

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 18, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE

3-18-10

Kathryn Field  
Departmental Concurrence

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554 and Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC– Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning - First Supervisorial District - Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilian Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres- SP Zone (SP308) **REQUEST:** The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size**

Ron Goldman  
Planning Director

Initials:  
RG:vc *vc*

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action.

**Ayes:** Buster, Benoit and Ashley  
**Nays:** None  
**Absent:** Tavaglione and Stone  
**Date:** March 23, 2010  
**xc:** Planning, Co.Co., Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: Deputy

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

**Prev. Agn. Ref.**

**District:** First

**Agenda Number:**

ATTACHMENTS FILED

**16.1**

The Honorable Board of Supervisors

RE: **ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554 and Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC**

Page 2

and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres. The Tentative Tract Map proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site. Ordinance 810 Fee Credit Agreement is an agreement between the County of Riverside and the applicant, Lake Mathews Associates, LLC regarding WRMSHCP development impact fees - APNs: 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052 - Related Case: SP00308

**RECOMMENDED MOTION:**

**TENTATIVE APPROVAL** of Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5;

**APPROVAL** of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

**APPROVAL** of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

The Honorable Board of Supervisors

RE: **ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554 and Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC**

Page 3

**BACKGROUND:** The project was approved by the Planning Commission in two (2) separate stages. The Environmental Impact Report was tentatively certified, and the Specific Plan, General Plan Amendment, and Change of Zone were approved at the December 2, 2009 Planning Commission hearing. The Environmental Impact Report was tentatively certified and the Tentative Tract Map was approved at the February 3, 2010 Planning Commission hearing.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director  
**Planning Department**  
 Ron Goldman · Planning Director

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

6/1/10  
Date kb  
Initial

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

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

38686 El Cerrito Road  
 Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code. 6730

ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, SPECIFIC PLAN NO. 308, AMENMENT NO.1, CHANGE OF ZONE NO. \_\_\_\_\_ and TENTATIVE TRACT MAP NO. 31554  
 Project Title/Case Numbers

Jeff Horn \_\_\_\_\_ (951) 955-4641  
 County Contact Person Phone Number

2007041067 \_\_\_\_\_  
 State Clearinghouse Number (if submitted to the State Clearinghouse)

Lake Matthews Association, LLC \_\_\_\_\_ 2716 Ocean Park Blvd STE 205, Santa Monica, CA 90405  
 Project Applicant Address

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.  
 Project Location

Environmental Impact Report No. 453 has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

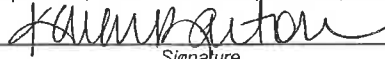
General Plan Amendment No. 662 proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended. Specific Plan No. 308, Amendment No. 1 proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 534 acres (32 dwelling units 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 18.1-acre school site, 70.6 acres of land devoted to active and passive park uses and a parking lot for the Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres. Change of Zone No. 6730 proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)" and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries. Tentative Tract Map No. 31554 proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Additionally, the tentative map provides for Alternate 'A' lots, proposing to develop 12 residential lots with a one (1) acre minimum on the designated 18.1 acre school site should its construction not occur.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 05/25/10, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. ENVIRONMENTAL IMPACT REPORT prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,792.25 + \$64.00.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

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

 \_\_\_\_\_ Board Assistant May 25, 2010  
 Signature Title Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors  
 Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA38840 ZCFG02787 \$2,792.25 + \$64.00

FOR COUNTY CLERK'S USE ONLY 03.23.10 16.1 05.25.10 3.51

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R0914613

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

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

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

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

Received from: LAKE MATHEWS ASSOCIATES LLC \$2,768.25  
paid by: CK 001027  
EIR00453  
paid towards: CFG02787 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 19, 2009 12:27  
SBROSTRO posting date Oct 19, 2009

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* I1000625

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

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

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

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

Received from: LAKE MATHEWS ASSOCIATES LLC \$24.00  
paid by: VI 06509D  
EIR00453  
paid towards: CFG02787 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 08, 2010 14:18  
JCMITCHE posting date Mar 08, 2010

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$24.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0322114

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

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

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

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

Received from: LAKE MATHEWS ASSOCIATES LLC \$64.00  
paid by: CK 1196  
EIR00453  
paid towards: CFG02787 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Nov 25, 2003 10:11  
MBRASWEL posting date Nov 25, 2003

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

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

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

**DATE: March 23, 2010**  
**TO: Board of Supervisors**  
**FROM: Planning Staff**  
**RE: Item 16.1, EIR453/SP00308A1/GPA00662/CZ06730/TR31554**

The following items have been modified or submitted for the record after posting of the Form 11a.

1. The Addition on Condition of Approval 30.PLANNING.28 "SP - RCRP&OSD PARKS DEDICATION" to the Specific Plan.

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project: "PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, park sites located within Planning Area 15 and Planning Area 16 shall be dedicated to the Riverside County Regional Park & Open Space District. Documentation of said dedication shall be provided to the Planning Department."

2. Comment letter from Dan Silver of the Endangered Habitats League dated March 23, 2010. Concern: MSCHP and Riverside County General Plan
3. Letter in opposition received from Judy J. Whitson, dated March 22, 2010. Concern: Lot Size
4. Letter in opposition received from Samantha Dempster, dated March 23, 2010. Concern: Density and MSCHP

Kind Regards,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Adam B. Rush, Principal Planner



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

**DATE: March 8, 2010**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

March 8, 2010

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554**

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st and 5th Dist) Press Enterprise  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> Environmental Impact Report  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                    |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st and 5th Dist) Press Enterprise

**Please schedule on the MARCH 23, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination  
Fish & Game Receipt (CFG2787)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**RUSH**

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Y:\Planning Case Files-Riverside office\SP00308A1\BOS\11 coversheet.doc  
Revised 3/4/10 by R. Juarez

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

RMJ  
3/9/10

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 5.5: ENVIRONMENTAL IMPACT REPORT NO. 453 / TENTATIVE TRACT MAP NO. 31554** - Intent to Tentatively Certify an Environmental Impact Report - Applicant: Lake Mathews Associates LLC - Engineer/Representative: K & A Engineering Inc. - First Supervisorial District - Gavilan Hills & Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum) - Location: Northerly of Lake Mathews Drive, Southerly of Multiview Drive, Easterly of Via Lago, Westerly of Gavilan Road - 880 Acres - Zoning: Specific Plan (SP00308)

**II. PROJECT DESCRIPTION**

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The Tentative Tract Map proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org)

The following spoke in favor of the subject proposal:

Joel Morse, Applicant's Representative

The following spoke in opposition of the subject proposal:

Cynthia Ferry, Neighbor, 16115 Rocky Bluff Rd., Gavilan Hills, CA 92570

Laurie Taylor, Neighbor, 14679 Descanso Dr., Lake Mathews, CA 92570

The following did not wish to speak but gave time to Cynthia Ferry:

Clayton Rytych, Neighbor, Perris/Gavilan Hills, CA 92570

Sandra Rytych, Neighbor, Perris/Gavilan Hills, CA 92570

No one spoke in a neutral position of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**TENTATIVE APPROVAL** of **TENTATIVE TRACT MAP NO. 31554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.1: ENVIRONMENTAL IMPACT REPORT NO. 453 / GENERAL PLAN AMENDMENT NO. 662 / CHANGE OF ZONE NO. 6730 / SPECIFIC PLAN NO. 308 AMENDMENT NO. 1** – Intent to Certify an Environmental Impact Report - Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning-First Supervisorial District-Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilian Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres- SP Zone (SP 308). **APN(s):** 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052. (Continued from 10/28/2009). (Legislative)

**II. PROJECT DESCRIPTION**

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to the "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Adam Rush, at 951-955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org).

The following spoke in favor of the subject proposal:

Joel Morse, Applicant's Representative

The following did not speak but would like to be recorded as in favor of the subject proposal:

Nancy C. Lacey, Other Interested Party, 18605 Chickory Dr., Riverside, California 92504

The following spoke in a neutral position of the subject proposal:

Laurie Taylor, Other Interested Party, 14679 Descanso Dr., Lake Mathews, California 92570

No one spoke in opposition of the subject proposal.

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 12/2/09  
AGENDA ITEM NO. 6.1 PAGE 2

**IV. CONTROVERSIAL ISSUES**  
NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

**TENTATIVE APPROVAL of SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

**ADOPTION of RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 662 and SPECIFIC PLAN NO. 308, AMENDMENT NO. 1** to the Board of Supervisors.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 28, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.5: ENVIRONMENTAL IMPACT REPORT NO. 453 / GENERAL PLAN AMENDMENT NO. 662 / CHANGE OF ZONE NO. 6730 / SPECIFIC PLAN NO. 308 AMENDMENT NO. 1** – Intent to Certify an Environmental Impact Report - Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning-First Supervisorial District-Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilian Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres-SP Zone (SP 308). **APN(s):** 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052. (Legislative)

II. **PROJECT DESCRIPTION**

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to the "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Adam Rush, at 951-955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org).

The following spoke in favor of the subject proposal:

Joel Morse, Applicant's Representative

The following spoke in a neutral position of the subject proposal:

Cynthia Ferry, Other Interested Party, 16115 Rocky Bluff Rd., Gavilan Hills, California 92570

The following spoke in opposition of the subject proposal:

Laurie Taylor, Neighbor, 14679 Descanso Dr., Lake Mathews, California 92570

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 28, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/28/09  
AGENDA ITEM NO. 7.5 PAGE 2

**IV. CONTROVERSIAL ISSUES**  
NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, continued the subject proposal to December 2, 2009.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**Agenda Item No.:**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Gavilan Hills**  
**Supervisorial District: First**  
**Project Planner: Jeff Horn**  
**Board of Supervisors Staff Report**

**Environmental Impact Report No. 453**  
**General Plan Amendment No. 662**  
**Specific Plan No. 308, Amendment No. 1**  
**Change of Zone No. 6730**  
**Tentative Tract Map No. 31554**  
**Applicant: Lake Mathews Associates, LLC**  
**Engineer: T&B Planning Consultants, Inc.**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM**

### **PROJECT DESCRIPTION AND LOCATION:**

**Environmental Impact Report No. 453** has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

**General Plan Amendment No. 662** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended.

**Specific Plan No. 308, Amendment No. 1** proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 534 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 18.1-acre school site, 70.6 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres.

**Change of Zone No. 6730** proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from “Residential Agricultural (2 Acre Minimum) (R-A-2),” “Residential Agricultural (5 Acre Minimum) (R-A-5),” and “Residential Agricultural (10 Acre Minimum) (R-A-10),” to “Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)” and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries.

**Tentative Tract Map No. 31554** proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site.

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.



## **BACKGROUND**

The project was approved by the Planning Commission in two (2) separate stages. The Environmental Impact Report was tentatively certified, and the Specific Plan, General Plan Amendment, and Change of Zone were approved at the December 2, 2009 Planning Commission hearing. The Environmental Impact Report was tentatively certified and the Tentative Tract Map was approved at the February 3, 2010 Planning Commission hearing.

## **FURTHER PLANNING CONSIDERATION**

Attached within this Staff Report is an Open Space dedication acceptance letter from the Regional Conservation Authority (RCA) dated January 20, 2010. The RCA has agreed to not requiring an endowment for the transfer of land, but through a fee credit arrangement to be based on an independent appraisal of the property.

## **ISSUES OF POTENTIAL CONCERN:**

**February 16, 2010**

### **Justification for the proposed General Plan Amendment**

## **REQUIRED FINDINGS:**

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or
- (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision. The proposed amendment would contribute to the fulfillment of the "Conservation and Open Space Resource System" Fundamental Value stated in Chapter No. 2 entitled "Vision" of the General Plan.

Currently the Riverside County General Plan has designated the following land uses for the 423.7 acres located to the east of the Harford Springs Wildlife Preserve: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum). The project proposes to amend the current land use designations from primarily residential uses to Open Space: Conservation (OS:C) and OS: Rural (OS:RUR) which would contribute approximately 200 acres to the Harford Springs Wildlife Preserve and expanding the overall acreage dedicated to the Regional Conservation Authority (RCA) via the Multiple Species Habitat Conservation Plan.

