, occupied buildings and water tanks,  
16 rockfall hazards shall be addressed to planning areas adjacent to  
17 the Lakeview Mountains. Evidence of past rockfalls exist onsite;  
18 consequently, based upon field investigation, the majority of the  
19 areas adjacent to the slopes have at least a minimal level for  
20 rockfall hazard. Therefore, slope areas have been delineated by  
21 three distinct rockfall hazard zones, RH Zone 1 has the least  
22 potential, and RH Zone 3 has the highest potential. The following  
23 recommendations for remediation are based upon the Preliminary  
24 Rockfall Hazard Evaluation. Adherence to these remediation  
25 measures will reduce the level of impact to less than significant.

26 RH Zone 1 – Due to the isolated nature of hazards within this zone,  
27 the hazard of individual rock falls can be generally neutralized by  
28

1 the removal of individual rocks and/or construction of low impact  
2 walls. Blasting may be required in this zone in order to completely  
3 remove the individual rock hazard.  
4

5 RH Zone 2 – Local areas in this zone may only require a few  
6 isolated rocks to be removed while other areas may require a more  
7 regional alternative. The following measures are provided as  
8 options for remediation in Zone 2:

- 9 • Construction of a debris ditch with a 5-foot tall, 1.5:1  
10 (horizontal to vertical) manufactured slope, which will  
11 capture falling debris. Due to the granular nature of on-site  
12 soils, the slope will need to be reinforced with geogrid,  
13 which is a synthetic polymer-coated material that is used to  
14 reinforce an earth-fill slope, wall, and base layer  
15 construction. Geogrid provides a stabilizing force within  
16 the soil structure itself and will improve the surficial  
17 stability of fill slopes inclined at 1.5:1. This manufactured  
18 slope should be a minimum of 15 feet from the toe of the  
19 natural slope. Fencing at the top of the manufactured slope  
20 will be constructed to provide additional protection.
- 21 • Construction of a debris ditch with a 5-foot tall, 2:1  
22 manufactured slope and 3-foot tall, top of slope impact  
23 wall. The impact wall should be designed using an  
24 equivalent fluid pressure of 125 pounds per cubic foot  
25 (pcf). The toe of the manufactured slope should be a  
26 minimum 15 feet from the toe of the natural slope.  
27  
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- Construction of a debris ditch with a 3-foot tall retaining wall. The base of the wall should be a minimum 15 feet from the toe of the natural slope.
- Construct a 6-foot tall Caltrans-type rock fence that should be setback a minimum of 15 feet from the toe of the natural slope.
- Implementation of a 50-foot setback from the toe of the natural slope to the property line of the proposed lots and construct fencing that will provide some additional measure of protection from rockfall hazards.

RH Zone 3 – Due to the abundant hazards in this zone, a regional remediation measure is recommended, as opposed to individual remediation/removal of specific hazardous rocks. However, due to the existence of local, large, rounded boulders located high up on the perimeter slopes in these areas, local blasting of these large fragments may be required in addition to the implementation of rockfall zone mitigation measures.

- Construction of a debris ditch with an 8-foot tall, 1.5:1 (horizontal to vertical) manufactured slope. Due to the granular nature of on-site soils, the slope will need to be reinforced with geogrid. This manufactured slope should be a minimum of 15 feet from the toe of the natural slope. A 5-foot tall fence constructed at the top of the manufactured slope will provide additional protection.
- Construction of debris ditch with a 5-foot tall, 2:1 manufactured slope and 5-foot tall top of slope impact wall. The impact wall should be designed using an equivalent

1 fluid pressure of 125 pcf. The toe of the manufactured  
2 slope should be a minimum 15 feet from the toe of the  
3 natural slope.

- 4 • Construction of a debris ditch with a 5-foot tall retaining  
5 wall. The base of the wall should be a minimum 15 feet  
6 from the top of the natural slope.
- 7 • Construct a 6-foot tall Caltrans-type rock fence that should  
8 be setback a minimum of 15 feet from the toe of the natural  
9 slope.
- 10 • Implementation of a 75-foot setback from the toe of the  
11 natural slope to the future property line of the proposed lots  
12 and construct fencing that will provide some additional  
13 measure of protection from rockfall hazards.

14 ***Mitigation Measure Geo 2*** has been adopted and made a  
15 condition of approval of the project to address potential  
16 construction on a geologic unit or soil that is unstable or result in  
17 ground subsidence: The upper 5 to 15 feet of alluvial soil is  
18 considered to be slightly, to moderately compressible, therefore,  
19 partial removal and re-compaction of this material will be  
20 necessary in areas where structures are planned, in order to reduce  
21 the potential for excessive total and differential settlement of the  
22 structures. The depth of removal and recompaction will be  
23 determined in the field based on conditions exposed but is  
24 expected to include complete removal of manure and organic-rich  
25 soil, complete removal of uncontrolled fill soils and removal of the  
26 upper 5 to 8 feet of alluvial soil.



1 *Mitigation Measure Geo 3* has been adopted and made a condition  
2 of approval of the project to address potential construction on a  
3 geologic unit or soil that is unstable or result in ground subsidence;  
4 the project's potential to change topography or ground surface  
5 relief features; substantial soil erosion or the loss of top soil; the  
6 potential for an increase in water-induced erosion; and the  
7 potential exceedance of acceptable levels of methane: Prior to  
8 issuance of a grading permit on any implementing project, an  
9 updated soils report and geotechnical study reviewing the most  
10 current development plan shall be prepared to analyze on-site soil  
11 conditions and slope stability and include appropriate measures to  
12 provide foundation stability, seismic design, and limit damage  
13 from erosion.

14 F. Hazards

15 1. Impacts:

16 The development of the project may create a significant hazard to  
17 the public or the environment through reasonably foreseeable upset  
18 and accident conditions involving the release of hazardous  
19 materials into the environment. These impacts would be generated  
20 through the development of properties that have been previously  
21 used for agricultural purposes, or by the routine use of hazardous  
22 materials during the construction of the site, or by the removal of  
23 existing structures. These impacts can be reduced to less than  
24 significant through implementation of Mitigation Measure  
25 Hazards-Mat 1, 2, 3, 3a, and 4a, as well as compliance with  
26 existing regulations, such as SCAQMD Rules and Regulations  
27 pertaining to asbestos, Department of Transportation Office of  
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1 Hazardous Materials Safety, and pertinent provisions of Titles 8 22  
2 and 26 of the California Code of Regulations. Additionally, the  
3 project site is located on a site which is included on a list of  
4 hazardous materials sites compiled pursuant to Government Code  
5 Section 65962.5 and, as a result, would create a significant hazard  
6 to the public or the environment. This impact is reduced to less  
7 than significant through compliance with Mitigation Measure  
8 Hazards-Mat 4. The project is also located within a County High  
9 Fire Area, which may expose people or structures to a significant  
10 risk of loss, injury, or death involving wildland fires, including  
11 where wildlands are adjacent to urbanized areas or where  
12 residences are intermixed with wildlands. This impact is reduced to  
13 less than significant through implementation of design  
14 considerations such as 100-foot fuel modification zone, 500 feet of  
15 open space/regional park between the closest development area to  
16 the San Jacinto Wildlife Area, and Mitigation Measures Hazards-  
17 Fire 5 and 6. With the adoption of the following mitigation  
18 measures, those impacts are mitigated to below a level of  
19 significance.

20 2. Mitigation:

21 ***Mitigation Measure Hazards-Mat 1*** has been adopted and made a  
22 condition of approval of the project to minimize impacts to the  
23 future residents of the subject site from the current agricultural  
24 uses: To assure that contaminated soils are not used on-site or  
25 improperly exported off-site, appropriate soils testing and handling  
26 shall occur. Prior to approval of tentative tract maps, site plans, or  
27 other discretionary approvals for a given phase of development or  
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1 specific plan area, the County shall confirm that a Phase I ESA has  
2 been prepared for the area that is the subject of the discretionary  
3 action. If a Phase I ESA has not been previously prepared for the  
4 area, a Phase I ESA shall be performed by a registered  
5 environmental assessor (REA) prior to the approval of the  
6 discretionary action. If the property had historically been used for  
7 agricultural activities, the Phase I ESA shall address the potential  
8 for pesticide residues. If potential hazardous materials or  
9 conditions are identified in the Phase I report, the  
10 recommendations of the ESA shall be implemented. Such  
11 recommendations could include surficial sampling and chemical  
12 analysis within agricultural areas or where soil staining was  
13 observed. The Phase I ESA shall be provided to the County of  
14 Riverside and shall be included in any CEQA analysis prepared in  
15 connection with the consideration of the future discretionary  
16 approvals for development.

17 ***Mitigation Measure Hazardous-Mat 2*** has been adopted and made  
18 a condition of approval of the project to address impacts related to  
19 a release of hazardous materials into the environment: An asbestos  
20 and lead paint survey will be required prior to issuance of a  
21 demolition permit for the demolition of existing site structures.  
22 Recommendations of the study shall be implemented in  
23 compliance with all applicable regulations.

24 ***Mitigation Measure Hazards-Mat 3*** has been adopted and made a  
25 condition of approval of the project to address impacts related to a  
26 release of hazardous materials into the environment: Removal of  
27 structures including buildings, tanks, or buried materials from  
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1 contaminated areas will require monitoring by a Hazardous  
2 Materials trained archaeologist. If buried materials of potential  
3 historical, cultural or archaeological significance are accidentally  
4 discovered during any earth-moving operations associated with the  
5 proposed project, all work in that area shall be halted or diverted  
6 until a qualified archaeologist can evaluate the nature and  
7 significance of the finds. If the find is determined to be an  
8 historical or unique archaeological resource, as defined in Section  
9 15064.5 of the California Code of Regulations (State CEQA  
10 Guidelines), avoidance or other appropriate measures as discussed  
11 in the Cultural Resources Management Plan shall be implemented  
12 (See MM Cultural 1 in Section 5.5 for further information).

13 ***Mitigation Measure Hazards-Mat 3a*** has been adopted and made  
14 a condition of approval of the project to address impacts related to  
15 a release of hazardous materials into the environment: If, while  
16 performing any excavation as part of project construction, material  
17 that is believed to be hazardous waste is discovered, as defined in  
18 Section 25117 of the California Health & Safety Code, the  
19 developer shall contact the County of Riverside Community Health  
20 Agency, Department of Environmental Health. Excavation shall be  
21 stopped until the material has been tested and the presence of  
22 hazardous waste has been confirmed. If no hazardous waste is  
23 present, excavation may continue. If hazardous waste is  
24 determined to be present, the County Department of  
25 Environmental Health will provide guidance regarding necessary  
26 oversight so that the material is be removed and disposed of  
27 pursuant to applicable provisions of California law.  
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1                                    **Mitigation Measure Hazards-Mat 4** has been adopted and made a  
2                                    condition of approval of the project in order to minimize impacts  
3                                    to the project from a burn dump that is within the project site: If  
4                                    the burn dump is not fully remediated by the time development  
5                                    starts, a 300-foot buffer from the burn dump site is required from  
6                                    any proposed development until remediation of the burn dump site  
7                                    is complete, or other measure acceptable to the RCWMD, such as  
8                                    a barrier, to eliminate exposure pathways will be completed. No  
9                                    setbacks or other measures to eliminate exposure pathways are  
10                                   required if remediation has been completed and cleared by the  
11                                   County and State Departments of Health.

12                                   **Mitigation Measure Hazards-Mat 4a** has been adopted and made  
13                                   a condition of approval of the project to address impacts related to  
14                                   a release of hazardous materials into the environment: To properly  
15                                   assess the suitability of on-site soils to be used as fill, a  
16                                   geotechnical evaluation shall be performed by a qualified  
17                                   professional prior to the approval of all Tentative Tract maps or  
18                                   site plans for a given phase of development. This evaluation will  
19                                   include an analysis of the organic matter content of soils on the  
20                                   site. If the organic matter content of the soils is greater than 2  
21                                   percent when mixed with subsurface soils and/or imported fill,  
22                                   then manure will be removed from the site and properly disposed  
23                                   of, or mixed with other soils to reduce the organic matter to less  
24                                   than 2 percent prior to grading operations.

25                                   **Mitigation Measure Hazards-Fire 5** has been adopted and made a  
26                                   condition of approval of the project in order to reduce impacts on  
27                                   the development from the County High Fire Area: All buildings  
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1 shall be constructed with fire retardant roofing material as  
2 described in Section 1503 of the Uniform Building Code.

3 *Mitigation Measure Hazards-Fire 6* has been adopted and made a  
4 condition of approval of the project in order to reduce impacts to  
5 the project from potential fire fuel areas: Prior to the approval of  
6 any development plan for lands adjacent to open space areas  
7 (Planning Areas 58, 66, 68, 69, 73, and 81), a fire  
8 protection/vegetation management (fuel modification) plan shall be  
9 submitted to the fire department for review and approval. The  
10 Homeowners' Association or appropriate management entity shall  
11 be responsible for maintaining the elements of the plan. If  
12 significant eligible cultural resources are located within or adjacent  
13 to a fuel modification zone, the fire protection/vegetation  
14 management plan shall be prepared in conjunction with parties  
15 knowledgeable about the cultural resources such as the County  
16 Archaeologist, and Native American representatives.

17 G. Hydrology

18 1. Impacts:

19 The project has the potential to create or contribute runoff water  
20 which would exceed the capacity of existing or planned storm  
21 water drainage systems or provide substantial additional sources of  
22 polluted run-off. This impact can be reduced to less than  
23 significant through compliance with local and state regulations,  
24 such as General Plan policy OS 3.3, the Water Quality  
25 Management Plan, and implementation of project design  
26 considerations such as roadside swales and water quality basins,  
27 together with compliance with MM Hydro 1 set forth below. In  
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1 addition, the development of the project will substantially alter the  
2 existing drainage pattern of the site or area, including the alteration  
3 of the course of a stream or river, or substantially increase the rate  
4 or amount of surface runoff in a manner which would result in  
5 flooding on- or off-site. This potential impact will be mitigated to  
6 less than significant through compliance with MM Hydro 1 set  
7 forth below, and compliance with the Water Quality Management  
8 Plan, General Plan policies Os 4.3, S 4.8, S 4.9 and S 4.18, as well  
9 as implementation of project design considerations, specifically the  
10 Master Drainage Plan.

11 2. Mitigation:

12 *Mitigation Measure Hydro 1* has been adopted and made a  
13 condition of approval of the project in order to address potential  
14 significant adverse environmental impacts associated with interim  
15 conditions that may exist prior to the completion of the overall  
16 project storm drain and water quality treatment system: Prior to  
17 approval of future Tentative Tract maps within THE VILLAGES OF  
18 LAKEVIEW SPECIFIC PLAN which are proposed prior to completion  
19 of the overall project drainage improvements, hydrology studies  
20 will be required to analyze potential impacts and identify any  
21 needed improvements within the tract and/or within the Specific  
22 Plan or offsite which are required to accommodate storm water  
23 flows and address water quality, as required by the County of  
24 Riverside and Regional Water Quality Control Board. Potential  
25 operational BMPs may include vegetated swales, sand filtration  
26 systems, water quality inlets, mechanical separators, and/or other  
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1 proprietary devices as needed to treat expected pollutants from  
2 development. (See Table 5.8-D.)

3 H. Land Use

4 1. Impacts:

5 The project lies adjacent to, and in otherwise close proximity to  
6 properties that have agricultural and rural zoning. This introduces  
7 a significant conflict between the higher densities within the  
8 specific plan and the surrounding residential areas. The project is  
9 potentially incompatible with existing and planned surrounding  
10 land uses. However, both of these impacts will be reduced to  
11 below a level of significance with the mitigation measures Land  
12 Use 1 and 2, below, and with implementation of design  
13 considerations (such as the equestrian trail) and compliance with  
14 hunting regulations within the San Jacinto Wildlife Area. The  
15 project has potential inconsistencies with policies in the General  
16 Plan which will be addressed by Mitigation Measure Land Use 3,  
17 below.

18 2. Mitigation:

19 *Mitigation Measure Land Use 1* has been adopted and made a  
20 condition of approval of the project in order to reduce potential  
21 significant adverse impacts due to incompatibility between  
22 agricultural uses and proposed suburban development: Proposed  
23 residences, school buildings, and commercial structures shall be  
24 setback 300 feet from existing active agricultural uses of an  
25 offensive nature which are defined as: corrals, chicken houses,  
26 dairy waste ponds, manure stockpiles, or commercial livestock.  
27 This setback shall not apply to areas of the project where Ramona  
28



1 Expressway intervenes between active agriculture and proposed  
2 development because the expressway will act as the buffer. The  
3 300-foot buffer area may include public road rights-of-way,  
4 parking lots, and service or maintenance areas. In addition to  
5 project edge conditions, the 300-foot setback shall also apply to  
6 interim conditions on-site between occupied project-related  
7 buildings and existing on-site agricultural uses of an offensive  
8 nature (e.g., chicken ranch) that are located in a later phase of  
9 project development and may remain operational while earlier  
10 phases of development are being built.

11 ***Mitigation Measure Land Use 2*** has been adopted and made a  
12 condition of approval in order to reduce potential land use  
13 density/intensity conflicts between existing rural residences on  
14 Mike Lane and future residential homes within Planning Areas 55,  
15 57, and 58: A sight line study or evidence showing avoidance of  
16 views from proposed residences into existing homes on Mike Lane  
17 shall be submitted at the time of Tract Map submittal, or as  
18 otherwise approved by the Planning Director. Conflicts may be  
19 avoided through use of various means including but not limited to:  
20 location of windows and balconies, landscaping, walls, elevation  
21 differences, or setbacks.

22 ***Mitigation Measure Land Use 3*** has been adopted and made a  
23 condition of approval in order to eliminate inconsistencies with  
24 policy LU 4.1 in the County's General Plan: To eliminate  
25 inconsistencies with General Plan Policy LU.4.1, which  
26 encourages public art, and to provide a mechanism for  
27 interpretation of some of the historic land uses of the project site,  
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1 public art and/or historic interpretation art or exhibits, shall be  
2 incorporated into the project in a minimum of three locations. At  
3 least one exhibit will focus on the project site's prehistoric  
4 archaeological resources and interpretation at a location(s) to be  
5 determined at a later date depending on subject matter. Examples  
6 of the other exhibits may include but are not limited to:  
7 interpretative exhibits regarding the thoroughbred farm located  
8 within the park to be built in PA 53, art as a part of community  
9 entry monumentation, or art within fountains at a plaza within a  
10 pedestrian-oriented commercial center.

11 I. Noise

12 1. Impacts:

13 The development of the project will create a substantial [5 dBA or  
14 greater] temporary or periodic increase in ambient noise levels in  
15 the project vicinity above levels existing without the project. This  
16 potentially significant impact can be reduced to less than  
17 significant with implementation of Mitigation Measures Noise 1  
18 through 7a. In addition, the development of the project would  
19 create an exposure of persons to or generation of noise levels that  
20 exceed Riverside County General Plan standards. These impacts  
21 will be reduced to below a level of significance with  
22 implementation of Mitigation Measures Noise 8 through 11 set  
23 forth below. Finally, the project may expose people to excess  
24 ground-borne vibration or ground-borne noise levels; however this  
25 impact can be reduced to less than significant through  
26 implementation of Mitigation Measures Noise 1 through 7, set  
27 forth below.  
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2. Mitigation:

*Mitigation Measures Noise 1 through 7a* have been adopted and made conditions of approval of the project in order to minimize impacts from temporary noise sources:

*MM Noise 1:* Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6 p.m. and 6 a.m. during the months of June through September and between 6 p.m. and 7 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

*MM Noise 2:* Provide portable barriers for high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors. The barrier is to be placed near the mass-producing equipment, between the noise source and the receptors. These barriers may be constructed on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thick) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch (3 1/2") thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier.

*MM Noise 3:* All construction vehicles and equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.

1 **MM Noise 4:** To the extent feasible, the noisiest operations shall  
2 be scheduled to occur simultaneously in the construction program  
3 to avoid prolonged periods of annoyance.

4 **MM Noise 5:** The construction contractor shall locate  
5 equipment/vehicle staging and stockpiling as far as practicable  
6 from existing residential dwellings and other noise-sensitive  
7 receptors.

8 **MM Noise 6:** Have no music or electronically reinforced speech  
9 from construction workers audible at noise-sensitive property.

10 **MM Noise 7:** All project workers exposed to noise levels above  
11 80 dBA shall be provided with personal protective equipment for  
12 hearing protection (i.e., earplugs and/or earmuffs); areas where  
13 noise levels are routinely expected to exceed 80 dBA shall be  
14 clearly posted with signs requiring hearing protection be worn.

15 **MM Noise 7a:** The developer shall notify neighboring residents  
16 within ¼ mile of any areas that will require blasting, as to the  
17 timing and duration of any potential blasting activities associated  
18 with the proposed project. Notification shall take place a minimum  
19 of five working days prior to anticipated blasting activities.

20 **Mitigation Measures Noise 8 through 11** have been adopted and  
21 made conditions of approval of the project in order to minimize  
22 impacts from permanent noise sources:

23 **MM Noise 8:** Prior to approval of each tentative tract and plot  
24 plan, an acoustical impact analysis shall be submitted with the  
25 required acoustical review application form and fees to Riverside  
26 County Department of Environmental Health Office of Industrial  
27 Hygiene for review and approval. The acoustical impact analysis  
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1 will address the noise that might be produced from traffic with  
2 respect to residential structures and stationary noise sources and  
3 will identify the sound barrier requirements for each tentative tract  
4 or plot plan to ensure that the 65 dBA exterior standard for  
5 sensitive receptors is met. Sound barrier heights will be based upon  
6 specific lot configurations, landscaping, and other details provided  
7 with the tentative tract maps and plot plans. Required sound  
8 barriers shall be constructed prior to building permit issuance of  
9 the last residential/commercial unit. To retain visibility and access,  
10 a combination of setbacks, berms, and walls may be used to  
11 achieve acceptable noise levels.

12 ***MM Noise 9:*** Prior to issuance of building permits within a tract, a  
13 final noise study shall be submitted with the required acoustical  
14 review application form and fees to the Riverside County  
15 Department of Environmental Health Office of Industrial Hygiene  
16 for review and approval. The final noise study will verify the  
17 effectiveness of mitigation measures proposed in acoustical impact  
18 analysis required in MM Noise 8 and will calculate necessary  
19 Sound Transmission Class (STC) sound ratings for the windows of  
20 homes subject to exterior noise impacts greater than 65 dBA and  
21 provide the structural requirements necessary to meet an interior  
22 level of 45 dBA. A unit-to-unit transmission analysis should be  
23 performed for multi-family structures for structures containing  
24 more than one use (e.g., residential and commercial live-at-work  
25 buildings). This type of analysis attempts to ensure that noise does  
26 not spill from one unit over into another.

