

1 objectives for THE VILLAGES OF LAKEVIEW are based upon Smart
2 Growth Principles. There are ten Smart Growth Principles to which the
3 project has created objectives and goals specific to the project. Principles
4 include transportation related objectives and goals for the project.

5 1.5 Evaluate the planned circulation system as needed to enhance the arterial
6 highway network to respond to anticipated growth and mobility needs.

7 The Traffic Study analyzed three circulation scenarios and are presented in
8 this analysis as “Base Case,” “Alternative 1,” and “Alternative 2.” The
9 “Base Case” scenario is an evaluation of project-related and cumulative
10 projects’ traffic impacts with respect to the current County of Riverside
11 General Plan Circulation Element.

12 1.7 Encourage and support the development of projects that facilitate and
13 enhance the use of alternative modes of transportation, including
14 pedestrian-oriented retail and activity centers, dedicated bicycle lanes and

15 paths, and mixed-use community centers. The project design concept is
16 that of a pedestrian-friendly lifestyle which includes trail systems located
17 throughout the project area that connect schools, services, goods, parks,
18 trailheads and the mixed-use Town Center Village.

19 2.1 Maintain the following countywide target Levels of Service: LOS “C”
20 along all County maintained roads and conventional state highways. As
21 an exception, LOS “D” may be allowed in Community Development
22 areas, only at intersections of any combination of Secondary Highways,
23 Major Highways, Arterials, Urban Arterials, Expressways, conventional
24 state highways, or freeway ramp intersections. LOS “E” may be allowed
25 in designated community centers to the extent that it would support
26 transit-oriented development and walkable communities. The project has

27 been analyzed in the Traffic Study to meet the required LOS standards for
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1 the various roadway types located within the project's sphere of influence.
2 Where the LOS standards are expected to be exceeded, mitigation has
3 been included that would reduce it to below the required levels. In cases
4 where the standard cannot be met, an override will be necessary.

5 2.2 Apply level of service standards to new development via a program
6 establishing traffic study guidelines to evaluate traffic impacts and identify
7 appropriate mitigation measures for new development. The traffic
8 analysis uses the Level of Service (LOS) system of categorization to
9 evaluate the project area roadway intersections. Traffic engineers use this
10 LOS system of categorization to describe how well an intersection or
11 roadway is functioning. The LOS measures several factors including
12 operating speeds, freedom to maneuver, traffic interruptions, and average
13 vehicle delay at intersections. The LOS approach uses a ranking system,
14 similar to education, with level 'A' being the best and level 'F' being the
15 worst.

16 2.3 Traffic studies prepared for development entitlements (tracts, plot plans,
17 public use permits, conditional use permits, etc.) shall identify project
18 related traffic impacts and determine the "significance" of such impacts in
19 compliance with CEQA. Potential impacts to inadequate parking
20 capacity, changes in air traffic patterns, altered waterborne, rail or air
21 traffic, hazards from design, and inadequate emergency access to nearby
22 uses were found to be less than significant in the Notice of Preparation
23 prepared for this project. Some design features present on the current and
24 future project roadways, such as curves, could result in potentially
25 significant impacts which are discussed in Section 5.14. The focus of the
26 analysis is related to the potential impacts associated with project-
27 generated traffic, exceedances in the level of service of roads, the effect on
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1 existing or need for new or altered road maintenance, circulation impacts
2 during construction, and increased hazards due to a design feature (e.g.,
3 sharp curves or dangerous intersections) or incompatible uses (e.g., farm
4 equipment). The “Base Case” is used in this analysis as the basis for
5 evaluation of project impacts in accordance with CEQA Guidelines,
6 including mitigation measures required to reduce impacts.

7 2.4 The direct project related traffic impacts of new development proposals
8 shall be mitigated via conditions of approval requiring the construction of
9 any improvements identified as necessary to meet level of service
10 standards. The analysis of all Phases of the “Base Case” scenario shows
11 that the project will contribute to the exceedance of acceptable levels of
12 service for both intersections and roadway segments, and contribute to
13 substantial increases in the traffic on roads. Mitigation measures in the
14 form of signals and roadway improvements, and fair share fees, listed
15 above, will be required to reduce these potentially significant impacts to
16 below the level of significance.

17 2.5 The cumulative and indirect traffic impacts of development may be
18 mitigated through the payment of various impact mitigation fees such as
19 County Development Impact Fees, Road and Bridge Benefit District Fees,
20 and Transportation Uniform Mitigation Fees to the extent that these
21 programs provide funding for the improvement of facilities impacted by
22 development. To ensure that area-wide traffic conditions do not worsen as
23 development occurs, the County of Riverside has established “fair share”
24 mitigation fees, which include, but are not limited to, the Transportation
25 Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and a
26 Road and Bridge Benefit District (RBBB) fee, which is currently being
27 established by the County, all described below. The project will
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1 participate in the cost of off-site improvements through payment of the
2 following “fair share” mitigation fees: TUMF, current at time of
3 construction; Riverside County Traffic Signal Systems Fee Program;
4 RBBB (when approved and enacted). These fees shall be collected and
5 utilized as needed by Riverside County to construct the improvements
6 necessary to maintain the required level of service.

7 3.1 Design, construct, and maintain County roadways as specified in the
8 County Road Improvement Standards and Specifications. THE
9 VILLAGES OF LAKEVIEW Specific Plan includes Circulation System
10 Development Standards in Section B.2.d. These Development Standards
11 are required of the project.

12 3.2 Maintain the existing transportation network, while providing for future
13 expansion and improvement based on travel demand, and the development
14 of alternative travel modes. To ensure that area-wide traffic conditions do
15 not worsen as development occurs, the County of Riverside has
16 established “fair share” mitigation fees, which include, but are not limited
17 to, the Transportation Uniform Mitigation Fee (TUMF), Development
18 Impact Fees (DIF) and a Road and Bridge Benefit District (RBBB) fee,
19 which is currently being established by the County, all described below.
20 The project will participate in the cost of off-site improvements through
21 payment of the following “fair share” mitigation fees: TUMF, current at
22 time of construction; Riverside County Traffic Signal Systems Fee
23 Program; RBBB (when approved and enacted). These fees shall be
24 collected and utilized as needed by Riverside County to construct the
25 improvements necessary to maintain the required level of service.

26 3.10 Require private and public land developments to provide all on-site
27 auxiliary facility improvements necessary to mitigate any development-
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1 generated circulation impacts. A review of each proposed land
2 development project shall be undertaken to identify project impacts to the
3 circulation system and its auxiliary facilities. The Transportation
4 Department may require developers and/or subdividers to provide traffic
5 impact studies prepared by qualified professionals to identify the impacts
6 of a development. The project has been analyzed in the Traffic Study to
7 meet the required LOS standards for the various roadway types located
8 within the project's sphere of influence. Where the LOS standards are
9 expected to be exceeded, mitigation has been included that would reduce it
10 to below the required levels. In cases where the standard cannot be met,
11 an override will be necessary.

12 3.13 Design street intersections, where appropriate, to assure the safe, efficient
13 passage of through-traffic and the negotiation of turning movements.

14 THE VILLAGES OF LAKEVIEW project includes a General Plan
15 Amendment which will modify the existing Circulation Element. The
16 modified circulation plan provides improvement standards to promote
17 efficient and safe movement of people within the project area.

18 3.14 Design curves and grades to permit safe movement of vehicular traffic at
19 the road's design speed. Design speed should be consistent with and
20 complement the character of the adjacent area. The curvilinear roads
21 proposed within the project site (Figure 5.14-3a, THE VILLAGES OF
22 LAKEVIEW Specific Plan Circulation Plan) have been designed to meet
23 the County Transportation Department's standards.

24 3.15 Provide adequate sight distances for safe vehicular movement at a road's
25 design speed and at all intersections. Sight distance at the project entrance
26 roadways shall be reviewed with respect to standard County of Riverside
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1 sight distance standards at the time of preparation of final grading,
2 landscape, and street improvement plans.

3 3.20 Determine location of General Plan road rights of way and levels of road
4 improvements needed based primarily upon land uses and travel demand.

5 The Phase 3 (2016-2020/Buildout) and Phase 3 Alternative 1 Scenario
6 traffic conditions presented in this analysis were developed using updated
7 versions of the Riverside County General Plan traffic model (originally
8 referred to as the RCIP traffic model). The original RCIP traffic model
9 was developed by the County using the Riverside / San Bernardino
10 Western Area (RIVSAN) model structure in combination with the latest
11 General Plan Buildout land use data. The RIVSAN traffic model is
12 currently maintained by the Southern California Association of
13 Governments (SCAG). The RCIP traffic model structure relies on the
14 General Plan land use data that was certified by the County Board of
15 Supervisors as part of the RCIP Environmental Impact Report (RCIP
16 EIR). Consequently, the RCIP traffic model is the only long-range
17 regional traffic model that is appropriate for this study area. In addition,
18 this is the traffic model used by the cities of Temecula, Murrieta, Lake
19 Elsinore, and San Jacinto for recent traffic studies.

20 3.24 Provide a street network with quick and efficient routes for emergency
21 vehicles, meeting necessary street widths, turn-around radius, and other
22 factors as determined by the Transportation Department in consultation
23 with the Fire Department and other emergency service providers. THE

24 VILLAGES OF LAKEVIEW Specific Plan includes Circulation Plan
25 Development Standards in Section B.2.d. These standards are required of
26 the project, and are designed to meet County Transportation and Fire
27 Department requirements.

1 3.26 Plan off-street parking facilities to support and enhance the concept of
2 walkable and transit-oriented communities. The planning and
3 development objectives for THE VILLAGES OF LAKEVIEW are based
4 upon Smart Growth Principles. There are ten Smart Growth Principles to
5 which the project has created objectives and goals specific to the project.
6 Principles include transportation related objectives and goals for the
7 project. The project will provide a transit center (a park-n-ride parking lot
8 and bus stop) to encourage carpooling as well as future live/work units to
9 encourage working from home.

10 3.27 Evaluate proposed highway extensions or widening projects for potential
11 noise impacts on existing and future land uses in the area. Require that the
12 effects of truck mix, speed limits, and ultimate motor vehicle volumes on
13 noise levels are also explored during the environmental process. The
14 exterior noise impacts from traffic to future land uses have been
15 calculated. After finalized information regarding road elevations and pad
16 heights becomes available, a subsequent acoustical study will be
17 performed to assess the necessary height of noise barriers obtain the
18 appropriate noise standard level for sensitive receptors and commercial
19 land uses.

20 4.1 Provide facilities for the safe movement of pedestrians within
21 developments, as specified in the County Ordinances Regulating the
22 Division of Land of the County of Riverside. The project includes a trail
23 system. This system will include a combination of greenbelts with
24 linkages and sidewalks located adjacent to roads and within roadway
25 paseos. It will incorporate trails for pedestrians, bicycles, and equestrians
26 in the form of an integrated system of hard- and soft-surface trails. The

1 trail system will promote non-vehicular access to on-site recreational areas
2 as well as to the elementary schools and the Town Center Village.

3 4.2 Maximize visibility and access for pedestrians and encourage the removal
4 of barriers (walls, easements, and fences) for safe and convenient
5 movement of pedestrians. Special emphasis should be placed on the needs
6 of disabled persons considering Americans with Disabilities Act (ADA)
7 regulations. The planning and development objectives for THE
8 VILLAGES OF LAKEVIEW are based upon Smart Growth Principles.
9 There are ten Smart Growth Principles to which the project has created
10 objectives and goals specific to the project. One of the principles specifies
11 that sidewalks will be separated from streets and trail connections at every
12 edge. Special considerations for disabled persons were not addressed
13 specifically at this level of analysis.

14 4.3 Assure pedestrian access from developments to existing and future transit
15 routes and terminal facilities through project design. The project includes
16 a trail system. This system will include a combination of greenbelts with
17 linkages and sidewalks located adjacent to roads and within roadway
18 paseos. It will incorporate trails for pedestrians, bicycles, and equestrians
19 in the form of an integrated system of hard- and soft-surface trails. The
20 trail system will promote non-vehicular access to on-site recreational areas
21 as well as to the elementary schools and the Town Center Village.

22 4.4 Plan for pedestrian access that is consistent with road design standards
23 while designing street and road projects. Provisions for pedestrian paths or
24 sidewalks and timing of traffic signals to allow safe pedestrian street
25 crossing shall be included. The project includes a trail system. This
26 system will include a combination of greenbelts with linkages and
27 sidewalks located adjacent to roads and within roadway paseos. It will
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1 incorporate trails for pedestrians, bicycles, and equestrians in the form of
2 an integrated system of hard- and soft-surface trails. The trail system will
3 promote non-vehicular access to on-site recreational areas as well as to the
4 elementary schools and the Town Center Village.

5 4.9 Coordinate with all transit operators to ensure that pedestrian facilities are
6 provided along and/or near all transit routes, whenever feasible. New land
7 developments may be required to provide pedestrian facilities due to
8 existing or future planned transit routes even if demand for pedestrian
9 facility is not otherwise warranted. Currently, the Villages of Lakeview
10 does not propose the construction of overpasses or undercrossings at
11 trail/major road intersections. However, as the implementation of trails
12 throughout the project has been refined and clarified, the Specific Plan and
13 the Village Refinement Plan (VRP) for the Resort Village indicate that the
14 trails which connect the project's southern area to its northern area will be
15 connected over and/or under Ramona Expressway. The project also
16 provides for an outreach program to aimed at informing residents about
17 opportunities to walk, hike, bike, carpool and use public transportation.
18 Therefore, the project will be consistent with this GP policy.

19 6.3 Limit access points and intersections of streets and highways based upon
20 the road's General Plan classification and function. Access points must be
21 located a sufficient distance away from major intersections to allow for
22 safe, efficient operation. Sight distance at the project entrance roadways
23 shall be reviewed with respect to standards County of Riverside sight
24 distance standards at the time of preparation of final grading, landscape,
25 and street improvement plans.

26 7.2 Work with property owners to reserve right-of-way for potential CETAP
27 corridors through site design, dedication, and land acquisition, as
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1 appropriate. Corridors are being examined in western Riverside County
2 for the preservation of rights-of-way for future multi-modal transportation
3 facilities.

4 7.9 Review development applications in cooperation with RCTC and as
5 appropriate, to identify the precise location of CETAP corridors and act to
6 preserve such areas from any permanent encroachments, pending
7 dedication or acquisition. Three corridors are being examined in western
8 Riverside County for the preservation of rights-of-way for future multi-
9 modal transportation facilities. These include the Beaumont/Banning to
10 Temecula transportation corridor, the Moreno Valley to San Bernardino
11 corridor, and the Hemet to Corona/Lake Elsinore corridor. The Hemet to
12 Corona/Lake Elsinore CETAP Corridor passes through the project area
13 along Ramona Expressway and is referred as the Mid County Parkway.

14 11.4 Offer incentives to new development to encourage it to locate in a transit-
15 oriented area such as a community center or along a designated transit
16 corridor near a station. The Villages of Lakeview is establishing a Town
17 Center Village, which is intended to emulate Riverside County's
18 community center land use designation. In general terms, the most dense
19 residential planning areas of the project are located in close proximity to
20 the Town Center Village. Additionally, the Town Center Village has the
21 potential for a greater residential density than the rest of the specific plan.

22 11.5 Accommodate transit through higher densities, innovative design, and
23 right-of-way dedication. The Villages of Lakeview is establishing a Town
24 Center Village, which is intended to emulate Riverside County's
25 community center land use designation. In general terms, the most dense
26 residential planning areas of the project are located in close proximity to
27 the Town Center Village. Additionally, the Town Center Village has the
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1 potential for a greater residential density than the rest of the specific plan.

2 Although explicit plans for mass transit are not a part of the project, the
3 higher densities proposed will facilitate the need for transit-oriented
4 development.

5 11.7 Promote development of transit centers and park-n-rides for use by all
6 transit operators, including development of multi-modal facilities. The
7 traffic-reducing potential of public transit has not been considered in this
8 study. Therefore, the traffic projections provided in this report are
9 considered conservative since public transit could reduce traffic volumes
10 in the project area.

11 16.1 Implement the County trail system as depicted in the Bikeways and Trails
12 Plan, Figure C-7. A General Plan Amendment to modify and expand the
13 existing County trails plan is part of the project proposal. See Figure
14 B.8.18.B of the Villages of Lakeview Specific Plan.

15 16.2 Develop a multi-purpose recreational trail network with support facilities
16 which provide a linkage with regional facilities. The project design
17 concept is that of a pedestrian-friendly lifestyle which includes trail
18 systems located throughout the project area that connect schools, services,
19 goods, parks, and trailheads.

20 16.3 Require that trail alignments either provide access to or link scenic
21 corridors, schools, parks, and other natural areas. The project design
22 concept is that of a pedestrian-friendly lifestyle which includes trail
23 systems located throughout the project area that connect schools, services,
24 goods, parks, and trailheads.