(2) Any General Plan Principle. Given Staff's review, it is possible that proposed project, including the General Plan Amendment and the Specific Plan Amendment, which proposes land use designation and General Plan policy modifications could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan. The amendment proposes to provide for the addition of 423.7 acres to the eastern boundary of the Gavilan Hills Specific Plan No. 308. The 423.7 acres is currently designated as Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), Rural: Rural Mountainous (R:RM), and Rural: Rural Residential (R:RR). Once incorporated into the Specific Plan, the land use designations would be Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR). Although this would involve a change in the foundation component, the Lake Mathews/Woodcrest Area Plan (LMWAP) has provided a policy specifically allowing for this change in foundation absent the five (5) year Foundation General Plan Amendment Cycle.

LMWAP Policy No. 2.1 states "Any proposal to increase the residential density [within Specific Plan No. 308] such that the total number of dwelling units allowable on the westerly 880 acres

exceeds what would be allowed by the mapped densities within that area shall be accompanied with a proposal to increase the size of the Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south at no cost to the County.”

The Specific Plan No. 308 has proposed to increase the residential density over the total number of dwelling units allowed by the mapped General Plan Land Use Designations within the westerly 880 acres; therefore, the project proposes to add an additional 423.7 acres, located to the east of the project site, to the Specific Plan. Within the 423.7 acres, 200 acres will be designated as Open Space Conservation and shall be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve. Therefore, the amendment is consistent with Policy 2.1 which allows for the change in the General Plan Foundation Component change.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The proposed General Plan Amendment would provide for additional 423.7 acres of Open Space and add an additional 200 acres for conservation to the Harford Springs Reserve. The proposed amendment would achieve the purposes of LMWAP Policy 2.1 and would contribute to the achievement of the goals of the Multipurpose Open Space Element which encourage protecting and preserving natural resources, agriculture and open space areas, and providing recreational opportunities for the citizens of Riverside County.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

“Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan”.

The Amendment proposes to incorporate 423.7 acres to the east of the site into Specific Plan No. 308. The Specific Plan land uses shall be Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR). In addition, 200 acres shall be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Reserve. The amendment achieves the goals of the Lake Mathews/Woodcrest Area Plan Policy 2.1.

The timing for implementing the Lake Mathews/Woodcrest Area Plan Policy 2.1 to allow for Specific Plan No. 308 to increase the residential density such that the total number of dwelling units allowed on the westerly 880 acres would exceed what is allowed by the current General Plan Land Use Designations within that area contingent upon a proposal to increase the size of Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south is right because the rural lifestyle of the community is not conducive to the golf course plan as approved in Specific Plan No. 308. The proposed specific plan amendment, consists of residential uses and open space which is in line with the current rural nature of the community.

The Amendment specifies which parcels shall be included in the expansion of the Harford Springs Park and reserved for Open Space purposes. Furthermore, the Amendment is necessary to ensure the proper land use designation applies to expansion of the Harford Springs Park (which currently allows for residential uses).

A finding can be made that the existing Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), Rural: Rural Mountainous (R:RM), and Rural: Rural Residential (R:RR) land use designations would be better suited to the west of Harford Reserve and Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR) designations would be more appropriate on the 423.7 acres located to the west of the Harford Preserve.

**SUMMARY OF FINDINGS:**

1. General Plan Land Use (Ex. #5):  
Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum).
2. Proposed General Plan Land Use (Ex. #5):  
Specific Plan (Open Space: Conservation and Open: Space Rural) specifically for the portion being added to the SP boundaries.
3. Surrounding General Plan Land Use (Ex. #5):  
Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. Existing Zoning (Ex. #2):  
Specific Plan (SP), Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural
4. Surrounding Zoning (Ex. #2):  
Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, Natural Assets – 160 Acre Minimum (N-A-160) to the west.
5. Existing Land Use (Ex. #1):  
Vacant
6. Surrounding Land Use (Ex. #1):  
Vacant land to the north south, east, and west, and single family residential on large lots to the south and east.

7. Project Data: Total Acreage: 1,301.0 acres  
Residential Acreage: 537.8.4 Acres  
(421 dwellings)  
Non-Residential Acreage: 742.5 Acres
8. Environmental Concerns: See included Environmental Impact Report

**RECOMMENDATIONS:**

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

**TENTATIVE APPROVAL** of **TENTATIVE TRACT MAP NO. 31554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

6. The proposed project will have a significant affect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.
6. The project site is surrounded by properties which are zoned Residential Agricultural-2 Acre minimum (R-A-2), Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the north, Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the east, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south and Residential Agricultural-2 Acre Minimum (R-A-2) to the west.
7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implement Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
  - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland

types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.

- b. **Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO<sub>x</sub>, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM<sub>10</sub>). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO<sub>x</sub>. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.
  - c. **Transportation and Traffic** (direct and cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.
9. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.
10. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:
- A. The Project provides development on the site that is consistent with the Lake Mathews/Woodcrest Area Plan's designation of the site for Rural Community – Estate Density Residential, Rural – Rural Mountainous, and Open Space - Conservation land uses. Based on the existing General Plan designations, the project site could be developed with up to 565 units, which is more than the 421 units (maximum) proposed by the project. Although the project is proposing to provide up to 421 units on minimum one-acre lot sizes, which is less than the underlying two-acre minimum specified in the area plan, the smaller lot sizes are allowed in order to help facilitate the project's substantial contribution to the MSHCP Reserve System.
  - B. The Project proposes to contribute 429.0 acres of the site as permanently conserved open space, including 200 acres located adjacent to the Harford Springs Reserve. This substantial dedication of open space will assist the County in achieving the objectives as outlined by the MSHCP for the project area.
  - C. The Project will dedicate an additional 71.7 acres as a Reserve/Park that will serve as an extension of the Harford Springs Reserve and will help to meet the recreational needs of local area residents. As part of proposed improvements to this 71.7-acre site, a trail-head/day-use parking area will be constructed, along with an amphitheater, recreational trails, an informational kiosk, shade shelter, and an enclosure to accommodate two portable

restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.

- D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
- E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
- F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
- G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.
- H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.



- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space – Conservation," and "Rural – Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.
- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.
- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters in support, one (1) in opposition, and various neutral and comment have been received.

2. The project site is not located within:
  - a. An area drainage plan, or dam inundation area;
  - b. A fault zone;
  - c. A redevelopment area;
  - d. An airport influence area; or a
  - e. An MSHCP Cell Criteria Area.
  
3. The project site is located within:
  - a. The boundaries of Corona Norco Unified School District;
  - b. County Service Area No. 152;
  - c. Santa Ana River Watershed
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. The Western Municipal Water District;
  - f. Zone B of Lighting Ord. 655, 42.82 miles;
  - g. Low Liquefaction Potential;
  - h. Subsidence susceptibility; and
  - i. A High Fire Area.
  
4. The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010
  
5. Included within the letters section of this Staff Report is an Ordinance 810 Fee Credit Agreement between the County of Riverside and the Lake Mathews Associates, LLC to be adopted by the Board of Supervisor's.

Agenda Item No.: 5.5  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Gavilan Hills  
Supervisorial District: First  
Project Planner: Jeff Horn  
Planning Commission: February 3, 2010

Environmental Impact Report No. 453  
Tentative Tract Map No. 31554  
Environmental Assessment No. 39310  
Applicant: Lake Mathews Associates, LLC  
Engineer: K&A Engineering, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Environmental Impact Report No. 453** has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

**Tentative Tract Map No. 31554** proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site.

The project site is located in the Lake Mathews/Woodcrest Area Plan, more specifically located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive.

### BACKGROUND

Specific Plan 308, Amendment No. 1 (Gavilan Hills) was approved by the Planning Commission on December 2, 2009. The Gavilan Hills Specific Plan consist of just over 1,300 gross acres with a residential build out of 421 residential units in densities ranging one (1) acre two (2) acre minimums, a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve.

The exhibits and correspondences attached within this staff report represent a historical record of communication between parties with an interest in the project. Through the stages of development of the proposal, conditions have changed over time and the correspondences may not accurately represent the project as proposed for approval. The following items represent significant conditions that have changed over time:

1. Depiction of the Mid County Parkway (MCP) on any exhibits or discussed in correspondences is not correct. Alternative 9, the "Far South alternative", which would have bisected the project, has been abandoned by the Riverside County Transportation Commission (RCTC) and will no longer impact the project.
2. Any reference to individual septic systems is incorrect. All sewage presented by the project will be processed by packaged sewage treatment modules, and operated and maintained by the Western Municipal Water District (WMWD). Treated waste will be discharged into a recycled water line owned and operated by WMWD. Solid waste products will be removed from the site under WMWD supervision and disposed of at a facility designed to handle this specific type of waste.

ARR 2/2/10

**FURTHER PLANNING CONSIDERTION:**

**January 21, 2010**

The project proposes a Package Wastewater Treatment Plant, to be located on the 1.29 acre Public Facilities lot, to provide sewer services to the subdivision. The Package Wastewater Treatment Plant shall be operational prior to the issuance of the first occupancy permit. (COA 90.PLANNING.01)

**SUMMARY OF FINDINGS:**

1. General Plan Land Use (Ex. #5): Specific Plan (SP00308A1)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Open Space: Conservation (OS:C), Rural: Rural Residential (R: RR) (5 Acre Minimum) Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), and Community Development: Commercial Retail (CD:CR) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. Existing Zoning (Ex. #2): Specific Plan (SP SP00308A1)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2), and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, and Natural Assets – 160 Acre Minimum (N-A-160) and Controlled Development Area with Mobile Homes – 2 Acre Minimum (W-2-M-2) to the east.
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant land to the north south, east, and west, and single family residential on large lots to the south and a mobile home subdivision to the east.
7. Project Data: Total Acreage: 880 acres  
Residential Acreage: 730 Acres  
(420 dwellings)  
Non-Residential Acreage: 150 Acres
8. Environmental Concerns: See included Environmental Impact Report

**RECOMMENDATIONS:**

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**TENTATIVE APPROVAL** of **TENTATIVE TRACT MAP NO. 31554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Open Space: Conservation (OS:C), Rural: Rural Residential (R: RR) (5 Acre Minimum) Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), and Community Development: Commercial Retail (CD:CR) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.

6. The project site is surrounded by properties which are zoned Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2), and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, and Natural Assets – 160 Acre Minimum (N-A-160) and Controlled Development Area with Mobile Homes – 2 Acre Minimum (W-2-M-2) to the east.
7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implementing Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures. The Final EIR was considered on December 2, 2009 in conjunction with GPA00662, SP00308A1, and CZ06730. The Final EIR is being presented for review in conjunction with the Tentative Tract Map. The Final EIR, along with a statement of overriding considerations for the impacts listed below will be made available to the Riverside County Board of Supervisors for certification prior to the final approval of the proposed project.
  - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.
  - b. **Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO<sub>x</sub>, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM<sub>10</sub>). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO<sub>x</sub>. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.
  - c. **Transportation and Traffic** (direct and cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.
9. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.

10. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:
- A. The Project provides development on the site that is consistent with the Lake Mathews/Woodcrest Area Plan's designation of the site for Rural Community – Estate Density Residential, Rural – Rural Mountainous, and Open Space - Conservation land uses. Based on the existing General Plan designations, the project site could be developed with up to 565 units, which is more than the 432 units (maximum) proposed by the project. Although the project is proposing to provide up to 432 units on minimum one-acre lot sizes, which is less than the underlying two-acre minimum specified in the area plan, the smaller lot sizes are allowed in order to help facilitate the project's substantial contribution to the MSHCP Reserve System.
  - B. The Project proposes to contribute 429.0 acres of the site as permanently conserved open space, including 200 acres located adjacent to the Harford Springs Reserve. This substantial dedication of open space will assist the County in achieving the objectives as outlined by the MSHCP for the project area.
  - C. The Project will dedicate an additional 71.7 acres as a Reserve/Park that will serve as an extension of the Harford Springs Reserve and will help to meet the recreational needs of local area residents. As part of proposed improvements to this 71.7-acre site, a trail-head/day-use parking area will be constructed, along with an amphitheater, recreational trails, an informational kiosk, shade shelter, and an enclosure to accommodate two portable restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.
  - D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
  - E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
  - F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
  - G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.
  - H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
  - I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.

- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.
- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space – Conservation," and "Rural – Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.
- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the



Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.

- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A fault zone;
  - c. A redevelopment area; or a
  - d. An airport influence area.
3. The project site is located within:
  - a. The boundaries of Corona-Norco and Perris & Perris Union School Districts;
  - b. An area drainage plan, or dam inundation area;
  - c. County Service Area No. 152;
  - d. MSHCP Cell Criteria Group S, Criteria Cell Number: 2627, 2735, and 2892;
  - e. Santa Ana River Watershed;
  - f. The Stephens Kangaroo Rat Fee Area;
  - g. The Western Municipal Water District;
  - h. Zone B of Lighting Ord. 655, 42.82 miles;
  - i. Low Liquefaction Potential;
  - j. Subsidence susceptibility; and
  - k. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010.
5. This project Tentative Tract Map was filed with the Planning Department on November 25, 2003 and the Environmental Impact Report was filed with the Planning Department on July 14, 2003.
6. This project was reviewed by the Land Development Committee eight (8) times.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$191,673.04.

**Agenda Item No.:**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Gavilan Hills**  
**Supervisory District: First**  
**Project Planner: Jeff Horn**  
**Planning Commission: December 2, 2009**  
**Continued From: October 28, 2009**

**Environmental Impact Report No. 453**  
**General Plan Amendment No. 662**  
**Specific Plan No. 308, Amendment No. 1**  
**Change of Zone No. 6730**  
**Applicant: Lake Mathews Associates, LLC**  
**Engineer: T&B Planning Consultants, Inc.**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Environmental Impact Report No. 453** has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

**General Plan Amendment No. 662** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended.

**Specific Plan No. 308, Amendment No. 1** proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres.

**Change of Zone No. 6730** proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)" and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries.

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.

### **BACKGROUND**

The exhibits and correspondences attached within this staff report represent a historical record of communication between parties with an interest in the project. Through the stages of development of the proposal, conditions have changed over time and the correspondences may not accurately represent

ARR 12/2/09

the project as proposed for approval. The following items represent significant conditions that have changed over time:

1. Depiction of the Mid County Parkway (MCP) on any exhibits or discussed in correspondences is not correct. Alternative 9., the "Far South alternative", which would have bisected the project, has been abandoned by the Riverside County Transportation Commission (RCTC) and will no longer impact the project.
2. Any reference to concurrent processing of Tentative Tract Map No. 31554 is not correct. The map will be set for hearing after the General Plan Amendment, Specific Plan, Change of Zone, and Environmental Impact Report have been approved by the Planning Commission.
3. Any reference to individual septic systems is incorrect. All sewage presented by the project will be processed by packaged sewage treatment modules, and operated and maintained by the Western Municipal Water District (WMWD). Treated waste will be discharged into a recycled water line owned and operated by WMWD. Solid waste products will be removed from the site under WMWD supervision and disposed of at a facility designed to handle this specific type of waste.

**FURTHER PLANNING CONSIDERTION:**

**November 24, 2009**

The project was continued from the October 28, 2009 Planning Commission hearing to allow the applicant and Planning Staff time to resolve the following concerns and further clarification and details on the proposed Package Wastewater Treatment Plant, including maintenance, effluent, noise, odor, aesthetics, and safety. At the hearing, it was agreed upon at the Planning Commission that the Specific Plan Design Guidelines will be modified to include specifically "western" Architectural themes for residential development.

The applicant met with Commission Roth to discuss these items, which included a site visit, with community members, to an existing package treatment plant in the vicinity of the project site. The applicant has provided conceptual drawing and cross section of the treatment plant that will be located on a 1.29 acre site located adjacent to Equestrian Staging Area of Planning Area No. 12.

Additional Items were discussed and have been addressed in a letter from the applicant to Commissioner Roth dated November 12, 2009. As a result, Condition of Approval 100.Planning.4 "PARK AND RIDE" has been added, requiring the Parking Lot constructed in Planning Area No. 12 to be designated for Park and Ride use.

**SUMMARY OF FINDINGS:**

1. General Plan Land Use (Ex. #5):  
Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum).
2. Proposed General Plan Land Use (Ex. #5):  
Specific Plan (Open Space: Conservation and

3. Surrounding General Plan Land Use (Ex. #5):  
Open: Space Rural) specifically for the portion being added to the SP boundaries.  
Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. Existing Zoning (Ex. #2):  
Specific Plan (SP), Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural
4. Surrounding Zoning (Ex. #2):  
Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, Natural Assets – 160 Acre Minimum (N-A-160) to the west.
5. Existing Land Use (Ex. #1):  
Vacant
6. Surrounding Land Use (Ex. #1):  
Vacant land to the north south, east, and west, and single family residential on large lots to the south and east.
7. Project Data:  
Total Acreage: 1,301.0 acres  
Residential Acreage: 537.8.4 Acres  
(421 dwellings)  
Non-Residential Acreage: 742.5 Acres
8. Environmental Concerns:  
See included Environmental Impact Report

### **RECOMMENDATIONS:**

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre

Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

**ADOPTION** of **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 662** and **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1** to the Board of Supervisors.

**CONCLUSIONS:**

1. The proposed project is in conformance with the existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.

3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.
6. The project site is surrounded by properties which are zoned Residential Agricultural-2 Acre minimum (R-A-2), Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the north, Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the east, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south and Residential Agricultural-2 Acre Minimum (R-A-2) to the west.
7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implement Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
  - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.
  - b. **Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO<sub>x</sub>, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM<sub>10</sub>). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO<sub>x</sub>. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.
  - c. **Transportation and Traffic** (direct and cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.
9. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However,

the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.

10. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:
  - A. The Project provides development on the site that is consistent with the Lake Mathews/Woodcrest Area Plan's designation of the site for Rural Community – Estate Density Residential, Rural – Rural Mountainous, and Open Space - Conservation land uses. Based on the existing General Plan designations, the project site could be developed with up to 565 units, which is more than the 421 units (maximum) proposed by the project. Although the project is proposing to provide up to 421 units on minimum one-acre lot sizes, which is less than the underlying two-acre minimum specified in the area plan, the smaller lot sizes are allowed in order to help facilitate the project's substantial contribution to the MSHCP Reserve System.
  - B. The Project proposes to contribute 429.0 acres of the site as permanently conserved open space, including 200 acres located adjacent to the Harford Springs Reserve. This substantial dedication of open space will assist the County in achieving the objectives as outlined by the MSHCP for the project area.
  - C. The Project will dedicate an additional 71.7 acres as a Reserve/Park that will serve as an extension of the Harford Springs Reserve and will help to meet the recreational needs of local area residents. As part of proposed improvements to this 71.7-acre site, a trail-head/day-use parking area will be constructed, along with an amphitheater, recreational trails, an informational kiosk, shade shelter, and an enclosure to accommodate two portable restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.
  - D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
  - E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
  - F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
  - G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.

- H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.
- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space - Conservation," and "Rural - Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.



- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.
- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An area drainage plan, or dam inundation area;
  - b. A fault zone;
  - c. A redevelopment area;
  - d. An airport influence area; or a
  - e. An MSHCP Cell Criteria Area.
3. The project site is located within:
  - a. The boundaries of Corona Norco Unified School District;
  - b. County Service Area No. 152;
  - c. Santa Ana River Watershed
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. The Western Municipal Water District;
  - f. Zone B of Lighting Ord. 655, 42.82 miles;
  - g. Low Liquefaction Potential;
  - h. Subsidence susceptibility; and
  - i. A High Fire Area.

The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010

Agenda Item No.: 7.5  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Gavilan Hills  
Supervisory District: First  
Project Planner: Jeffrey Horn  
Planning Commission: October 28, 2009

Environmental Impact Report No. 453  
General Plan Amendment No. 662  
Specific Plan No. 308A1  
Change of Zone No. 6730  
Applicant: Lake Mathews Associates, LLC  
Engineer: T&B Planning Consultants, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Environmental Impact Report No. 453** has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

**General Plan Amendment No. 662** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended.

**Specific Plan No. 308, Amendment No. 1** proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres.

**Change of Zone No. 6730** proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)" and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries.

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.

### BACKGROUND:

Specific Plan No. 308 was adopted by the Board of Supervisors on, November 16, 1999, and proposed to develop a 325.4 acres golf course, 55.5 acres of open space, 12.3 acres of oak grove preservation, and 486.8 acres designated for residential development on a approximately 880 gross acre site.



**ISSUES OF POTENTIAL CONCERN:**

**Environmental Impacts (EIR 453):**

The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for the following unavoidable adverse impacts:

**Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.

**Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO<sub>x</sub>, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM<sub>10</sub>). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO<sub>x</sub>. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.

**Transportation and Traffic** (direct and cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.

**SUMMARY OF FINDINGS:**

1. General Plan Land Use (Ex. #5):  
Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum).
2. Proposed General Plan Land Use (Ex. #5):  
Specific Plan (Open Space: Conservation and Open: Space Rural) specifically for the portion being added to the SP boundaries.
3. Surrounding General Plan Land Use (Ex. #5):  
Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.

- |                                   |  |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #2):      | Specific Plan (SP), Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural  |
| 4. Surrounding Zoning (Ex. #2):   | Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, Natural Assets – 160 Acre Minimum (N-A-160) to the west. |
| 5. Existing Land Use (Ex. #1):    | Vacant   |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north south, east, and west, and single family residential on large lots to the south and east.   |
| 7. Project Data:                  | Total Acreage: 1,301.0 acres<br>Residential Acreage: 537.8.4 Acres<br>(421 dwellings)<br>Non-Residential Acreage: 742.5 Acres  |
| 8. Environmental Concerns:        | See included Environmental Impact Report   |

**RECOMMENDATIONS:**

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

**ADOPTION of RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 662 and SPECIFIC PLAN NO. 308, AMENDMENT NO. 1 to the Board of Supervisors.**

**CONCLUSIONS:**

1. The proposed project is in conformance with the existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.
6. The project site is surrounded by properties which are zoned Residential Agricultural-2 Acre minimum (R-A-2), Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the north,

Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the east, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south and Residential Agricultural-2 Acre Minimum (R-A-2) to the west.

7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implement Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
  - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.
  - b. **Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO<sub>x</sub>, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM<sub>10</sub>). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO<sub>x</sub>. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.
  - c. **Transportation and Traffic** (cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.
9. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.
10. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:
  - A. The Project provides development on the site that is consistent with the Lake Mathews/Woodcrest Area Plan's designation of the site for Rural Community – Estate Density Residential, Rural – Rural Mountainous, and Open Space - Conservation land uses. Based on the existing General Plan designations, the project site could be developed with up

to 565 units, which is more than the 421 units (maximum) proposed by the project. Although the project is proposing units to provide up to 421 units on minimum one-acre lot sizes, which is less than the underlying two-acre minimum specified in the area plan, the smaller lot sizes are allowed in order to help facilitate the project's substantial contribution to the MSHCP Reserve System.

- B. The Project proposes to contribute 429.0 acres of the site as permanently conserved open space, including 200 acres located adjacent to the Harford Springs Reserve. This substantial dedication of open space will assist the County in achieving the objectives as outlined by the MSHCP for the project area.
- C. The Project will dedicate an additional 71.7 acres as a Reserve/Park that will serve as an extension of the Harford Springs Reserve and will help to meet the recreational needs of local area residents. As part of proposed improvements to this 71.7-acre site, a trail-head/day-use parking area will be constructed, along with an amphitheater, recreational trails, an informational kiosk, shade shelter, and an enclosure to accommodate two portable restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.
- D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
- E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
- F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
- G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.
- H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.
  
- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
  
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space – Conservation," and "Rural – Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.
  
- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.
  
- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to



address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An area drainage plan, or dam inundation area;
  - b. A fault zone;
  - c. A redevelopment area;
  - d. An airport influence area; or a
  - e. An MSHCP Cell Criteria Area.
3. The project site is located within:
  - a. The boundaries of Corona Norco Unified School District;
  - b. County Service Area No. 152;
  - c. Santa Ana River Watershed
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. The Western Municipal Water District;
  - f. Zone B of Lighting Ord. 655, 42.82 miles;
  - g. Low Liquefaction Potential;
  - h. Subsidence susceptibility; and
  - i. A High Fire Area.

The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010

4  
5 **RESOLUTION**  
6 **RECOMMENDING ADOPTION OF**  
7 **GENERAL PLAN AMENDMENT NO. 662**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
10 December 2, 2009, to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
12 County CEQA Implementation Procedures have been met and the environmental document prepared or  
13 relied on is sufficiently detailed so that all the potentially significant effects of the project on the  
14 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in  
15 accordance with the above-referenced Act and Procedures; and,

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on December 2, 2009, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

23 **ADOPTION/CERTIFICATION** of the environmental document, and **ADOPTION** of  
24 General Plan Amendment No. 662.  
25  
26  
27  
28

# MEMORANDUM

---



## RIVERSIDE COUNTY COUNSEL

March 2, 2010

TO: Jeff Horn  
Urban Regional Planner III

FROM: Shellie Clack *MD*  
Deputy County Counsel *pmec*

RE: SP 308 CZ 6730

---

---

Please see the attached Specific Plan zoning ordinance with my Approved as to Form signature. If you have any questions please do not hesitate to call. Thank you.

1 ORDINANCE NO. 348.xxxx

2  
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 56., as  
7 amended, are further amended by placing in effect in the Gavilan Hills District the zone or zones as  
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No.348, Map  
9 No. \_\_\_\_\_, Change of Zone Case No. 6730 which map is made a part of this ordinance.  
10

11 Section 2. Article XVIIa of Ordinance No. 348 is amended to read as follows:

12 SECTION 17.89 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 308.

13 a. Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8.

14 (1) The uses permitted in Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8 of Specific  
15 Plan No. 308 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance  
16 No. 348, except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and  
17 b.(1), and c.(1) shall not be permitted.

18 (2) The development standards for Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8  
19 of Specific Plan No. 308 shall be the same as those standards identified in Article VIb, Sections  
20 6.51, 6.52, 6.53 and 6.54 of Ordinance No. 348, except that the development standards set forth  
21 in Article VIb, Section 6.52 shall be deleted and replaced by the following:

22 A. Lot area shall be not less than one (1) acre, with minimum width of one  
23 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

24 B. The rear yard shall not be less than ten feet (10') measured from the rear  
25 yard lot line, the side yard shall not be less than five feet (5') measured from an interior  
26 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot  
27 line abutting a street.  
28

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

3           b. Planning Areas 1, 9A, and 9B.

4           (1) The uses permitted in Planning Areas 1, 9A, and 9B of Specific Plan No. 308  
5 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348,  
6 except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and b.(1), and  
7 c.(1) shall not be permitted.

8           (2) The development standards for Planning Areas 1, 9A, and 9B of Specific Plan No.  
9 308 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and  
10 6.54 of Ordinance No. 348, except that the development standards set forth in Article VIb,  
11 Section 6.52 shall be deleted and replaced by the following:

12                   A. Lot area shall be not less than two (2) acres, with minimum width of on  
13 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

14                   B. The rear yard shall not be less than ten feet (10') measured from the rear  
15 yard lot line, the side yard shall not be less than five feet (5') measured from an interior  
16 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot  
17 line abutting a street.

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

20           c. Planning Area 10.

21           (1) The uses permitted in Planning Area 10 of Specific Plan No. 308 shall be the  
22 same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348, except that the  
23 uses permitted pursuant to Section 6.50.a.(9), (11), (14), (16), and (17), b.(1), and c.(1) shall not  
24 be permitted. In addition, the permitted uses identified under Section 6.50.a. shall include public  
25 schools.

26           (2) The development standards for Planning Area 10 of Specific Plan No. 308 shall  
27 be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of  
28

1 Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52  
2 shall be deleted and replaced by the following:

3 A. Lot area shall be not less than one (1) acre, with minimum width of one  
4 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

5 B. The rear yard shall not be less than ten feet (10') measured from the rear  
6 yard lot line, the side yard shall not be less than five feet (5') measured from an interior  
7 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot  
8 line abutting a street.

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

11 d. Planning Areas 11A, 11B, 12, 13, and 14.

12 (1) The uses permitted in Planning Areas 11A, 11B, 12, 13, and 14 of Specific Plan  
13 No. 308 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
14 No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),  
15 b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
16 8.100.a. shall also include open space and trails.

17 (2) The development standards for Planning Areas 11A, 11B, 12, 13, and 14 of  
18 Specific Plan No. 308 shall be the same as those standards identified in Article VIIIe, Section  
19 8.101 of Ordinance No. 348.

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

22 e. Planning Area 11C.

23 (1) The uses permitted in Planning Area 11C of Specific Plan No. 308 shall be the  
24 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that  
25 the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), b.(1) and c.(1) shall  
26 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
27 include open space.

1 (2) The development standards for Planning Area 11C of Specific Plan No. 308 shall  
2 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

5 f. Planning Area 15.

6 (1) The uses permitted in Planning Area 15 of Specific Plan No. 308 shall be the  
7 same as those uses permitted in Article VIIIe , Section 8.100 of Ordinance No. 348, except that  
8 uses permitted pursuant to Section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In  
9 addition, the permitted uses identified under Section 8.100.a. shall also include public and  
10 private recreational facilities, package wastewater treatment plant facilities, and trails.

11 (2) The development standards for Planning Area 15 of Specific Plan No. 308 shall  
12 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

15 g. Planning Area 16.

16 (1) The uses permitted in Planning Area 16 of Specific Plan No. 308 shall be the  
17 same as those uses permitted in Article VIIIe , Section 8.100 of Ordinance No. 348, except that  
18 uses permitted pursuant to Section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In  
19 addition, the permitted uses identified under Section 8.100.a. shall also include passive  
20 community recreation uses, parks and trails.

21 (2) The development standards for Planning Area 16 of Specific Plan No. 308 shall  
22 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

25  
26 ///

27 ///

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

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

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

By \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

CLERK OF THE BOARD

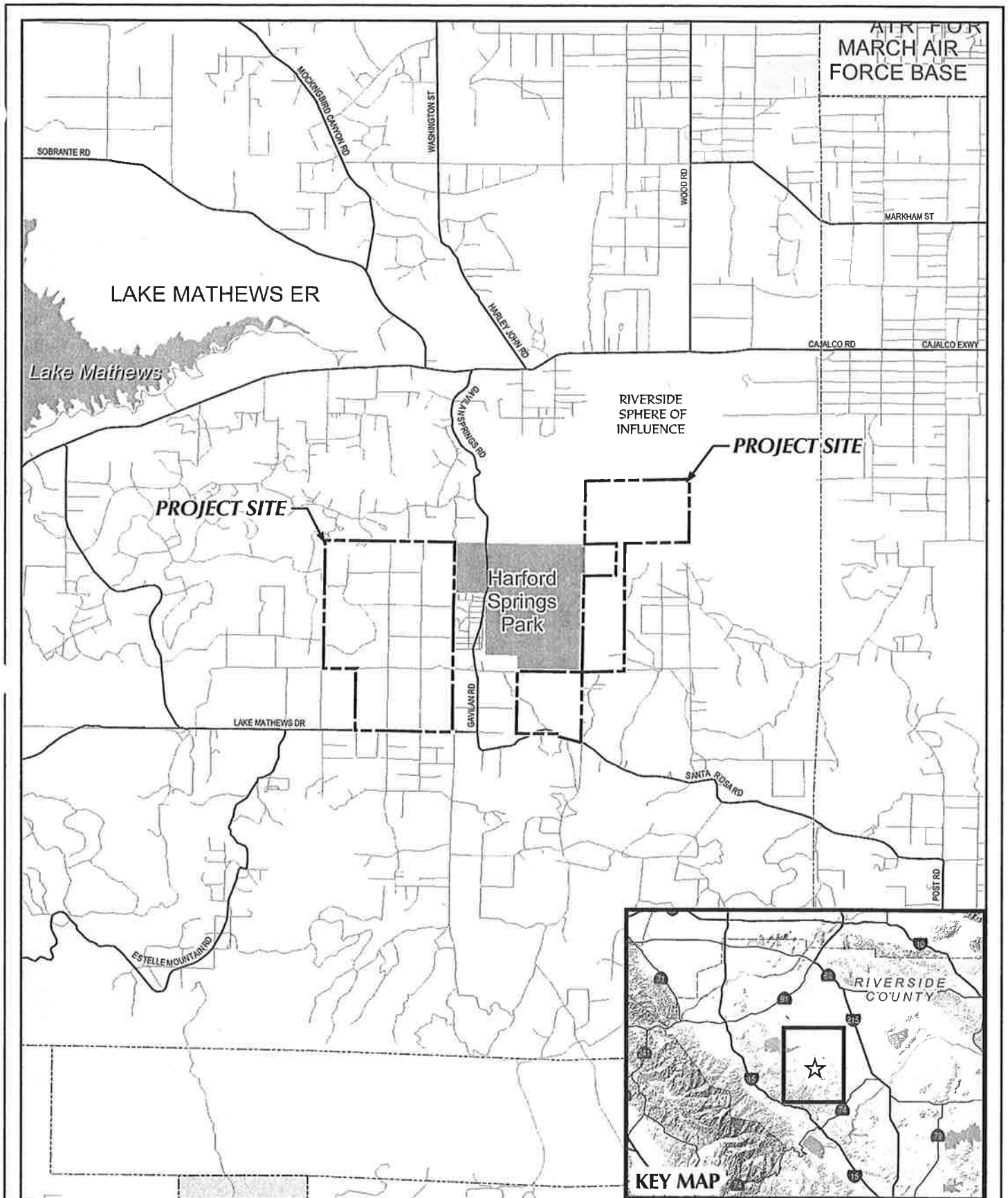
BY \_\_\_\_\_  
(Deputy)

(SEAL)