1 *MM Noise 10:* Prior to approval of a site development permit for  
2 commercial/office development, a noise study will be required for  
3 the final version of the commercial portions of the project site to  
4 ensure that noise from the commercial area will not impact  
5 adjacent residential land uses by exceeding the County's noise  
6 limits of 65 dBA during the day and 45 dBA at night in any ten  
7 minute period. To retain visibility and access, setbacks, berms, and  
8 walls may be used to achieve acceptable noise levels.

9 *MM Noise 11:* To inform future residents of The Village of  
10 Lakeview that hunting is allowed in the San Jacinto Wildlife Area,  
11 and their proximity to said hunting, which may cause loud  
12 intermittent noises from gunshots, a disclosure statement shall be  
13 provided to prospective buyers prior to the purchase of homes  
14 within the proposed project. A copy of the Department of Real  
15 Estate (DRE) White Report shall be given to the County Planning  
16 Department that the sales staff/escrow officers, for each housing  
17 area being sold have included such notification prior to Final  
18 Inspection.

19 J. Public Services: Fire Protection

20 1. Impacts:

21 Development of the proposed project will increase the demand for  
22 fire protection services. As its fair share contribution to the cost of  
23 new facilities, development impact fees pursuant to Riverside  
24 County Ordinance No. 659.6 shall be paid, a portion of which are  
25 designated for fire protection services. In addition, design criteria  
26 and other mitigation measures as listed below are required to  
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1 minimize impacts to fire protection services to below a level of  
2 significance.

3 2. Mitigation:

4 ***Mitigation Measure Fire 1*** has been adopted and made a condition  
5 of approval of the project in order to assure that the project  
6 development does not proceed faster than adequate fire service  
7 facilities are provided: The necessary fire station shall be  
8 constructed and operational prior to issuance of building permit for  
9 the 5,500<sup>th</sup> dwelling unit within the project, to accommodate the  
10 equipment and staff necessary to serve all development within The  
11 Villages of Lakeview Specific Plan in accordance with the terms of  
12 The Villages of Lakeview Development Agreement or other  
13 agreement with Riverside County.

14 ***Mitigation Measure Fire 2*** has been adopted and made a condition  
15 of approval of the project in order to ensure that adequate fire  
16 stations are provided to serve project development: The Master  
17 Developer shall pay fire services development impact fees  
18 pursuant to Ordinance 659.7 or, provide land and/or facilities to  
19 satisfy Fire Department services standards and ensure the  
20 construction and operations of adequate fire stations in accordance  
21 with the terms of The Villages of Lakeview Development  
22 Agreement or other agreement with the Riverside County Fire  
23 Department.

24 ***Mitigation Measure Fire 3*** has been adopted and made a condition  
25 of approval of the project in order to provide adequate facilities for  
26 fire protection services: All water mains and fire hydrants  
27 providing required fire flows shall be constructed in accordance  
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1 with the appropriate sections of Riverside County Ordinance No.  
2 460 and/or No. 787, subject to review and approval by the  
3 Riverside County Fire Department.

4 K. Transportation and Traffic

5 1. Impacts:

6 Upon completion, the project will exceed, either individually or  
7 cumulatively, a level of service standard established by the county  
8 congestion management agency for designated roads or highways  
9 and/or cause an increase in traffic which is substantial in relation  
10 to the existing traffic load and capacity of the street system. In  
11 addition, the project will cause an effect upon circulation during  
12 the project's construction, and substantially increase hazards to a  
13 design feature (e.g., sharp curves or dangerous intersections) or  
14 incompatible uses (e.g., farm equipment). Some of these impacts  
15 will be reduced to a level of significance with the following  
16 mitigation measures.

17 2. Mitigation:

18 ***Mitigation Measures Trans 1 through 11***, exclusive of Mitigation  
19 Measures Trans 6, 8 and 10, will reduce impacts to the local road  
20 system to below a level of significance through the project's  
21 participation in the County's Transportation Uniform Mitigation  
22 Fee, Road and Bridge Benefit District, and Development Impact  
23 Fee programs:

24 ***MM Trans 1:*** All roads shall be improved to the recommended  
25 General Plan or Specific Plan designation, as approved by the  
26 County Board of Supervisors, or as approved by the Transportation  
27 Department. If there is a conflict between the General Plan and  
28



1 Specific Plan, the General Plan designation would prevail unless  
2 specific findings are made by the County that the Specific Plan  
3 improvement is consistent with the General Plan.

4 **MM Trans 2:** The project proponent shall prepare a traffic impact  
5 study for each “Village” of development within the SP. The  
6 Village-level traffic analysis will be a refinement of the SP Traffic  
7 Impact Analysis. Traffic studies for individual implementing  
8 projects may be required for individual implementing projects  
9 within the boundaries of Specific Plan No. 342, at the discretion of  
10 the Transportation Department. Traffic studies for individual  
11 implementing projects, if needed, shall identify the impacts of the  
12 implementing project and needed roadway improvements to be  
13 constructed prior to each implementing project. If development  
14 within the Project occurs in a different order than the phasing  
15 assumptions stated in County Condition of Approval 10. TRANS.1  
16 , or if phases overlap substantially, a new traffic study may be  
17 required to determine if any improvements from the prior un-built  
18 phase need to be constructed to mitigate impacts by the phase  
19 being developed.

20 **MM Trans 3:** Roadways internal to the project shall be constructed  
21 as needed for development; as determined on the basis of Village-  
22 level traffic studies.

23 **MM Trans 4:** Prior to the 1<sup>st</sup> occupancy, applicant shall widen  
24 Ramona Expressway to four lanes from westerly of Lakeview  
25 Avenue to easterly of Hansen Avenue, and signalize the  
26 intersection at Lakeview Avenue and Ramona Expressway.

1 **MM Trans 5:** At such time as the project phasing requires the  
2 construction of AA Street and its connection via Reservoir Avenue  
3 to Ramona Expressway, applicant shall install a traffic signal at the  
4 intersection of Reservoir Avenue and Ramona Expressway,  
5 connect Reservoir Avenue to Lakeview Avenue via an alignment  
6 approved by the Transportation Department, and close the  
7 intersection at Lakeview Avenue and Ramona Expressway. The  
8 new signal at Reservoir Avenue and Ramona Expressway is  
9 eligible for traffic signal fee credit in accordance with the County's  
10 DIF Program. As an alternative, the project proponent shall  
11 provide a village-level traffic study to demonstrate that an  
12 interim/temporary solution is possible to mitigate the traffic  
13 impacts of the project and to provide accessibility until the grade  
14 separated interchange at Reservoir Avenue and Ramona  
15 Expressway is completed.

16 **MM Trans 7:** Prior to the issuance of occupancy permits for the  
17 1,201<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
18 building permits, applicant shall install a traffic signal at Bridge  
19 Street/Ramona Expressway, and widen Ramona Expressway to 4  
20 through lanes through the intersection, this improvement is eligible  
21 for traffic signal fee credit, or

22 The County shall have awarded a construction contract, with full  
23 funding in place, for this improvement.

24 **MM Trans 9:** Prior to the issuance of the 2,391<sup>st</sup> residential  
25 occupancy permit, or building permit for an equivalent amount of  
26 non-residential buildings, the applicant shall construct Reservoir  
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1 Avenue as a two-lane facility between Nuevo Road and 10<sup>th</sup> Street,  
2 OR funding for this improvement shall be assured, otherwise.

3 ***MM Trans 11:*** Prior to the issuance of the 2,741<sup>st</sup> residential  
4 occupancy permit, or building permit for an equivalent amount of  
5 non-residential buildings, the applicant shall improve Nuevo Road  
6 from two lanes to four lanes between Foothill Avenue and Meniffee  
7 Road, OR funding for this improvement shall be assured,  
8 otherwise.

9 ***Mitigation Measures Trans 12 and 13*** will reduce impacts to the  
10 local road system. To the extent that others have not installed the  
11 signals prior to the time they are needed for the Project, the  
12 proponent of the Project and all subsequent implementing projects  
13 within the Specific Plan shall be responsible for design,  
14 construction, and installation of traffic signals at the following off-  
15 site intersections or as approved by the Transportation Department.  
16 The timing of the off-site signal needs in each phase will be  
17 determined based on detailed Village-level traffic studies. The  
18 need for signals at on-site intersections will be determined based  
19 on detailed Village-level traffic studies.

20 ***MM Trans 12:*** The following signals shall be installed prior to the  
21 issuance of the 1,601<sup>st</sup> residential occupancy permit, or the  
22 issuance of an equivalent amount of non-residential building  
23 permits, or earlier if determined to be necessary on the basis of  
24 village-level traffic studies:

- 25 • Bridge Street (NS) at Ramona Expressway (EW)
- 26  
27  
28

- Lakeview Avenue (NS) at Ramona Expressway (EW) - temporary connection, disconnected when signal or grade separation is installed at Reservoir Avenue (realigned) (NS) at Ramona Expressway (NS).
- Hansen Avenue/Davis Road (NS) at Ramona Expressway (EW) (modification)
- On-site signals as needed to support development

***MM Trans 13:*** The following signals shall be installed prior to the issuance of the 3,201st residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:

- Reservoir Avenue (NS) at 10th Street (EW)
- Menifee Road (NS) at Nuevo Road (EW)
- 5th Street/Town Center Boulevard (NS), or location in vicinity, at Ramona Expressway (EW) – temporary signal, disconnected when Town Center is connected to Ramona Expressway at its ultimate location.
- On-site signals as needed to support development

***Mitigation Measures Trans 14 through 19,*** exclusive of Mitigation Measure Trans 17, will reduce impacts to the following intersection improvements to below a level of significance, which shall be provided prior to the issuance of the 1,601st residential occupancy permit, or the issuance of an equivalent amount of non-

1 residential building permits, or earlier if determined to be  
2 necessary on the basis of village-level traffic studies:

3 ***MM Trans 14:*** The City of Perris and the County of Riverside are  
4 coordinating with Caltrans on the improvements at the I-215  
5 interchange ramps. The following geometrics are included in the  
6 current Caltrans improvement plan for this intersection and are  
7 expected to be completed by this phase. The intersection of I-215  
8 Southbound Ramps at Ramona Expressway shall be improved to  
9 provide the following geometrics:

10 Northbound: Not applicable.

11 Southbound: One left turn lane. One shared left turn and  
12 through lane. One right turn lane

13 Eastbound: One through lane. One shared through and  
14 right turn lane.

15 Westbound: One left turn lane. Two through lanes

16 ***MM Trans 15:*** Improve the intersection of Hansen Avenue/Davis  
17 Road and Ramona Expressway to include the following  
18 geometrics:

19 Northbound: One left turn lane. One shared through and  
20 right turn lane.

21 Southbound: One left turn lane. One shared through and  
22 right turn lane.

23 Eastbound: One left turn lane. One through lane. One  
24 shared through and right turn lane.

25 Westbound: One left turn lane. One through lane. One  
26 shared through and right turn lane.

1 **MM Trans 16:** Improve the intersection of Lakeview Avenue and  
2 Ramona Expressway to provide signalization and include the  
3 following geometrics:

4 Northbound: One left turn lane. One shared through and  
5 right turn lane.

6 Southbound: One left turn lane. One shared through and  
7 right turn lane.

8 Eastbound: One left turn lane. One through lane. One  
9 right turn lane.

10 Westbound: One left turn lane. One through lane. One  
11 right turn lane.

12 **MM Trans 18:** Improve the intersection of Reservoir Avenue and  
13 10th Street to include the following geometrics:

14 Northbound: One shared left turn, through, and right turn  
15 lane.

16 Southbound: One shared left turn, through, and right turn  
17 lane.

18 Eastbound: One shared left turn, through, and right turn  
19 lane.

20 Westbound: One shared left turn, through, and right turn  
21 lane.

22 **MM Trans 19,** which may be waved at the direction of the County:

23 Improve the intersection of Bridge Street and Ramona Expressway  
24 to include the following geometrics:

25 Northbound: Not applicable.

26 Southbound: One left turn lane. One right turn lane.

27 Eastbound: One left turn lane. Two through lanes.  
28

1 Westbound: One left turn lane. Two through lanes. One  
2 right turn lane.

3 Mitigation Measures Trans 20 through 22, will reduce impacts to  
4 the following intersection improvements, which shall be provided  
5 prior to the issuance of the 3,201st residential occupancy permit,  
6 or the issuance of an equivalent amount of non-residential building  
7 permits, or earlier if determined to be necessary on the basis of  
8 village-level traffic studies:

9 ***MM Trans 20:*** Improve the intersection of Reservoir Avenue  
10 and Ramona Expressway to include the following geometrics:

11 Northbound: One left turn lane. One through lane. One  
12 right turn lane.

13 Southbound: One left turn lane. One shared through and  
14 right turn lane.

15 Eastbound: One left turn lane. One through lane. One  
16 right turn lane.

17 Westbound: One left turn lane. One shared through and  
18 right turn lane.

19 OR

20 A village-level traffic study shall be provided to  
21 demonstrate that an interim/temporary solution is possible  
22 to mitigate the traffic impacts of the project and to provide  
23 accessibility until the grade separated interchange at  
24 Reservoir Avenue and Ramona Expressway is completed.

25 ***MM Trans 21:*** Improve the intersection of 5th Street and Ramona  
26 Expressway to include the following geometrics:

27 Northbound: One left turn lane. One right turn lane.  
28

1 Southbound: Not applicable.

2 Eastbound: Two through lanes. One right turn lane.

3 Westbound: One left turn lane. Two through lanes.

4 **MM Trans 22:** Improve the intersection of Reservoir Avenue and  
5 10th Street to provide signalization and include the following  
6 geometrics:

7 Northbound: One left turn lane. One shared through and  
8 right turn lane.

9 Southbound: One left turn lane. One shared through and  
10 right turn lane.

11 Eastbound: One left turn lane. One shared through and  
12 right turn lane.

13 Westbound: One left turn lane. One shared through and  
14 right turn lane.

15 **Mitigation Measures Trans 24 through 34** will reduce impacts to  
16 the following roadways internal to the project, and shall be  
17 constructed as needed for Phase I development per the following  
18 geometrics and as determined on the basis of Village-level traffic  
19 studies:

20 **MM Trans 24:** Construct the intersection of Reservoir Avenue and  
21 AA Street to include the following geometrics:

22 Northbound: One shared through and right turn lane.

23 Southbound: One shared left turn and through lane.

24 Eastbound: Not applicable.

25 Westbound: One shared left turn and right turn lane. Stop  
26 controlled.



1 **MM Trans 25:** Construct the intersection of AA Street and NN  
2 Street to include the following geometrics:

3 Northbound: One shared left turn and right turn lane. Stop  
4 controlled.

5 Southbound: Not applicable.

6 Eastbound: One shared through and right turn lane.

7 Westbound: One shared left turn and through lane.

8 **MM Trans 26:** Construct the intersection of CC Street and BB  
9 Street to include the following geometrics:

10 Northbound: Not applicable.

11 Southbound: One shared left turn and right turn lane. Stop  
12 controlled.

13 Eastbound: One shared left turn and through lane.

14 Westbound: One shared through and right turn lane.

15 **MM Trans 27:** Construct the intersection of School Access and PP  
16 Street to include the following geometrics:

17 Northbound: Not applicable.

18 Southbound: One shared left turn and right turn lane. Stop  
19 controlled.

20 Eastbound: One shared left turn and through lane.

21 Westbound: One shared through and right turn lane.

22 **MM Trans 28:** Construct the intersection of QQ Street and PP  
23 Street to include the following geometrics:

24 Northbound: One shared left turn and right turn lane.

25 Southbound: Not applicable.

26 Eastbound: One shared through and right turn lane. Stop  
27 controlled.

28

1 Westbound: One shared left turn and through lane. Stop  
2 controlled.

3 **MM Trans 29:** Construct the intersection of Hansen Avenue and  
4 Project Access to include the following geometrics:

5 Northbound: One shared through and right turn lane.

6 Southbound: One shared left turn and through lane.

7 Eastbound: Not applicable.

8 Westbound: One shared left turn and right turn lane. Stop  
9 controlled.

10 **MM Trans 30:** Construct the intersection of SS Boulevard and  
11 Project Access to include the following geometrics:

12 Northbound: One shared left turn, through, and right turn  
13 lane. Stop controlled.

14 Southbound: One shared left turn, through, and right turn  
15 lane. Stop controlled.

16 Eastbound: One shared left turn, through, and right turn  
17 lane.

18 Westbound: One shared left turn, through, and right turn  
19 lane.

20 **MM Trans 31:** Construct the intersection of SS Boulevard and MM  
21 Street to include the following geometrics:

22 Northbound: One shared left turn, through, and right turn  
23 lane.

24 Southbound: One shared left turn, through, and right turn  
25 lane.

26 Eastbound: One shared left turn, through, and right turn  
27 lane. Stop controlled.

1 Westbound: One shared left turn, through, and right turn  
2 lane. Stop controlled.

3 **MM Trans 32:** Construct the intersection of SS Boulevard and  
4 Lakeview Avenue to include the following geometrics:

5 Northbound: One shared left turn and through lane.

6 Southbound: One shared through and right turn lane.

7 Eastbound: One shared left turn and right turn lane. Stop  
8 controlled.

9 Westbound: Not applicable.

10 **MM Trans 33:** Construct the intersection of Town Center  
11 Boulevard and Retail Access to include the following geometrics:

12 Northbound: One shared through and right turn lane.

13 Southbound: One shared left turn and through lane.

14 Eastbound: Not applicable.

15 Westbound: One shared left turn and right turn lane. Stop  
16 controlled.

17 **MM Trans 34:** Construct the intersection of SS Boulevard - RR  
18 Street and Town Center Boulevard - Park Center Boulevard to  
19 include the following geometrics:

20 Northbound: One shared left turn and through lane. Stop  
21 controlled.

22 Southbound: One shared through and right turn lane. Stop  
23 controlled.

24 Eastbound: One shared left turn and right turn lane.

25 Westbound: Not applicable.

26 Mitigation Measure Trans 40 will reduce impacts to the following  
27 roadways internal to the project, and shall be constructed as needed  
28

1 for development; as determined on the basis of the Village-level  
2 traffic studies:

3 **MM Trans 40:** Prior to the issuance of the 4,331<sup>st</sup> residential  
4 occupancy permit, or building permit for an equivalent amount of  
5 non-residential buildings, the applicant shall improve 10<sup>th</sup> Street  
6 from two to four lanes between Reservoir Avenue and Hanson  
7 Avenue, OR funding for this improvement shall be assured,  
8 otherwise.

9 Mitigation Measure Trans 41 will reduce significant impacts to  
10 traffic signals on off-site intersections. To the extent that others  
11 have not installed the signals prior to the time they are needed for  
12 the Project, the proponent of the Project and all subsequent  
13 implementing projects within the Specific Plan shall be responsible  
14 for design, construction, and installation of traffic signals at the  
15 following off-site intersections or as approved by the  
16 Transportation Department.

17 The timing of the off-site signal needs in each phase will be  
18 determined based on detailed village-level traffic studies. The  
19 need for signals at on-site intersections will be determined based  
20 on detailed village-level traffic studies.

21  
22 **MM Trans 41:** The following signals shall be installed prior to the  
23 issuance of the 5,101<sup>st</sup> residential occupancy permit, or the  
24 issuance of an equivalent amount of non-residential building  
25 permits, or earlier if determined to be necessary on the basis of  
26 village-level traffic studies:

- Bridge Street (NS) at Gilman Springs Road (EW)

- Yucca Avenue (NS) at 10<sup>th</sup> Street (EW)
- On-site signals as needed to support development.

Mitigation Measures Trans 42 through 54 will reduce impacts to the following intersection improvements, which shall be provided prior to the issuance of the 5,101st residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:

*MM Trans 42*, which may be waived at the discretion of the County: Improve the intersection of Antelope Road and Ramona Expressway to include the following geometrics:

Northbound: One shared left turn and right turn lane.

Southbound: Not applicable.

Eastbound: One through lane. One shared through and right turn lane.

Westbound: One left turn lane. Two through lanes.

*MM Trans 43*, which may be waived at the discretion of the County: Improve the intersection of Bernasconi Road and Ramona Expressway to include the following geometrics:

Northbound: One left turn lane. One shared through and right turn lane.

Southbound: One left turn lane. One shared through and right turn lane.

Eastbound: One left turn lane. One through lane. One shared through and right turn lane.

Westbound: One left turn lane. One through lane. One shared through and right turn lane.