25 17.3 Ensure that the bikeway system incorporates the following: a.
26 Interconnection of cities and unincorporated communities; b. Provision of
27 lanes to specific destinations such as state or county parks; c. Provision for
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1 bicycle touring; and d. Encouragement of bicycle commuting. The project
2 design concept is that of a pedestrian-friendly lifestyle which includes trail
3 systems located throughout the project area that connect schools, services,
4 goods, parks, and trailheads.

5 C. Lakeview/Nuevo Area Plan Policies

6 7.1 Adhere to the lighting requirements specified in County Ordinance No.
7 655 for standards that are intended to limit light leakage and spillage that
8 may interfere with the operations of the Mount Palomar Observatory. The
9 Villages of Lakeview project area falls within Zone B of the Mt. Palomar
10 Nighttime Lighting Policy. Mitigation measures herein reduce potential
11 significant impacts to less than significant. Future development proposals
12 will be required to comply with County Ordinance No. 655 and will be
13 reviewed at such time as a development application is filed with the
14 Planning Department.

15 8.1 Design and develop the vehicular roadway system per Figure 7,
16 Circulation, and in accordance with the Functional Classifications and
17 Standards section of the General Plan Circulation Element. The General
18 Plan Circulation Element is currently being revised to more accurately
19 reflect the needs of the roadway system in this area. Additionally, The
20 Villages of Lakeview Specific Plan will necessitate modification to the
21 roadway system to accommodate its development. All of the proposed
22 changes are intended to adequately accommodate the traffic needs for the
23 area and the project. The County-led General Plan Amendment to update
24 Figure 7 in this area and the proposed project GPA related to circulation,
25 will bring the project and Figure 7 into consistency. The master developer
26 for The Villages of Lakeview has assembled over 147 parcels through
27 over 18 transactions to form the proposed project site. This consolidation
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1 of parcels under one control offers the ability to provide funding such that
2 the CETAP corridor may be constructed more quickly than if scattered
3 ownerships had developed over time.

4 8.2 Maintain the County's roadway Level of Service standards as described in
5 the Level of Service section of the General Plan Circulation Element. A
6 traffic report was prepared for the project that addresses potential future
7 traffic, roadway and intersection levels of service, planned roadway
8 improvements, and mitigation measures. On-site project intersections are
9 all proposed to accommodate projected traffic at County General Plan
10 standards or better. As development occurs, roadway levels of service
11 will fluctuate, however, because not all roads / intersections office which
12 rely on TUMF, DIF, RBBD or other funding may be completed
13 concurrently with project phasing. Therefore, on a temporary basis, the
14 project may result in Levels of Service that do not meet County standards.
15 At full build-out of the current General Plan roadway system and the
16 project, some roadway segments and intersections will not meet required
17 standards. Substantial changes to the area's transportation facilities will
18 occur as a result of project implementation; however, these changes are
19 consistent with and are anticipated in the General Plan. Generally
20 speaking, the existing roads within and around the project site are two-
21 lane rural roads, including Ramona Expressway within the unincorporated
22 portion of the County. The County General Plan calls for Ramona
23 Expressway to be improved from two and four lanes to up to six and eight
24 lanes at some locations. This is a substantial change; however it is one
25 that the County contemplates with or without the proposed project.
26 Likewise, by Phase 3 of project build-out, Nuevo Road from Murrieta
27 Road to Dunlap Road is anticipated to be increased from a two-lane
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1 Arterial to a six-lane Arterial; and from Dunlap Road to Menifee Road, a
2 two-lane Urban Arterial to an eight-lane Urban Arterial, as anticipated in
3 the General Plan. Again, this is a substantial change; however it is one
4 that the County has envisioned as taking place. Many of the more rural-
5 type roadways within and around the project site will be upgraded to
6 accommodate greater traffic volumes. It should be noted, however, that to
7 maintain the heart of the Lakeview community, the County has identified
8 Hansen Avenue as a local road that is to remain rural in size and
9 character, even if other parallel roads (Reservoir Avenue) must be larger.
10 The County is currently processing a General Plan Amendment to the
11 Circulation Element that proposes to change the road classification of
12 Hansen Avenue from a Major (4-lane) road to a Collector (2-lane).
13 Likewise, Lakeview Avenue is mandated in the mitigation measures and
14 COA to remain a smaller size road consistent with the rural community.
15 County Transportation Department staff worked with the applicant and
16 EIR preparer, to identify, through mitigation measures and conditions of
17 approval, "triggers" or "thresholds" which when met will require
18 implementation of identified circulation improvements. Triggers require
19 all improvements in a phased manner such that facilities are constructed
20 or under construction before development outpaces the roadway network.
21 Through the use of occupancy-based triggers, the traffic mitigation
22 measures require that intersection and roadway segment facilities be built
23 by the applicant, or require that the County have a construction contract
24 and full funds in place, in advance of development needs. Thus, the only
25 delay might be the time that it takes to construct all or part of a particular
26 intersection or roadway segment that is identified for improvement. By
27 imposing that the project implement various improvements prior to
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1 development through the identified “triggers,” the County has assured that
2 mitigation for potential project impacts will be implemented. In addition
3 to project-imposed mitigation, the project is also required to contribute to
4 funding programs that provide for regional transportation improvements,
5 such as the Transportation Uniform Mitigation Fee (TUMF),
6 Development Impact Fee – Ordinance 659 (DIF) and the future Road and
7 Bridge Benefit District (RBBD) for the Lakeview/Nuevo area.

8 9.1 Develop, maintain and/or improve the trails and bikeways within the
9 Lakeview/Nuevo Area Plan as depicted on Figure 8, Trails and Bikeway
10 System, and as discussed in the Multipurpose Recreational Trails section
11 of the General Plan Circulation Element. A GPA related to trails is
12 proposed by the project to elevate some trails within the project to regional
13 trails, while assuring trail connections currently envisioned on Figure 8 are
14 maintained. The Villages of Lakeview Specific Plan includes an extensive
15 trails system through and throughout the project site that meets the intent
16 of the policy.

17 10.1 Protect the scenic highways in the Lakeview/Nuevo planning area from
18 change that would diminish the aesthetic value of views of the Bernasconi
19 Hills, the San Jacinto River, the Mystic Lake Corridor, and the San Jacinto
20 Wildlife Area in accordance with the Scenic Highways section of the
21 General Plan Land Use, Multipurpose Open Space, and Circulation
22 Elements. Ramona Expressway is a County Eligible Scenic Highway.
23 The development of The Villages of Lakeview proposed adjacent to the
24 Ramona Expressway will be setback 50 feet to meet County policy. The
25 Aesthetics section of this DEIR evaluated potential impacts to the scenic
26 resources listed and determined that all potential significant adverse
27 impacts associated with the proposed project were found to be less than
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1 significant without mitigation with the exception of the development of
2 the proposed tank(s) in the Lakeview Mountains. With the
3 implementation of MM Aesthetics 1, impacts to the scenic highway from
4 the tank(s) will be less than significant. The significant area-wide scenic
5 resources on-site is the Lakeview Mountains. Retention of the mountains
6 as open space avoids substantial damage to scenic resources on site.

7 11.1 Accommodate the Hemet to Corona/Lake Elsinore CETAP Corridor in
8 accordance with the General Plan Circulation Element. The Villages of
9 Lakeview Specific Plan will play a major roll in accommodating the
10 installation of the corridor. The project fronts along 4.5 miles of Ramona
11 Expressway and will be responsible for extensive right-of-way and
12 payment of fees toward the development of the CETAP Corridor through
13 this area. The master developer for The Villages of Lakeview has
14 assembled over 147 parcels through over 18 transactions to form the
15 proposed project site. The consolidation of parcels under one control
16 offers the ability to provide funding such that the CETAP Corridor may be
17 constructed more quickly than if scattered ownerships had developed over
18 time.

19 13.1 Conserve the existing intact upland habitat block in the Lakeview
20 Mountains for the benefit of raptors, burrowing owl, and cactus wren. The
21 Villages of Lakeview Specific Plan designates all of the existing upland
22 habitat block in the Lakeview Mountains as Open Space Conservation,
23 except for a water tank site. Thus the area is preserved for the benefit of
24 raptors, burrowing owl, and cactus wren. To accomplish this, the project
25 is converting all of the land currently designated as Rural Mountains in the
26 General Plan to Open Space to conserve this area in its natural state.

1 13.2 Conserve clay soils intermixed with or near vernal pools occurring in the
2 middle reaches of the San Jacinto River supporting core populations of
3 thread-leaved brodiaea. Clay soils and vernal pools are located within the
4 project site and are located within proposed conservation areas and will be
5 avoided.

6 13.3 Conserve wetland habitats along the San Jacinto River including existing
7 vernal playas, vernal pools and associated watersheds. Maintain watershed
8 processes that contribute to and enhance water quality and the hydrologic
9 regime. The existing wetlands habitats along the San Jacinto River are
10 directly preserved through designated open space areas within the project
11 site along the flood plain of the river. The hydrologic conditions which
12 created and main these wetland features will be simulated by water from
13 the proposed project site being released in comparable flows. In the case
14 of the project's common boundary with the San Jacinto Wildlife Area,
15 stormwaters collected east of Davis Road will be released through a broad
16 overflow area of the channel which will sheet flow to the Marvin Road
17 ditch and overflow into the SJWA as currently happens. West of Davis
18 Road stormwater will be retained and/or diverted such that no more than
19 current volumes impact vernal pool areas. Outflows into the San Jacinto
20 River at the westernmost edge of the project will increase downstream
21 flows during storm events but will not result in nuisance water runoff in
22 amounts which will change the hydrologic regime of the river. This issue
23 is discussed in detail in the Biology and Hydrology sections of this DEIR.

24 13.4 Conserve Willow-Domino-Travers soils that support sensitive plants such
25 as spreading navarretia, San Jacinto Valley crownscale, Coulter's
26 goldfields, Parish's brittlescale, and Davidson's saltbrush. These sensitive
27 plant species were not found on site, however, the San Jacinto Wildlife
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1 Area contains a number of sensitive plant populations, some of which are
2 immediately adjacent or in close proximity to the project site. These
3 include the thread-leaved brodiaea, San Jacinto Valley crownscale, smooth
4 tarplant, and Coulter's goldfields. The soils which support these species
5 are conserved within the SJWA and although the soils series exist within
6 the proposed project site, the areas are presently farmed or otherwise
7 disturbed and cannot support plant species. The 500-foot setback from the
8 SJWA established within the Resort Village of the project will conserve
9 some of these soils types.

10 13.5 Maintain and enhance linkage value of the San Jacinto River for wildlife
11 movement and live-in habitat. The project includes a wildlife corridor
12 connection from the Lakeview Mountains, which are being retained in
13 open space, to Ramona Expressway where the corridor will be continued
14 north, under MSCHP requirements, to enhance the linkage value of the
15 San Jacinto River. The 500-foot buffer and open space proposed within
16 the Resort Village portion of the project will also maintain the SJWA and
17 the river for wildlife movement and live-in habitat by keeping
18 development setback.

19 13.6 Conserve grasslands adjacent to coastal sage scrub habitats as foraging
20 habitat for raptors. The proposed wildlife corridor on-site consists of
21 grasslands and/or open fields adjacent to the coastal sage scrub habitats of
22 the Lakeview Mountains. In addition, some areas at the toe of slope of the
23 mountains will be conserved in open space. Both these areas will allow
24 for the foraging by raptors. In addition, the 500-foot buffer area adjacent
25 to the SJWA will be maintained in natural area and or open fields which
26 will also support raptor foraging on-site.

1 14.1 Protect life and property from the hazards of flood events through
2 adherence to the Flood and Inundation section of the General Plan Safety
3 Element. The implementing projects that will occur within the proposed
4 Specific Plan will comply with the Flood and Inundation section of the
5 General Plan Safety Element. No development is proposed within the San
6 Jacinto River floodplain.

7 14.2 Adhere to the flood proofing, flood protection requirements, and Flood
8 Management Review requirements of Riverside County Ordinance No.
9 458 Regulating Flood Hazard Areas. Implementing projects within the
10 Specific Plan will adhere to the requirements of Riverside County Flood
11 Control and Water Conservation District. The entirety of development of
12 The Villages of Lakeview is outside of any Flood Hazard areas.

13 14.3 Require that proposed development projects that are subject to flood
14 hazards, surface ponding, high erosion potential or sheet flow be
15 submitted to the Riverside County Flood Control and Water Conservation
16 District for review. Implementing projects within the Specific Plan will
17 adhere to the requirements of Riverside County Flood Control and Water
18 Conservation District. The entirety of development of The Villages of
19 Lakeview is outside of any Flood Hazard areas.

20 15.1 Protect life and property from wildfire hazards through adherence to the
21 Fire Hazards section of the General Plan Safety Element. A 100-foot wide
22 fuel modification zone is proposed between all residences and the natural
23 vegetation of the Lakeview Mountains. Water tanks will be installed to
24 maintain water pressure and fire flows to the entire project and improve
25 the fire flows in the existing Lakeview community.

26 16.1 Protect life and property from seismic related incidents through adherence
27 to the Seismic Hazards section of the General Plan Safety Element. The
28

1 proposed The Villages of Lakeview Specific Plan, being part of the
2 Lakeview/Nuevo area, has a very low liquefaction potential.
3 Conformance with Uniform Building Code standards, enforcement of
4 setbacks from local faults, and sound grading practices will help to
5 mitigate any potentially concerning circumstances. This area will be
6 developed as park land or open space. The eastern end of the project area
7 is comprised of lands designated for conservation and Rural Mountainous
8 Residential development. Both of these areas will be designated as open
9 space in The Villages of Lakeview.

10 17.1 Identify ridgelines that provide a significant visual resource for the
11 Lakeview/Nuevo planning area through adherence to the General Plan
12 Land Use Element. The Lakeview Mountains contains steep slopes and
13 provide a visual resource for the planning area. The project proposes to
14 designate all of its property within these mountains as Open Space which
15 will preserve this visual resource for the community.

16 17.2 Protect life and property through adherence to the Hillside Development
17 and Slope policies of the General Plan Land Use Element and the Slope
18 and Soil Instability Hazards policies of the General Plan Safety Element.
19 The development standards for The Villages of Lakeview Specific Plan
20 encourage passive solar design and day-lighting for new structures.

21 D. Land Use Element Policies

22 2.1 Accommodate land use development in accordance with the patterns and
23 distribution of use and density depicted on the General Plan Land Use
24 Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with
25 the following: The Lakeview/Nuevo Area Plan's map designates the
26 approximate 2,800-acre project site with the following land uses:
27 Agriculture (AG) with and without a Community Development Overlay
28

1 (CDO), Rural Residential (RR) with a Community Development Overlay,
2 Low Density Residential – Rural Community (LDR-RC), Very Low
3 Density Residential – Rural Community (VLDR-RC), Rural Mountainous
4 (RM), Low Density Residential – Community Development (LDR – CD),
5 Open Space Conservation (OS-C), and Commercial Retail (CR).
6 Although an approximate 1,445-acre portion of the project is within the
7 Community Development General Plan Foundation or entitled to a
8 Community Development Overlay (CDO), the Lakeview/Nuevo Area Pl
9 did not provide this CDO area with development standards or intensities
10 by which it should be developed, nor did the County provide developed
11 “Buildout” assumptions for this area in the Statistical Summary for the
12 Lakeview/Nuevo Area Plan or the General Plan. As defined in the
13 Lakeview/Nuevo Area Plan *Table 2: Statistical Summary of*
14 *Lakeview/Nuevo Area Plan*, the combined communities could expect
15 approximately 26,778 dwelling units at buildout within the 27.745 acres
16 that comprise Lakeview/Nuevo Area Plan. The Villages of Lakeview
17 Specific Plan proposes 11,150 homes within its 2,789 acres. By
18 comparison, the project area makes up approximately 10 percent of the
19 Lakeview/Nuevo Area Plan while the number of dwelling units makes up
20 42 percent of all the dwelling units anticipated. Based on the Area Plan’s
21 statistics, there would be approximately 1 dwelling unit per acre while the
22 project would provide four times that density over its entire project area.
23 Within the project development the lowest density proposed is 5-8
24 dwelling units per acre to a high of 40 dwelling units per acre in the Town
25 Center. In June 2006, the Riverside County Board of Supervisors
26 approved a request by the applicant to proceed with a General Plan
27 Amendment to consider conversion of land within the project from
28

1 Agriculture, Rural, and Rural Community Foundations to the Open Space
2 and Community Development Foundations. The final outcome, if
3 approved, would result in approximately 1,095 acres in the Open Space
4 Foundation and approximately 1,684 acres in the Community
5 Development Foundation, according to the staff report from the June 2006
6 hearing. The findings and recommendations from this hearing can be
7 found in Appendix B (CD#3) of the DEIR. In this approval to proceed,
8 the County found that the Foundations are “unusually compelling” and
9 “based on ample evidence that new conditions or circumstances” exist that
10 justify modification on the General Plan which do not conflict with the
11 overall Riverside County Vision.