APPROVED AS TO FORM:  
March 2, 2010

By   
MICHELLE CLACK  
Deputy County Counsel

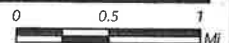




Vicinity Map

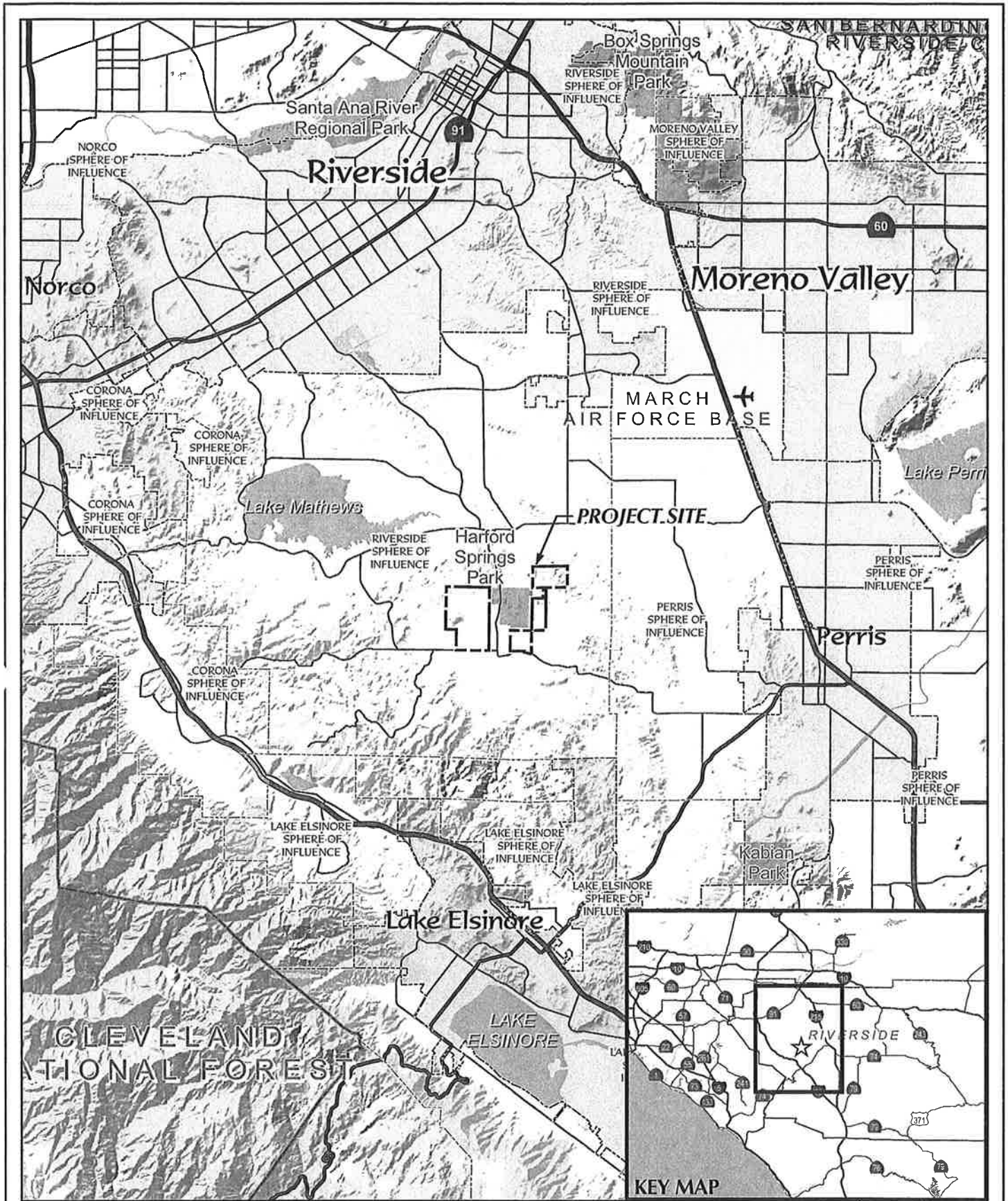
**GAVILAN HILLS**  
County of Riverside

DATE: 05/17/2006



**T&B PLANNING**  
17542 East 17th Street, Suite 100 Tustin, CA 92780  
p. 714.505.6360 f. 714.505.6361  
www.tbplanning.com

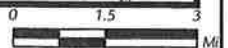




Regional Map

**GAVILAN HILLS**  
County of Riverside

DATE: 05/17/2006



**T&B PLANNING**  
17542 East 17th Street, Suite 100 Tustin, CA 92780  
p. 714.505.6360 f. 714.505.6361  
www.tbplanning.com



Supervisor Buster  
District 1

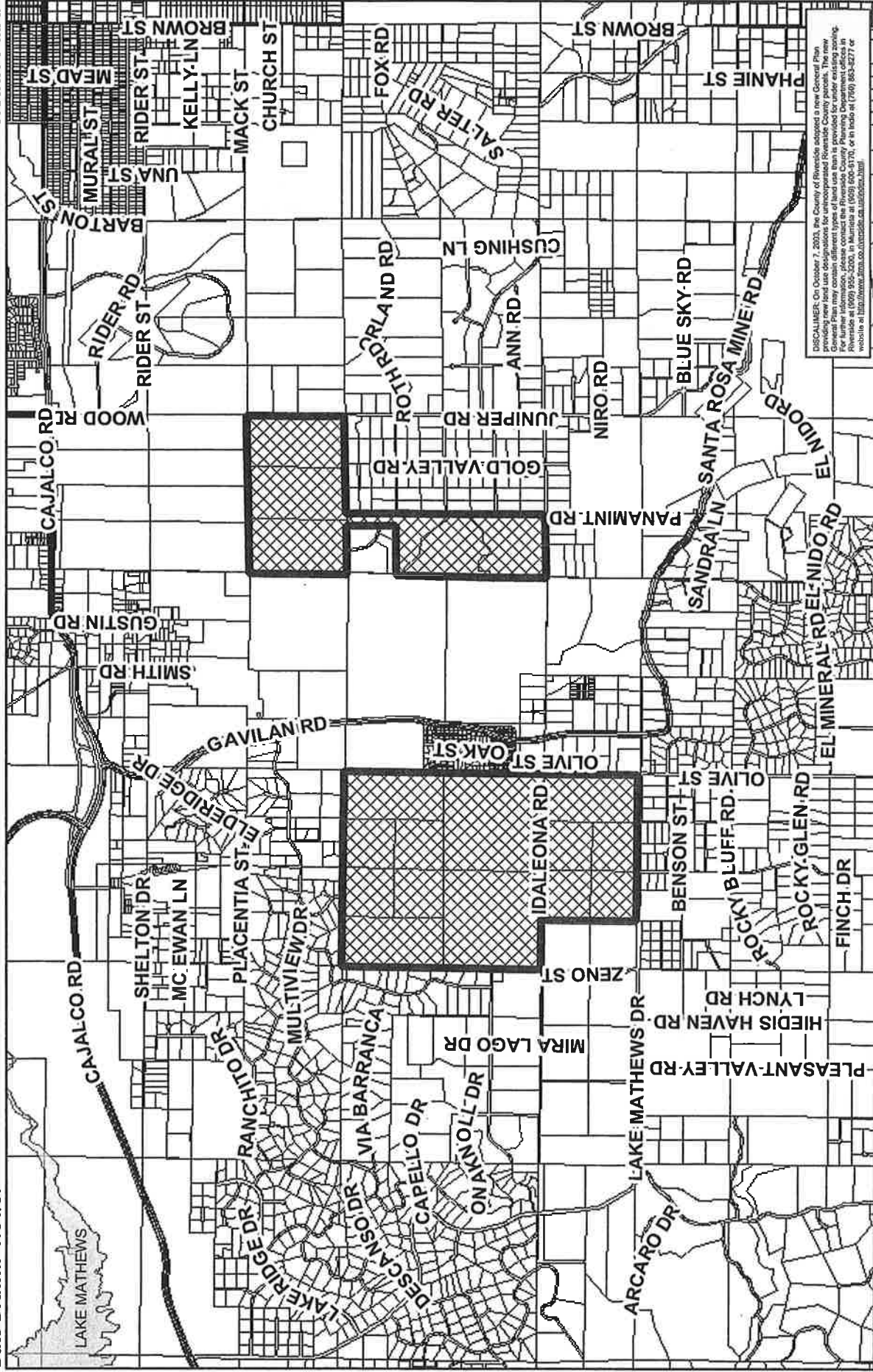
Date Drawn: 7/31/07

CZ06730 GPA00662

VICINITY MAP

Planner: Nicole Berumen  
Date: 8/20/08

VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5000, in Murietta at (951) 600-1170, or in Indio at (760) 963-9277 or visit us at <http://www.riverside.ca.gov/planning/index.html>

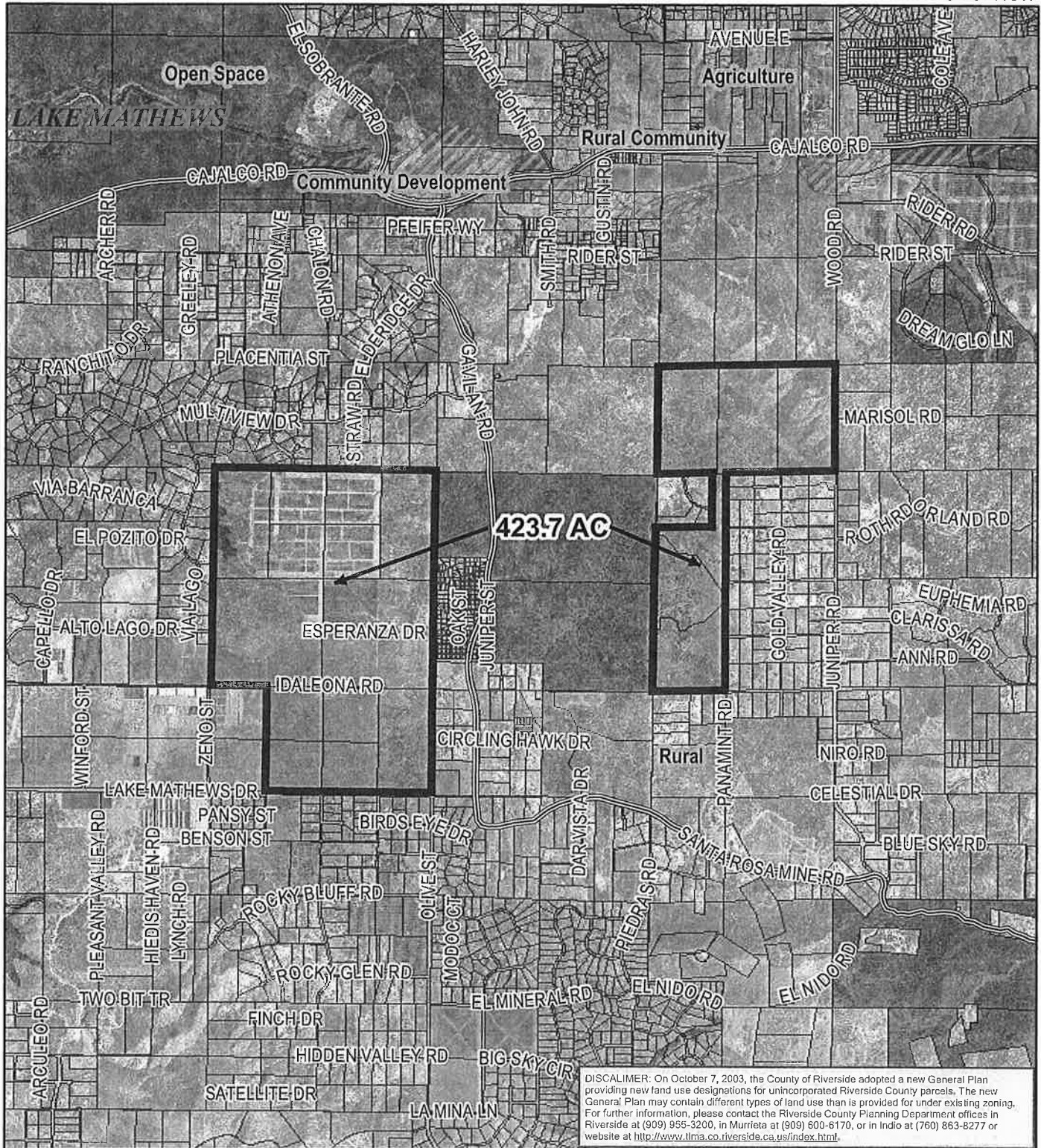
Zone  
District: Gavilan Hills  
Township/Range: T4SR5W  
Section : 23 & 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



**CZ06730 GPA00662**  
**DEVELOPMENT OPPORTUNITY**



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 500-6170, or in Indio at (760) 863-8277 or website at <http://www.lma.co.riverside.ca.us/index.html>