1 *MM Trans 44*, which may be waived at the discretion of the  
2 County: Improve the intersection of Hansen Avenue/Davis Road  
3 and Ramona Expressway to include the following geometrics:

4 Northbound: One left turn lane. One shared through and  
5 right turn lane.

6 Southbound: One left turn lane. One shared through and  
7 right turn lane.

8 Eastbound: One left turn lane. Two through lanes. One  
9 right turn lane.

10 Westbound: One left turn lane. Two through lanes. One  
11 right turn lane.

12 *MM Trans 45*, which may be waived at the discretion of the  
13 County: Improve the intersection of Town Center Boulevard and  
14 Ramona Expressway to include the following geometrics:

15 Northbound: One left turn lane. One shared through and  
16 right turn lane.

17 Southbound: One left turn lane. One shared through and  
18 right turn lane.

19 Eastbound: One left turn lane. Two through lanes. One  
20 right turn lane.

21 Westbound: One left turn lane. One through lane. One  
22 shared through and right turn lane.

23 *MM Trans 46*, which may be waived at the discretion of the  
24 County: Improve the intersection of Park Center Boulevard and  
25 Ramona Expressway to include the following geometrics:

26 Northbound: One left turn lane. One right turn lane.

27 Southbound: Not applicable.  
28

1 Eastbound: Two through lanes. One right turn lane.

2 Westbound: One left turn lane. Two through lanes.

3 **MM Trans 47:** Improve the intersection of Hansen Avenue and  
4 10th Street - Wolfskill Avenue to provide signalization and include  
5 the following geometrics:

6 Northbound: One left turn lane. One shared through and  
7 right turn lane.

8 Southbound: One left turn lane. One shared through and  
9 right turn lane.

10 Eastbound: One left turn lane. One through lane. One  
11 shared through and right turn lane.

12 Westbound: One left turn lane. One through lane. One  
13 shared through and right turn lane.

14 **MM Trans 48:** Improve the intersection of Bridge Street and  
15 Gilman Springs Road to include the following geometrics:

16 Northbound: One left turn lane. One right turn lane.

17 Southbound: Not applicable.

18 Eastbound: One shared through and right turn lane.

19 Westbound: One left turn lane. One through lane.

20 **MM Trans 49:** Improve the intersection of Reservoir Avenue and  
21 10th Street to include the following geometrics:

22 Northbound: One left turn lane. Two through lanes. One  
23 free-flow right turn lane.

24 Southbound: One left turn lane. One through lane. One  
25 shared through and right turn lane.

26 Eastbound: One left turn lane. One through lane. One  
27 shared through and right turn lane.

28

1 Westbound: Two left turn lanes. Two through lanes. One  
2 right turn lane.

3 **MM Trans 50:** Improve the intersection of Reservoir  
4 Road/Menifee Road and Nuevo Road to include the following  
5 geometrics:

6 Northbound: One left turn lane. One through lane. One  
7 right turn lane.

8 Southbound: One left turn lane. One through lane. One  
9 right turn lane.

10 Eastbound: One left turn lane. One shared through and  
11 right turn lane.

12 Westbound: One left turn lane. One shared through and  
13 right turn lane.

14 **MM Trans 51:** Improve the intersection of Yucca Avenue and 10th  
15 Street to include the following geometrics:

16 Northbound: One left turn lane. One shared through and  
17 right turn lane.

18 Southbound: One left turn lane. One shared through and  
19 right turn lane.

20 Eastbound: One left turn lane. One through lane. One  
21 shared through and right turn lane.

22 Westbound: One left turn lane. One through lane. One  
23 shared through and right turn lane.

24 **MM Trans 52:** Improve the intersection of Antelope Road and  
25 Nuevo Road to include the following geometrics:

26 Northbound: Not applicable.

27 Southbound: One shared left turn and right turn lane.  
28



1 Eastbound: One left turn. Two through lanes.

2 Westbound: One through lane. One shared through and  
3 right turn lane.

4 **MM Trans 53:** Improve the intersection of Lakeview Avenue and  
5 10th Street to provide signalization and include the following  
6 geometrics:

7 Northbound: One left turn lane. One shared through and  
8 right turn lane.

9 Southbound: One left turn lane. One shared through and  
10 right turn lane.

11 Eastbound: One left turn. One through lane. One shared  
12 through and right turn lane.

13 Westbound: One left turn. One through lane. One shared  
14 through and right turn lane.

15 **MM Trans 54:** The intersection of Hansen Avenue (NS) at 10<sup>th</sup>  
16 Street (EW) shall be signalized and improved to provide the  
17 following geometrics:

18 Northbound: one left-turn lane, one shared through/right-  
19 turn lane.

20 Southbound: one left-turn lane, one shared through/right-  
21 turn lane.

22 Eastbound: one left-turn lane, one through lane, one shared  
23 through/right-turn lane.

24 Westbound: one left-turn lane, one through lane, one  
25 shared through/right-turn lane.

26 Mitigation Measures Trans 55 through 77, exclusive of Trans 73,  
27 will reduce impacts to the following roadways internal to phase  
28



1 two of the project, and shall be constructed as needed for  
2 development; as determined on the basis of the Village-level traffic  
3 studies:

4 ***MM Trans 55:*** Construct the signalized intersection of QQ Street  
5 and PP Street to include the following geometrics:

6 Northbound: One shared left turn and right turn lane.

7 Southbound: Not applicable.

8 Eastbound: One shared through and right turn lane.

9 Westbound: One left turn lane. One through lane.

10 ***MM Trans 56:*** Construct the signalized intersection of SS  
11 Boulevard and Project Access to include the following geometrics:

12 Northbound: One left turn lane. One shared through and  
13 right turn lane.

14 Southbound: One left turn lane. One shared through and  
15 right turn lane.

16 Eastbound: One left turn lane. One shared through and  
17 right turn lane.

18 Westbound: One left turn lane. One shared through and  
19 right turn lane.

20 ***MM Trans 57:*** Construct the signalized intersection of SS  
21 Boulevard and MM Street to include the following geometrics:

22 Northbound: One left turn lane. One through lane. One  
23 right turn lane.

24 Southbound: One left turn lane. One shared through and  
25 right turn lane.

26 Eastbound: One left turn lane. One shared through and  
27 right turn lane.

1 Westbound: One left turn lane. One shared through and  
2 right turn lane.

3 **MM Trans 58:** Construct the signalized intersection of SS  
4 Boulevard - RR Street and Town Center Boulevard - Park Center  
5 Boulevard to include the following geometrics:

6 Northbound: One left turn lane. One through lane. One  
7 right turn lane.

8 Southbound: One left turn lane. One shared through and  
9 right turn lane.

10 Eastbound: One left turn lane. One through lane. One  
11 right turn lane.

12 Westbound: One left turn lane. One shared through and  
13 right turn lane.

14 **MM Trans 59:** Construct the signalized intersection of EE Street  
15 and Park Center Boulevard to include the following geometrics:

16 Northbound: One left turn lane. One shared through and  
17 right turn lane.

18 Southbound: One left turn lane. One shared through and  
19 right turn lane.

20 Eastbound: One left turn lane. One shared through and  
21 right turn lane.

22 Westbound: One left turn lane. One shared through and  
23 right turn lane.

24 **MM Trans 60:** Construct the signalized intersection of MM Street  
25 and Park Center Boulevard to include the following geometrics:

26 Northbound: One left turn lane. One right turn lane.

27 Southbound: Not applicable.  
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Eastbound: One shared through and right turn lane.

Westbound: One left turn lane. One through lane.

**MM Trans 61:** Construct the signalized intersection of Park Center Boulevard and FF Street to include the following geometrics:

Northbound: One left turn lane. One shared through and right turn lane.

Southbound: One left turn lane. One shared through and right turn lane.

Eastbound: One left turn lane. One shared through and right turn lane.

Westbound: One left turn lane. One shared through and right turn lane.

**MM Trans 62:** Construct the intersection of Park Center Boulevard and VV Street to include the following geometrics:

Northbound: One through lane.

Southbound: One shared through and right turn lane.

Eastbound: One right turn lane. Stop controlled.

Westbound: Not applicable.

**MM Trans 63:** Construct the intersection of RR Street and DD Street to include the following geometrics:

Northbound: One shared left turn and right turn lane.

Southbound: Not applicable.

Eastbound: One shared through and right turn lane. Stop controlled.

Westbound: One shared left turn and through lane. Stop controlled.

1 **MM Trans 64:** Construct the intersection of EE Street and DD  
2 Street to include the following geometrics:

3 Northbound: One left turn lane.

4 Southbound: Not applicable.

5 Eastbound: One right turn lane. Stop controlled.

6 Westbound: Not applicable.

7 **MM Trans 65:** Construct the intersection of EE Street and FF  
8 Street to include the following geometrics:

9 Northbound: One shared left turn, through, and right turn  
10 lane.

11 Southbound: One shared left turn, through, and right turn  
12 lane.

13 Eastbound: One shared left turn, through, and right turn  
14 lane. Stop controlled.

15 Westbound: One shared left turn, through, and right turn  
16 lane. Stop controlled.

17 **MM Trans 66:** Construct the intersection of OO Street and MM  
18 Street to include the following geometrics:

19 Northbound: One shared left turn, through, and right turn  
20 lane. Stop controlled.

21 Southbound: One shared left turn, through, and right turn  
22 lane. Stop controlled.

23 Eastbound: One shared left turn, through, and right turn  
24 lane.

25 Westbound: One shared left turn, through, and right turn  
26 lane.

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**MM Trans 67:** Construct the intersection of KK Street and MM Street to include the following geometrics:

Northbound: One shared left turn, through, and right turn lane. Stop controlled.

Southbound: One shared left turn, through, and right turn lane. Stop controlled.

Eastbound: One shared left turn, through, and right turn lane.

Westbound: One shared left turn, through, and right turn lane.

**MM Trans 68:** Construct the intersection of LL Street and MM Street to include the following geometrics:

Northbound: Not applicable.

Southbound: One shared left turn and right turn lane. Stop controlled.

Eastbound: One shared left turn and through lane.

Westbound: One shared through and right turn lane.

**MM Trans 69:** Construct the intersection of FF Street and GG Street to include the following geometrics:

Northbound: Not applicable.

Southbound: One left turn lane. Stop controlled.

Eastbound: Not applicable.

Westbound: One right turn lane.

**MM Trans 70:** Construct the intersection of II Street and HH Street to include the following geometrics:

Northbound: Not applicable.

1 Southbound: One shared left turn and right turn lane. Stop  
2 controlled.

3 Eastbound: One shared left turn and through lane.

4 Westbound: One shared through and right turn lane.

5 ***MM Trans 71:*** Construct the intersection of HH Street and JJ  
6 Street to include the following geometrics:

7 Northbound: One shared left turn and right turn lane. Stop  
8 controlled.

9 Southbound: Not applicable.

10 Eastbound: One shared through and right turn lane.

11 Westbound: One shared left turn and through lane.

12 ***MM Trans 72:*** Construct the intersection of II Street and JJ Street  
13 to include the following geometrics:

14 Northbound: One right turn lane. Stop controlled.

15 Southbound: Not applicable.

16 Eastbound: Not applicable.

17 Westbound: One left turn lane.

18 ***MM Trans 74:*** Prior to the issuance of occupancy permits for the  
19 8,681<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
20 building permits, applicant shall widen Ramona Expressway from  
21 Reservoir Avenue to Hansen Avenue from 4 lanes to 6 lanes or  
22 provide equivalent capacity through 4 lanes with grade separations  
23 at intersections, or the County shall have awarded a construction  
24 contract, with full funding in place, for this improvement.

- 25
- 26 • In the event that the cost of these improvements
  - 27 exceeds the project's TUMF and RBBB contributions
  - 28 for this phase, County shall make its best efforts to



1 secure additional funds from the TUMF Program or  
2 other Regional funding programs administered by  
3 WRCOG or RCTC to contribute the additional funding,  
4 and/or identify funds collected from other development  
5 in the proposed Lakeview/Nuevo RBBB area to fully  
6 fund these improvements.

- 7 • In addition to the County's efforts to secure funding for  
8 the road widening improvements from WRCOG and  
9 RCTC, applicant will establish a Community Facilities  
10 District (CFD) for its then current phase of  
11 development. The funds generated by the CFD shall be  
12 used to fund the improvements and applicant shall  
13 receive corresponding credits against RBBB and  
14 TUMF fees that the current phase of development  
15 would generate.

16 *MM Trans 75:* Prior to the issuance of occupancy permits for the  
17 9,141<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
18 building permits, applicant shall widen Ramona Expressway from  
19 Hansen Avenue to Park Center Boulevard from 4 lanes to 6 lanes  
20 or provide equivalent capacity through 4 lanes with grade  
21 separations at intersections, OR

- 22 • The County shall have awarded a construction contract,  
23 with full funding in place, for this improvement.
- 24 • In the event that the cost of these improvements  
25 exceeds the project's TUMF and RBBB contributions  
26 for this phase, County shall make its best efforts to  
27  
28

1 secure additional funds from the TUMF Program or  
2 other Regional funding programs administered by  
3 WRCOG or RCTC to contribute the additional funding,  
4 and/or identify funds collected from other development  
5 in the proposed Lakeview/Nuevo RBBB area to fully  
6 fund these improvements.

- 7 • In addition to the County's efforts to secure funding for  
8 the road widening improvements from WRCOG and  
9 RCTC, applicant will establish a Community Facilities  
10 District (CFD) for its then current phase of  
11 development. The funds generated by the CFD shall be  
12 used to fund the improvements and applicant shall  
13 receive corresponding credits against RBBB and  
14 TUMF fees that the current phase of development  
15 would generate.

16 ***MM Trans 76:*** Prior to the issuance of occupancy permits for the  
17 9,551<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
18 building permits, applicant shall widen Ramona Expressway from  
19 Reservoir Avenue westerly to the Perris City limits from 4 lanes to  
20 6 lanes or provide equivalent capacity through 4 lanes with grade  
21 separations at intersections, OR

- 22 • The County shall have awarded a construction contract,  
23 with full funding in place, for this improvement.
- 24 • In the event that the cost of these improvements  
25 exceeds the project's TUMF and RBBB contributions  
26 for this phase, County shall make its best efforts to  
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1 secure additional funds from the TUMF Program or  
2 other Regional funding programs administered by  
3 WRCOG or RCTC to contribute the additional funding,  
4 and/or identify funds collected from other development  
5 in the proposed Lakeview/Nuevo RBBB area to fully  
6 fund these improvements.

7 In addition to the County's efforts to secure funding for the road  
8 widening and bridge improvements from WRCOG and RCTC,  
9 applicant will establish a Community Facilities District (CFD) for  
10 its then current phase of development. The funds generated by the  
11 CFD shall be used to fund the improvements and applicant shall  
12 receive corresponding credits against RBBB and TUMF fees that  
13 the current phase of development would generate.

14 *MM Trans 77*: Prior to the issuance of occupancy permits for the  
15 9,811<sup>th</sup> dwelling unit, or an equivalent amount of non-residential  
16 building permits, applicant shall widen Ramona Expressway from  
17 Park Center Boulevard to Bridge Street from 4 lanes to 6 lanes or  
18 provide equivalent capacity through 4 lanes with grade separations  
19 at intersections, OR

- 20 • The County shall have awarded a construction contract,  
21 with full funding in place, for this improvement.
- 22 • In the event that the cost of these improvements  
23 exceeds the project's TUMF and RBBB contributions  
24 for this phase, County shall make its best efforts to  
25 secure additional funds from the TUMF Program or  
26 other Regional funding programs administered by  
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1 WRCOG or RCTC to contribute the additional funding,  
2 and/or identify funds collected from other development  
3 in the proposed Lakeview/Nuevo RBBB area to fully  
4 fund these improvements.

- 5 • In addition to the County's efforts to secure funding for  
6 the road widening improvements from WRCOG and  
7 RCTC, applicant will establish a Community Facilities  
8 District (CFD) for its then current phase of  
9 development. The funds generated by the CFD shall be  
10 used to fund the improvements and applicant shall  
11 receive corresponding credits against RBBB and  
12 TUMF fees that the current phase of development  
13 would generate.

14 Mitigation Measures Trans 78 and 79 address the installation of  
15 signals. To the extent that these signals have not been installed by  
16 other prior to the time they are needed for the traffic generated by  
17 the Specific Plan, these two measures require the installation of the  
18 identified signals. The timing of installing on-site and off-site  
19 signals will be determined based on village-level traffic studies.

20 ***MM Trans 78:*** The following signals shall be installed prior to the  
21 issuance of the 6,801<sup>st</sup> residential occupancy permit, or the  
22 issuance of an equivalent amount of non-residential building  
23 permits, or earlier if determined to be necessary on the basis of  
24 village-level traffic studies:

- 25 • Meniffee Road (NS) at San Jacinto Road (EW)
- 26 • Meniffee Road (NS) at Mapes Road (EW)
- 27 • Meniffee Road (NS) at Nuevo Road (EW) (relocated)

- Reservoir Avenue (NS) at 10<sup>th</sup> Street (EW)  
(Modification to add lanes)
- Park Center Boulevard (NS), or location in vicinity, at  
Ramona Expressway (EW) – temporary signal to be  
removed when Park Center is connected to Ramona  
Parkway at its ultimate location.
- Yucca Avenue (NS) at 10<sup>th</sup> Street (EW) (Modification  
to add lanes)
- On-site signals as needed to support development

**MM Trans 79:** The following signals shall be installed prior to the issuance of the 9,081<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:

- Foothill Avenue (NS) at Nuevo Road (EW)
- Antelope Road (NS) at Nuevo Road (EW)

On-site signals as needed to support development  
Mitigation Measures Trans 81 through 92, exclusive of Trans 86, will reduce impacts to the following intersection improvements, which shall be provided prior to the issuance of the 6,801<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:

**MM Trans 81:** Improve the intersection of Antelope Road and Ramona Expressway to include the following geometrics:

Northbound: One shared left turn and through lane. One right turn lane.

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Southbound: Not applicable.

Eastbound: Two through lanes. One right turn lane.

Westbound: One left turn lane. Two through lanes.

*MM Trans 82*, which may be waived at the discretion of the County: Improve the intersection of Reservoir Avenue and Ramona Expressway to include the following geometrics:

Northbound: One left turn lane. One through lane. One free flow right turn lane.

Southbound: One left turn lane. One through lane. One right turn lane.

Eastbound: One left turn lane. Two through lanes. One right turn lane.

Westbound: Two left turn lanes. Two through lanes. One right turn lane.

*MM Trans 83*, which may be waived at the discretion of the County: Improve the intersection of QQ Street/Town Center Boulevard and Ramona Expressway to include the following geometrics:

Northbound: Two left turn lanes. One through lane. One right turn lane.

Southbound: One left turn lane. One through lane. One right turn lane.

Eastbound: One left turn lane. Two through lanes. One free flow right turn lane.

Westbound: One left turn lanes. Two through lanes. One right turn lane.

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lane.

**MM Trans 84**, which may be waived at the discretion of the County: Improve the intersection of Park Center Boulevard and Ramona Expressway to include the following geometrics:

Northbound: One left turn lane. One free flow right turn

Southbound: Not applicable.

Eastbound: Two through lanes. One right turn lane.

Westbound: Two left turn lanes. Two through lanes.

**MM Trans 85**, which may be waived at the discretion of the County: Improve the intersection of Bridge Street and Ramona Expressway to include the following geometrics:

Northbound: Not applicable.

Southbound: One left turn lane. One right turn lane.

Eastbound: One left turn lane. Two through lanes.

Westbound: Two through lanes. One right turn lane.

**MM Trans 87**: Improve the intersection of Reservoir Avenue and 9th Street to include the following geometrics:

Northbound: One through lane. One shared through and right turn lane.

Southbound: One left turn lane. Two through lanes.

Eastbound: Not applicable.

Westbound: One shared left turn and right turn lane.

**MM Trans 88**: Improve the intersection of Reservoir Avenue and 10th Street to include the following geometrics:

Northbound: One through lane. Two through lanes. One free flow right turn lane.

1 Southbound: Two left turn lanes. One through lane. One  
2 shared through and right turn lane.

3 Eastbound: One left turn lane. One through lane. One  
4 shared through and right turn lane.

5 Westbound: Two left turn lanes. Two through lanes. One  
6 right turn lane.

7 ***MM Trans 89:*** Improve the intersection of Lakeview Avenue and  
8 10th Street to include the following geometrics:

9 Northbound: One left turn lane. One shared through and  
10 right turn lane.

11 Southbound: One left turn lane. One shared through and  
12 right turn lane.

13 Eastbound: One left turn lane. One through lane. One  
14 shared through and right turn lane.

15 Westbound: One left turn lane. One through lane. One  
16 shared through and right turn lane.

17 ***MM Trans 90:*** Improve the intersection of Antelope Road and  
18 Nuevo Road to include the following geometrics:

19 Northbound: Not applicable.

20 Southbound: One shared left turn and right turn lane.

21 Eastbound: One left turn lane. Two through lanes.

22 Westbound: One through lane. One shared through and  
23 right turn lane.

24 ***MM Trans 91:*** Improve the intersection of Reservoir  
25 Road/Meniffee Road and Nuevo Road to include the following  
26 geometrics:



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Northbound: One left turn lane. Two through lanes. One right turn lane.

Southbound: One left turn lane. Two through lanes. One free flow right turn lane.

Eastbound: Two left turn lanes. One shared through and right turn lane.

Westbound: One left turn lane. One shared through and right turn lane.

**MM Trans 92:** Improve the intersection of Menifee Road and San Jacinto Road to include the following geometrics:

Northbound: One left turn lane. One shared through and right turn lane.

Southbound: One left turn lane. One through lane. One right turn lane.

Eastbound: One left turn lane. One shared through and right turn lane.

Westbound: One left turn lane. One shared through and right turn lane.

Mitigation Measures Trans 93 through 100, will reduce impacts to the following intersection improvements, which shall be provided prior to the issuance of the 9,081st residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:

**MM Trans 93,** which may be waived at the discretion of the County: Improve the intersection of Antelope Road and Ramona Expressway to include the following geometrics:

1 Northbound: One left turn lane. One right turn lane.

2 Southbound: Not applicable.

3 Eastbound: Two through lanes. One shared through and  
4 right turn lane.

5 Westbound: One left turn lane. Three through lanes.

6 *MM Trans 94*, which may be waived at the discretion of the  
7 County: Improve the intersection of Reservoir Avenue and  
8 Ramona Expressway to include the following geometrics:

9 Northbound: One left turn lane. One through lane. One  
10 free flow right turn lane.

11 Southbound: One left turn lane. One through lane. One  
12 right turn lane.

13 Eastbound: Two left turn lanes. Three through lanes.  
14 One right turn lane.

15 Westbound: Two left turn lanes. Three through lanes.  
16 One right turn lane.

17 *MM Trans 95*, which may be waived at the discretion of the  
18 County: Improve the intersection of QQ Street/Town Center  
19 Boulevard and Ramona Expressway to include the following  
20 geometrics:

21 Northbound: Two left turn lanes. One through lane. One  
22 right turn lane.

23 Southbound: One left turn lane. One through lane. One  
24 right turn lane.

25 Eastbound: Two left turn lanes. Three through lanes.  
26 One free flow right turn lane.

1 Westbound: Two left turn lanes. Three through lanes.  
2 One right turn lane.

3 *MM Trans 96*, which may be waived at the discretion of the  
4 County: Improve the intersection of Park Center Boulevard and  
5 Ramona Expressway to include the following geometrics:

6 Northbound: One left turn lane. One free flow right turn  
7 lane.

8 Southbound: Not applicable.

9 Eastbound: Three through lanes. One right turn lane.

10 Westbound: Two left turn lanes. Three through lanes.

11 *MM Trans 97*, which may be waived at the discretion of the  
12 County: Improve the intersection of Bridge Street and Ramona  
13 Expressway to include the following geometrics:

14 Northbound: Not applicable.

15 Southbound: One left turn lane. One right turn lane.

16 Eastbound: One left turn lane. Three through lanes.

17 Westbound: Three through lanes. One right turn lane.

18 *MM Trans 98*, which may be waived at the discretion of the  
19 County: Improve the intersection of Bernasconi Road and Ramona  
20 Expressway to include the following geometrics:

21 Northbound: One left turn lane. One shared through and  
22 right turn lane.

23 Southbound: One left turn lane. One shared through and  
24 right turn lane.

25 Eastbound: One left turn lane. Two through lanes. One  
26 shared through and right turn lane.

1 Westbound: One left turn lane. Two through lanes. One  
2 shared through and right turn lane.

3 **MM Trans 99:** Improve the intersection of Hansen Avenue and  
4 10th Street/SS Boulevard to include the following geometrics:

5 Northbound: One left turn lane. One through lane. One  
6 right turn lane.

7 Southbound: One left turn lane. One shared through and  
8 right turn lane.

9 Eastbound: One left turn lane. Two through lanes. One  
10 right turn lane.

11 Westbound: One left turn lane. One through lane. One  
12 shared through and right turn lane.

13 **MM Trans 100:** Improve the intersection of Reservoir Avenue and  
14 10th Street to include the following geometrics:

15 Northbound: Two left turn lanes. Two through lanes. One  
16 free flow right turn lane.

17 Southbound: Two left turn lanes. Two through lanes. One  
18 right turn lane.

19 Eastbound: Two left turn lanes. One through lane. One  
20 right turn lane.

21 Westbound: Two left turn lanes. Two through lanes. One  
22 right turn lane.

23 Mitigation Measures Trans 101 through 117 will reduce impacts to  
24 the following roadways internal to project as determined on the  
25 basis of the Village-level traffic studies:

26 **MM Trans 101:** Construct the signalized intersection of SS  
27 Boulevard and MM Street to include the following geometrics:

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Northbound: One left turn lane. One through lane. One right turn lane.