12 a. Provide a land use mix at the countywide and area plan levels
13 based on projected need and supported by evaluation of impacts to
14 the environment, economy, infrastructure, and services. The
15 overall intent of LU.2.1.a is to provide a land use mix with a
16 project that is well supported with the evaluation of the impacts to
17 the environment, the economy, infrastructure and services. This
18 intent is met by The Villages of Lakeview project. The population
19 of Riverside County is expected to be approximately 3.4 million by
20 2030 and more housing units will be needed to accommodate the
21 new residents. At the countywide level, the RCIP Vision
22 Statement sets forth various topical visions aimed at proactively
23 dealing with the aforementioned need for growth with its social
24 and development issues, some of which include: The idea that
25 growth should not be forestalled but accommodated with quality
26 development; That population growth is inevitable and therefore
27 should be focused where it can be best be accommodated; and That
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1 the County incentivize and stimulate the development community
2 “to exceed the norms of development standards” to create
3 “communities of excellence”. The proposed project provides a
4 mix of land uses within a master planned community setting
5 including a range of residential types, parks, schools, over 1,000
6 acres of open space, commercial/residential mixed use, and public
7 facilities. This comprehensive approach will assist the County in
8 meeting its vision and accommodating project growth. The EIR
9 evaluated in detail impacts to the environment of the proposal; a
10 fiscal impact report has been prepared (Appendix K (CD#4))
11 which sets forth the conditions under which the project will have a
12 positive fiscal impact on the County; infrastructure necessary to
13 serve the project area is evaluated in the specific plan and the
14 EMWD Master Plan for Water, Sewer, and Recycled Water in the
15 Lakeview/Nuevo area (EIR SCH 2007101043); and public services
16 will be provided as identified in the specific plan and addressed in
17 the EIR. The proposed The Villages of Lakeview Specific Plan
18 will exceed the housing needs based on the County’s original
19 evaluation of the Lakeview/Nuevo Planning Area. Although The
20 Villages of Lakeview has a mix of residential densities and
21 proposes other land uses, including commercial, the amount of
22 growth proposed by The Villages of Lakeview was not anticipated
23 by the Lakeview/Nuevo Area Plan. However, the proposed
24 development was reviewed by the Board, including when it
25 considered initiating Foundation Amendments, and have been
26 considered acceptable by the Board of Supervisors which found
27 that “based on ample evidence that new conditions or
28

1 circumstances” exist that justify modification on the General Plan
2 which do not conflict with the overall Riverside County Vision.
3 This project proceeded through the amendment process as required
4 and was able to make these findings in June of 2006 when the
5 Board of Supervisors allowed the project to proceed with the
6 process of amending the GP. Therefore, these GP-established
7 thresholds for changes to GP land uses have been met by the
8 project meets. With a recommendation of adoption by staff, and
9 with a subsequent discretionary action of adopting the project
10 General Plan Amendment (GPA), the Board will be indicating that
11 project is consistent with the General Plan.

12 b. Accommodate a range of community types and character, from
13 agricultural and rural enclaves to urban and suburban communities.

14 The Villages of Lakeview Specific Plan proposes a range of
15 community types with a housing and land use mix that ranges from
16 Medium High Residential to Very High Density Residential, Open
17 Space, Mixed Use Town Center (including residential), Park, and
18 Public Facility / Open Space. The Villages of Lakeview
19 accommodates the portion of the policy that relates to establishing
20 urban and suburban communities. The proposed project is located
21 adjacent to the rural community of Lakeview/Nuevo, the San
22 Jacinto Wildlife Area, and active agriculture. Through the use of
23 buffers, setbacks and an expanded circulation system, all these
24 surrounding uses will be retained and allowed to continue which
25 will provide for the full range of community types addressed in
26 this policy.
27
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1 c. Provide for a broad range of land uses, intensities, and densities,
2 including a range of residential, commercial, business, industry,
3 open space, recreation, and public facilities uses. The Villages of
4 Lakeview Specific Plan will create a master-planned community
5 consisting of medium high density, high density, and very high
6 density residential types, four potential K-8 schools, mixed-use
7 commercial / residential, open space, and public and civic
8 facilities. The proposed project will also include a mixed-use town
9 center that may include a grocery store, a drug store, possible
10 public facilities including a sheriff sub-station and post office, and
11 other commercial uses that would serve the need of the
12 community. There is no industry planned as part of The Villages
13 of Lakeview, however, the project addresses and accommodates
14 the continued operation of the Nutrilite manufacturing facility
15 located adjacent to the site.

16 d. Concentrate growth near community centers that provide a mixture
17 of commercial, employment, entertainment, recreation, civic, and
18 cultural uses to the greatest extent possible. The Lakeview/Nuevo
19 Area Plan was two defined community center areas west of the San
20 Jacinto River. Currently, the area east of the San Jacinto River
21 (this includes the project site) reflects a pattern of predominantly
22 low density residential character with pockets of commercial use
23 within the communities of Lakeview and Nuevo. The Villages of
24 Lakeview Specific Plan creates its own master-planned community
25 consisting of medium high density, high density, and very high
26 density residential types, proposed three K-8 schools, mixed-use
27 commercial / residential, parks and open space that collectively
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1 may contain the attributes that contribute to a community center
2 outside of where the Lakeview/Nuevo Area Plan intended this type
3 of development. Accordingly, The Villages of Lakeview will
4 concentrate the densest residential developments surrounding the
5 proposed Mixed Use Village, which is equivalent to the General
6 Plan land use designation of Community Center. e. Concentrate
7 growth near or within existing urban and suburban areas to
8 maintain the rural and open space character of Riverside County to
9 the greatest extent possible.

- 10 e. Concentrate growth near or within existing urban and suburban
11 areas to maintain the rural and open space character of Riverside
12 County to the greatest extent possible. Currently, Lakeview/Nuevo
13 Area Plan anticipates that the western half of the planning area,
14 near the city of Perris, would be comprised of primarily residential
15 development growth concentrated near an existing suburban area
16 and to maintain the rural and open space character of this portion
17 of Riverside County. The proposed The Villages of Lakeview
18 Specific Plan proposes new suburban areas in proximity to other
19 areas within the Lakeview/Nuevo Area Plan that are designated for
20 urban and suburban development and to the existing rural
21 community of Lakeview/Nuevo. There are areas within The
22 Villages of Lakeview that are currently designated for agricultural
23 and rural uses, and open space; and portions of the project area
24 were provided with a “Community Development Overlay” by
25 Riverside County GP. This project also provides for
26 approximately 1,000 acres of open space for conservation through
27 the RCA on its land use plan, and concentrates development away
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1 from biologically sensitive areas thus preserving the Lakeview
2 Mountains as open space in perpetuity. The project proposes to
3 concentrate growth near the existing Ramona Expressway (future
4 CETAP Mid-County Parkway) which is a corridor intended to link
5 and focus urban/suburban areas. Regardless, this project will
6 present a change in residential densities next to existing rural
7 properties and is not located adjacent to any existing urban or
8 suburban area. However, with the implementation of the proposed
9 buffers and setbacks from the existing adjacent agricultural uses
10 (300 feet), rural community (on- and off-site trails and extra 30-
11 foot setback), and wildlife area (500 feet), implementation of the
12 Design Guidelines of the Lakeview/Nuevo Area Plan, and The
13 Villages of Lakeview Specific Plan, the impacts to the existing
14 rural properties will be minimized. In the end, The Villages of
15 Lakeview Specific Plan will be left with approximately 2,800 acres
16 (the entire project site) of land within the Community
17 Development Foundation. After the project is implemented per
18 The Villages of Lakeview Specific Plan, approximately 48 percent
19 will be residential, commercial, and civic land uses; and 52 percent
20 will remain in various forms of open space (conservation, parks,
21 trails, earthen drainage channels, landscape setbacks, terrace
22 slopes, and open space). The City of San Jacinto borders the
23 project to the east. Although today the area is primarily dairies and
24 agriculture, the San Jacinto General Plan and a large specific plan
25 identify the area immediately to the east of the project as
26 developed commercial/industrial and residential area. Thus,
27 because the project preserves nearly 1,000 acres of conservation
28

1 open space and over 50% of the project is some type of open
2 space, provides buffers and design standards that will transition to
3 less dense existing areas, is located along a CETAP corridor, and is
4 located immediately adjacent to suburban/urban uses planned in
5 San Jacinto, the project provides consistency with the General
6 Plan. See also discussion under LU2.1.a, above.

7 f. Site development to capitalize upon multi-modal transportation
8 opportunities and promote compatible land use arrangements that
9 reduce reliance on the automobile. The Lakeview/Nuevo area is a
10 rural area of Riverside County which has no multi-modal
11 transportation opportunities currently available to its residence.
12 The Villages of Lakeview's more urban densities will be
13 developed along Ramona Expressway which is a major
14 transportation corridor (future CETAP Mid County Parkway) that
15 could encourage the development of future bus routes to the area,
16 including buses from the project site to the planned Metrolink
17 Perris Valley commuter rail line to the area, including buses from
18 the project site to the planned Metrolink Perris Valley commuter
19 rail line to be located adjacent to the I-215. The proposed The
20 Villages of Lakeview Specific Plan offers a mix of residential
21 commercial services with the commercial portion of the project
22 that residents will be able to access either by bike or by foot,
23 reducing their reliance on automobiles. The Villages of Lakeview
24 also allows for the opportunity for a Park and Ride to be
25 developed.

26 g. Prevent inappropriate development in areas that are
27 environmentally sensitive or subject to severe natural hazards. The
28

1 Villages of Lakeview Specific Plan residential development is set
2 back 500 feet from the San Jacinto Wildlife Area and retains over
3 1,000 acres of open space in the Lakeview Mountains and along
4 the San Jacinto River, both environmentally sensitive areas. The
5 proposed The Villages of Lakeview Specific Plan, being part of the
6 Lakeview/Nuevo area, has a very low liquefaction potential.
7 Conformance with the Uniform Building Code standards,
8 enforcement of setbacks from local faults, and sound grading
9 practices will help to mitigate any potentially concerning
10 circumstances. Within the northern portion of the
11 Lakeview/Nuevo area and within the project site is the 100-year
12 flood plain. No habitable structures will be developed in the flood
13 plain. This area will be developed as park land or open space. The
14 toe of slope of the Lakeview Mountains have been identified has
15 having the potential for rockfall hazards. The project is designed
16 to address this issue, as discussed in the Geology/Soils section of
17 the EIR.

18 3.1 Accommodate land use development in accordance with the patterns and
19 distribution of use and density depicted on the General Plan Land Use
20 Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with
21 the following concepts: The Lakeview/Nuevo Area Plan's map designates
22 the approximate 2,800-acre project site with the following land uses:
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27 (RM), Low Density Residential – Community Development (LDR – CD),
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1 Open Space Conservation (OS-C), and Commercial Retail (CR).
2 Although an approximate 1,445-acre portion of the project is within the
3 Community Development General Plan Foundation or entitled to a
4 Community Development Overlay (CDO), the Lakeview/Nuevo Area Pl
5 did not provide this CDO area with development standards or intensities
6 by which it should be developed, nor did the County provide developed
7 "Buildout" assumptions for this area in the Statistical Summary for the
8 Lakeview/Nuevo Area Plan or the General Plan. As defined in the
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14 comparison, the project area makes up approximately 10 percent of the
15 Lakeview/Nuevo Area Plan while the number of dwelling units makes up
16 42 percent of all the dwelling units anticipated. Based on the Area Plan's
17 statistics, there would be approximately 1 dwelling unit per acre while the
18 project would provide four times that density over its entire project area.
19 Within the project development the lowest density proposed is 5-8
20 dwelling units per acre to a high of 40 dwelling units per acre in the Town
21 Center. In June 2006, the Riverside County Board of Supervisors
22 approved a request by the applicant to proceed with a General Plan
23 Amendment to consider conversion of land within the project from
24 Agriculture, Rural, and Rural Community Foundations to the Open Space
25 and Community Development Foundations. The final outcome, if
26 approved, would result in approximately 1,095 acres in the Open Space
27 Foundation and approximately 1,684 acres in the Community
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1 Development Foundation, according to the staff report from the June 2006
2 hearing. The findings and recommendations from this hearing can be
3 found in Appendix B (CD#3) of the DEIR. In this approval to proceed,
4 the County found that the Foundations are “unusually compelling” and
5 “based on ample evidence that new conditions or circumstances” exist that
6 justify modification on the General Plan which do not conflict with the
7 overall Riverside County Vision.

8 a. Accommodate communities that provide a balanced mix of land
9 uses, including employment, recreation, shopping, and housing.

10 The population of Riverside County is expected to be
11 approximately 3.4 million by 2030 and more housing units will be
12 needed to accommodate the new residents. At the countywide
13 level, the RCIP Vision Statement sets forth various topical visions
14 aimed at proactively dealing with the aforementioned need for
15 growth with its social and development issues, some of which
16 include: The idea that growth should not be forestalled but
17 accommodated with quality development; That population growth
18 is inevitable and therefore should be focused where it can be best
19 be accommodated; and That the County incentivize and stimulate
20 the development community “to exceed the norms of development
21 standards” to create “communities of excellence”. The proposed
22 project provides a mix of land uses within a master planned
23 community setting including a range of residential types, parks,
24 schools, over 1,000 acres of open space, commercial residential
25 mixed use, and public facilities. This comprehensive approach
26 will assist the County in meeting its vision and accommodating
27 project growth. The EIR evaluated in detail impacts to the
28

1 environment of the proposal; a fiscal impact report has been
2 prepared (Appendix K (CD#4)) which sets forth the conditions
3 under which the project will have a positive fiscal impact on the
4 County; infrastructure necessary to serve the project area is
5 evaluated in the specific plan and the EMWD Master Plan for
6 Water, Sewer, and Recycled Water in the Lakeview/Nuevo area
7 (EIR SCH 2007101043); and public services will be provided as
8 identified in the specific plan and addressed in the EIR.

- 9 b. Assist in and promote the development of infill and underutilized
10 parcels which are located in Community Development areas, as
11 identified on the General Plan Land Use Map. A large portion of
12 the proposed The Villages of Lakeview Specific Plan is proposed
13 for inclusion to a Community Development Overlay area as
14 identified by the RCIP. However, the existing properties within
15 the geographic area of The Villages of Lakeview have not
16 developed in accordance with those designations, so the existing
17 land uses of the geographic area of The Villages of Lakeview are
18 considered underutilized. Although those underutilized properties
19 are not within The Villages of Lakeview Specific Plan project area,
20 the development of the project, and the infrastructure that is
21 required, will indirectly facilitate the development of those
22 properties. Additionally, not all new development which will be
23 required to meet projected population demand within the County in
24 the next 25 years can be accommodated with infill development.
25 Therefore, because this project does develop parcels located with
26 Community Development areas, is not a traditional infill project,
27
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1 and will assist in meeting the County's housing demand in the
2 future, it is consistent with the intent of the General Plan.

- 3 c. Create street and trail networks that directly connect local
4 destinations, and that are friendly to pedestrians, equestrians,
5 bicyclists, and others using non-motorized forms of transportation.

6 A multi-purpose trail system is provided along the side of several
7 level of roadway categories. All levels of street hierarchy include
8 a sidewalk and / or multi-purpose trail to facilitate pedestrian travel
9 and to permit pedestrian access to areas and trail within the
10 community. Pursuant to the Lakeview/Nuevo Area Plan, a
11 Community Trail is planned along the MWD Aqueduct. Trails are
12 also proposed to connect to the trails along the San Jacinto River.
13 The proposed development will not conflict with or hinder the
14 development of this trail.

- 15 d. Provide the opportunity to link communities through access to
16 multi-modal transportation systems. The Lakeview/Nuevo area is

17 a rural area of Riverside County which has no multi-modal
18 transportation opportunities currently available to its residence.
19 The Villages of Lakeview's more urban densities will be
20 developed along Ramona Expressway which is a major
21 transportation corridor (future CETAP Mid County Parkway) that
22 could encourage the development of future bus routes to the area,
23 including buses from the project site to the planned Metrolink
24 Perris Valley commuter rail line to the area, including buses from
25 the project site to the planned Metrolink Perris Valley commuter
26 rail line to be located adjacent to the I-215. The proposed The
27 Villages of Lakeview Specific Plan offers a mix of residential /
28

1 commercial services with the commercial portion of the project
2 that residents will be able to access either by bike or by foot,
3 reducing their reliance on automobiles. The Villages of Lakeview
4 also allows for the opportunity for a Park and Ride to be
5 developed.