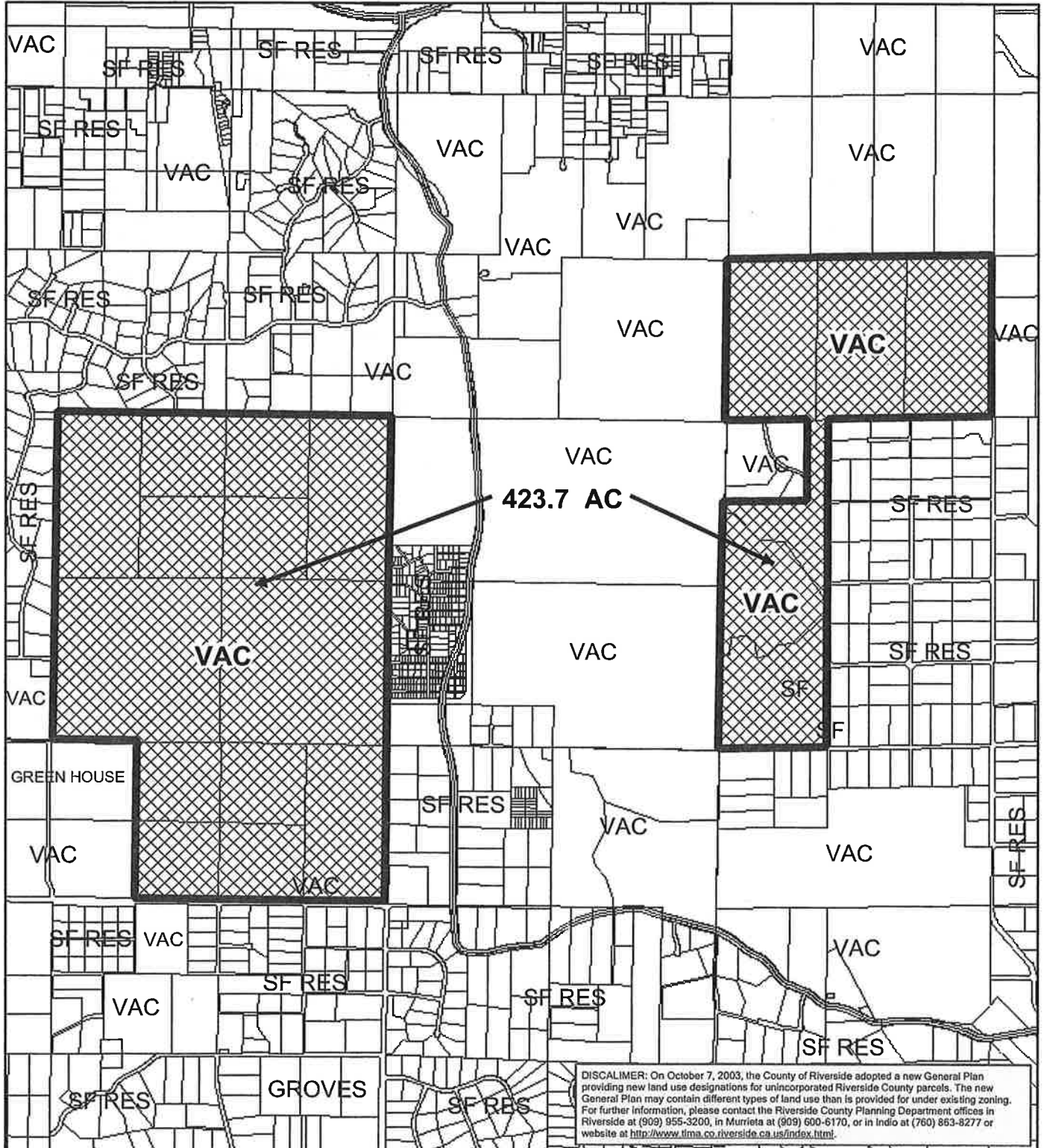
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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

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



## Land Use



### RIVERSIDE COUNTY PLANNING DEPARTMENT

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

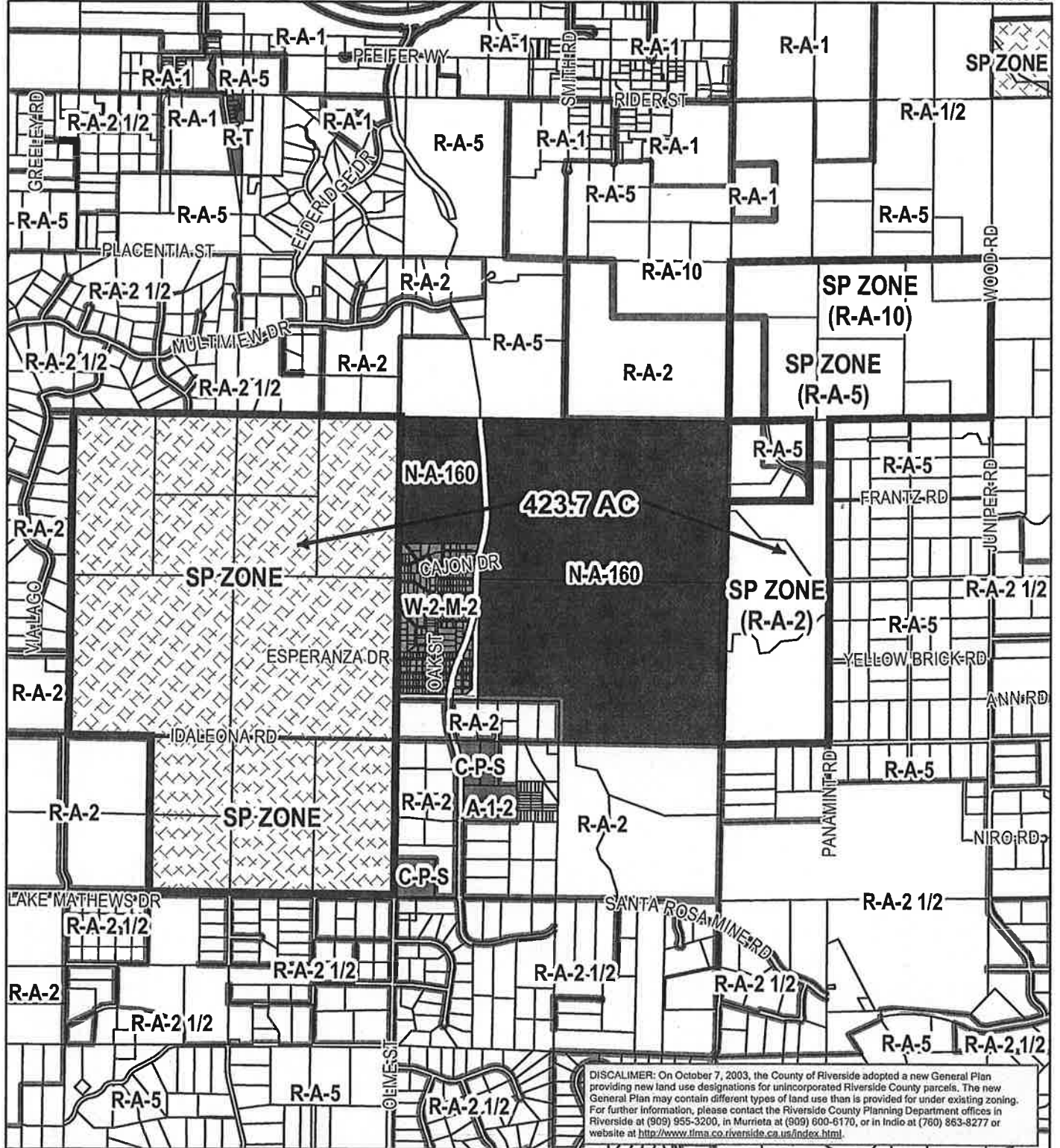


0 1,375 2,750 5,500

Feet

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

**PROPOSED ZONING**

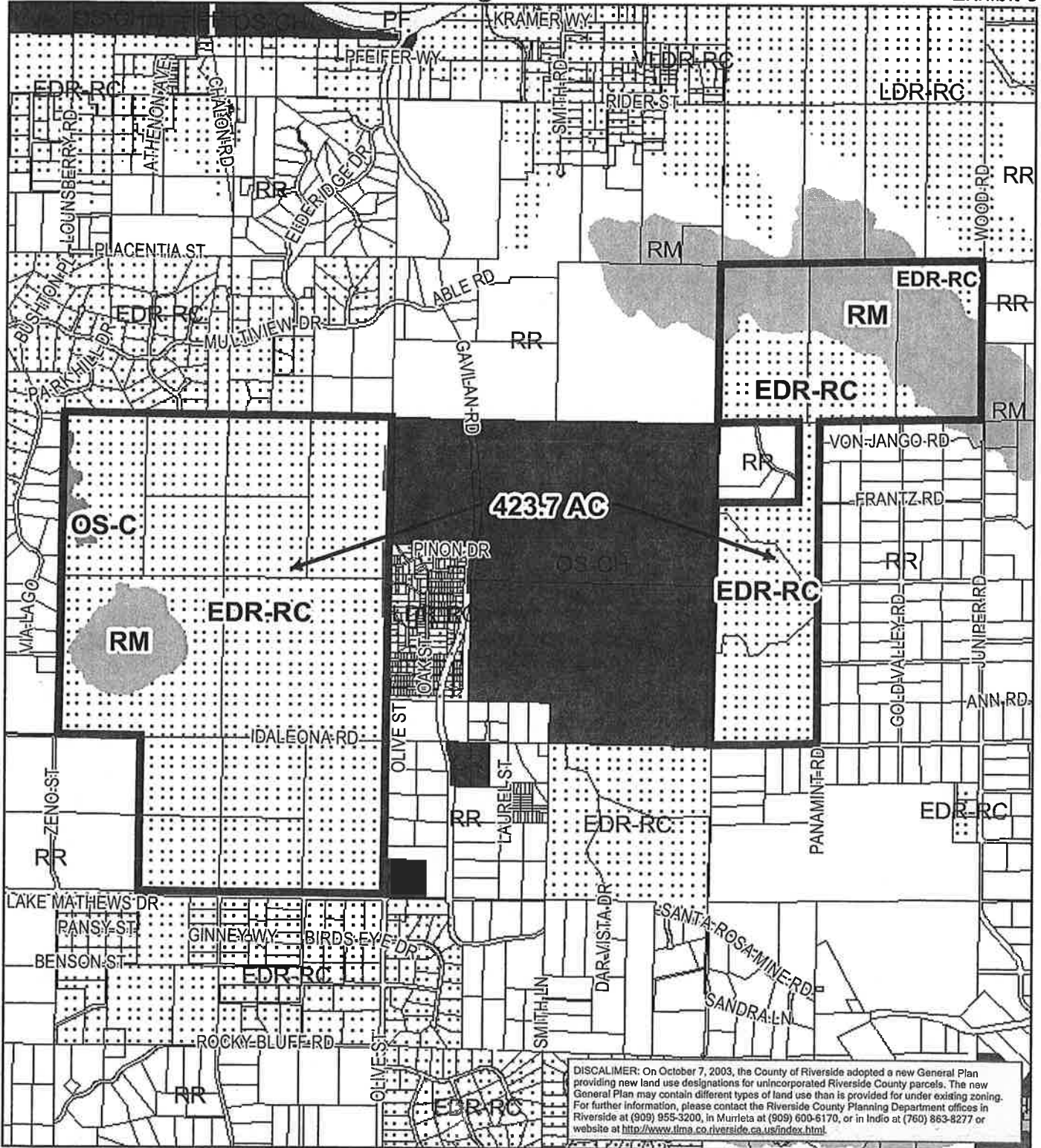


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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



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



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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