Southbound: One left turn lane. One shared through and right turn lane.

Eastbound: One left turn lane. One shared through and right turn lane.

Westbound: One left turn lane. One through lane. One right turn lane.

***MM Trans 102:*** Construct the signalized intersection of Town Center Boulevard and Retail Access to include the following geometrics:

Northbound: One shared through and right turn lane.

Southbound: One left turn lane. One through lane.

Eastbound: Not applicable.

Westbound: One left turn lane. One right turn lane.

***MM Trans 103:*** Construct the signalized intersection of SS Boulevard - RR Street and Town Center Boulevard - Park Center Boulevard to include the following geometrics:

Northbound: One left turn lane. One through lane. One right turn lane.

Southbound: One left turn lane. One through lane. One right turn lane.

Eastbound: One left turn lane. Two through lanes. One right turn lane.

Westbound: One left turn lane. One through lane. One shared through and right turn lane.

1 **MM Trans 104:** Construct the signalized intersection of Park  
2 Center Boulevard and FF Street to include the following  
3 geometrics:

4 Northbound: One left turn lane. Two through lanes. One  
5 right turn lane.

6 Southbound: One left turn lane. Two through lanes. One  
7 right turn lane.

8 Eastbound: One left turn lane. One shared through and  
9 right turn lane.

10 Westbound: One left turn lane. One through lane. One  
11 right turn lane.

12 **MM Trans 105:** Construct the intersection of Park Center  
13 Boulevard and VV Street to include the following geometrics:

14 Northbound: One through lane. One shared through and  
15 right turn lane.

16 Southbound: One through lane. One shared through and  
17 right turn lane.

18 Eastbound: One right turn lane. Stop controlled.

19 Westbound: One right turn lane. Stop controlled.

20 **MM Trans 106:** Construct the intersection of RR Street and DD  
21 Street to include the following geometrics:

22 Northbound: One shared left turn, through, and right turn  
23 lane.

24 Southbound: One shared left turn, through, and right turn  
25 lane.

26 Eastbound: One shared left turn, through, and right turn  
27 lane. Stop controlled.  
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1 Westbound: One shared left turn, through, and right turn  
2 lane. Stop controlled.

3 **MM Trans 107:** Construct the intersection of EE Street and DD  
4 Street to include the following geometrics:

5 Northbound: One shared left turn and through lane.

6 Southbound: One shared through and right turn lane.

7 Eastbound: One shared left turn and right turn lane. Stop  
8 controlled.

9 Westbound: Not applicable.

10 **MM Trans 108:** Construct the intersection of EE Street and FF  
11 Street to include the following geometrics:

12 Northbound: One shared left turn, through, and right turn  
13 lane. Stop controlled.

14 Southbound: One shared left turn, through, and right turn  
15 lane. Stop controlled.

16 Eastbound: One shared left turn, through, and right turn  
17 lane. Stop controlled.

18 Westbound: One shared left turn, through, and right turn  
19 lane. Stop controlled.

20 **MM Trans 109:** Construct the intersection of OO Street and MM  
21 Street to include the following geometrics:

22 Northbound: One shared left turn, through, and right turn  
23 lane. Stop controlled.

24 Southbound: One shared left turn, through, and right turn  
25 lane. Stop controlled.

26 Eastbound: One left turn lane. One through lane. One  
27 shared through and right turn lane.

1 Westbound: One left turn lane. One through lane. One  
2 shared through and right turn lane.

3 **MM Trans 110:** Construct the intersection of KK Street and MM  
4 Street to include the following geometrics:

5 Northbound: One shared left turn, through, and right turn  
6 lane. Stop controlled.

7 Southbound: One shared left turn, through, and right turn  
8 lane. Stop controlled.

9 Eastbound: One left turn lane. One through lane. One  
10 shared through and right turn lane.

11 Westbound: One left turn lane. One through lane. One  
12 shared through and right turn lane.

13 **MM Trans 111:** Construct the signalized intersection of LL Street  
14 and MM Street to include the following geometrics:

15 Northbound: One left turn lane. One shared through and  
16 right turn lane.

17 Southbound: One left turn lane. One shared through and  
18 right turn lane.

19 Eastbound: One left turn lane. One shared through and  
20 right turn lane.

21 Westbound: One left turn lane. One shared through and  
22 right turn lane.

23 **MM Trans 112:** Construct the intersection of FF Street and GG  
24 Street to include the following geometrics:

25 Northbound: Not applicable.

26 Southbound: One left turn lane. One right turn lane. Stop  
27 controlled.  
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Eastbound: One left turn lane. One through lane.

Westbound: One shared through and right turn lane.

**MM Trans 113:** Construct the intersection of TT Street and GG Street to include the following geometrics:

Northbound: Not applicable.

Southbound: One shared left turn and right turn lane. Stop controlled.

Eastbound: One shared left turn and through lane.

Westbound: One shared through and right turn lane.

**MM Trans 114:** Construct the intersection of II Street and JJ Street to include the following geometrics:

Northbound: One shared left turn and right turn lane. Stop controlled.

Southbound: Not applicable.

Eastbound: One shared through and right turn lane.

Westbound: One shared left turn and through lane.

**MM Trans 115:** Construct the intersection of TT Street and JJ Street to include the following geometrics:

Northbound: One shared left turn and right turn lane. Stop controlled.

Southbound: Not applicable.

Eastbound: One shared through and right turn lane.

Westbound: One shared left turn and through lane.

**MM Trans 116:** Construct the intersection of TT Street and UU Street to include the following geometrics:

Northbound: One shared left turn and through lane.

Southbound: One shared through and right turn lane.

1 Eastbound: One shared left turn and right turn lane. Stop  
2 controlled.

3 Westbound: Not applicable.

4 **MM Trans 117:** All improvements listed for Phases 1A, 1B, 2, 3A,  
5 and 3B are requirements for interim conditions only. Full right-of-  
6 way and roadway half sections adjacent to the property for the  
7 ultimate roadway cross-section per the County's Road  
8 Improvement Standards and Specifications must be provided.

9 Mitigation Measures Trans 118 through 121 will reduce impacts to  
10 the impacts upon circulation on local roads during the project's  
11 construction:

12 **MM Trans 118:** If Option A is implemented to move fill dirt from  
13 south of Ramona Expressway to north and to mitigate for the  
14 potential significant effect on the circulation system that would  
15 result if access to Ramona Expressway from the existing  
16 Lakeview/Nuevo community was eliminated, the intersection of  
17 Lakeview Avenue and Ramona Expressway shall be maintained  
18 during the months that Ramona Expressway is being used in its  
19 relocated location to the north. (See Section 5.14, Threshold C, pg.  
20 5.14-178.)

21 **MM Trans 119:** If Option A is implemented to move fill dirt from  
22 south of Ramona Expressway to north, all construction  
23 management, staging and equipment parking areas shall be  
24 maintained in a location north of Ramona Expressway to avoid  
25 construction traffic driving through existing neighborhoods to get  
26 to existing signals, or causing traffic hazards by crossing at  
27 unsignalized locations.

1 *MM Trans 120:* If Option B is implemented, at least one lane of  
2 Ramona Expressway must remain open at all times during the  
3 construction of the over/under crossing. Traffic control plans shall  
4 be approved by the County prior to the issuance of encroachment  
5 permits for work within the right-of-way.

6 *MM Trans 121:* If the overcrossing (bridge) approach to Option B  
7 is implemented, bridge plans and specifications must include solid  
8 railings or other design features that would eliminate the risk of  
9 falling dirt and debris.

10 Mitigation Measures Trans 122 through 123 will reduce impacts to  
11 the impacts from hazards regarding design features or incompatible  
12 vehicular traffic on local roads:

13 *MM Trans 122:* Sight distance at the project entrance roadways  
14 shall be reviewed with respect to standard County of Riverside  
15 sight distance standards at the time of preparation of final grading,  
16 landscape, and street improvement plans.

17 *MM Trans 123:* Signing/stripping plans shall be provided to the  
18 County for review and approval in conjunction with detailed  
19 construction plans for the project on-site roads.

20 L. Utilities

21 1. Impacts:

22 Development of the proposed project will generate the need for  
23 new or expanded facilities from local utility providers. In  
24 particular, the project will have an impact on the local water  
25 supply and existing water supply infrastructure. This impact is  
26 considered less than significant through compliance with existing  
27 regulatory requirements, specifically SB 610, SB 221, and County  
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1 General Plan Policies OS 1.1, OS 2.1, OS 2.3, OS 2.4, OS 4.5, and  
2 LU 5.3 together with MM Util 1 set forth below. Additionally, the  
3 project will require new storm water drainage facilities which will  
4 be mitigated to less than significant through compliance with  
5 existing regulatory requirements, specifically General Plan  
6 Policies S 4.10, OS 2.2, LU 5.2; implementation of project design  
7 considerations such as preparation of a SWPPP, WQMP and  
8 design specifications of the RCFCWCD; and compliance with  
9 MM Util 2, 2a, 3 and 3a. The project will have a less than  
10 significant impact on electrical facilities through compliance with  
11 regulatory requirements, specifically Title 24, SB 1305, General  
12 Plan policies LU 5.2 and 5.4, and SCE's policy and extension rules  
13 as well as compliance with MM Util 4, 5 and 6. The project will  
14 have a potentially significant impact on natural gas facilities which  
15 will be reduced to less than significant through compliance with  
16 regulatory requirements, specifically General Plan policies LU 4.2,  
17 and Southern California Gas Company's policy and extension rule  
18 as well as implementation of MM Util 7 and 8. The project will  
19 also have a significant impact to local landfills and their capacity  
20 which can be mitigated to less than significant through compliance  
21 with regulatory requirements, such as AB 939, AB 1327, and  
22 General Plan policies OS 13.1, and AG 5.1, together with  
23 compliance with MM Util 9, 10 and 11. Each of these impacts  
24 will be mitigated to below a level of significance with  
25 implementation of the following mitigation measures referenced  
26 above.

27 2. Mitigation:  
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1                    **Mitigation Measure Util 1** has been adopted and made a condition  
2 of approval of the project in order to mitigate potential significant  
3 impacts to disruption of water supply due to lack of access by  
4 Metropolitan Water District's (MWD) and/or Eastern Municipal  
5 Water District's (EMWD) to existing facilities and rights-of-way  
6 within and immediately adjacent to the boundaries of the project:  
7 EMWD and MWD shall be allowed to maintain facilities, rights-  
8 of-way and access to their existing facilities at all times in order to  
9 repair and maintain these facilities. To avoid potential conflicts,  
10 preliminary engineering design drawings or improvement plans for  
11 any project activity, including but not limited to recreational  
12 facilities and storm drain plans, in an area which would impact one  
13 or more of these facilities or rights-of-way shall be submitted to  
14 EMWD or MWD, as appropriate, for approval to proceed. All  
15 submittals shall clearly delineate the respective water facility and  
16 rights-of-way.

17                    **Mitigation Measure Util 2** has been adopted and made a condition  
18 of approval of the project in order to mitigate for potential traffic  
19 impacts along Ramona Expressway as a result of the installation of  
20 the expansion of utility facilities in the area: Boring and tunneling  
21 techniques shall be used, if feasible, to construct the main storm  
22 drain channel which crosses under Ramona Expressway and is  
23 located west of Town Center Boulevard . If this construction  
24 method is found to be infeasible, MM Util 2a shall be  
25 implemented.

26                    **MM Util 2a:** Should crossing or open trenching through the  
27 Ramona Expressway be required as a part of the construction of  
28

1 the storm drain channel identified in MM Util 2, temporary traffic  
2 control measures including but not limited to, flagmen, temporary  
3 median barriers, or realigned roadway segments shall be used to  
4 maintain two-way traffic at all times. A traffic control plan shall be  
5 submitted for approval to RCFCWCD and County Transportation  
6 Department with the construction documents for the channel.

7 *Mitigation Measure Util 3* has been adopted and made a condition  
8 of approval of the project which will avoid potential significant  
9 flooding or water quality impacts which would result if the  
10 necessary phased storm drain system facilities were not in place:  
11 Interim/temporary and/or final/permanent facilities shall be  
12 constructed to alleviate flooding and water quality impacts  
13 associate with each proposed phase of development. At the time of  
14 tract map approval, the storm drain system requirements must be  
15 identified and submitted to RCFCWCD and the County Planning  
16 Department for approval.

17 *MM Util 3a:* In the event the applicant widens Ramona  
18 Expressway, storm flows discharged from culverts on the north  
19 side of Ramona Expressway east of Towne Center Parkway will be  
20 spread out by mitigation structures constructed in accordance with  
21 Riverside County Flood Control and Water Conservation District  
22 standards in an effort to duplicate the existing drainage pattern.

23 *Mitigation Measure Util 4* has been adopted and made a condition  
24 of approval of the project in order to minimize potential significant  
25 environmental impacts caused by the expansion of electric utility  
26 facilities: Prior to recordation of a final map by the County, the  
27 current or subsequent project applicant shall construct, or enter  
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1 into an agreement and post security, in a form and amount  
2 acceptable to the Building and Safety Department, guaranteeing  
3 the undergrounding of proposed utility distribution lines in  
4 conformance with applicable County standards and the County's  
5 Capital Improvement Policy.

6 ***Mitigation Measure Util 5*** has been adopted and made a condition  
7 of approval of the project in order to minimize significant  
8 environmental impacts caused by the expansion of electric service  
9 lines: Tentative Tract maps shall be conditioned to require that all  
10 electrical service lines (excluding transmission lines) serving  
11 development within the project will be installed underground. This  
12 includes existing service facilities that may have to be relocated  
13 temporarily during grading.

14 ***Mitigation Measure Util 6*** has also been adopted and made a  
15 condition of approval of the project in order to minimize  
16 significant environmental impacts caused by the installation of new  
17 electric service lines: The contractor shall temporarily relocate  
18 existing overhead facilities, as necessary to maintain service, while  
19 grading and installing the new underground system is underway.

20 ***Mitigation Measure Util 7*** shall be adopted and made a condition  
21 of approval of the project to minimize the project's impacts to gas  
22 service in the vicinity: Gas service shall remain available to all  
23 existing customers during construction of new and replacement  
24 gas lines within the project site.

25 ***Mitigation Measure Util 8*** has been adopted and made a condition  
26 of approval of the project in order to minimize impacts to the  
27 existing SCGC facilities: To assure that SCGC facilities are  
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1 secure, access is maintained, and grading does not become a  
2 hazardous situation, a chain link fence (or as approved by the  
3 Planning Department) shall be installed around the existing  
4 pressure control facility located on Davis Road. Truck access shall  
5 be provided by the developer to the 36-inch line and the pressure  
6 control facility to the satisfaction of SCGC. Any grading done  
7 within the transmission easement shall require a "permission to  
8 grade" letter from SCGC after review of final grading plans and  
9 prior to County issuance of a grading permit.

10 *Mitigation Measure Util 9* has been adopted and made a condition  
11 of approval of the project in order to minimize the amount of  
12 construction and demolition materials delivered to the County's  
13 landfills: The project proponent shall make every effort feasible to  
14 recycle, reuse, and/or reduce the amount of construction and  
15 demolition materials (i.e., concrete, asphalt, wood, etc.) generated  
16 by development of the project that would otherwise be taken to a  
17 landfill. This diversion of waste must exceed a 50 percent  
18 reduction by weight. The project shall complete the Riverside  
19 County Waste Management Department Construction and  
20 Demolition Waste Diversion Program – Form B and Form C to  
21 ensure compliance. Form B – Recycling Plan must be submitted  
22 and approved by the Riverside County Waste Management  
23 Department and provided to the Department of Building and  
24 Safety prior to the issuance of building permits. Form C-  
25 Reporting Form must be approved by the Riverside County Waste  
26 Management Department and submitted to the Department of



1 Building and Safety prior to the issuance of certificate of  
2 occupancy/final inspection.

3 ***Mitigation Measure Util 10*** has been adopted and made a  
4 condition of approval of the project in order to minimize green  
5 waste deliveries to the County landfills: The Homeowners  
6 Association established for the proposed development shall  
7 establish green waste recycling through its yard maintenance or  
8 waste hauling contracts. Green waste recycling includes such  
9 things as grass recycling (where lawn clippings from a mulching-  
10 type mower are left on the lawn) and on- or off-site composting.  
11 This measure shall be implemented to reduce green waste going to  
12 landfills. If such services are not available through the yard  
13 maintenance or waste haulers in the area, the HOA shall provide  
14 individual homeowners with information about ways to recycle  
15 green waste individually and collectively. Homeowners shall be  
16 notified of such in the CC & Rs.

17 ***Mitigation Measure Util 11*** has been adopted and made a  
18 condition of approval of the project in order to assure compliance  
19 with the California Solid Waste Reuse and Recycling Act of 1991  
20 (AB 1327), which requires the local jurisdiction to require  
21 adequate areas for collecting and loading recyclable materials:  
22 Prior to issuance of Building Permits for any multi-unit residential,  
23 commercial or industrial facilities, clearance from the Riverside  
24 County Waste management Department is needed to verify  
25 compliance with AB 1327 in terms of installation of recycling  
26 access areas at these facilities.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts  
2 potentially resulting from approval of the Project, including the General Plan amendments,  
3 Change of Zone, and the adoption of Specific Plan No. 342, cannot be fully mitigated and will be  
4 only partially avoided or lessened by the mitigation measures hereinafter specified, therefore the  
5 Board makes the finding, based upon substantial evidence in the record, set forth in CEQA  
6 Section 21081(a)(3) that: Specific economic, legal, social, technological, or other  
7 considerations, including considerations for the provision of employment opportunities for  
8 highly trained workers, make infeasible mitigation measures or alternatives identified in the  
9 environmental impact report. With respect to the project's cumulative contribution to global  
10 climate change as a result of greenhouse gas emissions, the Board further finds that in addition to  
11 the finding set forth in CEQA Section 21081(a)(3), because many of the actions, programs and  
12 measures to fully implement AB 32 are with the responsibility and control of other public  
13 agencies, and that those requirements can and should be adopted and implemented by those other  
14 agencies, the Board also adopts the finding set forth in CEQA Section 21081(a)(2). As required  
15 by CEQA Section 21081(b), the County finds that for each of the significant impacts which are  
16 subject to a finding under Section 21081(a)(3), that specific overriding economic, legal, social,  
17 technological, or other benefits of the project outweigh the significant effects on the  
18 environment:

19           A.     Aesthetics - Cumulative

20                     1.     Impacts:

21                             The project when considered with the buildout of the County  
22                             General Plan will have a cumulatively significant impact on the  
23                             Ramona Expressway and will contribute cumulatively to a  
24                             significant and unavoidable change in the visual character of the  
25                             area through conversion of open space to urban uses. Although  
26                             site-specific aesthetic impacts may be reduced to below a level of  
27                             significance through implementation of the mitigation measures  
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1 identified in the EIR and set forth above, the cumulative impact of  
2 the development of the project on aesthetic resources is significant.  
3 This finding is consistent with the County's finding in adopting the  
4 RCIP General Plan EIR which concluded that "future development  
5 within Riverside County and development in surrounding [cities]  
6 would result in the intensification of urban uses as well as  
7 conversion of open space into urban land uses. . . ." Although  
8 alternatives were considered which would reduce aesthetic impacts  
9 by retaining various portions of the project area in agricultural  
10 operations, the County finds that none of the alternatives would  
11 reduce this cumulative impact to less than significant, and that the  
12 impacts will remain significant and unavoidable after consideration  
13 of the mitigation measures and alternatives.

14 2. Mitigation:

15 The EIR evaluated several mitigation measures to address potential  
16 significant adverse impacts upon aesthetic resources; however, no  
17 feasible mitigation measures were identified in EIR No. 471 that  
18 could be implemented that would reduce the cumulative impacts to  
19 aesthetic resources to less than significant. As described in the  
20 Draft EIR beginning at 5.1-38, with buildout of the RCIP General  
21 Plan, the area along several miles of the Ramona Expressway is  
22 designated for residential, commercial and community center land  
23 uses. Thus, the visual character along Ramona Expressway will  
24 change over time as the General Plan builds out and prominent  
25 scenic vistas open to the public will be lost. This finding is  
26 consistent with the findings adopted by the County in approving  
27 the RCIP General Plan. While mitigation measures provide for  
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1 landscaping and enhancement of foreground view, the change in  
2 visual character can be reduced, but not to a less than significant  
3 level. Similarly, while several alternatives would retain more open  
4 space than the proposed project, only the no development  
5 alternative (Alternative 1) would avoid this impact, and that  
6 alternative is not feasible in terms of implementation of the County  
7 General Plan. All other alternatives would result in some level of  
8 development, including Alternative 2 (development under the  
9 RCIP General Plan) which the County found to have a significant  
10 unavoidable impact on aesthetics when it adopted the RCIP  
11 General Plan. Comments have suggested that the County consider  
12 adoption of ordinances (a) requiring the preservation of open space  
13 and agricultural lands, (b) imposing fees to purchase agricultural  
14 easements, (c) requiring low density zoning in scenic areas or (d)  
15 designating certain areas of the County as scenic or open space  
16 with protective regulations for those areas to mitigate aesthetic  
17 impacts resulting from the conversion of open space areas to  
18 developed land. Those measures that are intended to preserve  
19 agricultural land as open space are discussed below in the findings  
20 regarding the infeasibility of measures to reduce the impact on  
21 agricultural resources to less than significant. With regard to the  
22 adoption of ordinances requiring the preservation of open space,  
23 the appropriate land use mechanism to designate land uses is the  
24 General Plan. The adoption of a site specific ordinance to  
25 redesignate lands open space or rezone lands for lower density  
26 development would be contrary to the objectives of the General  
27 Plan, would contravene the goals and objectives of the General  
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1 Plan, and would be contrary to sound planning principles under the  
2 California Planning and Zoning laws and is therefore considered  
3 infeasible by the County. The County considered which lands  
4 should be set aside for open space and which lands would be  
5 appropriate for development when it recently adopted its RCIP  
6 General Plan. At that time, the County determined that the Project  
7 site should be designated with a Community Development Overlay  
8 as it was determined by the County to be an appropriate site for  
9 community development in the future. The proposed Project,  
10 including adoption of the Specific Plan provides the appropriate  
11 land use entitlement to address the General Plan's designation of  
12 the Project site as Community Development. The County has  
13 considered designating certain areas as scenic, including a  
14 proposed scenic highway designation along Ramona Expressway,  
15 but this alone would not feasibly mitigate the conversion of  
16 currently undeveloped or agricultural areas to development  
17 consistent with the TVOL Specific Plan. In conclusion, there are  
18 no feasible measures to reduce this impact to less than significant  
19 and for these reasons, the County finds this impact significant and  
20 unavoidable.