- 6 e. Encourage the provision of public art. Although the Specific Plan
7 did not include policies that addressed the provision of public art,
8 mitigation measure MM Land Use 3 was included in EIR No. 471
9 to encourage public art, and to provide a mechanism for
10 interpretation of some of the historic land uses of the project site.
11 Public art and/or historic interpretation art or exhibits, shall be
12 incorporated into the project in a minimum of three locations.
13 Therefore, the project when complete will be consistent with this
14 General Plan policy.

- 15 3.2 Use open space, greenways, recreational lands, and watercourses as
16 community separators. The Villages of Lakeview will provide setbacks
17 and the use of the natural terrain to provide separation between the City of
18 San Jacinto and the wildlife area. Along the northwest boundary the
19 project proposes a 500-foot greenbelt which serves as a setback for
20 development from the San Jacinto Wildlife Area which may include parks,
21 agriculture, drainage facilities, and trails. This separates the Wildlife Area
22 from the proposed project. Along the eastern project boundary, the project
23 proposes to designate the hills as open space which separates the project
24 area from the City of San Jacinto. In addition, PA 77 includes a
25 Community Separator Overlay which will provide visual separation and
26 monumentation signage along the Ramona Expressway at the eastern site
27 boundary.
28

1 4.1 Require that new developments be located and designed to visually
2 enhance, not degrade the character of the surrounding area through
3 consideration of the following concepts:

4 a. Compliance with the design standards of the appropriate area plan
5 land use category. The proposed The Villages of Lakeview
6 Specific Plan has developed its own Design Guidelines, based
7 partially on the Lakeview/Nuevo Design Guidelines.

8 b. Require that structures be constructed in accordance with the
9 requirements of the County's zoning, building, and other pertinent
10 codes and regulations. The Villages of Lakeview Specific Plan has
11 established its own set of zoning standards, and development will
12 occur in accordance with those requirements and with all other
13 applicable zoning regulations not in the specific plan. Building
14 codes and other pertinent regulations will be applied to the project
15 as it develops.

16 c. Require that an appropriate landscape plan be submitted and
17 implemented for development projects subject to discretionary
18 review. Prior to the issuance of building permits, the Planning
19 Dept. must approve plans for developed common open space areas,
20 including landscaping and irrigation plans. Plans include final
21 grading plans, irrigation plans certified by a landscape architect,
22 certified landscape plans, fence treatment, and special treatment /
23 buffer area treatment plans. The Villages of Lakeview Specific
24 Plan Development Standards support this.

25 d. Require that new development utilize drought tolerant landscaping
26 and incorporate adequate drought-conscious irrigation systems.

27 The proposed The Villages of Lakeview Specific Plan's conceptual
28

1 landscape plan requires the implementation of water use efficiency
2 measures such as use of drought tolerant plants, grouping plans
3 with similar irrigation requirements, use of mulch, and water
4 efficient irrigation systems, consistent with County Ordinance No.
5 859, Article XIXf.

6 e. Pursue energy efficiency through street configuration, building
7 orientation, and landscaping to capitalize on shading and facilitate
8 solar energy, as provided for in Title 24 of the California
9 Administrative Code [Code of Regulations]. Passive energy
10 efficiency techniques will occur within the proposed The Villages
11 of Lakeview Specific Plan, including orientation of buildings,
12 planting trees to take advantage of sun and adequate roof
13 overhangs. Active energy efficiency measures will be addressed
14 and required on Title 24 for such methods as proper wall and
15 ceiling installation.

16 f. Incorporate water conservation techniques, such as groundwater
17 recharge basins, use of porous pavement, drought tolerant
18 landscaping, and water recycling, as appropriate. The Villages of
19 Lakeview Specific Plan maintains as much or more floodplain as
20 exists, so recharge will be maintained. Drought tolerant
21 landscaping will be implemented throughout the Specific Plan and
22 a demonstration garden is proposed, in order to educate
23 homeowners. The project will install nonpotable water lines to
24 utilize EMWD recycled water as it becomes available.

25 g. Encourage innovative and creative design concepts. Unique and
26 creative designs are encouraged and recommend providing
27 variation and interest in the development. Some of these elements
28

1 include building articulations, single story elements, roof forms
2 and pitches, shade and shadow relief, and varied architectural style.

3 h. Encourage the provision of public art. Although the Specific Plan
4 did not include policies that addressed the provision of public art,
5 mitigation measure MM Land Use 3 was included in EIR No. 471
6 to encourage public art, and to provide a mechanism for
7 interpretation of some of the historic land uses of the project site.
8 Public art and/or historic interpretation art or exhibits, shall be
9 incorporated into the project in a minimum of three locations.
10 Therefore, the project when complete will be consistent with this
11 General Plan policy.

12 i. Include consistent and well-designed signage that is integrated
13 with the building's architectural character. At the specific plan
14 level, no particular signs on buildings are proposed. Signage
15 standards within the specific plan are limited in their scope but will
16 conform to the project's design guidelines and Riverside County
17 Ordinance No. 348. The Design Guidelines provide for
18 monumentation of the community and signage. Commercial
19 signage will be submitted for approval by the County of Riverside
20 Planning Department.

21 j. Provide safe and convenient vehicular access and reciprocal access
22 between adjacent commercial uses. The project's circulation
23 system will be designed to provide safe and convenient vehicular
24 access to all commercial uses that complies with Riverside County
25 Transportation Department and Fire Department requirements.
26 During future site plan reviews, assessments can be made for the

1 possibility of reciprocal access between adjacent commercial,
2 business park, and light industrial uses.

3 k. Locate site entries and storage bays to minimize conflicts with
4 adjacent residential neighborhoods. At the time of site plan
5 review, the Riverside County Planning Department will apply all
6 applicable design standards to minimize conflicts with adjacent
7 residential neighborhoods.

8 l. Mitigate noise, odor, lighting, and other impacts on surrounding
9 properties. To the extent feasible at the specific plan level, the EIR
10 has found these types of impacts to be less than significant or
11 reduced to a less than significant level through mitigation included
12 in the EIR.

13 m. Provide and maintain landscaping in open spaces and parking lots.
14 The design guidelines of The Villages of Lakeview Specific Plan
15 provide guidance for designing open space landscaping in common
16 areas and requires that the developer or an established association
17 maintain all common landscape areas. The Guidelines also require
18 that all areas not devoted to parking, drive aisles, building, or
19 operational areas shall be landscaped and permanently maintained
20 and parking lots will be landscaped in accordance with Riverside
21 County Ordinance No. 348 requirements.

22 n. Include extensive landscaping. The proposed The Villages of
23 Lakeview Specific Plan has developed unique Design Guidelines
24 which will encourage appropriate landscaping. The tree planting
25 and landscaping program in The Villages of Lakeview Specific
26 Plan is proposed to be extensive with the use of drought tolerant
27 and non-invasive plant species. The proposed The Villages of
28

1 Lakeview Specific Plan will adhere to standards detailed in the
2 Specific Plan's landscaping standards and guidelines, and in
3 Riverside County Ordinance No. 348 and 859.

4 o. Preserve natural features, such as unique natural terrain, drainage
5 ways, and native vegetation, wherever possible, particularly where
6 they provide continuity with more extensive regional systems. The
7 natural features of the site include natural drainages and chaparral
8 types of vegetation within the Lakeview Mountains which are
9 supposed to be preserved in conservation open space. Some areas
10 of native vegetation along the San Jacinto River area also proposed
11 to be retained in open space. Both these areas are identified for
12 conservation and provide continuity with the regional system
13 identified in the Western Riverside County Multi-Species Habitat
14 Conservation Plan (MSHCP).

15 p. Require that new development be designed to provide adequate
16 space for pedestrian connectivity and access, recreational trails,
17 vehicular access and parking, supporting functions, open space,
18 and other pertinent elements. The project offers a trail network
19 along the public right-of-way with potential connections to a
20 regional trail network and access opportunities along the four mile
21 MWD aqueduct corridor. A minimum of four active parks
22 containing approximately 55 acres are included in The Villages of
23 Lakeview Specific Plan. Additionally, more than 50 acres of
24 passive parks are located adjacent to the San Jacinto Wildlife Area
25 (SJWA) and the Lakeview Mountains. An extensive trail system
26 connects parks, open space, and community facilities. Landscaped
27 streets include sidewalks for pedestrian access. The residential
28

1 community will have access to sidewalks and on-street bike lanes
2 within the greater area of Lakeview/Nuevo.

3 q. Design parking lots and structures to be functionally and visually
4 integrated and connected. Development within the proposed
5 project will comply with the specific plan's design guidelines and
6 applicable Riverside County zoning ordinance requirements
7 regarding the design and screening of parking areas.

8 r. Site buildings access points along sidewalks, pedestrian areas, and
9 bicycle routes, and include amenities that encourage pedestrian
10 activity. The Design Guidelines encourage buildings to be oriented
11 to public plazas and parks to encourage social gathering places for
12 the community. The guidelines also encourage development of
13 sidewalk cafes and outdoor restaurant seating. Within Town
14 Center area buildings will be fronted on major streets, internal
15 drive aisles, parking areas, and pedestrian areas. Entrances and
16 access points will be defined so they can be easily recognized.

17 s. Establish safe and frequent pedestrian crossings. Internal
18 sidewalks will connect to The Villages of Lakeview Specific Plan
19 development to internal parks and to other project areas.
20 Pedestrian connectivity and movement is emphasized in street and
21 parking areas designed with numerous crossing points at parking
22 and street improvements.

23 t. Create a human-scale ground floor environment that includes
24 public open areas that separate pedestrian space from auto traffic
25 or where mixed, it does so with special regard to pedestrian safety.
26 The Design Guidelines of The Villages of Lakeview provide
27 guidance for designing residential units with single-story elements.
28

1 Other provisions of The Villages of Lakeview, particularly the
2 central park in Planning Area 39 and the Mixed Use Village,
3 comply with this policy.

4 4.2 Require property owners to maintain structures and landscaping to a high
5 standard of design, health, and safety through the following:

6 a. Provide proactive code enforcement activities. The proposed The
7 Villages of Lakeview Specific Plan Design Guidelines will
8 complement the County-wide Design Guidelines applicable to this
9 area.

10 b. Promote programs and work with local service organizations and
11 educational institutions to inform residential, commercial, and
12 industrial property owners and tenants about property maintenance
13 methods. The Villages of Lakeview Specific Plan requires that a
14 Homeowner's Association shall be established for the specific plan
15 area, to assume ownership and maintenance responsibility for all
16 common recreation, open space, private circulation systems within
17 gated communities and within multi-family complexes, and
18 landscaped areas. The Homeowners' Association will enforce any
19 property and landscaping maintenance requirements established by
20 the association and as appropriate will provide homeowners will
21 information regarding maintenance methods. Ongoing educational
22 programs including property maintenance methods are a part of
23 The Villages of Lakeview community.

24 c. Promote and support community and neighborhood based efforts
25 for the maintenance, upkeep, and renovation of structures and sites.
26 The Villages of Lakeview Specific Plan requires that a
27 Homeowner's Association shall be established for the specific plan
28

1 area, to assume ownership and maintenance responsibility for all
2 common recreation, open space, private circulation systems within
3 gated communities and within multi-family complexes, and
4 landscaped areas. The Homeowners' Association will enforce any
5 property and landscaping maintenance requirements established by
6 the association and as appropriate will provide homeowners will
7 information regarding maintenance methods. Ongoing educational
8 programs including property maintenance methods are a part of
9 The Villages of Lakeview community.

10 5.1 Ensure that development does not exceed the ability to adequately provide
11 supporting infrastructure and services, such as libraries, recreational
12 facilities, transportation systems, and fire/police/medical services.

13 Through the payment of Riverside County's required development impact
14 fees (Ordinance No. 659), the implementation of the Periodic Medical
15 Needs Assessment, which is required by Mitigation Measure 4.15.7A of
16 the County General Plan EIR, and the implementation of mitigation
17 measures listed in the EIR, the impacts of the proposed The Villages of
18 Lakeview Specific Plan to public facilities and services will be less than
19 significant.

20 5.2 Monitor the capacities of infrastructure and services in coordination with
21 service providers, utilities, and outside agencies and jurisdictions to ensure

22 that growth does not exceed acceptable levels of service. The project
23 proponent and utility providers will monitor growth and utility demand to
24 ensure that the utility agency maintains adequate levels of service to the
25 area. The payment of Riverside County's required development impacts
26 fees (Ord. No. 659) and the implementation of mitigation measures listed
27
28

1 in the EIR shall ensure that growth is provided with appropriate
2 infrastructures for adequate level of services.

3 5.3 Review all projects for consistency with individual urban water
4 management plans. The Eastern Municipal Water District has prepared a
5 Water Supply Assessment which considered the District's Urban Water
6 Management Plan and determined that the District has adequate water to
7 supply to serve the proposed The Villages of Lakeview Specific Plan.

8 5.4 Ensure that development and conservation land uses do not infringe upon
9 existing public utility corridors, including fee owned rights-of-way and
10 permanent easements, whose true land use is that of "public facilities".
11 This policy will ensure that the "public facilities" designation governs
12 over what otherwise may be inferred by the large scale general plan maps.
13 The Villages of Lakeview designates several "public facilities" planning
14 areas, and will ensure that land uses do not infringe on existing public
15 utility corridors, such as the MWD easement that traverses through the
16 project site.

17 6.1 Require land uses to develop in accordance with the General Plan and area
18 plans to ensure compatibility and minimize impacts. The
19 Lakeview/Nuevo Area Plan's map designates the approximate 2,800-acre
20 project site with the following land uses: Agriculture (AG) with and
21 without a Community Development Overlay (CDO), Rural Residential
22 (RR) with a Community Development Overlay, Low Density Residential
23 – Rural Community (LDR-RC), Very Low Density Residential – Rural
24 Community (VLDR-RC), Rural Mountainous (RM), Low Density
25 Residential – Community Development (LDR – CD), Open Space
26 Conservation (OS-C), and Commercial Retail (CR). Although an
27 approximate 1,445-acre portion of the project is within the Community
28

1 Development General Plan Foundation or entitled to a Community
2 Development Overlay (CDO), the Lakeview/Nuevo Area Pl did not
3 provide this CDO area with development standards or intensities by which
4 it should be developed, nor did the County provide developed "Buildout"
5 assumptions for this area in the Statistical Summary for the
6 Lakeview/Nuevo Area Plan or the General Plan. As defined in the
7 Lakeview/Nuevo Area Plan *Table 2: Statistical Summary of*
8 *Lakeview/Nuevo Area Plan*, the combined communities could expect
9 approximately 26,778 dwelling units at buildout within the 27.745 acres
10 that comprise Lakeview/Nuevo Area Plan. The Villages of Lakeview
11 Specific Plan proposes 11,150 homes within its 2,789 acres. By
12 comparison, the project area makes up approximately 10 percent of the
13 Lakeview/Nuevo Area Plan while the number of dwelling units makes up
14 42 percent of all the dwelling units anticipated. Based on the Area Plan's
15 statistics, there would be approximately 1 dwelling unit per acre while the
16 project would provide four times that density over its entire project area.
17 Within the project development the lowest density proposed is 5-8
18 dwelling units per acre to a high of 40 dwelling units per acre in the Town
19 Center. In June 2006, the Riverside County Board of Supervisors
20 approved a request by the applicant to proceed with a General Plan
21 Amendment to consider conversion of land within the project from
22 Agriculture, Rural, and Rural Community Foundations to the Open Space
23 and Community Development Foundations. The final outcome, if
24 approved, would result in approximately 1,095 acres in the Open Space
25 Foundation and approximately 1,684 acres in the Community
26 Development Foundation, according to the staff report from the June 2006
27 hearing. The findings and recommendations from this hearing can be
28

1 found in Appendix B (CD#3) of the DEIR. In this approval to proceed,
2 the County found that the Foundations are “unusually compelling” and
3 “based on ample evidence that new conditions or circumstances” exist that
4 justify modification on the General Plan which do not conflict with the
5 overall Riverside County Vision. This project will have potential impacts
6 on the nearby communities and uses, however, setbacks and buffers
7 incorporated in the specific plan and mitigation measures included in the
8 EIR reduce all significant impacts to less than significant levels which
9 ensure compatibility issues are minimized.

10 6.3 Consider the positive characteristics and unique features of the project site
11 and surrounding community during the design and development process.

12 With respect to natural site characteristics, The Villages of Lakeview
13 Specific Plan utilizes three unique areas within the specific plan area as
14 passive open space areas: the Lakeview Mountains in the southeastern
15 portion of the specific plan, the Metropolitan Water District aqueduct that
16 runs through the central part of the specific plan, and the area in the
17 northwest portion of the specific plan adjacent to the San Jacinto River
18 and the SJWA. These unique areas will be incorporated into the passive
19 recreation and /or open spaces of the specific plan. Nuevo Development
20 Corporation has an on-going outreach program in place that addresses the
21 concerns of 1) local citizens, 2) environmentalists, and 3) Native
22 Americans; Nuevo has been collaborating with these groups for more than
23 three years. Nuevo Development Corporation took a leadership role in
24 creating a coalition of developers in the area to address infrastructure
25 issues through good regional planning efforts. Nuevo Development
26 Corporation’s support of efforts by Nutrilite and McAnally Enterprises to
27 retain an possibly expand their businesses locally is another example of
28

1 how the unique characteristics and features of the site and surrounding
2 community have been taken into consideration during the development
3 process.