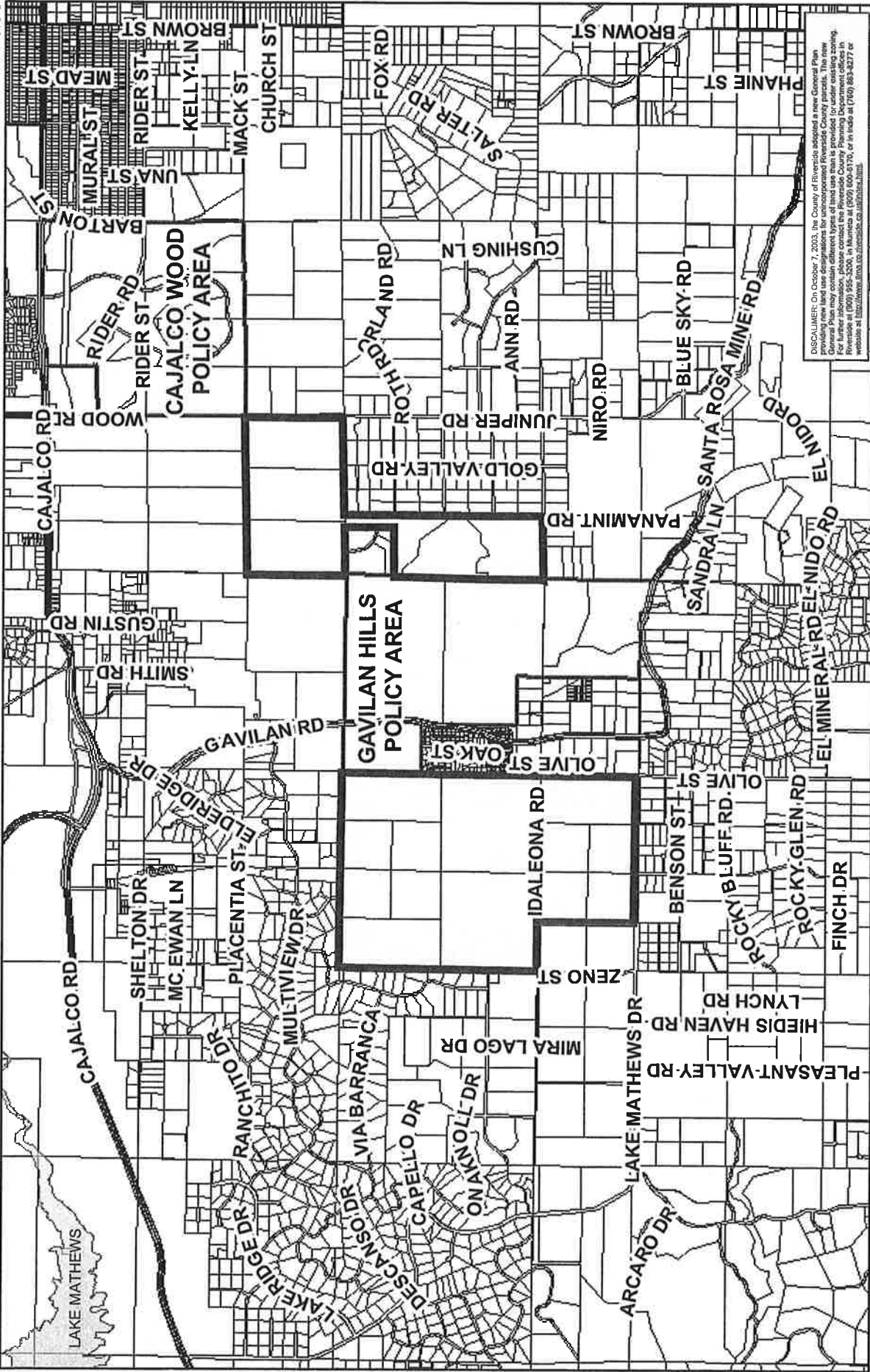
Assessors 287-21 & 22  
 Bk. Pg. 289-21  
 Thomas 321-15 & 16  
 Bros. Pg. 805 H2

Supervisor Buster  
District 1

Date Drawn: 7/31/07

# CZ06730 GPA00662 POLICY AREAS

Planner: Nicole Berumen  
Date: 8/20/08  
Exhibit 8



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

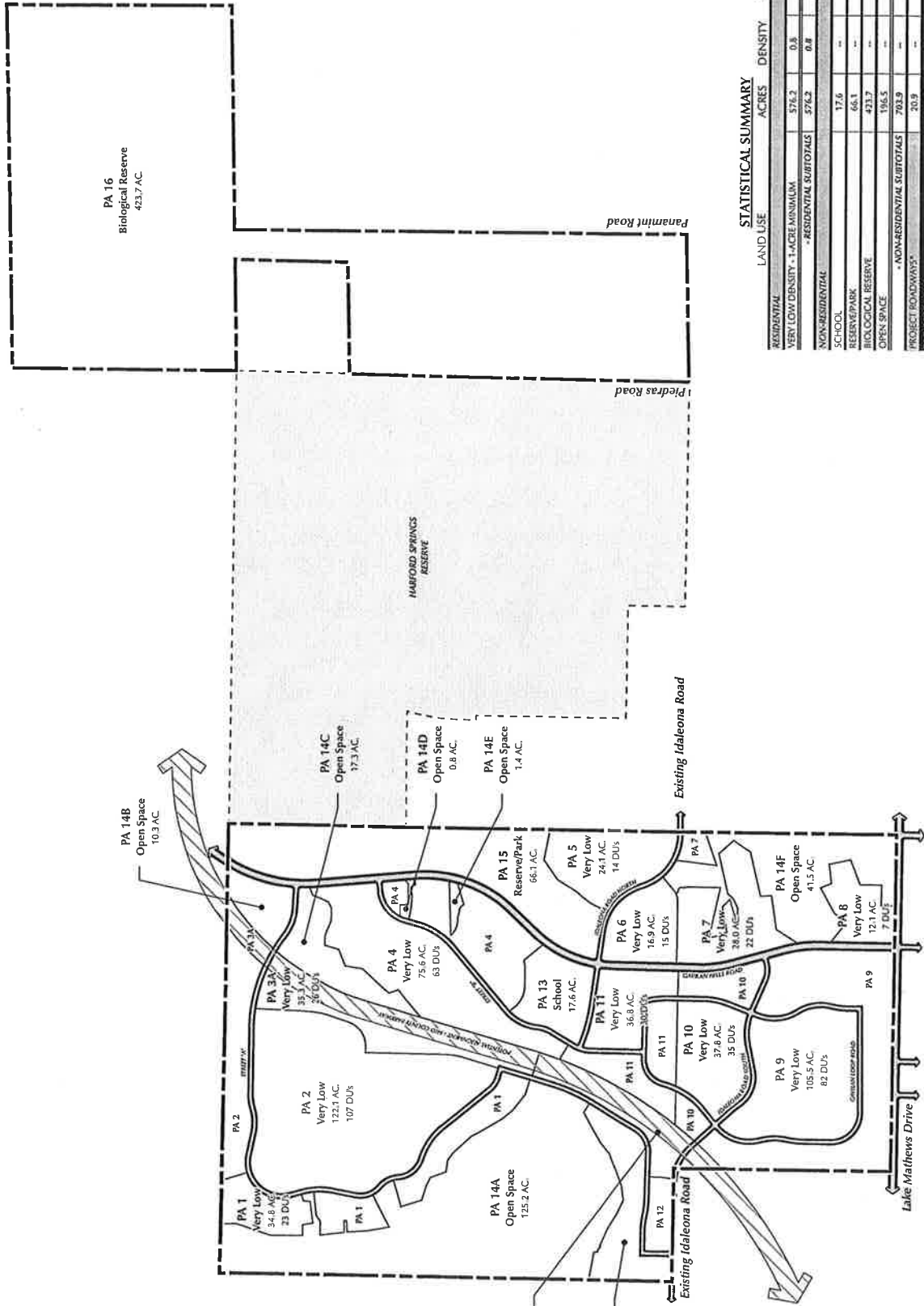
Zone: Gavilan Hills  
District: Gavilan Hills  
Township/Range: T4SR5W  
Section: 23 & 26

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

0 3,300 6,600 13,200 19,800 Feet

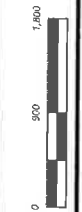


# GAVILAN HILLS ESTATES



LAND USE	ACRES	DENSITY	DUs
RESIDENTIAL			
VERY LOW DENSITY - 1-ACRE MINIMUM	576.2	0.8	465
<b>* RESIDENTIAL SUBTOTALS</b>	<b>576.2</b>	<b>0.8</b>	<b>465</b>
NON-RESIDENTIAL			
SCHOOL	17.6	--	--
RESERVE/PARK	66.1	--	--
BIOLOGICAL RESERVE	423.7	--	--
OPEN SPACE	196.5	--	--
<b>* NON-RESIDENTIAL SUBTOTALS</b>	<b>703.9</b>	<b>--</b>	<b>--</b>
<b>PROJECT TOTALS*</b>	<b>1,400.0</b>	<b>0.4</b>	<b>465</b>

\*Project roadways acreage include only public roads.



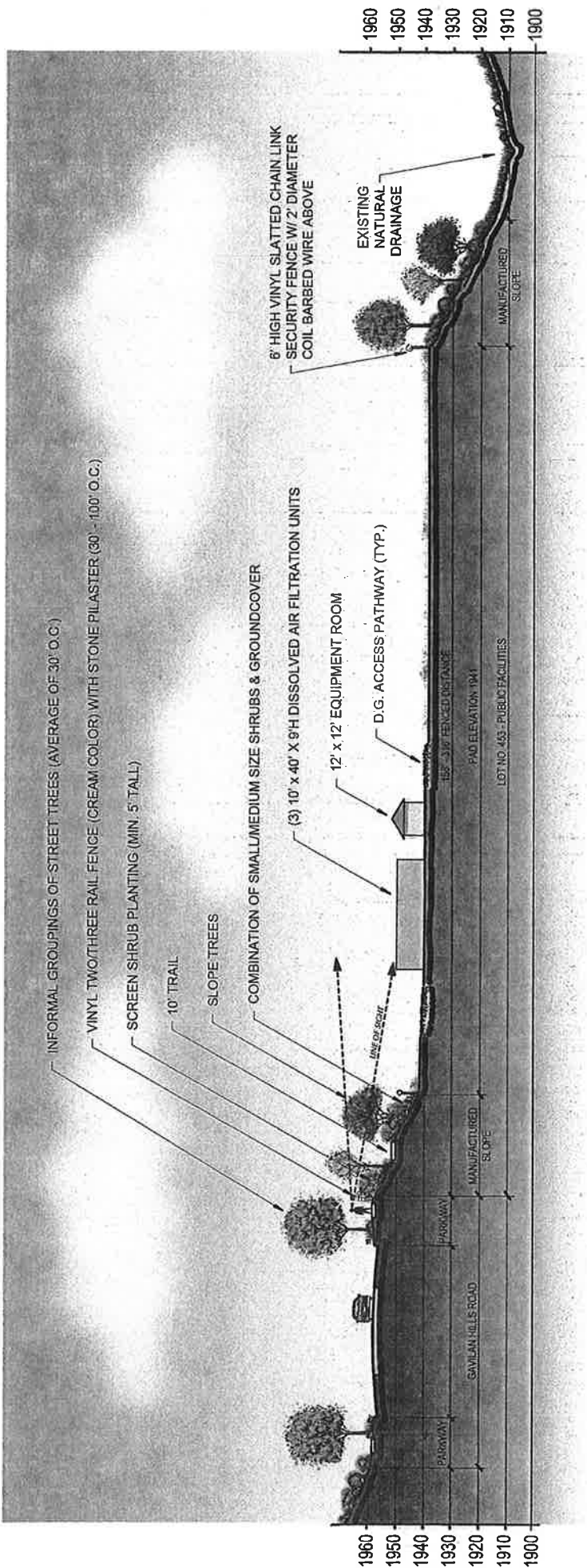
**T&B PLANNING**  
 17421 LAS TORRES LANE, SUITE 200, TULSA, OK 74128  
 P: 918.436.4181 F: 918.436.4182  
 www.tbplanning.com

## SPECIFIC PLAN LAND USE PLAN

### SPECIFIC PLAN NO. 308, AMENDMENT NO. 1



LAND USE	PLANNING AREA	ACRES	DENSITY (DU/AC)	MAXIMUM DUS
<b>Residential</b>				
Estate Density Residential (2-acre minimum)	1	19.7	0.5	9
Very Low Density Residential (1-acre minimum)	2A	23.3	0.7	17
Very Low Density Residential (1-acre minimum)	2B	108.5	0.9	94
Very Low Density Residential (1-acre minimum)	3	41.5	0.8	33
Very Low Density Residential (1-acre minimum)	4	89.5	0.8	69
Very Low Density Residential (1-acre minimum)	5A	14.8	0.8	12
Very Low Density Residential (1-acre minimum)	5B	17.1	0.9	15
Very Low Density Residential (1-acre minimum)	6	140.4	0.9	126
Very Low Density Residential (1-acre minimum)	7	18.1	0.7	12
Very Low Density Residential (1-acre minimum)	8	11.8	0.9	11
Estate Density Residential (2-acre minimum)	9A	16.0	0.4	6
Estate Density Residential (2-acre minimum)	9B	37.1	0.5	17
<b>Residential Subtotal:</b>	--	<b>537.8</b>	<b>0.8</b>	<b>421</b>
<b>Non-Residential</b>				
School <sup>1</sup>	10	18.1	(0.7)	(12 <sup>1</sup> )
Open Space- Conservation	11A	123.8	--	--
Open Space- Conservation	11B	18.0	--	--
Open Space- Conservation	11C	87.2	--	--
Reserve/Park	12	71.7	--	--
Open Space- Rural	13	223.7	--	--
Open Space- Conservation (Biological Reserve)	14	200.0	--	--
<b>Non-Residential Subtotal:</b>	--	<b>742.5</b>	--	--
Roadways <sup>2</sup>	--	20.7	--	--
<b>PROJECT TOTALS</b>	--	<b>1,301.0</b>	<b>0.3</b>	<b>421<sup>1</sup></b>
<b>Notes:</b>				
1 The school site would be offered for conveyance to the Corona-Norco Unified School District (CNUSD) to be utilized as an elementary school site. In the event that the Corona-Norco Unified School District does not purchase or develop Planning Area 10 as a school site within one-year of the recordation of the Final Map, the 18.1-acre site may alternatively be developed with 12 Very Low Density Residential (VLDR-RC) dwelling units on minimum one-acre lot sizes. In such a case, then the total number of units allocated to SP 308 shall increase to 433.				
2 Road acreage includes only on-site portions of Proposed Gavilan Road, Idalcona Road, lake Matthews Drive, and internal project roadways.				