21 B. Agriculture – Project and Cumulative

22 1. Impacts:

23 Development of the project will result in the conversion of 289  
24 acres of Prime Farmland, 1 acre of Unique Farmland, 205 acres of  
25 Farmland of Statewide Importance, and 741 acres of Farmland of  
26 Local Importance to urban uses. Although the project does not  
27 conflict with any Williamson Act Contract, it does significantly  
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1 conflict with the existing agricultural uses. These impacts were  
2 also considered unavoidable and adverse when the County adopted  
3 the Riverside County General Plan. At that time the County found  
4 that the loss of agricultural lands, such as the project site, would be  
5 a significant and unmitigable impact and adopted a statement of  
6 overriding considerations. The Villages of Lakeview project  
7 proposes more development than the land use designation placed  
8 upon the property by the Riverside County General Plan, and this  
9 impact would continue to be significant and unavoidable, even  
10 with implementation of the following mitigation measures.  
11 Although alternatives to the project were considered which would  
12 minimize the impact to agricultural resources, the only alternative  
13 that would avoid the impact altogether was Alternative 1, No  
14 Project/No Development. Other mitigation measures were  
15 considered beyond those set forth below and discussed at DEIR  
16 pages 5.2-12 and 7.0-17, however those measures were  
17 determined to be infeasible or incapable of reducing the impact to  
18 less than significant. Mitigation that was considered included  
19 imposing conservation easements on other designated farmland  
20 which easement would then be conveyed to a land trust or other  
21 non-profit organization to hold the easement in perpetuity.  
22 Although the project will place 100 acres of agricultural land under  
23 a conservation easement, for the reasons discussed in the DEIR at  
24 page 5.2-12, 1:1 mitigation through this form of mitigation is not  
25 considered feasible due to the absence of an agricultural land trust  
26 for this amount of land, the unique real estate market in Southern  
27 California, and the easement acquisition process. Another  
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1 mitigation considered was the payment of a per-acre fee whether  
2 imposed as a fee or imposed through adoption of a County-wide  
3 ordinance; however, this too was determined to be infeasible  
4 because even if a fee were collected, neither the County nor any  
5 other organization within the County maintains a program for the  
6 acquisition of development rights on farmland and so its capability  
7 of accomplishing the objective within a reasonable period of time  
8 is questionable and therefore determined to be infeasible by the  
9 County. Moreover, a net loss of farmland would still occur. For  
10 these reasons, this impact was determined to be unavoidable and  
11 adverse, consistent with the findings of the County made in  
12 connection with adoption of the RCIP General Plan.

13 2. Mitigation:

14 ***Mitigation Measure Ag 2*** has been adopted and made a part of the  
15 project to reduce the impacts to Prime Farmland, Unique  
16 Farmland, and Farmland of Unique Importance: A perpetual  
17 agricultural conservation easement (Easement) as defined by  
18 Section 815.1 of the California Civil Code containing a minimum  
19 of 100 acres of "agricultural land" as defined by Public Resources  
20 Code Section 10213 within five miles of the project, shall be  
21 provided by the Master Developer to the state, county, resource  
22 conservation district, regional park or open-space district, regional  
23 park or open-space authority, a nonprofit organization, or other  
24 entity authorized to acquire and hold conservation easements under  
25 Civil Code Section 815.3. The purpose of this Easement is to  
26 restrict the property's use to only those uses that will not impair or  
27 interfere with the property's agricultural productive capacity, its  
28

1 soils, and its agricultural character, values, and utility. To the  
2 extent that the preservation of the open space character and scenic,  
3 habitat, natural, or historic values of the property are consistent  
4 with such use, it will be within the purpose of this easement to  
5 protect those values. Rural enterprises or activities, including, but  
6 not limited to, grazing, hunting and fishing, wildlife habitat  
7 improvement, predator control, timber harvesting, and firewood  
8 production, shall be permitted uses provided that the agricultural  
9 productivity of the land and is not significantly impaired by those  
10 activities. The Easement shall be recorded on or before the  
11 issuance of the 1,500<sup>th</sup> building permit.

12 ***Mitigation Measure Ag 3*** has also been adopted and made a  
13 condition of approval of the project to order to reduce the impacts  
14 to Prime Farmland, Unique Farmland, and Farmland of Unique  
15 Importance: Master Developer shall preserve within the project no  
16 less than 3 acres of "Prime Farmland" as defined by Public  
17 Resources Code Section 10213 for use as a community garden or  
18 gardens by recordation of a conservation easement as defined by  
19 Section 815.1 of the California Civil Code. To the extent that the  
20 preservation of the open space character and scenic, habitat,  
21 natural, or historic values of the property are consistent with such  
22 use, it will be within the purpose of this easement to protect those  
23 values. The Community Garden will be run by the Homeowners'  
24 Association or County Service Area so as to be available to the  
25 public for the purpose of gardening. The location of the  
26 community garden or gardens shall occur within the 500-foot  
27 Greenbelt as defined by Planning Areas 5, 7, 8, 21 and 22. An  
28



1 easement shall be recorded and the community garden or gardens  
2 shall be available for use on or before the issuance of the 1,500<sup>th</sup>  
3 building permit.

4 C. Air Quality – Project and Cumulative

5 1. Impacts:

6 Development of the project will result in an 88 percent increase in  
7 the number of dwelling units on the project site as compared to the  
8 County's General Plan, which exceeds the local land use plans that  
9 were the basis of the developing the Air Quality Management Plan  
10 (AQMP) of the South Coast Air Basin (SCAB). Short-term  
11 construction emissions and long-term operational emissions (both  
12 direct and cumulative) would exceed short-term South Coast Air  
13 Quality Management District (SCAQMD) significance thresholds  
14 during construction for volatile organic compounds (VOC), oxides  
15 of nitrogen (NO<sub>x</sub>), carbon monoxide (CO), and particulate matter  
16 of 10 microns (PM-10) and 2.5 microns or less in size (PM-2.5)  
17 within Phase 1 of the project; and VOC, NO<sub>x</sub>, PM-10, and PM-2.5  
18 in phases 2 and 3 of the project. SCAQMD long-term significance  
19 thresholds will also be exceeded for VOC, NO<sub>x</sub>, CO, sulfur  
20 dioxide (SO<sub>2</sub>), PM-10, and PM-2.5 over the project as a whole.  
21 Additionally, the project will significantly increase the amount of  
22 greenhouse gas emissions that are produced locally. The project  
23 will also involve the construction of sensitive receptors near the  
24 Ramona Expressway. Although all feasible mitigation measures  
25 have been considered, including those which were added in  
26 response to comments and addressed in the Final EIR, it is not  
27 possible to reduce the impacts to less than significant. Among the  
28

1 mitigation measures suggested for consideration by the County  
2 included the adoption of an ordinance requiring developers to pay  
3 for offsetting new air pollution. This suggestion was determined  
4 to be infeasible by the County because while the payment of  
5 money could over time provide for offsets of existing emissions,  
6 the County does not have a program by which to purchase offsets  
7 and therefore the ability of this measure to be accomplished  
8 successfully within a reasonable period of time is uncertain and  
9 therefore of questionable feasibility. In addition, the imposition of  
10 fees would not reduce the emissions anticipated to be generated by  
11 the project which would still occur even if fees were paid. Also,  
12 because the unavoidable air quality impacts are also cumulative in  
13 nature, the imposition of fees in one county would not necessarily  
14 reduce to a level of less than significant the cumulative effect of  
15 air emissions generated elsewhere in the South Coast Air Basin.  
16 For these reasons, the adoption of an ordinance to impose fees was  
17 not considered feasible mitigation. In addition to those measures  
18 evaluated in the Draft EIR, the County also evaluated mitigation  
19 measures to reduce GHG emissions suggested by the Office of the  
20 Attorney General and the CAPCOA (California Air Pollution  
21 Control Officer's Association) White Paper on CEQA and Climate  
22 Change (2008). The evaluation of these measures are set forth in  
23 Response to Comment 28.90 in the Final EIR. Moreover, as  
24 noted in the discussion of Alternative 6 – Low Carbon Alternative,  
25 similar to the proposed project, Alternative 6 is projected to reduce  
26 its GHG emissions by more than 28.3% below “business as usual;”  
27 however, as with the proposed project, adoption and  
28

1 implementation of measures to achieve the goals set by AB 32 are  
2 within the responsibility and control of other public agencies, and  
3 not the project alone. As a result, so long as any additional GHG  
4 emissions are produced by a project, the County must find that the  
5 project's GHG emissions are cumulatively considerable and  
6 significant based upon the need for third party agency regulatory  
7 action. The Villages of Lakeview project will have significant  
8 impacts to project and cumulative air quality, even with the  
9 following mitigation measures. Moreover, although alternatives  
10 were considered which would have fewer impacts (project and  
11 cumulative) on air quality, none of the alternatives with the  
12 exception of Alternative 1 (No Project/No Development) would  
13 avoid a significant impact altogether.

14 2. Mitigation:

15 *Mitigation Measures Air 1 through 3b* have been adopted and  
16 made a condition of the project to reduce short-term direct and  
17 cumulative air quality impacts, as follows:

18 *MM Air 1:* During construction, ozone precursor emissions from  
19 mobile construction equipment shall be controlled by maintaining  
20 equipment engines in good condition and in proper tune per  
21 manufacturers' specifications to the satisfaction of the Department  
22 of Building and Safety. Equipment maintenance records and  
23 equipment design specification data sheets shall be kept on-site  
24 during construction. Compliance with this measure shall be subject  
25 to periodic inspections by the Department of Building and Safety.

26 *MM Air 1a:* All project developers funded privately rather than  
27 publicly (public funding requires that the winning proposal go to  
28

1 the lowest responsible bidder) shall provide preference to qualified  
2 grading contractor proposals that include the use of construction  
3 equipment that demonstrates early compliance for off-road  
4 equipment with the CARB in-use off-road diesel vehicle  
5 regulation (SCAQMD Rule 2449) – and/or – meets or exceeds  
6 Tier 3 standards with available CARB verified or U.S. EPA-  
7 certified technologies or use of alternative fueled off-road  
8 construction equipment. Proof of preference shall be reviewed by  
9 the Department of Building and Safety’s Grading Division prior to  
10 issuance of a grading permit.

11 ***MM Air 2:*** Where economically and physically feasible, electricity  
12 from power poles shall be used instead of temporary diesel- or  
13 gasoline powered generators to reduce the associated emissions.  
14 Feasibility shall be determined by the contractor and approved by  
15 the Department of Building and Safety’s Grading Division prior to  
16 issuance of grading permits.

17 ***MM Air 3:*** To reduce construction vehicle (truck) idling while  
18 waiting to enter/exit the site, prior to issuance of grading permits,  
19 the contractor shall submit a traffic control plan that will describe  
20 in detail safe detours to prevent traffic congestion to the best of the  
21 project’s ability, and provide temporary traffic control measures  
22 during construction activities that will allow both construction and  
23 on-street traffic to move with less than 5-minute idling times.  
24 Additional traffic control measures may include, but are not  
25 limited to:

- 26 • Require construction parking to be configured such that  
27 traffic interference is minimized,  
28

- Provide dedicated turn lanes for movement of construction trucks and equipment on- off-site,
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable,
- Reroute construction trucks away from congested streets or sensitive receptor areas, and
- Improve traffic flow by signal synchronization.

*MM Air 3a:* To reduce fugitive dust emissions, the developer shall provide the County of Riverside with sufficient proof of compliance with Rule 403 and other dust control measures including, but not limited to:

- Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain),
- Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered,
- Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,
- Post contact information outside the property for the public to call if specific air quality issues arise,

- Use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials,
- Replace ground cover in disturbed areas as quickly as possible.

**MM Air 3b:** In order to improve air quality by reducing VOC emissions associated with the application of architectural coating, homebuilders shall apply coatings and solvents with a VOC content lower than required under Rule 1113 as amended July 13, 2007 to residential dwelling units. In addition, homebuilders are encouraged to consider the use of pre-coated construction materials and materials that do not require painting. Construction specifications shall be included in the building specifications that assure these requirements are implemented. The specifications shall be reviewed by the County of Riverside's Building and Safety Department for compliance with this mitigation measure prior to issuance of a building permit.

**Mitigation Measures Air 4 through Air 14** have been adopted and made conditions of approval of the project, in addition to Mitigation Measures Air 1-3b above, to reduce long-term impacts and green house gas emissions as follows:

**MM Air 4:** In order to reduce energy consumption from proposed project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the County shall include the installation of energy-efficient street lighting throughout the project site. These plans shall be reviewed and approved by the

1 applicable Department (e.g., Department of Building and Safety or  
2 Department of Transportation) prior to conveyance of applicable  
3 streets.

4 **MM Air 5:** In order to reduce energy consumption from the  
5 proposed project development, construction of large residential  
6 buildings, large public buildings (library, public community  
7 center, schools, and joint-use facilities), large private recreation  
8 buildings owned by the Homeowners' Association (HOA) and  
9 large commercial buildings (retail and office) shall exceed the  
10 2007 California Energy Code - Title 24, Part 6 energy efficiency  
11 standards by 35% (schools and joint-use facilities are subject to  
12 Nuvview Union School District approval). Submission of a Title 24  
13 worksheet with building plans shall be required by the Department  
14 of Building and Safety in order to obtain a building permit. The  
15 worksheet shall include both the calculations showing the  
16 minimum Title 24 compliance requirements and calculations  
17 demonstrating that the project will increase energy efficiency 35%  
18 beyond Title 24. Compliance is determined by comparing the  
19 energy efficiency of the proposed development to a minimally  
20 Title 24 compliant development. The calculations must be from an  
21 energy analysis computer program approved by the California  
22 Energy Commission in accordance with Title 24, Part 1, Article 1,  
23 Section 10-109. These approved programs include, as of February  
24 2009, EnergyPro and Micropas 7 for residential buildings and  
25 EnergyPro, Perform 2005, and eQuest/D2Comply for non-  
26 residential buildings. (Note: "large" is defined as the primary  
27 residence, main private recreation building, main public  
28

1 community center building, retail space with an anchor, etc.;

2 “large” excludes a shed in a residential yard, small utility

3 buildings, small pool buildings, trash enclosures, etc.)

4 *MM Air 6:* In order to reduce energy consumption from the

5 proposed project development, The Villages of Lakeview

6 homebuilders shall, if installing major appliances such as

7 dishwashers, washing machines, and refrigerators in homes, install

8 Energy Star-rated models. Major appliances installed in large

9 public buildings (library, public community center, schools, and

10 joint-use facilities) and large private recreation buildings owned by

11 the HOA shall be Energy Star-rated (schools and joint-use

12 facilities are subject to Nuvview Union School District approval).

13 Proof of compliance will be required by the Department of

14 Building and Safety in order to obtain a Final Inspection. (Note:

15 “large” is defined as the primary residence, main private recreation

16 building, main public community center building, retail space with

17 an anchor, etc.; “large” excludes a shed in a residential yard, small

18 utility buildings, small pool buildings, trash enclosures, etc.)

19 *MM Air 6a:* In order to increase renewable energy sources and

20 reduce greenhouse gas emissions, large public buildings (library,

21 public community center, schools, and joint-use facilities) and

22 large private recreation buildings owned by the HOA shall be

23 installed with solar panels, photovoltaic cells, solar thermal

24 systems or other renewable energy generating technology (schools

25 and joint-use facilities are subject to Nuvview Union School District

26 approval). Homebuilders are required to: 1) offer to home buyers

27 solar panels, photovoltaic cells, solar thermal systems or other

28



1 renewable energy generating technology as part of the  
2 homebuilder's option program, or 2) be consistent with the  
3 Governor's Million Solar Roofs plan. Proof of compliance shall be  
4 shown on the panel of plans or the homebuilder's option package  
5 and be required by the Department of Building and Safety in order  
6 to obtain a building permit. (Note: "large" is defined as the  
7 primary residence, main private recreation building, main public  
8 community center building, retail space with an anchor, etc.;  
9 "large" excludes a shed in a residential yard, small utility  
10 buildings, small pool buildings, trash enclosures, etc.)

11 **MM Air 7:** Because The Villages of Lakeview residents will be  
12 adding additional car trips, and therefore contributing indirectly to  
13 both criteria pollutants and greenhouses gases such as carbon  
14 dioxide, The Villages of Lakeview will provide a transit center,  
15 including a bus stop opportunity and park-n-ride lot to facilitate  
16 carpooling and/or use of public transportation. Proof of  
17 compliance will be required prior to the issuance of the 2,632<sup>st</sup>  
18 building permit.

19 **MM Air 8:** Because The Villages of Lakeview residents will be  
20 adding additional car trips, and therefore contributing indirectly to  
21 both criteria pollutants and greenhouses gases such as carbon  
22 dioxide, The Villages of Lakeview will designate parking spaces  
23 for high-occupancy vehicles and provide larger parking spaces to  
24 accommodate vans used for ride sharing at the transit center,  
25 library, public community center, Central Park parking area, and in  
26 commercial areas. Proof of compliance will be required prior to  
27 the approval of the Plot Plan for each of the projects listed above.  
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1 *MM Air 9:* Adequate bicycle parking (one space per 20 car spaces)  
2 shall be provided at the transit center, library, public community  
3 center, Central Park parking area, and the commercial areas. Proof  
4 of compliance will be required prior to approval of the Plot Plan  
5 for each implementing project.

6 *MM Air 10:* Because The Villages of Lakeview residents will be  
7 adding additional car trips, and therefore contributing indirectly to  
8 both criteria pollutants and greenhouses gases such as carbon  
9 dioxide, public information shall be provided to residents about  
10 opportunities to utilize walking, public transportation, carpooling,  
11 and bicycles. This effort will be implemented through signage and  
12 information posted at the transit center, library, public community  
13 center, Central Park parking area, and in commercial areas. Proof  
14 of compliance will be required prior to issuance of the building  
15 permit for each of the above facilities.

16 *MM Air 11:* Because THE VILLAGES OF LAKEVIEW residents will  
17 be adding additional car trips, and therefore contributing indirectly  
18 to both criteria pollutants and greenhouses gases such as carbon  
19 dioxide, a community vehicle shall be provided by the  
20 Homeowners Association (or like entity) for resident transport. It  
21 shall be an electric or alternative fuel vehicle. . Proof of  
22 compliance will be required prior to the issuance of the 9,551<sup>st</sup>  
23 building permit.

24 *MM Air 12:* Because The Villages of Lakeview residents will be  
25 adding additional sources of solid waste to nearby landfills and  
26 thereby indirectly contributing to methane emissions, in addition to  
27 mitigation measures found in Section 5.15 (MM Util 9 through 11)  
28

1 separate recycling and waste receptacles will be provided at all  
2 public garbage bins along sidewalks and at the transit center,  
3 library, public community center, Central Park parking area, and in  
4 commercial areas. Proof of compliance will be required prior to  
5 issuance of a building permit. Signage and information regarding  
6 the recycling bins and acceptable recycling materials shall be  
7 posted at the transit center, library, public community center,  
8 Central Park parking area, and in commercial areas. Proof of  
9 compliance will be required by the Department of Building and  
10 Safety prior to the Plot Plan Final Inspection of each the above-  
11 listed facilities.

12 *MM Air 13:* Because THE VILLAGES OF LAKEVIEW residents will  
13 be adding additional car trips, and therefore contributing indirectly  
14 to both criteria pollutants and greenhouses gases such as carbon  
15 dioxide, THE VILLAGES OF LAKEVIEW will coordinate with the  
16 transportation department and with local and regional agencies  
17 where possible in order to maximize integration of the project with  
18 local transportation planning and implementation efforts. These  
19 efforts include the possibility of extending the Riverside Transit  
20 Agency's Bus Rapid Transit System into the area and bus  
21 connections to proposed Metrolink stations along the Perris Valley  
22 Line. Proof of coordination shall be provided to the County  
23 Transportation Department prior to the issuance of the 2,632<sup>nd</sup>,  
24 6,771<sup>st</sup>, and 11,150<sup>th</sup> building permits which correspond with the  
25 completion of each Phase of development, respectively.  
26 Coordination materials shall include a Staff Report or Meeting  
27 Minutes.  
28

1 *MM Air 14:* Within the Central Park's campus of public facilities,  
2 which includes a public community center and a library, up to 5  
3 parking spaces (in excess of standard parking requirements) shall  
4 be dedicated for the installation of an EV charging facility or for a  
5 car sharing program.

6 D. Cultural – Project and Cumulative Indirect

7 Impacts:

8 The development of the project will introduce 11,150 dwelling  
9 units within close proximity to sensitive cultural artifacts.  
10 Additionally, the development of other projects as proposed within  
11 the vicinity of the project will introduce 127,250 persons within  
12 five miles of the project site. This will lead to both project and  
13 cumulative indirect impacts to cultural resources including theft,  
14 disturbance, or vandalism. Although several mitigation measures  
15 have been introduced to minimize direct impacts to these  
16 resources, the indirect effect on these resources from the project  
17 and the cumulative development will still be significant and  
18 unavoidable.