4 6.4 Retain and enhance the integrity of existing residential, employment,
5 agricultural, and open space areas by protecting them from encroachment
6 of land uses that would result in impacts from noise, noxious fumes, glare,
7 shadowing, and traffic. Currently, the proposed The Villages of Lakeview
8 Specific Plan project site and surrounding lands are currently used for
9 open farmland, agricultural activities, and rural residential living.
10 However, the Lakeview/Nuevo area is rapidly developing with residential
11 land uses in its western boundaries near the City of Perris. Riverside
12 County has acknowledged that the geographic area of The Villages of
13 Lakeview Specific Plan will be developed with urban / suburban densities
14 by the placement of the Community Development Overlay. Additionally,
15 the Design Guidelines of the Specific Plan will provide for the buffering
16 of the surrounding community from this development.

17 6.5 Require buffering to the extent possible between urban uses and adjacent
18 rural/equestrian oriented land uses. The proposed The Villages of
19 Lakeview Specific Plan has equestrian trails running through it that will
20 continue to provide linkages to some of the rural / equestrian oriented land
21 uses; and the Specific Plan proposes various trails along some of the
22 perimeters of the project site adjacent to the existing rural uses to preserve
23 access to open space areas and offer a buffer between the project's urban
24 development and those uses. In addition, The Villages of Lakeview will
25 be buffered from the existing rural and equestrian properties through the
26 use of equestrian trails, open space areas, and site-specific designs. A
27 500-foot buffer is proposed between the development area and the SJWA.
28

1 A 300-foot buffer between project development and active agricultural
2 uses is required by mitigation in the EIR.

3 6.6 Require buffering between urban uses and adjacent rural/equestrian
4 oriented land uses. The proposed The Villages of Lakeview Specific Plan
5 has equestrian trails running through it that will continue to provide
6 linkages to some of the rural / equestrian oriented land uses; and the
7 Specific Plan proposes various trails along some of the perimeters of the
8 project site adjacent to the existing rural uses to preserve access to open
9 space areas and offer a buffer between the project's urban development
10 and those uses. In addition, The Villages of Lakeview will be buffered
11 from the existing rural and equestrian properties through the use of
12 equestrian trails, open space areas, and site-specific designs. A 500-foot
13 buffer is proposed between the development area and the SJWA. A 300-
14 foot buffer between project development and active agricultural uses is
15 required by mitigation in the EIR.

16 7.1 Accommodate the development of a balance of land uses that maintain
17 and enhance the County's fiscal viability, economic diversity, and
18 environmental integrity. The proposed The Villages of Lakeview is a
19 primarily residential specific plan, with some commercial and public
20 facilities uses also allowed. The Fiscal Impact Analysis for this specific
21 plan identify the conditions under which development of the project would
22 have a positive impact on the County's General Fund, and other public
23 facilities funds, thus enhancing the County's fiscal viability. Although
24 there are no areas designed for industrial or office uses within the project
25 area, the project allows for the development of up to 500,000 square feet
26 of retail / commercial uses. The environmental integrity of the project

1 area and the County is being preserved through the conservation of over
2 1,000 acres of open space.

3 7.2 Promote and market the development of a variety of stable employment
4 and business uses that provide a diversity of employment opportunities.

5 The proposed The Villages of Lakeview Specific Plan will include up to
6 500,000 square feet of commercial development, which would provide the
7 area with new businesses and increase employment opportunities.

8 7.3 Promote the development of focused employment centers rather than
9 inefficient strip commercial development. The Villages of Lakeview

10 Specific Plan proposal includes up to 500,000 square feet of commercial
11 development, which would provide the area with new businesses and
12 increase employment opportunities.

13 7.12 Improve the relationship and ratio between jobs and housing so that
14 residents have an opportunity to live and work within the County. The

15 proposed The Villages of Lakeview Specific Plan will include up to
16 500,000 square feet of commercial development, which would provide the
17 area with new businesses and increase employment opportunities for
18 residents within the area.

19 8.1 Provide for permanent preservation of open space lands that contain
20 important natural resources, hazards, water features, watercourses, and

21 scenic and recreational values. The proposed The Villages of Lakeview
22 Specific Plan proposes to establish 1,013 acres of Open Space
23 Conservation lands with trails of which 927.4 acres are in the Lakeview
24 Mountains and over 34 acres in the flood plain. By designating this area
25 as Open Space, this land offers the community scenic and recreational
26 value and important natural resources.

1 8.2 Require that development protect environmental resources by compliance
2 with the Multipurpose Open Space Element of the General Plan and
3 Federal and State regulations such as CEQA, NEPA, the Clean Air Act,
4 and the Clean Water Act. The project is in compliance with all applicable
5 federal, state, and local regulations that protect environmental resources,
6 including the Western Riverside MSHCP, the General Plan's Open Space
7 Element, Clean Air Act and the Clean Water Act. The proposed Specific
8 Plan and all future implementing development proposals will comply with
9 applicable provisions of the California Environmental Quality Act
10 (CEQA).

11 8.3 Incorporate open space, community greenbelt separators, and recreational
12 amenities into Community Development areas in order to enhance
13 recreational opportunities and community aesthetics, and improve the
14 quality of life. The proposed The Villages of Lakeview Specific Plan
15 proposes to establish 1,013 acres of Open Space with trails of which 927.4
16 acres has been designated for Rural Mountain residential development but
17 which will now be preserved in conservation Open Space. Additionally,
18 the Specific Plan includes equestrian and mix-use trails, a greenbelt trail
19 along the MWD aqueduct, several parks containing at least 78 acres,
20 which could include play equipment, pool, picnic tables, and passive play
21 areas, and over 106 acres of passive parks and trailheads. These amenities
22 will enhance recreational opportunities and community aesthetics and
23 improve the quality of life compliant with Policy LU 8.3. In addition, PA
24 77 includes a Community Separator Overlay which requires that a
25 Community Separator be provided at the edge where the project abuts the
26 City of San Jacinto.

1 8.4 Allow development clustering and/or density transfers in order to preserve
2 open space, natural resources, and/or biologically sensitive resources. The
3 project proposes to cluster development into medium-high, high density,
4 and very-high density residential housing. The increase in residential
5 density and clustering will allow for preservation of over 1,000 acres of
6 open space which includes biologically sensitive resources in Lakeview
7 Mountains and along the San Jacinto River.

8 8.5 In conjunction with the CEQA review process, evaluate the potential for
9 residential projects not located within existing parks and recreation
10 districts or County Service Areas (CSAs) that provide for neighborhood
11 and community park development and maintenance to be annexed to such
12 districts or CSAs, and require such annexation where appropriate and
13 feasible. At the time of the recordation of final subdivision map(s), the
14 applicant and/or developer shall convey common greenbelt, common open
15 space areas, and neighborhood parks to the master property owner's
16 association or appropriate public maintenance agency.

17 9.1 Require that new development contribute their fair share to fund
18 infrastructure and public facilities such as police and fire facilities. The
19 proposed project will be required to pay its fair share of public safety and
20 infrastructure-related mitigation fees as per Riverside County Ordinance
21 No. 659.6. Additionally, the proposed project will allow for the
22 development of public facilities within the project area.

23 9.2 Require a fiscal impact analysis for specific plans and major development
24 proposals so as not to have a negative fiscal impact on the County. The
25 applicant submitted a Fiscal Impact Analysis for the Villages of Lakeview
26 dated January 19, 2009 (2009 FIA) (Appendix K to the DEIR, CD#4).
27 That report shows that using August 2007 pricing levels (See Table 3 in
28

1 the 2009 FIA) there is projected to be a net fiscal surplus for the County as
2 a result of implementation of the proposed project. The January 2009
3 report also provided a fiscal impact analysis using December 2008 pricing
4 levels (See Table 2 in the 2009 FIA). The 2009 FIA shows a slight deficit
5 in the year 2020 which continues forward to year 2030, although the
6 project has a positive fiscal impact on the Fire Fund and Library
7 Fund. The 2009 FIA states that the Developer cannot afford to invest
8 capital dollars to start the Project until prices at least meet August 2007
9 pricing levels, if not higher, and when this occurs, all other assumptions
10 holding equal, the project will have a positive fiscal impact on the County
11 at build-out and 10 years projecting forward. Therefore, although the
12 2009 FIA identified a deficit using December 2008 pricing levels, the
13 project will not commence until market conditions warrant, i.e., until
14 prices meet August 2007 pricing levels. When that occurs, the projections
15 set forth in the 2009 FIA based upon the August 2007 pricing
16 levels demonstrate that the project will have a positive fiscal impact on the
17 County.

18 10.1 Provide sufficient commercial and industrial development opportunities in
19 order to increase local employment levels and thereby minimize long-
20 distance commuting. The Land Use Designations within the town center
21 of the project area are intended for commercial development with a limit
22 of 500,000 square feet of retail floor area which equates to approximately
23 1,000 jobs. The project also proposes approximately 11,150 homes which
24 would equate to approximately 34,000 inhabitants which will also create a
25 secondary tier of jobs such as landscape maintenance, mail carriers,
26 teachers, etc. Since the project area is situated in a rural area, outside of
27 an existing urban core, the number of available jobs in the area is currently
28

1 limited. Although this project will increase local employment
2 opportunities, many of the residents of the proposed project will need to
3 commute outside of the community. To address this potential need for
4 commuting, the project includes a transit center and the applicant is
5 required to coordinate with the local transit company to see that service is
6 provided (MM Air 13). A community vehicle which can provide
7 commuter service to the Perris Valley Metrolink line is also required (MM
8 Air 11) and which can be used to minimize trips within the project as well.
9 Because commuting may be required, the project is designed to allow
10 residents to stay out of their cars once they return home. In addition to the
11 clustered and mixed use land plan, Development Standards and mitigation
12 measures require the project to: engage in public outreach efforts aimed at
13 informing residents about opportunities to utilize walking, public
14 transportation, carpooling, and bicycles; provide adequate bicycle parking,
15 designate parking spaces for high-occupancy vehicles and provide larger
16 parking spaces to accommodate vans used for ride sharing at the transit
17 center, library, public community center, Central Park parking area, and in
18 commercial areas. In addition, the project will hold acreage within the
19 Town Center for office uses, so that not all jobs created are
20 commercial/retail. Thus, the project provides both jobs and ways to
21 reduce individual vehicle trips for commuting, and reduces the need for
22 vehicle trips within the community which contributes to the project's
23 overall consistency with the General Plan overall despite this fact that the
24 amount of commercial/industrial development proposed is limited and
25 may not fully address the goals of this policy.

26 10.2 Ensure adequate separation between pollution producing activities and
27 sensitive emission receptors, such as hospitals, residences, and schools.
28

1 The Ramona Expressway is anticipated to produce pollution, in the form
2 of diesel exhaust. No hospitals are proposed in the project, and all schools
3 are planned to be located at least 500 feet from the Ramona Expressway
4 and other major arterials in the project site which is considered to provide
5 adequate separation pursuant to guidance from the California Air
6 Resources Board. The project proposes residential development adjacent
7 to the Expressway and although development will be setback and
8 separated, where appropriate, from the Expressway with walls or other
9 buffering, there will be residences within 500 feet of the Ramona
10 Expressway. As noted above, the California Air Resources Board
11 guidance for siting new sensitive land uses to help reduce adverse air
12 quality impacts recommends a 500-foot buffer between sensitive land uses
13 and freeways or urban roads with 100,000 vehicles per day (i.e., Ramona
14 Expressway). The siting of residential uses within 500 feet of major
15 arterials and the Ramona Expressway is, however, a condition that occurs
16 throughout the County's General Plan, therefore, the project's siting of
17 residential uses is consistent with the County General Plan's siting of land
18 uses, despite this individual situation.

19 10.3 Accommodate the development of community centers and concentrations
20 of development to reduce reliance on the automobile and help improve air
21 quality. The Villages of Lakeview Specific Plan creates its own master-
22 planned consisting of medium high density, high density, and very high
23 density residential types, three proposed K-8 schools, mixed-use
24 commercial / residential, parks and open space that collectively may
25 contain the attributes that contribute to a community center. Accordingly,
26 The Villages of Lakeview will concentrate the densest residential
27 developments surrounding the proposed Mixed-Use Village thus reducing
28

1 the reliance on automobiles. The Villages of Lakeview has been designed
2 to promote walkability, with extensive trails and pedestrian linkages
3 between residential areas, community areas and commercial areas.
4 Moreover, provisions for transit, biking and an electric vehicle charging
5 station at the public community center and/or commercial center are
6 included as part of the project to improve air quality and promote other
7 means of transportation.

8 10.4 Provide options to the automobile in communities, such as transit, bicycle
9 and pedestrian trails, to help improve air quality. The Villages of
10 Lakeview Specific Plan proposes sidewalks along all streets and as
11 extensive network of trails along most major roadways as a way to offer
12 pedestrian and bicycle “friendly” means of travel with the intent of
13 providing options to the use of the automobile for internal project area
14 travel as a way to help improve air quality.

15 11.1 Apply the following policies to areas where development is allowed and
16 that contain natural slopes, canyons, or other significant elevation changes,
17 regardless of land use designation:

18 c. Require that areas with slope be developed in a manner to minimize the
19 hazards from erosion and slope failures. The proposed project
20 development retains over 1,000 acres of open space in the Lakeview
21 Mountains, which has been found to have potential for rockfall hazards.
22 In addition, those areas proposed for development that have slopes will be
23 analyzed at the time of implementing development applications for
24 erosion and slope stability.

25 f. Encourage the limitation of grading, cut, and fill to the amount
26 necessary to provide stable areas for structural foundations, street rights-
27 of-way, parking facilities, and other intended uses. The Villages of
28

1 Lakeview has been designed to limit as much as possible the amount of
2 grading in the project area.

3 12.1 Provide land use arrangements that reduce reliance on the automobile and
4 improve opportunities for pedestrian, bicycle, and transit use in order to
5 minimize congestion and air pollution. The Villages of Lakeview Specific
6 Plan proposes high density residential development along a transportation
7 corridor and also proposes an area of mixed-use development combining
8 commercial and residential. Locating higher density development along
9 the Ramona Expressway (future CETAP Mid County Parkway) will
10 encourage bus transit connections to rail service which will help reduce
11 congestion and air pollution. This combination will improve opportunities
12 to rail service which will help reduce congestion and air pollution. This
13 combination will improve opportunities for pedestrian, bicycle, and transit
14 uses. The Specific Plan also proposes sidewalks along all streets and an
15 extensive network of trails along most major roadways as a way to offer
16 pedestrian and “bicycle-friendly” means of travel with the intent of
17 providing options to the use of the automobile for internal project area as a
18 way to help improve air quality. Provisions for transit, biking and an
19 electric vehicle charging station at the public community center and/or
20 commercial center are included as part of the project to improve air quality
21 and promote other means of transportation. The Villages of Lakeview will
22 also provide a transit center, including a bus stop and park-n-ride lot to
23 facilitate carpooling and/or use of public transportation. These design
24 elements within the project area will help to minimize roadway congestion
25 and air pollution.

26 12.2 Locate employment and service uses in areas that are easily accessible to
27 existing or planned transportation facilities. The Specific Plan is a
28

1 concentrated residential development that proposes commercial and
2 service uses near the Ramona Expressway, an urban arterial. The
3 Riverside Transit Agency (RTA) does not currently provide bus service in
4 this portion of Riverside County. The location of these employment and
5 service uses along the Ramona Expressway will encourage bus transit
6 connections to planned commuter rail service near the I-215. As
7 development occurs, bus access (bus stops) to the project site should be
8 provided. Pursuant to mitigation measure MM Air 8, The Villages of
9 Lakeview will provide a transit center, including a bus stop and park-n-
10 ride lot to facilitate carpooling and/or use of public transportation.

11 12.3 Locate transit stations in community centers and at places of public,
12 employment, entertainment, recreation, and residential concentrations.

13 The Villages of Lakeview Specific Plan is a concentrated residential
14 development that proposes some commercial and service uses near the
15 Ramona Expressway. The Riverside Transit Agency (RTA) does not
16 currently provide bus service in this portion of Riverside County. The
17 location of these employment and service uses along the Ramona
18 Expressway will encourage bus transit connections to planned commuter
19 rail service near the I-215. As development occurs, bus assess (bus stops)
20 to the project site should be provided. Pursuant to mitigation measure
21 MM Air 8, The Villages of Lakeview will provide a transit center,
22 including a bus stop and park-n-ride lot to facilitate carpooling and / or use
23 of public transportation. Proof of compliance will be required prior to the
24 issuance of the 2,632nd building permit.