19 E. Land Use – Project and Cumulative

20 1. Impacts:

21 The project as proposed will have a significant impact to the  
22 present and planned land use of the area as it would result in a  
23 substantial alteration of the present use of the project site.  
24 Accordingly, the Project includes General Plan Amendment No.  
25 720, which proposes to increase the developable land use densities  
26 on the subject site; however, no feasible mitigation, regulation or  
27 design considerations were identified to lessen the impacts with  
28

1 respect to the alteration from the present land use. Cumulatively,  
2 the project is one of several proposed developments that will  
3 impact existing and proposed land uses within the  
4 Lakeview/Nuevo area and this portion of the County. Because the  
5 project contributes to the overall new development along the  
6 Ramona Expressway corridor and the Lakeview/Nuevo area,  
7 cumulative land use impacts are also considered significant and  
8 unavoidable. The project is also inconsistent with various General  
9 Plan policies directed at conservation of agriculture, reduced  
10 commutes and indirect effects of substantial population growth on  
11 open space and rural character, and therefore, this is considered a  
12 significant and unavoidable impact even with implementation of  
13 Mitigation Measures Land Use 1, 2 and 3 described in Section H.,  
14 Land Use, and set forth below, of these findings, and other  
15 mitigation measures described elsewhere in these findings to  
16 address impacts such as the conservation of agricultural lands.  
17 The County further finds that while this impact could be avoided  
18 by adoption of Alternative 1, the No Project/No Development  
19 Alternative, all of the other alternatives considered would have  
20 similar impacts as the proposed project, would not reduce impacts  
21 to a less than significant level, and were not considered feasible  
22 alternatives for the reasons set forth in these findings..

23 2. Mitigation:

24 *Mitigation Measure Land Use 1* has been adopted and made a  
25 condition of approval of the project in order to reduce potential  
26 significant adverse impacts due to incompatibility between  
27 agricultural uses and proposed suburban development: Proposed  
28

1 residences, school buildings, and commercial structures shall be  
2 setback 300 feet from existing active agricultural uses of an  
3 offensive nature which are defined as: corrals, chicken houses,  
4 dairy waste ponds, manure stockpiles, or commercial livestock.  
5 This setback shall not apply to areas of the project where Ramona  
6 Expressway intervenes between active agriculture and proposed  
7 development because the expressway will act as the buffer. The  
8 300-foot buffer area may include public road rights-of-way,  
9 parking lots, and service or maintenance areas. In addition to  
10 project edge conditions, the 300-foot setback shall also apply to  
11 interim conditions on-site between occupied project-related  
12 buildings and existing on-site agricultural uses of an offensive  
13 nature (e.g., chicken ranch) that are located in a later phase of  
14 project development and may remain operational while earlier  
15 phases of development are being built.

16 *Mitigation Measure Land Use 2* has been adopted and made a  
17 condition of approval in order to reduce potential land use  
18 density/intensity conflicts between existing rural residences on  
19 Mike Lane and future residential homes within Planning Areas 55,  
20 57, and 58: A sight line study or evidence showing avoidance of  
21 views from proposed residences into existing homes on Mike Lane  
22 shall be submitted at the time of Tract Map submittal, or as  
23 otherwise approved by the Planning Director. Conflicts may be  
24 avoided through use of various means including but not limited to:  
25 location of windows and balconies, landscaping, walls, elevation  
26 differences, or setbacks.

1 *Mitigation Measure Land Use 3* has been adopted and been made  
2 a condition of approval of the project in order to eliminate  
3 inconsistencies with General Plan Policy LU.4.1, which  
4 encourages public art, and to provide a mechanism for  
5 interpretation of some of the historic land uses of the project site:  
6 Public art and/or historic interpretation art or exhibits, shall be  
7 incorporated into the project in a minimum of three locations. At  
8 least one exhibit will focus on the project site's prehistoric  
9 archaeological resources and interpretation at a location(s) to be  
10 determined at a later date depending on subject matter. Examples  
11 of the other exhibits may include but are not limited to:  
12 interpretative exhibits regarding the thoroughbred farm located  
13 within the park to be built in PA 53, art as a part of community  
14 entry monumentation, or art within fountains at a plaza within a  
15 pedestrian-oriented commercial center.

16 F. Noise – Project and Cumulative

17 Impacts

18 The project will create a substantial permanent increase in ambient  
19 noise levels in the project vicinity above levels existing without the  
20 project. No feasible mitigation measures will reduce those impacts  
21 to below a level of significance. Because these increases in noise  
22 are as a result generally of vehicle trips and ambient noise created  
23 by additional vehicular trips, there are no physical structures, such  
24 as soundwalls, or berming, or landscape buffering that could  
25 feasibly reduce the increase in ambient noise to less than  
26 significant. It should be noted that there are significant noise level  
27 increases from existing levels from other cumulative projects  
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1 considered in the EIR, even without the addition of project-  
2 generated traffic along 31 of the 147 road segments studied; and  
3 therefore, the cumulative noise impacts were considered significant  
4 even without the addition of the project. Each of the segments in  
5 which ambient noise levels associated with the project were  
6 considered in the Final EIR; however, it was not feasible to  
7 mitigate those noise increases and therefore both project and  
8 cumulative noise impacts are considered significant and  
9 unmitigable.

10 G. Population

11 Impacts

12 The project will cumulatively exceed official regional and local  
13 population projections, and induce substantial population growth in  
14 the area. The project contributes 42.5 percent of the forecasted  
15 population for the Lakeview/Nuevo Planning Area and comprises  
16 more than 5% of the County's projections through 2030.  
17 Moreover, as the project does not improve the region's  
18 jobs/housing balance, the residential population growth attributable  
19 to the project is considered cumulatively considerable and  
20 significant. No feasible mitigation measures will reduce those  
21 impacts to below a level of significance.

22 H. Transportation / Traffic

23 1. Impacts

24 For certain roadways as discussed in each mitigation measure  
25 below, the project will exceed, either individually or cumulatively,  
26 a level of service standard established by the county congestion  
27 management agency for designated roads or highways and/or cause  
28



1 an increase in traffic which is substantial in relation to the existing  
2 traffic load and capacity of the street system. Additionally, the  
3 project will cause the need for altered maintenance of roads.  
4 Certain improvements are identified in the EIR for which, although  
5 mitigation measures have been identified that will reduce the  
6 project's direct and cumulative traffic impacts to less than  
7 significant, because (1) even if the project has contributed its fair  
8 share of funding for the identified improvement, it is not known  
9 which of the identified, off-site regional improvements will be  
10 constructed and operational by the time the project is operational  
11 (i.e., the project is generating trips that impact the identified  
12 roadways); or (2) the improvement is the responsibility of other  
13 jurisdictions or agencies, and not the County, and therefore, the  
14 timing of implementation of the improvement cannot be  
15 ascertained with certainty, a significant unavoidable adverse  
16 temporary impact may occur until such time all identified  
17 improvements have been constructed and implemented. In  
18 consideration of these factors, The Villages of Lakeview project  
19 will have significant impacts to planned local transportation and  
20 traffic patterns, even with the following mitigation measures.

21 2. Mitigation

22 Mitigation Measures Trans 6, 8 and 10 describe the project's  
23 participation in the County's Transportation Uniform Mitigation  
24 Fee, Road and Bridge Benefit District, and Development Impact  
25 Fee programs:

26 **MM Trans 6:** Prior to the issuance of occupancy permits for the  
27 1,201<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
28

1 building permits, applicant shall widen Ramona Expressway to 4  
2 lanes with a median between Lakeview Avenue and the existing 4-  
3 lane section of Ramona Expressway located easterly of the City of  
4 Perris, OR

- 5 • The County shall have awarded a construction contract,  
6 with full funding in place, for this improvement.
- 7  
8 • The widening of this section of Ramona Expressway  
9 may require construction of a bridge. The project shall  
10 receive credit against the TUMF fees and RBBB fees  
11 for this improvement. In the event that the cost of these  
12 improvements exceeds the project's TUMF and RBBB  
13 contributions for this phase, County shall make its best  
14 efforts to secure additional funds from the TUMF  
15 Program or other Regional funding programs  
16 administered by WRCOG or RCTC to contribute the  
17 additional funding, and/or identify funds collected from  
18 other development in the proposed Lakeview/Nuevo  
19 RBBB area to fully fund these improvements.
- 20 • In addition to the County's efforts to secure funding for  
21 the road widening and bridge improvements from  
22 WRCOG and RCTC, applicant will establish a  
23 Community Facilities District (CFD) or other  
24 acceptable funding mechanism to fully fund any  
25 shortfall in the delivery of the four lane improvement.  
26 The funds generated by the CFD shall be used to fund  
27 the improvements and applicant shall receive  
28

1 corresponding credits against RBBB and TUMF fees  
2 that the current phase of development would generate.

3 ***MM Trans 8:*** Prior to the issuance of occupancy permits for the  
4 2,201<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
5 building permits, applicant shall widen Ramona Expressway to 4  
6 through lanes with a median from Hansen Avenue easterly to 5th  
7 Street, OR

- 8 • The County shall have awarded a construction contract,  
9 with full funding in place, for this improvement.
- 10 • In the event that the cost of these improvements  
11 exceeds the project's TUMF and RBBB contributions  
12 for this phase, County shall make its best efforts to  
13 secure additional funds from the TUMF Program or  
14 other Regional funding programs administered by  
15 WRCOG or RCTC to contribute the additional funding,  
16 and/or identify funds collected from other development  
17 in the proposed Lakeview/Nuevo RBBB area to fully  
18 fund these improvements.
- 19 • In addition to the County's efforts to secure funding for  
20 the road widening improvements from WRCOG and  
21 RCTC, applicant will establish a Community Facilities  
22 District (CFD) for its then current phase of  
23 development. The funds generated by the CFD shall be  
24 used to fund the improvements and applicant shall  
25 receive corresponding credits against RBBB and  
26

1 TUMF fees that the current phase of development  
2 would generate.

3 **MM Trans 10:** Prior to the issuance of the 2,581st residential  
4 occupancy permit, or building permit for an equivalent amount of  
5 non-residential buildings, the applicant shall improve Nuevo Road  
6 from two lanes to four lanes between Dunlap Road and Foothill  
7 Avenue, OR funding for this improvement shall be assured,  
8 otherwise.

9 Mitigation Measures Trans 17 discuss the projects required  
10 intersection improvements to below a level of significance,  
11 which shall be provided prior to the issuance of the 1,601st  
12 residential occupancy permit, or the issuance of an equivalent  
13 amount of non-residential building permits, or earlier if  
14 determined to be necessary on the basis of village-level traffic  
15 studies:

16 **MM Trans 17:** Improve the intersection of Lakeview Avenue and  
17 10th Street to provide signalization and include the following  
18 geometrics:

19 Northbound: One left turn lane. One shared through and  
20 right turn lane.

21 Southbound: One left turn lane. One shared through and  
22 right turn lane.

23 Eastbound: One left turn lane. One through lane. One  
24 right turn lane.

25 Westbound: One left turn lane. One shared through and  
26 right turn lane.  
27  
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1 **Mitigation Measures Trans 23** requires following intersection  
2 improvements, which shall be provided prior to the issuance of the  
3 3,201st residential occupancy permit, or the issuance of an  
4 equivalent amount of non-residential building permits, or earlier if  
5 determined to be necessary on the basis of village-level traffic  
6 studies:

7 **MM Trans 23:** Improve the intersection of Lakeview Avenue and  
8 Nuevo Road to include the following geometrics:

9 Northbound: Not applicable.

10 Southbound: One left turn lane. One right turn lane.

11 Eastbound: One left turn lane. One through lane.

12 Westbound: One shared through and right turn lane.

13 Mitigation Measures Trans 35 through 38 require improvements to  
14 the following roadways internal to the project, and shall be  
15 constructed as needed for Phase I development per the following  
16 geometrics and as determined on the basis of Village-level traffic  
17 studies:

18 **MM Trans 35:** Participate in the phased construction of off-site  
19 traffic signals through payment of traffic signal mitigation fees  
20 (Riverside County Traffic Signal Systems Fee Program).

21 **MM Trans 36:** The project proponent shall be required to pay the  
22 Transportation Uniform Mitigation Fee (TUMF) in accordance  
23 with the fee schedule in effect at the time of issuance of a building  
24 permit, pursuant to Ordinance No. 824.

25 **MM Trans 37:** Prior to the issuance of building permits for any  
26 implementing project for the Project, each implementing project  
27 within any phase of the Project shall be asked to pay the RBBB fee  
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1 once it has been established and adopted. In the event the RBBB is  
2 not formed prior to the time when an implementing project is ready  
3 to record a map or obtain a building permit (for non-residential  
4 projects), the proponent of the implementing project will have the  
5 option of paying an estimated RBBB fee or constructing those  
6 RBBB roadway improvements identified by the Transportation  
7 Department based on the Traffic Impact Study Report needed to  
8 mitigate its proportional share of cumulative impacts, or as  
9 approved by the Transportation Department.

10 **MM Trans 38:** Proposed project-level mitigation measures shall  
11 be coordinated with the RBBB to ensure that they are in  
12 conformance with the ultimate improvements planned by the  
13 RBBB. The applicant shall be eligible to receive proportional  
14 credits against the RBBB for construction of project level  
15 mitigation included in the RBBB.

16 MM Trans 39 will reduce impacts to the following roadways  
17 internal to the project, and shall be constructed as needed for  
18 development; as determined on the basis of the Village-level traffic  
19 studies:  
20

21 **MM Trans 39:** Prior to the issuance of occupancy permits for the  
22 4,001<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
23 building permits:

- 24 • Applicant shall widen Ramona Expressway to 4 lanes  
25 with a striped median from 5th Street to connect to the  
26 existing 4 lane section west of Warren Road, Or  
27  
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- 1 • The County shall have awarded a construction contract,  
2 with full funding in place, for this improvement.
- 3 • In the event that the cost of these improvements  
4 exceeds the project's TUMF and RBBB contributions  
5 for this phase, County shall make its best efforts to  
6 secure additional funds from the TUMF Program or  
7 other Regional funding programs administered by  
8 WRCOG or RCTC to contribute the additional funding,  
9 and/or identify funds collected from other development  
10 in the proposed Lakeview/Nuevo RBBB area to fully  
11 fund these improvements.
- 12 • In addition to the County's efforts to secure funding for  
13 the road widening improvements from WRCOG and  
14 RCTC, applicant will establish a Community Facilities  
15 District (CFD) for its then current phase of  
16 development. The funds generated by the CFD shall be  
17 used to fund the improvements and applicant shall  
18 receive corresponding credits against RBBB and  
19 TUMF fees that the current phase of development  
20 would generate.

21 Mitigation Measure Trans 73 requires improvements to the  
22 following roadways internal to phase two of the project, and shall  
23 be constructed as needed for development; as determined on the  
24 basis of the Village-level traffic studies:

25 *MM Trans 73:* Prior to the issuance of the 6,671<sup>st</sup> residential  
26 occupancy permit, or building permit for an equivalent amount of  
27 non-residential buildings, the applicant shall improve Reservoir  
28

1 Avenue from two lanes to four lanes between Nuevo Road and 10<sup>th</sup>  
2 Street, OR funding for this improvement shall be assured,  
3 otherwise.

4 Mitigation Measures Trans 80 and Trans 86, requires the following  
5 intersection improvements, which shall be provided prior to the  
6 issuance of the 6,801st residential occupancy permit, or the  
7 issuance of an equivalent amount of non-residential building  
8 permits, or earlier if determined to be necessary on the basis of  
9 village-level traffic studies:

10 ***MM Trans 80:*** The City of Perris and the County of Riverside are  
11 coordinating with Caltrans on the improvements at the I-215  
12 interchanges ramps. The above geometrics are included in the  
13 current Caltrans improvement plan for this intersection and are  
14 expected to be completed by this phase. The intersection of I-215  
15 NB Ramps at Ramona Expressway shall be improved to provide  
16 the following geometrics:

17 Northbound: One shared left turn and through lane. One  
18 right turn lane.

19 Southbound: Not applicable.

20 Eastbound: One left turn lane. Two through lanes.

21 Westbound: Two through lanes. One free flow right turn  
22 lane.

23 ***MM Trans 86,*** which may be waived at the direction of the  
24 County: Improve the intersection of Warren Road and Ramona  
25 Expressway to include the following geometrics:

26 Northbound: Two left turn lanes. One shared through and  
27 right turn lane.



1 Southbound: One shared left turn, through and right turn  
2 lane.

3 Eastbound: One left turn lane. Two through lanes. One  
4 right turn lane.

5 Westbound: One left turn lane. Two through lanes. One  
6 right turn lane.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA  
8 Guidelines (14 Cal. Code of Regs. Section 15126(d)) requires an EIR to discuss how a proposed  
9 project could directly or indirectly lead to economic, population, or housing growth. A project  
10 may be growth-inducing if it removes obstacles to growth, taxes community service facilities or  
11 encourages other activities which cause significant environmental effects. The discussion is as  
12 follows:

13 A. Economic, Population Or Housing Growth

14 The proposed project will develop a total of 11,150 dwelling units including 500  
15 affordable housing units, including 250 senior housing units, and 500,000 square  
16 feet of mixed-use commercial which represents the contribution of approximately  
17 34,000 residents and approximately 1,000 jobs to the project area.

18 B. Removal Of An Impediment To Growth

19 The proposed project could potentially influence continued development within  
20 adjacent properties by providing or extending roadways, water and sewer service,  
21 utility and energy services to the immediate area. Although additional  
22 improvements are required to extend these services through the project site and to  
23 provide sewer service, these facilities have been planned by, and included and  
24 evaluated as part of local agency service plans. Moreover, the area surrounding  
25 the project site is already served by water and sewer, and while the project will  
26 require extension to the project site, it completes a system, as opposed to creating  
27 a new extension to open up additional areas. Although the project could influence  
28

1 growth in the immediate area, growth is already occurring or planned for within  
2 the area. Therefore, the Project will not induce growth through the removal of  
3 impediments to growth.

4 C. Precedent-setting Effects

5 There are several precedent-setting effects of the proposed project in that the  
6 project was not anticipated with the County's General Plan. In 2006, it was given  
7 preliminary "permission to proceed" by the Riverside County Board of  
8 Supervisors for its extraordinary benefits it was bringing to the County for  
9 regional transportation improvements and the MSHCP. Additionally, the County  
10 Planning Department is using several administrative elements of The Villages of  
11 Lakeview, such as the Village Refinement Plan, as tools for other large-scale  
12 developments.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the  
14 following alternatives identified in EIR No. 471 in light of the environmental impacts which  
15 cannot be avoided or substantially lessened, makes the following findings regarding each of the  
16 alternatives, and has rejected those alternatives as infeasible for the reasons hereinafter stated:

17 A. Alternative 1: No Project/No Development Alternative

- 18 1. The No Project/No Development Alternative would result in no  
19 changes to the existing land uses, and the hypothetical continued  
20 use of the site with existing uses which are currently single-family  
21 residences, a thoroughbred farm, a chicken ranch, field crops, and  
22 other agricultural operations, with limited infrastructure.
- 23 2. The No Project/No Development Alternative would maintain  
24 existing zoning classifications and environmental conditions.
- 25 3. The No Project/No Development Alternative would eliminate the  
26 unavoidable adverse impacts of the project, including aesthetic,  
27 agricultural resources, air quality, cultural, noise, and utilities  
28

1 impacts associated with development of the project; however, the  
2 No Project Alternative would only partially eliminate biological  
3 impacts associated with the project as disturbance of areas in  
4 connection with agricultural activities would occur, and the  
5 conservation and protection of almost 1,000 acres as open  
6 space/conservation areas would not occur.

7 4. Because the No Project/No Development Alternative would  
8 eliminate or reduce the above-referenced environmental impacts  
9 and the remaining impacts would be generally less than the  
10 Proposed Project, even when mitigated to less than significant by  
11 the recommended mitigation measures, it is considered to be an  
12 environmentally superior alternative.

13 5. The No Project/No Development Alternative would not generate  
14 additional protection for biological resources through the reduction  
15 of agricultural uses on the project site.

16 6. The No Project/No Development Alternative would not result in  
17 the reduction of hazardous materials used for agricultural activities  
18 in the project site.

19 7. The No Project/No Development Alternative would allow for the  
20 continued contamination of the surface waters and ground waters  
21 of the existing agricultural uses.

22 8. The No Project/No Development Alternative would not provide  
23 any commercial within the project site and would therefore be  
24 worse for the local jobs / housing balance.

25 9. The No Project/No Development Alternative would not provide  
26 development impact fees and key roadway improvements to the  
27 County for regional infrastructure.  
28

1                   10.    The No Project/No Development Alternative would not address  
2                                    any of the County regional housing needs that are provided by the  
3                                    proposed Project.

4                   11.    The No Project/No Development Alternative would not meet any  
5                                    of the project objectives.

6                   12.    It is infeasible to maintain the project site in agricultural use over  
7                                    the long-term given its location within a developing area, and it is  
8                                    impractical and infeasible to assume that no development would  
9                                    occur.  Therefore, the No Project/No Development Alternative  
10                                  may postpone rather than preclude the use of the property for more  
11                                  intensive land uses and may result in the ultimate, albeit later  
12                                  development of the property in a haphazard, piecemeal fashion.

13                  13.    For these reasons, the County finds that although Alternative 1  
14                                  would avoid many of the significant effects of the proposed  
15                                  project, it does not meet the project objectives or provide the  
16                                  benefits (open space conservation, infrastructure improvements,  
17                                  addressing need for additional jobs and housing in the County) of  
18                                  the project, is infeasible because from a policy standpoint it does  
19                                  not further the goals of the County as set forth in the RCIP General  
20                                  Plan, and may in the long term be infeasible in terms of  
21                                  maintaining the status quo given the existing County land use  
22                                  designations and the assumption upon which this alternative is  
23                                  based that no development would occur on the project site, and  
24                                  therefore rejects Alternative 1.

25    B.    Alternative 2: No Project/Existing Plans and Entitlements Alternative

26                  1.    The No Project/Existing Plans and Entitlements Alternative  
27                                  assumes that the project site would be developed in accordance  
28

1 with the existing General Plan land use designations, and existing  
2 entitlements on site. This alternative assumes development of  
3 agricultural, commercial, industrial, and residential uses pursuant  
4 to the current County General Plan. Approximately 802 acres of  
5 the project site is designated with a "Community Development  
6 Overlay" and this alternative assumes that those areas would be  
7 developed consistent with the General Plan. In addition, with  
8 respect to existing entitlements, this alternative assumes that the  
9 Lakeview Mountains where existing legal lots exist today could be  
10 developed with 27 residences in addition to 826 acres of  
11 agricultural uses, a chicken ranch, 436 residences for a total of  
12 1,274 residences throughout the project site, and approximately  
13 239,581 square feet of commercial / industrial business. Because  
14 the level of development contemplated under this alternative  
15 would not provide for comprehensive planning, this alternative  
16 assumes that regional infrastructure improvements, such as water  
17 quality, drainage, transportation, and sewer would not occur.

- 18 2. The No Project/Existing Plans and Entitlements Alternative would  
19 reduce impacts to agricultural resources, short-term air quality,  
20 land use/planning, libraries, population / housing, and some utility  
21 services.
- 22 3. The No Project/Existing Plans and Entitlements Alternative would  
23 have the same or similar impacts as the proposed project to with  
24 respect to geology and noise from operational uses.
- 25 4. The No Project/Existing Plans and Entitlements Alternative would  
26 have greater aesthetic, long-term air quality, biological resources,  
27  
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1 cultural resources, hazard, hydrology/water quality,  
2 transportation/traffic, recreation, and utilities (sewer) impacts.

3 5. The No Project/Existing Plans and Entitlements Alternative would  
4 not be environmentally superior to the proposed project due to the  
5 creation of new or additional significant impacts as compared to  
6 the project and the lack of regional planning programs for  
7 resources such as biology, water quality, drainage and  
8 transportation that would be provided by the project.

9 6. The No Project/Existing Plans and Entitlements Alternative would  
10 not meet the basic project objectives including the consolidation of  
11 over 900 acres of conservation /open space; protection of the  
12 Lakeview Mountains; and provision of comprehensive planning  
13 through implementation of a specific plan and its design standards.

14 7. The No Project/Existing Plans and Entitlements Alternative would  
15 not meet key project objectives such as protection of open space,  
16 including the Lakeview Mountains, providing compact building  
17 design and providing a range of housing opportunities and choices.  
18 Although this Alternative avoids or reduces some of the  
19 unavoidable impacts of the project, it would result in additional  
20 impacts, and would not provide the regional benefits that would be  
21 provided by the project, such as regional drainage, transportation,  
22 open space and recreational improvements as compared to the  
23 project.

24 8. For these reasons, the County finds that Alternative 2 while  
25 feasible, does not meet key project objectives, is not  
26 environmentally superior to the project, would result in additional  
27 environmental impacts, would not provide the regional programs,  
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1 infrastructure improvements and benefits of the project, and  
2 therefore from a policy standpoint of achieving regional benefits  
3 such as achieving open space protection and providing for  
4 comprehensive planning through a specific plan, rejects  
5 Alternative 2.

6 C. Alternative 3: No Development north of Ramona Expressway Alternative

- 7 1. The No Development north of Ramona Expressway Alternative  
8 would concentrate all proposed uses and south of Ramona  
9 Expressway. All 11,150 dwelling units, all schools, parks, and  
10 commercial areas would be located south of Ramona Expressway.
- 11 2. The No Development north of Ramona Expressway Alternative  
12 would reduce impacts to agricultural resources, and some  
13 paleontological resources due to the elimination of development  
14 north of Ramona Expressway. Alternative 3 provides a 57 percent  
15 reduction in impacted Prime Farmland as compared to the  
16 proposed project.
- 17 3. Alternative 3 would eliminate residences north of Ramona  
18 Expressway which would incrementally improve health risks to  
19 future residents by removing those residences from proximity to  
20 vehicular emissions from Ramona Parkway and would also  
21 remove human habitation from proximity to the San Jacinto  
22 Wildlife Area.
- 23 4. The No Development north of Ramona Expressway Alternative  
24 would have the same or similar degree of impacts as the proposed  
25 project with respect to aesthetics, air quality, cultural resources  
26 south of Ramona Expressway, land use / planning, population /  
27 housing, and utility services impacts associated with the project.

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5. The No Development north of Ramona Expressway Alternative would have a greater impact upon biological and archaeological resources, since those resources north of Ramona Expressway would not be preserved, as they would be impacted, either directly or indirectly, from agricultural activities. The designation of 29 acres of permanent conservation acres north of Ramona Expressway proposed by the project would not occur under this Alternative 3, and therefore impacts to this area could occur due to continuing agricultural operations north of Ramona. Those cultural resources that would be protected by protection of the 29 acre conservation area proposed by the project would not be similarly protected from potential impacts under this Alternative. Additionally, the No Development north of Ramona Expressway Alternative would have a greater impact from hazards and hydrology, since the agricultural activities north of Ramona Expressway would still be in use, and runoff from agricultural activities would not be controlled in the manner proposed by the project and could result in contamination of surface water and the groundwater basin. Noise and transportation/traffic impacts would be greater as well, since those impacts would be concentrated closer to the existing rural community.

6. The No Development north of Ramona Expressway Alternative would meet the basic goals and objectives of the project, with the exception of some conservation of sensitive species located north of Ramona Expressway.

7. Although the No Development north of Ramona Expressway Alternative would reduce the above-referenced environmental



1 impacts, it is not considered to be environmentally superior to the  
2 project as it cannot reduce to less than significant impacts to  
3 agricultural resources and would result in some additional  
4 significant impacts that the project mitigates or avoids (protection  
5 of sensitive species and cultural resources and additional open  
6 space by conservation of 29 acres north of Ramona Expressway).

7 8. No Development north of Ramona Expressway Alternative would  
8 have the same amount of development within the project, but  
9 concentrated in certain areas, and therefore, it is considered to be  
10 economically feasible.

11 9. The County finds that Alternative 3 could attain a majority of the  
12 project objectives and is feasible, and while it substantially reduces  
13 the project's impact to agricultural resources by providing for the  
14 continuation of agricultural operations north of Ramona  
15 Expressway, it creates additional impacts to biological and cultural  
16 resources and does not eliminate entirely the project's unavoidable  
17 impacts to agricultural resources. While it also removes the  
18 proximity of some residences to the San Jacinto Wildlife Area, the  
19 Project's impacts to the San Jacinto Wildlife Area are reduced to  
20 less than significant, and this Alternative would still bring in new  
21 residents overall to the Lakeview/Nuevo area that would continue  
22 to have indirect impacts on the San Jacinto Wildlife Area;  
23 therefore this impact would not be substantially reduced or  
24 avoided. On balance, the County finds that while some impacts  
25 are reduced by this Alternative, other impacts, such as cultural  
26 resources and biological resources, could be greater than the  
27 proposed Project, and therefore, on balance the benefits of  
28

1 additional conservation and open space protection north of  
2 Ramona provided by the project do not warrant adoption of this  
3 alternative in favor of the proposed project.

4 D. Alternative 4: Reduced Density Alternative

- 5 1. The Reduced Density Alternative would reduce the total number  
6 of residential dwelling units by proposing single-family residential  
7 lots over the project site. This alternative includes 7,200 square-  
8 foot lots over the majority of the site, except MWD properties, the  
9 area the General Plan designates as "Conservation", the 100-year  
10 flood plain, and the 27 larger lots which exist now in the Rural  
11 Mountainous area of the Lakeview Mountains.
- 12 2. The Reduced Density Alternative would reduce impacts to long-  
13 term air quality, traffic, noise, and utility services.
- 14 3. The Reduced Density Alternative would have the same or similar  
15 degree of impacts as the proposed project with respect to  
16 agricultural resources, short-term air quality (as the entire site is  
17 assumed to be graded for development); hazards; land  
18 use/planning; and noise impacts associated with the project.
- 19 4. The Reduced Density Alternative would have a greater impact  
20 upon aesthetics due to the lack of comprehensive design standards,  
21 and allowing development in the Lakeview Mountains viewshed;  
22 agricultural resources (in the sense that no community garden  
23 would be provided); biological, resources in that the Lakeview  
24 Mountains and other conservation areas would not be protected;  
25 cultural resources; hydrology/water quality due to the lack of  
26 regionally-planned infrastructure to address runoff and  
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1 contamination; and population/housing (the job/housing balance  
2 would be worse).

3 5. The Reduced Density Alternative would not meet the basic goals  
4 and objectives of the project, including consolidation of over 900  
5 acres of open space and conservation areas consistent with the  
6 MSHCP; comprehensive planning and design through  
7 implementation of a specific plan; providing a mix of land uses  
8 developed with compact building design and promoting  
9 walkability.

10 6. Although the Reduced Density Alternative would reduce the  
11 above-referenced environmental impacts, it is not considered to be  
12 environmentally superior as compared with the proposed project in  
13 that it would provide for development of the project site, including  
14 areas that are set aside and protected by the project, such as the  
15 Lakeview Mountains, in the typical suburban/sprawl development  
16 pattern which does not promote compact building design or  
17 walkability. Moreover, while certain impacts are reduced, very  
18 few of the impacts can be avoided entirely and other impacts that  
19 the project avoids or mitigates, such as aesthetics (protection of the  
20 Lakeview Mountains viewshed), reduction in greenhouse gas, and  
21 protection of biological and cultural resources in the Lakeview  
22 Mountains would be increased with implementation of this  
23 alternative. Because none of the impacts would be avoided in their  
24 entirety, and because this alternative would not meet many of the  
25 basic project objectives, and would not provide the benefits that  
26 the project provides, such as comprehensive planning and open  
27 space protection, on balance the benefits provided by the proposed  
28

1 project do not warrant adoption of this alternative in favor of the  
2 proposed project.

3 E. Alternative 5: Light Industrial/Reduced Density Alternative

4 1. The Light Industrial / Reduced Density Alternative would  
5 encompass the same development footprint as the proposed project  
6 but would reduce the number of residences and increase the  
7 commercial square footage to address the project's jobs/housing  
8 balance. The alternative proposes 6,500 residential dwelling units  
9 of densities ranging from 2-5 du/ac to 14-20 du/ac, and 3,200,000  
10 square feet of commercial/office/light industrial uses located on  
11 approximately 192 acres north of Ramona Expressway.  
12 Alternative 5 also proposes 969 acres of conservation in the  
13 Lakeview Mountains and 29 acres of conservation in the  
14 floodplain. Approximately 166.5 acres in the eastern portion of  
15 the project site would be used for agricultural and would provide  
16 separation between the City of San Jacinto and the project site.

17 2. The Light Industrial/Reduced Density Alternative would reduce  
18 impacts to agricultural resources, long-term air quality, land  
19 use/planning (retaining agriculture on the eastern portion of the  
20 project site and the northern edge north of Ramona Expressway),  
21 noise, jobs/housing balance, transportation/traffic, and utilities  
22 (water and sewer) associated with the project.

23 3. The Light Industrial / Reduced Density Alternative would have the  
24 same or similar degree of impacts as the proposed project with  
25 respect to aesthetics (with regards to the Lakeview Mountains and  
26 the loss of open land to urban use), short-term air quality impacts,  
27 biological resources, cultural resources, short-term noise impacts,  
28

1 fee-based local parks, and utilities (electric and gas) associated  
2 with the project.

3 4. The Light Industrial/Reduced Density Alternative would have a  
4 greater impact upon aesthetics (with regards to the taller buildings  
5 north of Ramona Expressway), long-term air quality, including  
6 increased toxic air contaminants due to additional truck traffic,  
7 hazards, hydrology and water quality (due to continued untreated  
8 agricultural runoff), land use/planning (the area north of Ramona  
9 Expressway would be inconsistent with the General Plan)  
10 recreation (with regards to regional facilities), transportation/traffic  
11 (with regards to key roadway improvements), and utilities (solid  
12 waste) impacts associated with the project.

13 5. The Light Industrial/Reduced Density Alternative would meet  
14 project objectives associated with conservation and the  
15 development of residential uses, but would be inconsistent with the  
16 basic goals and objectives of the project in that the development of  
17 an office/light industrial complex was not an objective of the  
18 proposed project.

19 6. From an environmental perspective, on balance the Light  
20 Industrial/Reduced Density Alternative would reduce only one  
21 unavoidable significant impact of the project (the LOS of Ramona  
22 Expressway between Bernasconi Road and Reservoir Avenue) and  
23 would reduce, but not avoid or reduce to less than significant,  
24 other unavoidable adverse impacts of the project such as the loss  
25 of agricultural resources, air quality, noise and cultural resources.  
26 Alternative 5 would also result in additional impacts that are  
27 mitigated by the project, such as aesthetic impacts of views of the  
28

1 Bernasconi Hills, water quality and biological resource impacts  
2 resulting from untreated agricultural runoff, increased truck traffic  
3 and toxic air contaminants, and fewer regional recreational and  
4 public service (library) facilities.

5 7. The feasibility of the Light Industrial/Reduced Density Alternative  
6 depends on the demand for light industrial-zoned land in this  
7 particular area. Currently, demand for light industrial uses are  
8 being met by the development of industrial uses along the I-215  
9 and SR-60, as well as the I-10 in the Banning/Beaumont area. In  
10 order for light industrial development to be feasible, Ramona  
11 Expressway would have to be improved to a freeway to  
12 accommodate greater truck traffic, SR 79 would have to be  
13 improved to a freeway to connect Ramona Expressway to I-10,  
14 and the existing and planned industrial areas along the three  
15 freeway corridors mentioned above would have to be absorbed by  
16 market demand before industrial uses proceed to the  
17 Lakeview/Nuevo area. At current projections, it is not anticipated  
18 that those three items would occur for decades. Therefore, this  
19 alternative is considered to be infeasible in terms of not being  
20 capable of being accomplished in a successful manner within a  
21 reasonable period of time.

22 8. The County finds that while Alternative 5 meets many of the  
23 project objectives, and would reduce only one unavoidable adverse  
24 impact of the project. It would on balance be similar in terms of  
25 environmental impacts of the project in that it would reduce some  
26 impacts, but create additional impacts. The fact that given current  
27 market conditions with existing and entitled industrial areas  
28

1 already available for development, the need to locate industrial  
2 development along major transportation corridors, and the current  
3 physical limitations of the site (not being adjacent to an existing  
4 freeway), this alternative is not feasible from a land use  
5 development perspective in that there is no indication that it can be  
6 successfully accomplished within a reasonable period of time, as  
7 compared to the proposed project.

8 E. Alternative 6: Low Carbon Alternative

- 9 1. The Low Carbon Alternative, described in the Annotated Draft  
10 EIR at page 8.0-58, consists of the proposed project, but considers  
11 incorporation of additional measures and project design  
12 considerations that have been included in a list of measures  
13 suggested by the California Attorney General to reduce  
14 greenhouse gas (GHG). The additional measures to address GHG  
15 are: installation of vegetated roof that covers at least 50% of the  
16 roof area on commercial buildings; provision of electric lawn  
17 mowers to the first homeowner of each residence; and inclusion of  
18 an electric vehicle charging station at the public community center  
19 and/or commercial center.
- 20 2. The Low Carbon Alternative would generally have the same or  
21 similar impacts as the proposed project, with the exception of  
22 cumulative climate change which would be less than the project in  
23 that this alternative is designed to reduce the "carbon footprint" of  
24 the proposed project by reducing GHG emissions.
- 25 3. The Low Carbon Alternative would, however, have the effect of  
26 potentially increasing electricity use by shifting and encouraging  
27 use of electric-powered lawn care machines, and by encouraging  
28

1 the use of more water to maintain the vegetated roofs which would  
2 require increased pumping of water from imported sources. As a  
3 result of these two features, the project's electricity usage and  
4 water usage could be greater than the proposed project.

5 4. Alternative 6 would substantially meet all of the project objectives  
6 as it generally does not change the proposed project except to  
7 incorporate several measures to further reduce GHG emissions.

8 5. The Low Carbon Alternative would lessen, but not avoid or even  
9 substantially result in a reduction to less than significant, of one  
10 unavoidable project impact: cumulative impacts to climate  
11 change. The extent of the reduction, however, has not been  
12 quantified, but although the measures incorporated into Alternative  
13 6 would lessen GHG emissions, as noted in the analysis of  
14 Alternative 6, two of the measures could result in the increase in  
15 energy consumption as it relates to electricity as these measures  
16 would result in a shift towards electric-powered lawn equipment;  
17 electric vehicles; and additional water for the vegetated roofs  
18 which may require additional electricity to power pumps to  
19 provide water.

20 6. Similar to the proposed project, Alternative 6 is projected to  
21 reduce its GHG emissions by more than 28.3% below "business as  
22 usual;" however, as with the proposed project, adoption and  
23 implementation of measures to achieve the goals set by AB 32 are  
24 within the responsibility and control of other public agencies, and  
25 not the project alone. As a result, so long as any additional GHG  
26 emissions are produced by a project, the County must find that the  
27 project's GHG emissions are cumulatively considerable and  
28



1 significant based upon the need for third party agency regulatory  
2 action. In this regard, the findings of the County with respect to  
3 Alternative 6 are the same as for the proposed project.

4 F. Alternative Site.

- 5 1. In addition to the Alternatives considered in the Draft EIR and the  
6 Annotated Draft EIR, a number of potential alternatives were  
7 considered, but rejected from more detailed analysis and  
8 consideration in the Draft EIR. Development of the project on  
9 alternative sites was considered but rejected for the reasons set  
10 forth in the Draft EIR at pages 8.0-9 to 8.0-10.
- 11 2. One of the alternative sites considered but rejected was on land  
12 located south and west of the Villages of San Jacinto and Gateway  
13 projects in the City of San Jacinto. The existing condition of this  
14 land is agricultural with existing dairies and scattered commercial  
15 and residential uses.
- 16 3. Development of the proposed project on this alternative site would  
17 not reduce the significant, unavoidable impacts of the proposed  
18 project. Many potentially significant adverse impacts of the  
19 project would still occur under this alternative. Conversion of  
20 agricultural resources would still result from development on this  
21 alternative site, and would be similar to or perhaps even greater  
22 than the proposed project. Potential traffic, air quality and noise  
23 impacts would be similar to the proposed project.
- 24 4. Although this alternative site would locate development further  
25 from the San Jacinto Wildlife Area, the project's impacts on the  
26 Wildlife Area has been reduced to less than significant through  
27 mitigation, and indirect biological impacts would still remain even  
28

1 under this alternative because development of the project on this  
2 alternative site would still result in a large influx of people into the  
3 area, thereby indirectly impacting the biological resources of the  
4 area.

5 5. In addition, the availability of acquiring the land for development  
6 has not been determined to be feasible, and so the ability to  
7 implement this alternative is of questionable feasibility as it could  
8 not be implemented or accomplished in a successful manner within  
9 a reasonable period of time. Moreover, development in the City of  
10 San Jacinto would not achieve the County's vision of seeing  
11 comprehensive planned development consistent with the goals and  
12 objectives of the RCIP General Plan occur within the County.  
13 From a policy standpoint, development in another jurisdiction,  
14 would not achieve the County's goals and would not provide the  
15 County with the same benefits as the proposed project.

16 6. The evaluation of other alternative sites was set forth in the Draft  
17 EIR at Section 8.0. Because an objective of the Project was to  
18 build in this area of Riverside County, the County considered  
19 alternative sites within the unincorporated County areas within the  
20 Lakeview Nuevo Area Plan and adjacent to the cities of San  
21 Jacinto and Perris. No sites large enough for this Project were  
22 identified. Comments have suggested that the County should have  
23 considered development of the proposed Project closer to  
24 developed, urban areas such as the cities of Moreno Valley,  
25 Corona or Riverside; however, as an objective of the Project was  
26 to develop in accordance with the County's General Plan,  
27 development within these incorporated cities would not  
28

1 accomplish an objective of the Project and would be infeasible as  
2 the County does not have land use authority of land within any of  
3 these cities. In addition, development on unincorporated areas  
4 adjacent to these three cities would not accomplish the objective of  
5 providing for a comprehensive land development proposal in this  
6 area of the County and therefore was not further examined or  
7 considered.

8  
9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the  
10 specific economic, legal, social, technological and other benefits of the proposed project,  
11 including Specific Plan No. 342, against the unavoidable adverse environmental effects  
12 identified in EIR No. 471, and has determined that the following benefits and considerations  
13 outweigh and render acceptable those adverse environmental effects of the project, each of which  
14 standing alone is sufficient to support approval of the Project, and explains that the unavoidable  
15 environmental effects are considered acceptable, in accordance with CEQA Section 21081(b),  
16 and **ADOPTS THE FOLLOWING STATEMENT OF OVERRIDING**  
17 **CONSIDERATIONS:**

18 1. *Accommodation of a Greater Share of the Ramona Expressway Alignment*  
19 *within The Villages Of Lakeview Which Expedites Right-of-Way Acquisition and Saves*  
20 *County Acquisition Costs.* The Ramona Expressway (Ramona) is currently a two-lane road that  
21 traverses The Villages Of Lakeview project site. The County plans to widen and improve the  
22 Ramona Expressway. Generally, the current Ramona right-of-way is 142 feet ("Existing ROW").  
23 The County intends to widen Ramona to an ultimate right-of-way of 220-feet – requiring an  
24 additional 78 feet of right-of-way. The Villages Of Lakeview provides a benefit to the County  
25 by designing the project such that it accommodates a greater portion of the Ramona Expressway  
26 right-of-way within the project site. Through a traditional road widening process, the widening  
27 would straddle the centerline of the road and would require the acquisition of land both north and  
28



1 south of the current two-lane roadway, meaning 39 feet from the north side and 39 feet from the  
2 south (“Traditional ROW”). In order to expedite the widening of Ramona, The Villages Of  
3 Lakeview has been designed to accommodate more than the Traditional ROW on its property.  
4 Most of the additional 78-feet of right-of-way will be located within the project site and provided  
5 by The Villages Of Lakeview . In other words, through the Traditional ROW process, The  
6 Villages Of Lakeview would provide its 39 feet half-width (approximately 18.7 acres). Since  
7 The Villages Of Lakeview is allowing most of the 78 feet to fall within its property, The Villages  
8 Of Lakeview is providing another 13.0 additional acres.

9       The County and public will benefit by The Villages Of Lakeview’s willingness to  
10 accommodate the alignment of Ramona and providing The Villages Of Lakeview property for  
11 the needed right-of-way expansion because: (1) the accommodation reduces the number  
12 of parcels potentially affected by the acquisition of right-of-way by the County (and/or the  
13 Riverside County Transportation Commission) and saves the County time and money that would  
14 otherwise be used for the acquisition of right-of-way from the potentially affected parcels; (2) the  
15 relocation of this segment of Ramona onto The Villages Of Lakeview property allows existing  
16 businesses (farms, dairies, restaurant, downtown Lakeview, etc.) to remain in place  
17 and eliminates the need to acquire right-of-way from these properties; and (3) if any land cannot  
18 be acquired by mutual agreement, the County would have to initiate condemnation proceedings  
19 which could delay the widening of Ramona and is avoided by The Villages Of Lakeview  
20 accommodation.

21       The Villages Of Lakeview’s accommodation of the widening of Ramona on its property  
22 also provides the following additional benefits associated with the preservation of existing  
23 roadways as future frontage roads, as follows:

- 24       • It allows two existing roads to remain in place as frontage roads so they can  
25       continue to be used for local circulation. Keeping local circulation functioning is  
26       critical to the success of Mid-County Parkway if and when it begins to reduce the  
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1 number of access points to Ramona. Retaining the frontage roads also minimizes  
2 impacts to existing downtown Lakeview businesses.

- 3 • It allows the existing two-lane roadway to be preserved in place and incorporated  
4 into the widened Ramona which results in a cost-savings because it minimizes the  
5 amount of new roadway that would have to be constructed for Ramona and the  
6 amount of roadway redesign that might be required if and when the Mid-County  
7 Parkway is constructed.