25 12.4 Incorporate safe and direct multi-modal linkages in the design and
26 development of projects, as appropriate. The proposed project has been
27 designed to incorporate sidewalks for pedestrians along all roadways.
28

1 This system will provide the members of the community an alternate
2 method of travel in order to reduce residents' reliance on automobiles to
3 reach these destinations. Vehicular access to all portions of the project
4 site will be designed and developed in compliance with Riverside County
5 standards. An extensive system of trails for bikes and pedestrians
6 connects residential areas to local services and shopping, as well as to
7 regional trails and open space.

8 12.5 Allow traffic-calming elements, such as narrow streets, curb bulbs,
9 textured paving, and landscaping, where appropriate. Traffic-calming
10 elements such as street tapers and roundabouts are proposed within The
11 Villages of Lakeview Specific Plan. Landscaping will also be utilized as
12 an integral part of the internal roadways as a traffic-calming element.

13 12.6 Require that adequate and accessible circulation facilities exist to meet the
14 demands of a proposed land use. Implementation of mitigation measures
15 described in the Traffic Section of the EIR will ensure that demands of the
16 project circulation will be met.

17 13.1 Preserve and protect outstanding scenic vistas and visual features for the
18 enjoyment of the traveling public. Retention of the mountains as open
19 space avoids substantial damage to scenic resources for the traveling
20 public. The aesthetics section of the EIR evaluated potential impacts to
21 the scenic resources listed and determined that all potential significant
22 adverse impacts associated with the proposed project were found to be less
23 than significant without mitigation with the exception of the development
24 of the proposed tank(s) in the Lakeview Mountains. With implementation
25 of mitigation measures in the aesthetic section of the EIR, impacts to the
26 scenic highway from the tank(s) will be less than significant.

1 13.2 Incorporate riding, hiking, and bicycle trails and other compatible public
2 recreational facilities within scenic corridors. The project offers a local
3 trail network along the public right-of-way with potential connections to
4 the MWD aqueduct corridor. A minimum of four active parks containing
5 approximately 55 acres are included in The Villages of Lakeview Specific
6 Plan. Additionally, more than 50 acres of passive parks are located
7 adjacent to the San Jacinto Wildlife Area (SJWA) and the Lakeview
8 Mountains. An extensive trail system connects parks, open space and
9 community facilities.

10 13.3 Ensure that the design and appearance of new landscaping, structures,
11 equipment, signs, or grading within Designated and Eligible State and
12 County scenic highway corridors are compatible with the surrounding
13 scenic setting or environment. All buildings in The Villages of Lakeview
14 Specific Plan will utilize elements of architectural styles described in the
15 Specific Plan's Design Guidelines and will enhance the character of the
16 area. With sufficient buffering, landscaping, and separation from the
17 adjacent properties as described under previous policies, the project would
18 not degrade the character of the immediate area.

19 13.4 Maintain at least a 50-foot setback from the edge of the right-of-way for
20 new development adjacent to Designated and Eligible State and County
21 Scenic Highways. Retention of the mountains as open space avoids
22 substantial damage to scenic resources for the traveling public. The
23 aesthetics section of the EIR evaluated potential impacts to the scenic
24 resources listed and determined that all potential significant adverse
25 impacts associated with the proposed project were found to be less than
26 significant without mitigation with the exception of the development of
27 the proposed tank(s) in the Lakeview Mountains. With implementation of
28

1 mitigation measures in the aesthetic section of the EIR, impacts to the
2 scenic highway from the tank(s) will be less than significant.

3 13.5 Require new or relocated electric or communication distribution lines,
4 which would be visible from Designated and Eligible State and County
5 Scenic Highways, to be placed underground. The Public Facilities and
6 Phasing Requirements of the project requires any new electric or
7 communication facilities to be placed underground. There are existing
8 electrical and communication lines that are above ground, some of which
9 are too big to be placed under ground. Placing these existing lines are at
10 the discretion of the responsible agencies.

11 13.6 Prohibit offsite outdoor advertising displays that are visible from
12 Designated and Eligible State and County Scenic Highways. The zoning
13 ordinance for the project prohibits outdoor advertising displays.

14 13.7 Require that the size, height, and type of on-premise signs visible from
15 Designated and Eligible State and County Scenic Highways be the
16 minimum necessary for identification. The design, materials, color, and
17 location of the signs shall blend with the environment, utilizing natural
18 materials where possible. The Design Guidelines for the project addresses
19 size, height, and type of sign allowed for the project.

20 13.8 Avoid the blocking of public views by solid walls. The aesthetic section
21 of the EIR states that the project will avoid, where feasible, placing solid
22 walls to avoid blocking the public view.

23 16.1 Encourage retaining agriculturally designated lands where agricultural
24 activity can be sustained at an operational scale, where it accommodates
25 lifestyle choice, and in locations where impacts to and from potentially
26 incompatible uses, such as residential uses, are minimized, through
27 incentives such as tax credits. The Villages of Lakeview Specific Plan
28

1 would not retain the Agricultural (AG) designated lands within the project
2 area. The Lakeview/Nuevo Area Plan contains 2,031 acres of AG
3 designated land which is 7.3 percent of the all land comprising this Area
4 Plan. Within Riverside County, only the San Jacinto Valley Area Plan
5 designates a greater percentage of land to AG with 9.4 percent. The
6 majority of the Lakeview/Nuevo AG designated land is concentrated
7 along the northern boundary of the Lakeview area and separated from
8 other communities by dedicated conservation or park lands. The Villages
9 of Lakeview project designates development upon approximately 106
10 acres of AG land not covered by the CDO. A Community Development
11 Overlay exists over 714 acres of this AG land allowing this property to be
12 developed with a wide variety of land uses permitted under the
13 Community Development Foundation. The approximately 820 acres
14 represent 40 percent of all the AG designated land within the
15 Lakeview/Nuevo Area Plan. The project is consistent with the CDO and
16 CDF intent. The 106 acres of AG designated land will be converted to
17 CDF within the standard 2.5-year provision of 7% agriculturally
18 designated land conversions. The first 2½-Year Cycle commenced
19 January 1, 2004. The Ramona Expressway and the Lakeview Mountains
20 will separate most of the proposed residential development from the
21 remaining Agriculturally designated lands to the north. A 300-foot
22 setback between development and active agricultural uses is required as
23 mitigation within the EIR to provide better land use compatibility between
24 developed areas and areas still retained for agricultural operations. The
25 County of Riverside General Plan accounted for approximately 22,000
26 acres of land designated as Agriculture Foundation in the 2003 General
27 Plan in the western part of the County. This does not account for
28

1 subsequent annexations, incorporations, or policy areas. As of April 2008,
2 less than 100 acres of land designated as Agriculture Foundation had been
3 converted to other land use Foundation designations since the adoption of
4 the General Plan. This represents less than 1 percent over 4½ years. The
5 current Agricultural Foundation conversion cycle allowance for 1/1/09–
6 6/30/11 is approximately 4,500 acres of agricultural land because prior
7 cycles had such few acres converted. Therefore, even if the project were to
8 convert all approximately 800 acres during this cycle, it would be well
9 within the allowance. Based on the conversions that have already taken
10 place, the County has not exceeded the land that can be converted every
11 2½ years and the project will not exceed the limits established in this
12 General Plan process. Therefore, although agricultural land will be
13 converted to development, the project is consistent with the GP because
14 over 700 of the over 800 acres of existing agriculture that will be lost are
15 designated CDO, and because the conversion of the remaining
16 approximately 106 acres during the 2½-year 7% cycle is well below the
17 allotments set up as part of the GP, the project is consistent with the
18 General Plan.

19 16.2 Protect agricultural uses, including those with industrial characteristics
20 (dairies, poultry, hog farms, etc.) by discouraging inappropriate land
21 division in the immediate proximity and allowing only uses and intensities
22 that are compatible with agricultural uses. The Ramona Expressway and
23 the Lakeview Mountains will separate most of the prepared residential
24 development from the remaining Agriculturally designated land to the
25 north. To avoid potential land use compatibility impacts, a 300-foot
26 setback between development and agricultural uses is required as
27 mitigation within the EIR.
28

1 16.4 Encourage conservation of productive agricultural lands. Preserve prime
2 agricultural lands for high-value crop production. The Villages of
3 Lakeview Specific Plan and its related General Plan Amendment will
4 eliminate the AG designation within the project boundaries. Designated
5 Farmland is a resource based on soil types which is regulated by the
6 California Department of Conservation. The Department of Conservation
7 maintains maps identifying important farmland across the state. Based on
8 the maps for Western Riverside County, the project site is identified as
9 having Prime Farmland, Farmland of Statewide Importance, and Farmland
10 of Local Importance. Prime Farmland includes lands with the best
11 combination of physical and chemical features for the production of
12 agricultural crops, and encompass approximately 246 acres. Unique
13 Farmland includes 23 acres on-site. Farmland of Local Importance
14 encompasses approximately 839 acres, which includes a broad spectrum
15 of lands. Currently, there is approximately 250 acres of active
16 agriculturally productive lands, 89 acres of active egg production, and 150
17 acres active thoroughbred ranch. The proposed project does not
18 accommodate the preservation of these designated Farmlands, however,
19 some local agricultural uses may be allowed such as community and / or
20 demonstration gardens. Mitigation measures within Section 5.2 of the EIR
21 require agricultural easements on off-site lands within the area, setbacks
22 from some existing agriculture, and community gardens on-site.

23 16.6 Require consideration of State agricultural land classification
24 specifications when a 2 ½-year Agriculture Foundation amendment to the
25 General Plan is reviewed that would result in a shift from an agricultural
26 to a non-agricultural use. The Riverside County Board of Supervisors has
27 given permission for this project to proceed with a Foundation Component
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1 Amendment to the Land Use Element of the General Plan. In addition,
2 714 acres of the areas within The Villages of Lakeview that are designated
3 for Agriculture also have a Community Development Overlay. This
4 means that the 2 1/2 -year Agricultural Foundation General Plan
5 Amendment cycle is applicable to approximately 106 acres of the project.

6 16.7 Adhere to Riverside County's Right-to-Farm Ordinance. Any tentative
7 residential subdivision that is within 300 feet of the agriculturally-zoned
8 properties to the north of the project site will provide notice to the future
9 landowners in accordance with Ordinance No. 625. To be consistent with
10 the ordinance, a 300-foot setback between development and active
11 agricultural uses is required as mitigation within the EIR.

12 17.1 Require that grading be designed to blend with undeveloped natural
13 contours of the site and avoid an unvaried, unnatural, or manufactured
14 appearance. The project area is relatively flat and will not encroach upon
15 the very steep hillsides. However, some Planning Areas of the Specific
16 Plan will require terraced grading. The specific plan Development
17 Standards require that grading within these areas provide slopes that avoid
18 an unvaried, unnatural, or manufactured appearance where the grading
19 intersects with the natural slopes.

20 17.2 Require that adequate and available circulation facilities, water resources,
21 sewer facilities and/or septic capacity exist to meet the demands of the
22 proposed land use. At the present time there are not adequate facilities
23 available to meet the needs of The Villages of Lakeview. However,
24 through County regulations and mitigation measures, which include the
25 payment of development impact fees, and the construction of utility
26 facilities, facilities can be constructed to meet the needs of the proposed
27 project. The EMWD Master Plan of Water, Sewer, and Recycled Water
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1 facilities identifies needed infrastructure which is evaluated in its
2 respective EIR (SCH No. 2007101043). The Water Source Assessment
3 for this project prepared by EMWD indicates that water resources are
4 available to serve the project.

5 17.3 Ensure that development does not adversely impact the open space and
6 rural character of the surrounding area. The Villages of Lakeview
7 Specific Plan ensures that development within the Lakeview Mountains
8 will be avoided by designating the entire area as Open Space.
9 Additionally, sensitive archeological sites and sensitive biological
10 resources within the open space will be preserved. The project includes
11 the development of a relatively high density residential development near
12 a rural community. Setbacks, trail easements, and trail heads will allow
13 for appropriate transitions to surrounding uses and compatibility issues
14 can be addressed to retain the rural character adjacent to the existing rural
15 areas through the implementation of the Lakeview/Nuevo Design
16 Guidelines. The intensity of the development will also place a greater
17 number of people within easy reach of open space. Over 1,000 acres of
18 open space will be preserved as part of the project. As part of the
19 management of the open space, limited recreational uses will be allowed
20 within this area (trails, horseback riding, etc) However, with the
21 introduction of over 30,000 people into this area, potential significant
22 indirect impacts to archeological resources within the project open space
23 will still remain. Therefore, because the project preserves important open
24 space and is designed to provide appropriate transitions to the rural
25 community this GP policy has been met and the Board actions will be
26 indicating that project is consistent with the General Plan, if approved.

1 17.4 Encourage clustered development where appropriate on lots smaller than
2 the underlying land use designation would allow. While lot sizes may
3 vary, the overall project density must not exceed that of the underlying
4 land use designation unless associated with an incentive program. The
5 Villages of Lakeview Specific Plan is a clustered residential development,
6 concentrating on higher density development on the flatter areas, while
7 preserving over 1,000 acres of open space. However, the Riverside
8 County General Plan will be amended to reflect this project. Accordingly,
9 the Riverside County Board of Supervisors granted this project permission
10 to proceed with a Foundation Component general plan amendment.

11 17.5 Encourage parcel consolidation. The master developer for The Villages of
12 Lakeview has assembled over 147 parcels through over 18 transactions to
13 form the project site. This consolidation of parcels under one control
14 offers the ability to preserve over 1,000 acres of open space as envisioned
15 by the MSHCP and will provide funding such that the CETAP corridor
16 may be constructed more quickly than if scattered ownerships had
17 developed over time.

18 18.1 Require that structures be designed to maintain the environmental
19 character in which they are located. There will be few or no structures
20 within the areas of the Specific Plan designated as Open Space. Tanks for
21 water storage will be sited within the hills surrounded by Open Space.
22 These structures are required by mitigation measures to be screened to
23 minimize visual impacts.

24 22.1 Accommodate the development of single- and multi-family residential
25 units in areas appropriately designated by the General Plan and area plan
26 land use maps. The proposed project provides a range of densities that
27 will allow for both single- and multi-family residences to be built within
28

1 the specific plan area which is consistent with the General Plan vision and
2 the Community Development Foundation.

3 22.2 Accommodate higher density residential development near community
4 centers, transportation centers, employment, and services areas. The
5 Villages of Lakeview Specific Plan has a new proposed Mixed Use Town
6 Center area, which is intended to reflect Riverside County's Community
7 Center land use designation. In effect, it is creating a new community
8 center in the Lakeview/Nuevo Area Plan. Within the proposed Mixed Use
9 Village, uses such as commercial uses and transportation nodes will occur.
10 The Villages of Lakeview proposes higher density residential uses near the
11 Mixed Use Town Center, thereby complying with the intent of the policy,
12 albeit with a new Community Center.

13 22.3 Require that adequate and available circulation facilities, water resources,
14 and sewer facilities exist to meet the demands of the proposed residential
15 land use. At the present time there are not adequate facilities available to
16 meet the needs of The Villages of Lakeview. However, through County
17 regulations and mitigation measures, which include the payment of
18 development impact fees, and the construction of utility facilities, facilities
19 can be constructed to meet the needs of the proposed project. The EMWD
20 Master Plan of Water, Sewer, and Recycled Water facilities identifies
21 needed infrastructure which is evaluated in its respective EIR (SCH No.
22 2007101043). The Water Source Assessment for this project prepared by
23 EMWD indicates that water resources are available to serve the project.

24 22.4 Accommodate the development of a variety of housing types, styles and
25 densities that are accessible to and meet the needs of a range of lifestyles,
26 physical abilities, and income levels. The Villages of Lakeview Specific
27 Plan consists of medium high (5-8 du/acre), high density (8 to 14 du/acre),
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1 and very high density (14 to 20 du/acre) residential uses. In addition, the
2 Mixed Use Town Center will allow for the integration of commercial and
3 residential uses. It is intended that the Specific Plan, through the various
4 residential densities, will cater to a range of lifestyles, physical abilities,
5 and income levels. Some areas are planned for active adult living.

6 22.5 Integrate a continuous network of parks, plazas, public squares, bicycle
7 trails, transit systems, and pedestrian paths to provide both connections
8 within each community and linkages with surrounding features and
9 communities. The project offers a trail network along the public right-of-
10 way with potential connections to a regional trail network and access
11 opportunities along the four-mile MWD aqueduct corridor. A minimum
12 of four active parks containing approximately 55 acres are included in The
13 Villages of Lakeview Specific Plan. Additionally, more than 50 acres of
14 passive parks are located adjacent to the San Jacinto Wildlife Area
15 (SJWA) and the Lakeview Mountains. An extensive trail system connects
16 parks, open space, and community facilities. Landscaped streets include
17 sidewalks for pedestrian access. The residential community will have
18 access to sidewalks and on-street bike lanes within the greater area of
19 Lakeview/Nuevo.

20 22.6 Require setbacks and other design elements to buffer residential units to
21 the extent possible from the impacts of abutting agricultural, roadway,
22 commercial, and industrial uses. The boundaries between the intermixed
23 residential and commercial uses and the surrounding residential areas shall
24 be designed to provide an appropriate buffer between these uses which
25 will address potential aesthetic, noise, and traffic impacts. County policy
26 requires a 50-foot setback from all eligible scenic highways which will
27 apply to the Ramona Expressway. As mitigation within the EIR and in
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1 concert within Ordinance NO. 625, a 300-foot setback is required between
2 active agriculture and project development. Planning Area 26 includes a
3 large storm drain channel and landscaping which will serve to buffer
4 project development from the existing Nutrilite plant.

5 22.7 Allow for reduced street widths to minimize the influence of the
6 automobile and improve the character of a neighborhood, in accordance
7 with the Riverside County Fire Department. It is intended that the higher
8 density residential portions of the specific plan may have narrow private
9 streets, the widths of which will be determined in coordination with
10 County Transportation Department and the California Department of
11 Forestry, which acts as the Riverside County Fire Department. The
12 specific plan includes reduced street sections and roundabouts which meet
13 the intent of this policy.

14 22.8 Establish activity centers within or near residential neighborhoods that
15 contain services such as child or adult-care, recreation, public meeting
16 rooms, convenience commercial uses, or similar facilities. The Villages of
17 Lakeview specific plan includes a large area designated as a Mixed-Use
18 Town Center which will include commercial and residential development.
19 It is foreseeable that the development of this area will include services as
20 desired in this policy. In addition, the Resort Village and Central Park in
21 Planning Area 39, in addition to smaller neighborhood centers, will
22 include "Park Houses" and / or other amenities and services such as those
23 identified in this policy.

24 22.9 Require residential projects to be designed to maximize integration with
25 and connectivity to nearby community centers, rural villages, and
26 neighborhood centers. The project includes a mixed – use neighborhood /
27 commercial center that would be well-integrated into the residential area.
28

1 Additionally, there are internal trails and roadway that will connect the
2 project site to the surrounding community.

3 22.10 Require that residential units/projects be designed to consider their
4 surroundings and to visually enhance, not degrade, the character of the
5 immediate area. All buildings in The Villages of Lakeview specific plan
6 will utilize elements of architectural styles described in the Specific Plan's
7 Design Guidelines and will enhance the character of the area. With
8 sufficient buffering, landscaping, and separation from the adjacent
9 properties as described under previous policies, the project would not
10 degrade the character of the immediate area.

11 25.3 Require that new public facilities protect sensitive uses, such as schools
12 and residences, from the impacts of noise, light, fumes, odors, vehicular
13 traffic, parking, and operational hazards. The area designated as public
14 facilities within The Villages of Lakeview specific plan are facilities
15 operated by Metropolitan Water District, County Flood Control, and/ or
16 EMWD. Implementing projects may require public facilities in the future,
17 such as drainage facilities. Those facilities will be designed to have
18 minimal impact to the surrounding land uses, and thus will comply with
19 this policy. Construction and operations of currently anticipated major
20 facilities have been evaluated in the EIR and the EMWD Master Plan of
21 Water, Sewer, and Recycled Water EIR (SCH No. 2007101043).

22 25.4 Require that adequate and available circulation facilities, water resources,
23 and sewer facilities exist to meet the demands of the proposed land use.
24 At the present time there are not adequate facilities available to meet the
25 needs of The Villages of Lakeview. However, through County regulations
26 and mitigation measures, which include the payment of development
27 impact fees, and the construction of utility facilities, facilities can be
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1 constructed to meet the needs of the proposed project. The EMWD
2 Master Plan of Water, Sewer, and Recycled Water facilities identifies
3 needed infrastructure which is evaluated in its respective EIR (SCH No.
4 2007101043). The Water Source Assessment for this project prepared by
5 EMWD indicates that water resources are available to serve the project.

6 E. Noise Element Policies

7 1.2 Guide noise-tolerant land uses into areas irrevocably committed to land
8 uses that are noise-producing, such as transportation corridors or within
9 the projected noise contours of any adjacent airports. The project places
10 residential land uses in with commercial land uses, and also places
11 sensitive land uses next to Ramona Expressway, a major transportation
12 corridor, therefore the project is not consistent with this policy. On face
13 value, this is the case, however, County policy, and project Development
14 Standards and mitigation measures require that roadway noise be
15 mitigated to less than significant levels through construction of sound
16 barriers and/or modifications to building construction. The project is not
17 affected by airport noise. Thus, with adherence to County policy, and
18 project Development Standards and mitigation measures, the project will
19 be consistent with this policy as the project is implemented.

20 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on
21 the residents, employees, visitors, and noise-sensitive uses of Riverside
22 County. The project will mitigate adverse impacts of excessive noise to
23 residents, employees, visitors, and noise sensitive uses of Riverside
24 County. After finalized information regarding road elevations and pad
25 heights become available, a subsequent acoustical study will be performed
26 to assess the necessary height of noise barriers to obtain appropriate noise
27 standard levels for sensitive receptors and commercial land uses. To
28

1 retain visibility and access, setbacks, berms, and walls may be used to
2 achieve acceptable levels.

3 4.2 Develop measures to control non-transportation noise impacts. The exact
4 type of retail/commercial uses that will be occupying the commercial land
5 is unknown at this time, therefore, the types of noise generated by the on-
6 site businesses cannot be determined. However, final site, grading, and
7 architectural plans must be submitted for an acoustical plan check prior to
8 the issuance of building permits in order to verify all of the required
9 mitigation and specify any changes caused by plan revisions.

10 4.3 Ensure any use determined to be a potential generator of significant
11 stationary noise impacts be properly analyzed, and ensure that the
12 recommended mitigation measures are implemented. The exact type of
13 retail / commercial uses that will be occupying the commercial land is
14 unknown at this time, therefore, the types of noise generated by the on-site
15 businesses cannot be determined. However, final site, grading, and
16 architectural plans must be submitted for an acoustical plan check prior to
17 the issuance of building permits in order to verify all of the required
18 mitigation and specify any changes caused by plan revisions.

19 8.3 Require development that generates increased traffic and subsequent
20 increases in the ambient noise level adjacent to noise-sensitive land uses to
21 provide for appropriate mitigation measures. The project will mitigate
22 adverse impacts of excessive noise to residents, employees, visitors, and
23 noise sensitive uses of Riverside County. After finalized information
24 regarding road elevations and pad heights become available, a subsequent
25 acoustical study will be performed to assess the necessary height of noise
26 barriers to obtain appropriate noise standard levels for sensitive receptors
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1 and commercial land uses. To retain visibility and access, setbacks,
2 berms, and walls may be used to achieve acceptable levels.

3 11.1 Utilize natural barriers such as hills, berms, boulders, and dense vegetation
4 to assist in noise reduction. The Design Guidelines of this Specific Plan
5 will provide for the buffering methods which do utilize natural barriers.

6 12.1 Minimize the impacts of construction noise on adjacent uses within
7 acceptable practices. The project will be subject to Riverside County
8 Ordinance No. 457, which regulates construction practices; and Riverside
9 County Ordinance No. 847, which regulates noise.

10 12.2 Ensure that construction activities are regulated to establish hours of
11 operation in order to prevent and/or mitigate the generation of excessive or
12 adverse noise impacts on surrounding areas. The project will be subject to
13 Riverside County Ordinance No. 457, which regulates construction
14 practices; and Riverside County Ordinance No. 847, which regulates
15 noise.

16 12.4 Require that all construction equipment utilizes noise reduction features
17 (e.g. mufflers and engine shrouds) that are no less effective than those
18 originally installed by the manufacturer. The mitigation measures of the
19 noise section of the EIR require that all construction equipment shall be
20 required to minimize noise from construction activities. Equipment
21 mufflers shall be maintained in proper operating order. All equipment
22 shall be operated in the quietest manner feasible. The contractor will be
23 required to comply with local noise control ordinances.

24 14.1 Minimize the potential adverse noise impacts associated with the
25 development of mixed-use structures where residential units are located
26 above or adjacent to commercial uses. The exact type of retail /
27 commercial uses that will be occupying the commercial land is unknown
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1 at this time, therefore, the types of noise generated by the on-site
2 businesses cannot be determined. However, final site, grading, and
3 architectural plans must be submitted for an acoustical plan check prior to
4 the issuance of building permits in order to verify all of the required
5 mitigation and specify any changes caused by plan revisions.

6 14.2 Require that commercial and residential mixed-use structures minimize
7 the transfer or transmission of noise and vibration from the commercial
8 land use to the residential land use. The exact type of retail / commercial
9 uses that will be occupying the commercial land is unknown at this time,
10 therefore, the types of noise generated by the on-site businesses cannot be
11 determined. However, final site, grading, and architectural plans must be
12 submitted for an acoustical plan check prior to the issuance of building
13 permits in order to verify all of the required mitigation and specify any
14 changes caused by plan revisions.

15 14.3 Minimize the generation of excessive noise level impacts from
16 entertainment and restaurant/bar establishments into adjacent residential or
17 noise-sensitive uses. The exact type of retail / commercial uses that will
18 be occupying the commercial land is unknown at this time, therefore, the
19 types of noise generated by the on-site businesses cannot be determined.
20 However, final site, grading, and architectural plans must be submitted for
21 an acoustical plan check prior to the issuance of building permits in order
22 to verify all of the required mitigation and specify any changes caused by
23 plan revisions.

24 F. Open Space Element Policies

25 1.1 Balance consideration of water supply requirements between urban,
26 agricultural, and environmental needs so that sufficient supply is available
27 to meet each of these different demands. Eastern Municipal Water District
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1 has prepared a Water Supply Assessment which determined that the
2 District will have adequate water to supply the proposed project and its
3 various uses.

4 2.1 Encourage the installation of water-conserving systems such as dry wells
5 and graywater systems, where feasible, especially in new developments.
6 The installation of cisterns or infiltrators shall also be encouraged to
7 capture rainwater from roofs for irrigation in the dry season and flood
8 control during heavy storms. The project will include a water quality
9 basin that will treat all on-site runoff. The basin and other water quality
10 swales will be landscaped to help percolate runoff as well as help recharge
11 the groundwater basin.

12 2.2 Where feasible, decrease stormwater runoff by reducing pavement in
13 development areas, and by design practices such as permeable parking
14 bays and porous parking lots with bermed storage areas for rainwater
15 detention. The project will include a water quality basin that will treat all
16 on-site runoff. The basin and other water quality swales will be
17 landscaped to help percolate runoff as well as help recharge the
18 groundwater basin.

19 2.3 Encourage native, drought-resistant landscape planting. The Villages of
20 Lakeview Specific Plan's conceptual landscape plan requires the
21 implementation of water conservation measures such as the use of drought
22 tolerant plants, grouping plants with similar irrigation improvements, use
23 of mulch, and water efficient irrigation systems consistent with County
24 Ordinance No. 859.

25 2.4 Support and engage in educational outreach programs with other agencies
26 that promote water conservation and wide-spread use of water-saving
27 technologies. The Villages of Lakeview Specific Plan requires that a
28

1 homeowner association shall be established for the specific plan area. The
2 homeowners association will enforce any property and landscaping
3 maintenance requirements established by the association and as
4 appropriate will provide homeowners with information regarding
5 maintenance methods. Ongoing educational programs including property
6 maintenance methods are a part of The Villages of Lakeview Community.

7 4.5 Retain storm water at or near the site of generation for percolation into the
8 groundwater to conserve it for future uses and to mitigate adjacent
9 flooding. The project will include a water quality basin that will treat all
10 on-site runoff. The basin and other water quality swales will be
11 landscaped to help percolate runoff as well as help recharge the
12 groundwater basin.

13 5.3 Based upon site, specific study, all development shall be set back from the
14 floodway boundary a distance adequate to address the following issues: a.
15 public safety; b. erosion; c. riparian or wetland buffer; d. wildlife
16 movement corridor or linkage; and e. slopes. Implementing projects
17 within the proposed Specific Plan will comply with the Flood and
18 Inundation section of the General Plan Safety Element. Upon completion,
19 the entirety of development of the Villages of Lakeview is outside of any
20 Flood Hazard areas.

21 5.4 Consider designating floodway setbacks for greenways, trails, and
22 recreation opportunities on a case-by-case basis. The portion of The
23 Villages of Lakeview that is located north of Ramona Expressway is
24 located within a 100-year floodplain limit. Although the floodplain limits
25 will be modified by the construction of the project, the areas of the
26 floodplain that remain in the Specific Plan are dedicated for greenways,
27 trails, parks, and other recreational uses.
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1 11.3 Permit and encourage the use of passive solar devices and other state-of-
2 the-art energy resources. The Lakeview Green Design Program included
3 in The Villages of Lakeview contains a section titled Green Building
4 Development Standards, which requires various methods of energy
5 savings through technology.

6 16.1 Continue to implement Title 24 of the State Building Code. Establish
7 mechanisms and incentives to encourage architects and builders to exceed
8 the energy efficiency standards of Title 24. As stated in Section B.12.b of
9 The Villages of Lakeview Specific Plan, it is the goal for all homes and
10 businesses to exceed Title 24 standards by 15%.

11 16.2 Specify energy efficient materials and systems, including shade design
12 technologies, for County buildings. Although it is not specifically planned
13 at this point, it is intended that any potential future County buildings (such
14 as libraries) will be located within Planning Area 39. At the time of the
15 development of that planning area, the County will ensure compliance
16 with this policy.

17 16.3 Implement public transportation systems that utilize alternative fuels when
18 possible, as well as associated urban design measures that support
19 alternatives to private automobile use. The Villages of Lakeview is
20 establishing a Town Center Village, which is intended to emulate
21 Riverside County's Community Center land use designation. In general
22 terms, the most dense residential planning areas of the project are located
23 in close proximity to the Town Center Village. Additionally, the Town
24 Center Village has the potential for a greater residential density than the
25 rest of the specific plan. Although explicit plans for mass transit are not a
26 part of this project, the higher densities proposed will facilitate the need
27 for transit-oriented development. The project includes a trail system. This
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1 system will include a combination of greenbelts with linkages and
2 sidewalks located adjacent to roads and within roadway paseos. It will
3 incorporate trails for pedestrians, bicyclists, and equestrians in the form of
4 an integrated system of hard- and soft-surface trails. The trail system will
5 promote non-vehicular access to on-site recreational areas as well as to the
6 elementary schools and the Town Center Village.

7 16.5 Utilize federal, state, and utility company programs that encourage energy
8 conservation. It is one of the stated goals of The Villages of Lakeview to
9 exceed Title 24 standards by 15%. The project will also encourage the use
10 of conservation programs through SCE Customer Technology Application
11 Center. As discussed in the Lakeview Green Design program of the
12 Specific Plan, future homeowners within the project will be required to
13 install Energy Star-related model appliances.

14 16.7 Promote purchasing of energy-efficient equipment based on a fair return
15 on investment, and use energy-savings estimates as one basis for
16 purchasing decisions for major energy-using devices. To reduce further
17 energy demand, the proposed project will implement conservation
18 programs available through SCE Customer Technology Application
19 Center (CTAC). As discussed in the Lakeview Green Design program of
20 the Specific Plan, future homeowners within the project will be required to
21 install Energy Star-related model appliances.

22 16.8 Promote coordination of new public facilities with mass transit service and
23 other alternative transportation services, including bicycles, and design
24 structures to enhance mass transit, bicycle, and pedestrian use. The
25 Villages of Lakeview's higher densities will be developed along Ramona
26 Expressway, which is a major transportation corridor that could encourage
27 the development of future bus routes to the area. A multi-purpose trail
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1 system is provided along the side of several roadway categories. All
2 levels of street hierarchy include a sidewalk and/or multi-purpose trail to
3 facilitate pedestrian travel. Potential new public facilities will be located
4 either in the Town Center Village, or along alternative transportation
5 corridors, or both.

6 16.9 Encourage increased use of passive, solar design and day-lighting in
7 existing and new structures. The development standards for The Villages
8 of Lakeview Specific Plan encourage passive solar design and day-
9 lighting for new structures.

10 19.2 Review all proposed development for the possibility of archaeological
11 sensitivity. Section 5.5 of the EIR analyzed potential impacts to
12 archeological resources. The EIR incorporated mitigation measures
13 within the cultural resources section that reduce impacts to archeological
14 sites and resources.