8 2. ***Financial Savings Attributable to Accommodation of the Ramona Expressway.***

9 The County (and/or RCTC) will realize substantial cost savings attributable to design and  
10 construction costs of the widening of Ramona Expressway because the project has been designed  
11 to accommodate the alignment of the Ramona Expressway within the project footprint. This cost  
12 savings is due to the fact that incorporating the Ramona Expressway right-of-way within the  
13 project site allows the County to preserve the existing two lanes of Ramona which avoids the  
14 costs of having to re-construct these lanes.

15 3. ***The Villages Of Lakeview's Accommodation of the Ramona Expressway on the***  
16 ***Project Site Minimizes Costs for Mid-County Parkway Construction.*** The project's early  
17 design work and consultation with the County and RCTC regarding the County's proposed  
18 improvements to Ramona Expressway – and incorporation of the alignment, configuration and  
19 design of the Ramona Expressway into The Villages Of Lakeview's project footprint – will  
20 provide cost-savings for RCTC when it implements the Mid-County Parkway as it will minimize  
21 the number of facilities (e.g., roads) that will have to be demolished or replaced in its entirety by  
22 the Mid-County Parkway project.

23 4. ***Accommodation of Right-of-Way Acreage for Grade Separations.*** In the event  
24 grade separations are needed, the project has been designed to accommodate the rights-of way  
25 for the grade separations as part of the Ramona Expressway improvements. The rights-of-way  
26 for the grade separations requires approximately 25 acres.

1           5.       ***Formation and Participation in Regional Transportation Funding to Augment***

2 ***TUMF.*** The Villages Of Lakeview has coordinated a regional planning effort to help facilitate  
3 creation of a Road and Bridge Benefit District to fund needed regional transportation  
4 improvements. In so doing, The Villages Of Lakeview contributed seed money to initiate the  
5 planning effort (e.g., traffic studies) that the County used in its analysis that will lead to the  
6 creation of the RBBD. The early funding of this effort provides a benefit to the public by  
7 creating a mechanism to help fund needed circulation improvements.

8           6.       ***Conservation of Open Space Consistent with MSHCP Implementation.*** The

9 Villages Of Lakeview has been designed to avoid, conserve and dedicate a total of 968 acres of  
10 habitat areas which results in the preservation of at least 90% of the on-site sensitive biological  
11 resources deemed to have long-term conservation value such as vernal pools, wetlands, and LA  
12 pocket mouse habitat. Over 900 acres of this conserved habitat area is a consolidated block of  
13 open space that is located in the Lakeview Mountains. The conservation of this area in a  
14 consolidated block could not have occurred but for the acquisition and conservation of this open  
15 space by The Villages Of Lakeview. Without The Villages Of Lakeview conservation  
16 component, the County would have had to acquire these areas in a piecemeal fashion as  
17 development is proposed, meaning legal lots exist in the Lakeview Mountains, which could have  
18 resulted in greater fragmentation of open space and the inability to acquire a consolidated area  
19 that greatly enhances habitat productivity and allows for better and more efficient management  
20 of the area.

21           7.       ***Provide a 1,500'-wide Wildlife Corridor.*** The MSHCP designates a portion of

22 Proposed Constrained Linkage 20 within The Villages Of Lakeview property to link the  
23 Lakeview Mountains with the San Jacinto Wildlife Area north of Ramona Expressway. The  
24 County conditioned the project to provide a 1,000-foot wide wildlife corridor. In order to  
25 enhance the use of this corridor to promote linkage and wildlife movement, the project will  
26 dedicate an additional 500 feet of width (approximately 3 acres) and incorporates the design of a  
27 1,500-foot wide wildlife corridor into the project land use plan.

1           8.       ***Provide a Significant Buffer to the San Jacinto Wildlife Area.*** The project has  
2 been designed to provide a 500-foot greenbelt buffer between homes and the San Jacinto  
3 Wildlife Area managed by the Department of Fish and Game. This area comprises 145 acres of  
4 the project site. This area will be developed with passive recreational uses, natural open space  
5 and water quality and drainage facilities which provides a separation between areas of  
6 development and the Wildlife Area to allow for compatibility with the continued operations of  
7 the Wildlife Area. The Wildlife Area is managed for recreational uses as well as wildlife and  
8 habitat protection. Although the Department manages entry to the Wildlife Area, because of its  
9 size, unauthorized access has occurred. The buffer will assist the Department of Fish and  
10 Game's management efforts by discouraging unauthorized access (pedestrian, domestic animal,  
11 and vehicular) into the Wildlife Area.

12           9.       ***Provide a Variety of Housing Opportunities within the County Consistent with***  
13 ***the RCIP Vision Statement.*** Despite and in part due to the current economic conditions, housing  
14 remains a critical issue in the State and region. The population of Riverside County is still  
15 expected to increase and double by the year 2020 and providing a range of housing opportunities  
16 for households with a variety of income levels to address the needs of new residents in areas that  
17 are (1) close to transportation corridors; (2) close to schools and community facilities; (3) close  
18 to employment opportunities; (4) close to retail and commercial uses and consistent with the  
19 following provisions of the RCIP Vision Statement:

- 20           • The idea that growth should not be forestalled but accommodated with quality  
21           development; and
- 22           • That population growth is inevitable and therefore should be focused where it can  
23           best be accommodated.

24           The range of housing opportunities that will be provided by the project within the various  
25 villages that comprise The Villages of Lakeview project will help the County accomplish these  
26 goals of its Vision Statement. The project is designed to allow County residents to “age in  
27  
28



1 place” by providing a variety of housing opportunities and amenities within one community to  
2 serve all ages of the resident population.

3 Elements of the project that create “communities of excellence” as contemplated in the  
4 RCIP Vision Statement include project design elements that encourage less automobile use and  
5 promote walkability. In that regard, the project includes: 1) a transit center, which is a park-and-  
6 ride lot with a bus stop opportunity that could connect to train stations along the new Perris  
7 Valley Line (Metrolink extension to Perris); 2) a community vehicle provided by the  
8 Homeowners’ Association (“HOA”) for resident transport; 3) priority parking for High  
9 Occupancy Vehicles and Rideshare vehicles as well as bicycle parking; and 4) an outreach  
10 program to aimed at informing residents about opportunities to walk, hike, bike, carpool and use  
11 public transportation. In an effort to provide and promote a walkable community, The Villages  
12 of Lakeview land plan contains a 32-mile network of bicycle lanes, trails and paseos that create a  
13 walkable community. To promote a walkable community, the project will plant as many as  
14 50,000 trees, many of which will provide shade along the 32-mile network. Many of these trees  
15 will be grown locally at the proposed onsite tree farm. Many of these trees will be established  
16 through the “Tree at Closing” initiative, where each new homeowner will be provided a tree by  
17 Nuevo Development Corporation at closing.

18 10. *Design an Energy Efficient Community that Promote “Green Building”*  
19 *Components.* In addition to its emphasis on a mix of uses and housing opportunities, The  
20 Villages of Lakeview is designed as a sustainable and green community that provides the  
21 benefits of promoting energy efficiency and resource conservation that will combine to reduce  
22 the project’s greenhouse gas emissions relative to a “Business As Usual” scenario, as follows:

- 23 • *Compact Building Design.* Because of the planning opportunity it presents, the  
24 project will create a new sustainable community utilizing Compact Building  
25 Design. Compact Building Design will ensure The Villages of Lakeview can  
26 make significant contributions to County transportation efforts and conservation  
27 efforts (Multiple Species Habitat Conservation Plan).

- 1           • ***Establishment of a “Green Design” Initiative in the County.*** The Villages of  
2           Lakeview includes a component referred to as, “Lakeview Green Design.”  
3           Beyond reducing the project’s own greenhouse gas emissions and carbon  
4           footprint, this project element provides benefits by educating not only the project  
5           residents, but surrounding residents in the community about sustainability and  
6           resource conservation programs and measures that could be implemented in their  
7           own homes and communities, and provides programs that could be developed  
8           elsewhere throughout the County to help reduce greenhouse gas emissions.
- 9           • ***Use Water Efficiently.*** The project proposed a few elements that not only  
10          inherently use water efficiently, but also encourage homeowners to use water  
11          efficiently. A demonstration garden will be constructed to educate the community  
12          on drought-tolerant, California-appropriate trees, shrubs, grasses and irrigation  
13          techniques. To minimize runoff and evaporation and maximize water to the root,  
14          smart irrigation systems (satellite systems or computerized systems that employ  
15          moisture, rain and temperature gauges), drip irrigation systems, mulch, and plant  
16          techniques (e.g., grouping plants of similar water use to reduce over-watering)  
17          will be utilized. Where professional management is available, such as an HOA,  
18          recycled water will be used in residential front yards and backyards. On  
19          conventional single-family detached lots, the design standards in The Villages of  
20          Lakeview Specific Plan require that turf will be limited to 33% of the landscape  
21          area in an effort to reduce potable water demand.
- 22          • ***Use Energy Efficiently.*** The Villages of Lakeview has a number of development  
23          standards designed to use energy efficiently. There is a requirement for  
24          residential and public buildings to exceed the 2007 California Energy Code Title  
25          24 by 35%. There is a requirement to install Energy Star-rated appliances if  
26          offered by the homebuilders. Public buildings are required to be installed with  
27          solar panels or other renewable energy generating technology. Homebuilders are  
28

1 also required to offer solar panels or other renewable energy generating  
2 technology as part of an option program. Street lights will use energy-efficient  
3 lighting. Even landscaping will be encouraged as a tool to reduce energy  
4 consumption, such as placing deciduous trees in front of a south-facing wall to  
5 naturally cool the house during the summer and allow sunlight in during the  
6 winter.

7 11. ***Provide Affordable Housing Opportunities.*** Even though the County does not  
8 have an affordable housing requirement, the project will provide affordable housing units for  
9 very low (earning 50% of less of the County median income), low (earning 80% or less than the  
10 County median income) and moderate (earning 120% or less of the County median income)  
11 income levels. A portion of the affordable units will be age-restricted (over 55) for seniors.

12 12. ***Implementation of Drainage Improvements to Remove Existing Development***  
13 ***from Flooding.*** TVOL will implement a portion of the Lakeview-Nuevo Area Drainage Plan  
14 (Amendment No. 4 adopted April 6, 1993). Under existing conditions, the Lakeview Dam is not  
15 connected to the Nuevo Chaniel. Consequently after a storm event, when storm water leaves the  
16 dam, property downstream of the dam floods, including many existing homes and portions of  
17 TVOL. TVOL will construct a pipe between the dam and the channel, thus removing the  
18 property downstream of the dam from flooding including many existing homes.

19 13. ***Construction of Water Quality Improvements that Treat Off-site Runoff Prior***  
20 ***to Entering the San Jacinto River.*** TVOL proposes to construct a water quality basin in the  
21 northwest portion of TVOL project site that will capture and treat runoff from on-site generated  
22 runoff before the runoff is discharged into downstream receiving water bodies. The water  
23 quality basin will also capture runoff generated in both developed and undeveloped off-site  
24 upstream areas that are tributary to the basin. The water quality basin has been sized to  
25 accommodate these off-site upstream areas. This offsite runoff is currently untreated and flows  
26 directly into storm drains or the San Jacinto River. With implementation of the project, existing  
27 off-site, untreated runoff will be captured and treated before it is discharged thereby providing  
28

1 area-wide improvements to water quality that extend beyond the project's runoff. The project  
2 also improves water quality by naturally decomposing organic-rich soil from the project site,  
3 thereby substantially reducing the risk that rain water will carry nitrates into the underlying  
4 groundwater and through the provision of drainage facilities that will better contain and direct  
5 stormwater flows. This last provision is accomplished through the elimination of the McAnally  
6 poultry ranch.

7 14. ***Promote Infiltration and Groundwater Recharge.*** While the traditional method  
8 of constructing drainage channels is to build concrete-lined channels with steep sides, these  
9 traditional-design channels do not allow for infiltration of storm water and groundwater  
10 recharge; often create downstream erosion conditions; eliminate wildlife use; and are not  
11 aesthetically attractive. In place of the traditional concrete-lined channels, TVOL will construct  
12 four (4) miles of unlined drainage channels, and will remove five (5) miles of concrete curb and  
13 gutter and replacing it with vegetated roadside swales and median swales. These unlined  
14 channels will promote infiltration and groundwater recharge, will be more aesthetically  
15 attractive, will provide corridors that can use used by wildlife, and will minimize the velocity of  
16 runoff and minimize erosion downstream.

17 15. ***Construction of a Sanitary Sewer trunk line That Provides Off-site Benefits.***  
18 TVOL's proposed infrastructure plans include construction of a new sewer trunk line that will  
19 extend from the existing manhole at Pico and Nuevo Roads to Lakeview Avenue through the  
20 existing community. Although the main function of the new sewer line is to connect to TVOL  
21 sewer lines, the installation of the sewer trunk line will have the beneficial effect to allowing  
22 existing properties not connected to a sanitary sewer to connect.

23 16. ***Construction of Regional-Serving Lift Station That Provides Off-site Benefits.***  
24 TVOL's proposed infrastructure plans include construction of a new lift station. Although the  
25 main function of the new lift station is to serve TVOL, the installation will have the beneficial  
26 effect to allowing other existing properties to connect, mainly the Nutrilite plant.

1           17.    ***Construction of Recycled Water Facilities That Provides Off-site Benefits.***

2 TVOL will provide, without charge, a recycle water tank site that will enable EMWD to  
3 pressurize and stabilize their recycled water system thus dramatically improving the reliability to  
4 their existing customers. TVOL is proposing to install recycled water lines to minimize use of  
5 potable water. The installation of recycled water infrastructure on-site has the beneficial effect  
6 of allowing nearby off-site areas to extend recycled water, if they so choose, to minimize use of  
7 potable water and help achieve greater levels of water conservation.

8           18.    ***Construction of Public Facilities With Regional Benefits.*** Under current

9 County procedures, a developer may be conditioned by the County to pay various fees to help  
10 fund public facilities such as libraries and community centers. However, where fees are  
11 imposed, the County must collect and hold the fees until sufficient funds are collected to  
12 construct the needed facilities. In lieu of paying fees, TVOL is proposing to build and dedicate  
13 to the County \$32 million worth of public facilities which provides the benefit of having these  
14 facilities constructed and opened far sooner than if the County had to collect the fees and build  
15 them as a County project. The list of planned public facilities includes the following which will  
16 be open to the public and provide regional benefits beyond servicing the needs of the project and  
17 the residents itself:

- 18           •       Construct 20,000 square foot of public library and dedicate land sufficient to  
19 allow future expansion that would permit doubling the size of the library square footage;
- 20           •       Construct 40,000 square foot of public community center in two phases and  
21 dedicate additional land for a third phase expansion of the center;
- 22           •       Construct miles of off-site trails per Lakeview-Nuevo Design Guidelines; and
- 23           •       Construct three monuments per the Lakeview-Nuevo Design Guidelines.

24           19.    ***Formation and Participation in Regional Community Facility Funding to***  
25 ***Augment County Development Impact Fee program.*** The Villages of Lakeview provided seed  
26 money and coordinated a regional planning effort to help the County in its efforts to create a  
27 Community Facility Fee Program to fund needed regional public community facilities. Once  
28

1 established, The Villages of Lakeview intends to participate in the program by constructing  
2 facilities, such as the public community center and library. The program will provide additional  
3 funding that will supplement the County Development Impact Fee program to provide regional  
4 public community facilities such as a library and public community center.

5 20. *Establish a \$1 Million Community Reinvestment Fund.* The Master Developer  
6 has committed to establish a \$1 million community reinvestment fund that will provide services  
7 to the greater Lakeview-Nuevo community. The Master Developer will contribute up to a  
8 maximum of \$100,000 per year. The community reinvestment fund will be managed by the  
9 Lakeview Community Service Organization. To ensure the total \$1 million community  
10 reinvestment fund is established and fully funded, the project shall provide an annual report to  
11 the Planning Director no later than March 31 of each year. The annual report sets forth the  
12 current balance of funding; the financial contribution made by the Master Developer in the prior  
13 year; and the community services provided in the prior year. The first annual report shall be  
14 submitted within fifteen (15) months after the issuance of the 1st building permit.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan 342 will  
16 implement applicable elements of the Riverside County General Plan as follows:

17 A. Land Use Element

18 The project would set forth a comprehensive development plan that would implement  
19 the objectives and development goals of the General Plan Land Use Element for the  
20 project site and surrounding area. With the approval of the General Plan Land Use  
21 Amendment No. 720 the County finds that the project is consistent with the General  
22 Plan Land Use Element.

23 B. Circulation Element

24 EIR No. 471 for Specific Plan 342 assesses the full range of concerns with  
25 regards to the projected traffic and circulation impacts associated with the  
26 project. Development of the project would help complete the improvements  
27  
28

1 necessary for completion of the County's General Plan buildout traffic model,  
2 and the project applicant would contribute on a fair-share basis to the cost  
3 these improvements. Specifically, the project applicant would contribute its  
4 fair share of the costs associated with the construction of signalization  
5 intersections, the widening of certain roads, the improvement of certain  
6 intersections and the construction of additional turn lanes. All of these  
7 improvements are necessary for the roadway infrastructure contemplated by  
8 the buildout of the County's General Plan. The EIR provides mitigation  
9 measures for most of the potentially significant traffic impacts, and those that  
10 require overriding findings will not impact the project's consistency with the  
11 County's General Plan build-out traffic model. Based thereon, with the  
12 approval of the General Plan Circulation Element Amendment No. 721 the  
13 County finds that the project is consistent with the General Plan Circulation  
14 Element.

15 C. Multi-Purpose/Open Space Element

16 The project would provide an integrated community that is sensitive to the  
17 natural environment of the project and surrounding areas, preserves valuable  
18 surrounding rural character, preserves over 900 acres of open space through  
19 MSHCP dedication, provides five acres per thousand of park space that will be  
20 open to the public, and creates pleasing and significant open space amenities  
21 for the project residents. The project would also incorporate extensive multi-  
22 modal connectivity within the community, as well as connectivity to the  
23 existing and future regional trail system through an extensive system of  
24 pedestrian and multiuse paths and trails. As such, the County finds that the  
25 project is consistent with the General Plan Multi-Purpose/Open Space  
26 Element.

27 D. Safety Element

1 The Safety Element of the County's General Plan provides specific goals and  
2 policies regarding seismic hazards, slope and soil instability hazards, flood and  
3 inundation hazards, fire hazards, hazardous waste and materials, and disaster  
4 preparedness, response, and recovery. The County finds that the EIR for  
5 Specific Plan 342 analyzes each of these areas and provides sufficient mitigation  
6 measures, where necessary, and that the project otherwise complies the General  
7 Plan's Safety element.

8 E. Noise Element

9 EIR No. 471 for Specific Plan No. 342 assesses the full range of concerns with  
10 regards to the projected noise impacts associated with the project. The EIR  
11 provides mitigation measures for most of the potentially significant noise  
12 impacts, and requires an overriding finding for the ambient noise level increase  
13 which does not present an inconsistency with the Noise Element. Based  
14 thereon, the County finds that the project is consistent with the General Plan  
15 Noise Element.

16 F. Housing Element

17 The project promotes the Housing Element goal of providing a wide selection  
18 of housing, including higher density development, that is decent, safe, sound,  
19 in proximity to jobs, major roadway corridors, and daily activities, and which  
20 varies by location, type, design, and price. In addition, the project provides  
21 housing and recreational amenities that are uniquely designed to meet the  
22 needs of project's residents. Conditions of approval require affordable  
23 housing requirements above and beyond those required by the County General  
24 Plan Housing Element. Based thereon, the County finds that the project is  
25 consistent with the General Plan Housing Element.

26 G. Administration



1           The project would provide specific time frames (phases) for development and  
2           would not project a significant adverse impact on County services at project  
3           build-out.

4           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following General  
5 Plan policies are pertinent to Specific Plan No. 342 (The Villages of Lakeview), and the Board  
6 has determined that the Project is consistent with the General Plan, and these General Plan  
7 Policies:

8           A.     Air Quality Element Policies

9           4.7.    To the greatest extent possible, require every project to mitigate any of its  
10           anticipated emissions that exceed allowable emissions as established by  
11           the SCAQMD, MDAQMD, SOCAB, the Environmental Protection  
12           Agency, and the California Air Resources Board. The project is located  
13           within the jurisdiction of the South Coast Air Quality Management  
14           District (SCAQMD). The air quality section of the EIR requires that the  
15           project comply with the requirements set forth by the SCAQMD, the  
16           Environmental Protection Agency, and the California Air Resources  
17           Board and proposed to mitigate, the greatest extent possible, project  
18           related emissions.

19           5.1.    Utilize source reduction, recycling, and other appropriate measures to  
20           reduce the amount of solid waste disposed of in landfills. The project will  
21           participate in the County's recycling program.

22           8.2.    Emphasize job creation and reductions in vehicle miles traveled in job-  
23           poor areas to improve air quality over other less effective methods. The  
24           proposed project includes a mixed-use commercial center which will  
25           create jobs and concentrate growth around the center which will help  
26           reduce vehicle miles traveled.

1 8.4. Support new mixed-use land use patterns and community centers which  
2 encourage community self-sufficiency and containment, and discourage  
3 automobile dependency. The Lakeview/Nuevo area is a rural area of  
4 Riverside County which currently has no multi-modal transportation  
5 opportunities currently available to its residents. The Villages of  
6 Lakeview's more urban densities will be developed along Ramona  
7 Expressway which is a major transportation corridor (future CETAP Mid-  
8 County Parkway) that could encourage the development of future bus  
9 routes to the area, including buses from the project site to the planned  
10 Metrolink Perris Valley commuter rail line to be located adjacent to the I-  
11 215. The proposed Villages of Lakeview Specific Plan offers a mix of  
12 residential/commercial services with the commercial portion of the project  
13 that residents will be able to access either by bike or foot, reducing their  
14 reliance on automobiles. The Villages of Lakeview also requires a Park  
15 and Ride lot to be developed in the Resort Village in the first phase of  
16 development.

17 B. Circulation Element Policies

18 1.2 Support development of a variety of transportation options for major  
19 employment and activity centers including direct access to transit routes,  
20 primary arterial highways, bikeways, park-n-ride facilities, and pedestrian  
21 facilities. The project includes a trail system. This system will include a  
22 combination of greenbelts with linkages and sidewalks located adjacent to  
23 roads and within roadway paseos. It will incorporate trails for pedestrians,  
24 bicyclists, and equestrians in the form of an integrated system of hard-and  
25 soft-surface trails. The trail system will promote non-vehicular access to  
26 on-site recreational areas as well as to the elementary schools and the  
27 Town Center Village. Additionally, the planning and development  
28