15 19.3 Employ procedures to protect the confidentiality and prevent inappropriate
16 public exposure of sensitive archaeological resources when soliciting the
17 assistance of public and volunteer organizations. Section 5.5 of the EIR
18 analyzed potential impacts to archeological resources. The EIR
19 incorporated mitigation measures within the cultural resources section that
20 reduce impacts to archeological sites and resources.

21 19.4 Require a Native American Statement as part of the environmental review
22 process on development projects with identified cultural resources. The
23 EIR incorporates mitigation measures within the cultural resources
24 section, which require a Cultural Resource Management Plan (CRMP) be
25 prepared by the project proponent in consultation with Native American
26 tribes, and reviewed and approved by the County, as well as the U.S.
27 Army Corps of Engineers if it involves any resources within the Area of
28

1 Potential Effects (APE) for any Clean Water Act Section 404 permit
2 undertakings. The CRMP shall include an implementation schedule to
3 ensure that all required measures occur prior to potential impacts. Many
4 sites will require Phase II testing as part of the preparation of the CRMP,
5 which in turn will include a data recovery plan for significant sites that
6 cannot be avoided.

7 19.5 Transmit significant development proposals to the History Division of the
8 Riverside County Regional Park and Open-Space District for evaluation in
9 relation to the destruction/preservation of potential historical sites. Prior to
10 approval of any development proposal, feasible mitigation shall be
11 incorporated into the design of the project and its conditions of approval.

12 The EIR incorporates mitigation measures within the cultural resources
13 section, which require a Cultural Resource Management Plan (CRMP) be
14 prepared by the project proponent in consultation with Native American
15 tribes, and reviewed and approved by the County, as well as the U.S.
16 Army Corps of Engineers if it involves any resources within the Area of
17 Potential Effects (APE) for any Clean Water Act Section 404 permit
18 undertakings. The CRMP shall include an implementation schedule to
19 ensure that all required measures occur prior to potential impacts,

20 19.8 Whenever existing information indicates that a site proposed for
21 development may contain biological, paleontological, or other scientific
22 resources, a report shall be filed stating the extent and potential
23 significance of the resources that may exist within the proposed
24 development and appropriate measures through which the impacts of
25 development may be mitigated. Cultural and paleontological assessments
26 have been performed for this project and are discussed in Section 5.5 of the
27 EIR which includes mitigation measures to lessen potential impacts.
28

1 19.9 This policy requires that when existing information indicates that a site
2 proposed for development may contain paleontological resources, a
3 paleontologist shall monitor site grading activities, with the authority to
4 halt grading to collect uncovered paleontological resources, curate any
5 resources collected with an appropriate repository, and file a report with
6 the Planning Department documenting any paleontological resources that
7 are found during the course of site grading. Section 5.5 of the EIR
8 includes mitigation measures which call for paleontological monitoring
9 within areas identified as potentially significant and includes measures
10 should inadvertent discoveries be made.

11 19.10 Transmit significant development applications subject to CEQA to the San
12 Bernardino County Museum for review, comment, and/or preparation of
13 recommended conditions of approval with regard to paleontological
14 resources. Section 5.5 of the EIR includes mitigation measures which call
15 for paleontological monitoring within areas identified as potentially
16 significant and includes measures should inadvertent discoveries be made.

17 20.4 Provide for the needs of all people in the system of County recreation sites
18 and facilities, regardless of their socioeconomic status, ethnicity, physical
19 capabilities or age. The proposed project includes the construction of
20 many types of trail systems, open space areas, active parks, and passive
21 parks available to the general public. The recreation plan is provided to
22 the community as a whole and does not discriminate by socioeconomic
23 status, ethnicity, physical capabilities or age.

24 20.5 Require that development of recreation facilities occurs concurrent with
25 other development in an area. Recreational facilities will be built to
26 satisfy the population demand of the proposed project, as referenced in the
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1 Open Space, Conservation, and Recreation Plan of The Villages of
2 Lakeview.

3 20.6 Require new development to provide implementation strategies for the
4 funding of both active and passive parks and recreational sites. The
5 project will provide adequate amounts of active parks and passive parks
6 by design. If it is determined that park acreages are insufficient, fees will
7 be paid in accordance with the Open Space, Conservation, and Recreation
8 Plan of The Villages of Lakeview.

9 21.1 Identify and conserve the skylines, view corridors, and outstanding scenic
10 vistas within Riverside County. Retention of the mountains as open space
11 avoids substantial damage to scenic resources for the traveling public.
12 The aesthetics section of the EIR evaluated potential impacts to the scenic
13 resources listed and determined that all potential significant adverse
14 impacts associated with the proposed project were found to be less than
15 significant without mitigation with the exception of the development of
16 the proposed tank(s) in the Lakeview Mountains. With implementation of
17 mitigation measures located within the aesthetic section of the EIR,
18 impacts to the scenic highway from the tank(s) will be less than
19 significant.

20 22.1 Design developments within designated scenic highway corridors to
21 balance the objectives of maintaining scenic resources with
22 accommodating compatible land uses. The development of The Villages
23 of Lakeview proposed adjacent to the Ramona Expressway will be setback
24 50-feet to meet County policy. The aesthetics section of the EIR evaluated
25 potential impacts to the scenic resources listed and determined that all
26 potential significant adverse impacts associated with the proposed project
27 were found to be less than significant without mitigation with the
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1 exception of the development of the proposed tank(s) in the Lakeview
2 Mountains. With implementation of mitigation measures located within
3 the aesthetic section of the EIR, impacts to the scenic highway from the
4 tank(s) will be less than significant. Retention of the mountains as open
5 space avoids substantial damage to scenic resources on site.

6 22.3 Encourage joint efforts among federal, state, and County agencies, and
7 citizen groups to ensure compatible development within scenic corridors.

8 The Villages of Lakeview has developed a collaborative working
9 relationship to various governmental agencies with regards to addressing
10 scenic corridors and other aesthetic resources. In particular, the
11 proponents of The Villages of Lakeview have been working with the
12 Riverside County Transportation Department and Planning Department
13 with regards to protecting the scenic nature of Ramona Expressway, which
14 is designated a County Eligible Scenic Highway.

15 22.4 Impose conditions on development within scenic highway corridors
16 requiring dedication of scenic easements consistent with the Scenic
17 Highways Plan, when it is necessary to preserve unique or special visual

18 features. Ramona Expressway is a County Eligible Scenic Highway, and
19 thus is not subject to the State Highways Plan. However, the aesthetics
20 section of the EIR evaluated potential impacts to Ramona Expressway and
21 found that those impacts are less than significant.

22 22.5 Utilize contour grading and slope rounding to gradually transition graded
23 road slopes into a natural configuration consistent with the topography of
24 the areas within scenic highway corridors. The project area is relatively

25 flat and will not encroach upon the steep hillsides. However, some
26 Planning Areas of the Specific Plan will require terraced grading. The
27 Specific Plan development Plans and Standards require that grading within
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1 these areas provide slopes that avoid an unvaried, unnatural, or
2 manufactured appearance where the grading intersects with natural slopes.

3 G. Population / Housing Element Policies

4 1.2 Ensure the availability of the Suitable sites for the development of
5 affordable housing to meet the needs of all household income levels,
6 including farm workers and other special needs population. The Villages
7 of Lakeview Specific Plan consists of medium high (5-8 du/ac), high
8 density (8 to 14 du/ac), and very high density (14 to 20 du/ac) residential
9 uses. In addition, the Mixed Use Town Center will allow for the
10 integration of commercial and residential uses. It is intended that the
11 Specific Plan, through the various residential densities, will cater to a
12 range of lifestyles, physical abilities, and income levels. Two hundred
13 fifty units are planned for affordable senior housing.

14 1.7 Encourage innovative housing, site plan design and construction
15 techniques to promote new affordable housing by the private sector. The
16 Villages of Lakeview Specific Plan consists of medium high (5-8 du/ac),
17 high density (8 to 14 du/ac), and very high density (14 to 20 du/ac)
18 residential uses. In addition, the Mixed Use Town Center will allow for
19 the integration of commercial and residential uses. It is intended that the
20 Specific Plan, through the various residential densities, will cater to a
21 range of lifestyles, physical abilities, and income levels. Some areas are
22 planned for adult living (seniors).

23 a. Continue to provide for greater flexibility in the design of single
24 family development through the processing of PDs, Specific Plans,
25 and Area Plans, and applications of density bonus provisions,
26 when requested, to allow for varying lot sizes and development
27 standards than normally required in residential districts. The
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1 Villages of Lakeview is a Specific Plan which allows for a greater
2 degree of flexibility in lot sizes, density bonuses, and housing
3 product types than is the historical norm in Riverside County.

- 4 b. Encourage new large scale development proposals to provide a
5 range of housing types and densities for all income levels through
6 the use of creative planning concepts as specific plans and mixed-
7 use development. The Villages of Lakeview is a large-scale
8 specific plan which introduces a wide variety of housing types, lot
9 sizes, and densities. The Town Center Village is designated as
10 “Mixed Use” in the specific plan, which is meant to emulate the
11 “Community Center” designation in the Riverside County General
12 Plan. The Administrative Section of the specific plan allows for
13 flexibility in product type, lot size, and densities.

- 14 5.1 Encourage the use of energy conservation features in residential
15 construction and remodeling. Passive energy techniques will occur within
16 the proposed project, including orientation of buildings, planting trees to
17 take advantage of sun and adequate roof overhangs. Active energy
18 efficiency measures will be addressed and required in Title 24 for such
19 methods as proper wall and ceiling insulation.

20 H. Safety Element Policies

- 21 2.5 Require that engineered slopes be designed to resist seismically-induced
22 failure. For lower-risk projects, slope design could be based on pseudo-
23 static stability analyses using soil engineering parameters that are
24 established on a site-specific basis. For higher-risk projects, the stability
25 analyses should factor in the intensity of expected ground shaking, using a
26 Newmark-type deformation analysis. The project will comply with
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1 Ordinance No. 457, which requires that manufactured slopes are
2 designated to be seismically safe.

3 3.5 During permit review, identify and encourage mitigation of onsite and
4 offsite slope instability, debris flow, and erosion hazards on lots
5 undergoing substantial improvements. During the review of implementing
6 applications (residential subdivisions, use permits, etc) of The Villages of
7 Lakeview Specific Plan, these geological issues will be analyzed and
8 addressed on an as-needed basis.

9 4.1 For new construction and proposals for substantial improvements to
10 residential and nonresidential development within 100-year floodplains as
11 mapped by FEMA or as determined by site specific hydrologic studies for
12 areas not mapped by FEMA, the County shall apply a minimum level of
13 acceptable risk; and disapprove projects that cannot mitigate the hazard to
14 the satisfaction of the Building Official or other responsible agency.
15 Implementing projects within the proposed Specific Plan will comply with
16 the Flood and Inundation section of the General Plan Safety Element. Do
17 development is proposed within the San Jacinto River floodplain.

18 4.8 Allow development within the floodway fringe, if the proposed structures
19 can be adequately flood-proofed and will not contribute to property
20 damage or risks to public safety. Upon completion of the construction of
21 the project, there will be no development within the floodplains for human
22 habitation.

23 4.9 Within the floodway fringe of a floodplain as mapped by FEMA or as
24 determined by site specific hydrologic studies for areas not mapped by
25 FEMA, require development to be capable of withstanding flooding and to
26 minimize use of fill. However, some development may be compatible
27 within flood plains and floodways, as may some other land uses. In such
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1 cases, flood proofing would not be required. Compatible uses shall not,
2 however, obstruct flows or adversely affect upstream or downstream
3 properties with increased velocities, erosion backwater effects, or
4 concentrations of flows. As discussed in the Drainage Plan section of the
5 Specific Plan, the project will not exceed historical flows leaving its
6 northern boundary. In order to keep post-project peak runoff from
7 increasing due to development two large detention basins (one of this is
8 considered to be a water quality basin) will capture on-site flows and
9 release them at slower rates more consistent with pre-project peak runoff.
10 One proposed basin is located centrally in the project site, along with
11 proposed Town Center Boulevard, adjacent to the MWD aqueduct, the
12 primary purpose of this basin is peak flow attenuation; the other is located
13 north of Ramona Expressway within the 100-year flood plain limits and is
14 designed to capture and treat the majority of the project site stormwater
15 flows (Regional Basin).

16 4.10 Require all proposed projects anywhere in the County to address and
17 mitigate any adverse impacts that it may have on the carrying capacity of
18 local and regional storm drain systems. The project will include a Master
19 Drainage Plan to address all carrying capacity of local and regional storm
20 drains.

21 4.18 Require that the design and upgrade of street storm drains be based on the
22 depth of inundation, relative risk to public health and safety, the potential
23 for hindrance of emergency access and regress from excessive flood
24 depth, and the threat of contamination of the storm drain system with
25 sewage effluent. In general, the 10-year flood flows shall be contained
26 within the top of curbs and the 100-year flood flows within the street
27 right-of-way. The project will utilize streets, underground storm drains,
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1 open channels, debris basins, and detention basins to collect the on-site
2 and off-site storm water, and convey it through the project and into the
3 San Jacinto River floodplain area. Facilities will be required to
4 accommodate developed 100-year storm runoff through the project. The
5 backbone drainage plan facilities are designed to protect habitable
6 dwelling units from flooding.

7 6.1a. Comply with federal and state laws pertaining to the management of
8 hazardous wastes and materials. The project will be in compliance with
9 existing regulations such as the South Coast Air Quality Management
10 District Rules and Regulations pertaining to asbestos, Department of
11 Transportation (DOT) office of Hazardous Materials Safety regulations,
12 and Titles 8, 22, and 26 of the California Code of Regulations, would
13 ensure that the public would not be exposed to any unusual or excessive
14 risks related to hazardous materials.

15 7.1 Continually strengthen the Multi-Hazard Functional Plan and maintain
16 mutual aid agreements with federal, state, local agencies and the private
17 sector to assist in: a. clearance of debris in the event of widespread slope
18 failures, collapsed buildings or structures, or other circumstances that
19 could result in blocking emergency access or regress; b. heavy search and
20 rescue; c. fire suppression; d. hazardous materials response; e. temporary
21 shelter; f. geologic and engineering needs; g. traffic and crowd control;
22 and h. building inspection. Surrounding cities, including the City of
23 Perris, the City of San Jacinto, along with the unincorporated Riverside
24 County areas are contracted with the Riverside County Fire Department,
25 and California Department of Forestry and Fire Protection for emergency
26 response. Emergency response and emergency evacuations are regulated
27 under one agency in the project area and surrounding areas. Therefore
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1 project development will not interfere with existing emergency response
2 and evacuation, but will be consistent with the existing system because the
3 same agency regulates all of the surrounding areas.

4 7.7b. Require mitigation measures to reduce potential damage caused by ground
5 failure for sites determined to have potential for liquefaction. Such
6 measures shall apply to critical facilities, utilities, and large commercial
7 and industrial projects as a condition of project approval. The project has
8 a very low potential for liquefaction. Conformance with Uniform
9 Building Code standards, enforcement of setbacks from local faults and
10 sound grading practices will help to mitigate any potential conditions in
11 which liquefaction may occur.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 342
13 is consistent with the General Plan as amended by Comprehensive General Plan Amendments
14 No. 720 and 721.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that EIR No. 471 was
16 presented to the Board and has been reviewed and considered by the Board in evaluating the
17 proposed The Villages of Lakeview project, including Specific Plan No. 342; that EIR No. 471
18 has been completed in compliance with CEQA; that EIR No. 471 is an accurate and objective
19 statement that complies with the California Environmental Quality Act and reflects the County's
20 independent judgment and analysis, and that EIR No. 471 is incorporated herein by reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR
22 471 and **ADOPTS THE MITIGATION MONITORING AND REPORTING PROGRAM,**
23 attached as Exhibit 1 to this Resolution.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors hereby **ADOPTS**
25 **SPECIFIC PLAN NO. 342, ON FILE WITH THE CLERK OF THE BOARD OF**
26 **SUPERVISORS, INCLUDING THE FINAL CONDITIONS OF APPROVAL AND**
27 **EXHIBITS,** as the Specific Plan of Land Use for the real property described and shown in the
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1 plan, and said real property shall be developed substantially in accordance with the plan, unless
2 the plan is amended by the Board.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific
4 Plan No. 342 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
5 Planning Director, and in the Office of the Building and Safety Director, and that no applications
6 for subdivision maps, conditional use permits and other development approvals shall be accepted
7 for the real property described and shown in the plan, unless such applications are substantially
8 in accordance therewith.

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

13
14 **ROLL CALL:**
15 **Ayes:** Tavaglione, Stone, Benoit, and Ashley
16 **Nays:** Buster
Absent: None

17 The foregoing is certified to be a true copy of a resolution duly
18 adopted by said Board of Supervisors on the date therein set forth.

19 **KECIA HARPER-IHEM, Clerk of said Board**
20 **By:** _____
21 **Deputy**