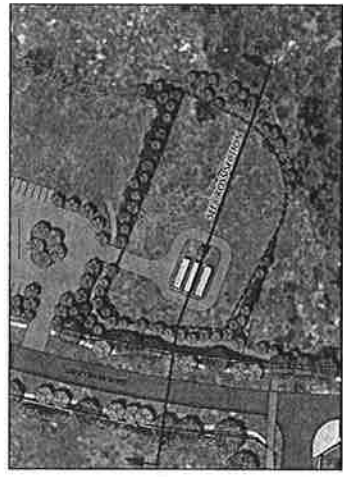
SECURITY FENCE EXAMPLE



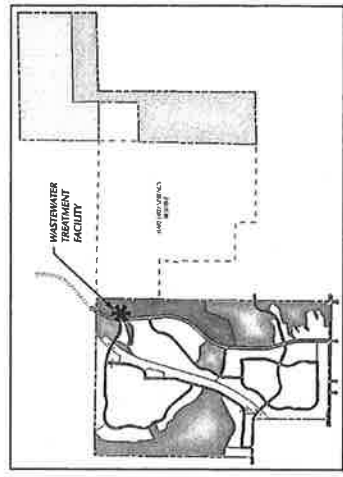
GATE SIGNAGE EXAMPLE



WASTEWATER TREATMENT FACILITY SITE PLAN



SPECIFIC PLAN LAND USE PLAN KEY MAP

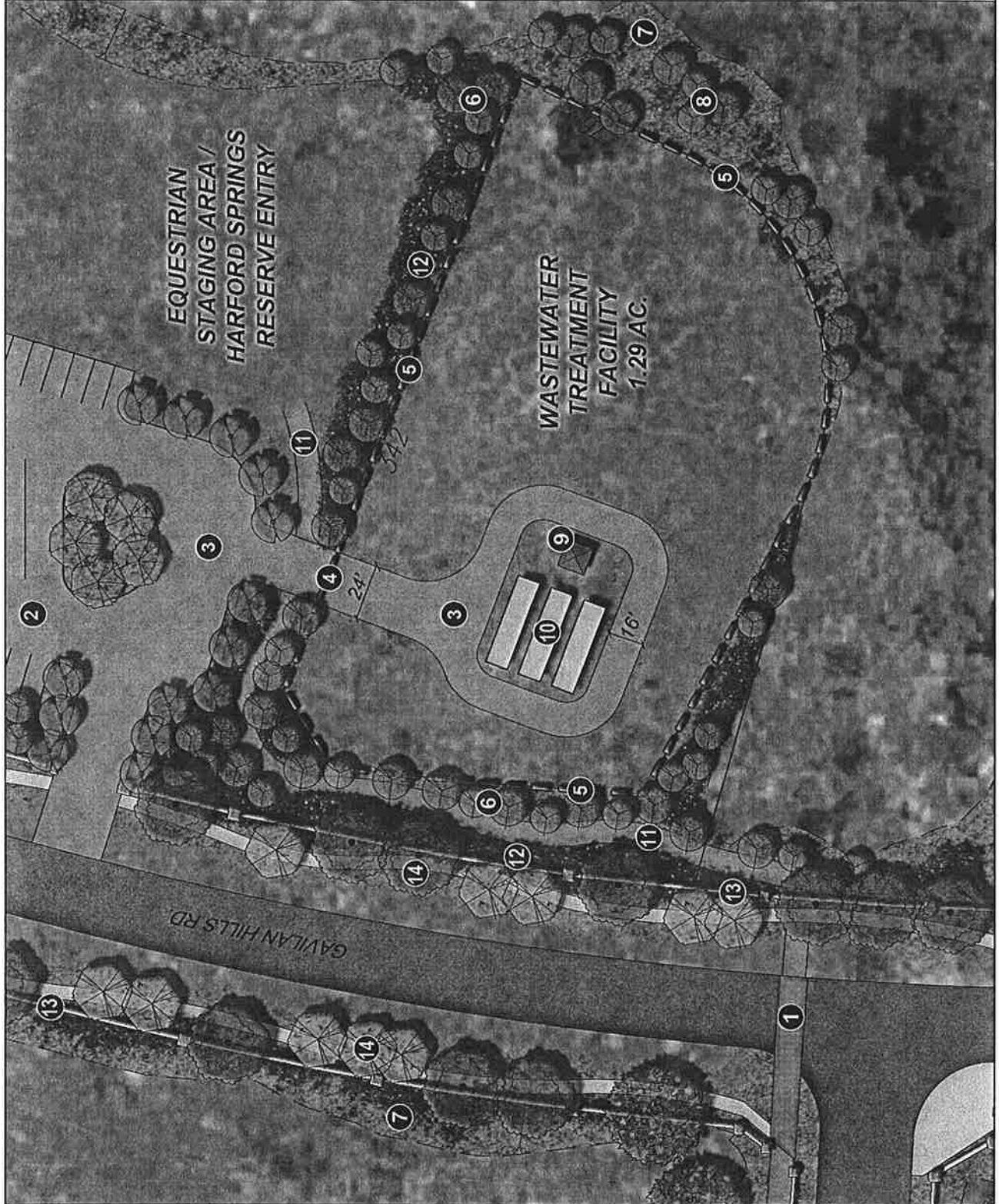


NOTE: The proposed plant palette for the waste water treatment facility utilizes low water usage /drought tolerant plant species consistent with the Gavilan Hills Specific Plan landscape plant palette and Riv. Co. Ordinance No. 859.

**CONCEPTUAL WASTEWATER TREATMENT FACILITY CROSS-SECTION**  
**GAVILAN HILLS ESTATES**

**CONCEPTUAL WASTEWATER  
TREATMENT FACILITY SITE PLAN  
GAVILAN HILLS ESTATES**

- 1 - GAVILAN HILLS ROAD TRAIL CROSSING
- 2 - STAGING AREA PARKING LOT
- 3 - D.G. SURFACE
- 4 - 12'W x 8'H ENTRY GATE
- 5 - 6'H VINYL SLATTED CHAIN LINK SECURITY FENCE W/ 2'H COIL BARBED WIRE
- 6 - SCREENING TREES
- 7 - SMALL/MEDIUM SHRUBS & GROUNDCOVER (TYP.)
- 8 - SLOPE TREES
- 9 - 12' x 12' EQUIPMENT ROOM
- 10 - (3) 10' x 40' x 9'H DISSOLVED AIR FILTRATION UNITS
- 11 - 10' TRAIL
- 12 - SCREEN SHRUB PLANTING (MIN. 5' TALL)
- 13 - TWO/THREE RAIL FENCE W/ PILASTER (30'-100' O.C.)
- 14 - STREET TREES



---

**PLANNING AREAS 11A & 11B: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Areas 11A & 11B, as shown on Figure III-12, provide for a total of 141.8 acres to be preserved as open space. The open space acreage is provided in order to permanently conserve on-site oak woodlands, sensitive drainages, cultural resources, and Gavilan Peak, a significant regional landform, in a natural state. Planning Areas 11A & 11B shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. These open space areas would provide visual and passive recreation uses for community residents. Existing trails shall be retained.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape*, are planned along Gavilan Hills Road and Lake Mathews Drive, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Street “A” and Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Regional and Community Trails, in addition to Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*.
- d) A Trail Crossing, as depicted on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Gavilan Hills Road and Street “A,” as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) Local Road Trail Crossings, as shown on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) Directional Kiosks, as depicted on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the locations shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security and privacy of adjacent residential lots. Other barriers or design features which provide for the security and privacy of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing with pilasters, subject to approval by the Planning Director.

- h) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within these Planning Areas. Other barriers or design features which provide for the protection of the natural open space within Planning Areas 11A & 11B may be provided in lieu of view fencing with pilasters, subject to approval by the Environmental Programs Department.
- i) Edge effects to open space within Planning Areas 11A & 11B shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

*Figure III-12 Planning Areas 11A & 11B*



**PLANNING AREAS 11C: OPEN SPACE - CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Area 11C, as shown on Figure III-13, provides for a total of 87.2 acres to be preserved as open space. The open space acreage is provided in order to permanently conserve on-site drainages and associated riparian habitat for sensitive wildlife species. Planning Area 11C shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area, to serve as an extension of the adjacent Harford Springs Park Reserve, thereby enhancing the value of the reserve. No trails are permitted in this planning area.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape*, are planned along Gavilan Hills Road and Lake Mathews Drive, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Idaleona Road and Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*.
- d) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the locations shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security and privacy of adjacent residential lots. Other barriers or design features which provide for the security and privacy of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing with pilasters, subject to approval by the Planning Director.
- e) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within these Planning Areas. Other barriers or design features which provide for the protection of the natural open space within Planning Area 11C may be provided in lieu of view fencing with pilasters, subject to approval by the Environmental Programs Department.
- f) Edge effects to open space within Planning Area 11C shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- g) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- h) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

*Figure III-13 Planning Area 11C*

**B. PLANNING AREA 12: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Area 12, as shown on Figure III-14, provides for the preservation of 61.7 acres as open space in its natural state. Planning Area 12 will preserve on-site drainages, associated riparian habitat and grassland habitat for sensitive wildlife species and shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. This open space area is contiguous with the Harford Springs Park Reserve, which is located adjacent to the site along a portion of the eastern boundary of Planning Area 12. A community trail, as depicted on Figure IV-13, provides connections between regional trails and the Harford Springs Park Reserve.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 12 shall be provided directly from Gavilan Hills Road, and from Idaleona Road via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Hills Road and Idaleona Road, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) A community trail which connects to the Harford Springs Park Reserve shall be provided within Planning Area 12, as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, or in another configuration acceptable to the RCA and to the Director of the Riverside County Planning Department, which substantially avoids archaeological sites RIV-2676 and RIV-5970.
- d) A Regional Trail and Meandering Sidewalks, as shown on Figure IV-16, *Trail Cross-Sections*, shall be provided in the approximate locations depicted on Figure IV-14, *Private Trails and Sidewalk Plan*.
- e) A bridge, as shown on Figure IV-17, *Conceptual Bridge Elevation*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within this planning area. Other barriers or design features which provide for the protection of the natural open space may be provided in lieu of View Fencing, subject to approval by the Environmental Programs Department.

- h) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- i) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
  - Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

*Figure III-14 Planning Area 12*

**C. PLANNING AREA 13: OPEN SPACE – CONSERVATION HABITAT**

**1. DESCRIPTIVE SUMMARY**

Planning Area 13, as shown on Figure III-15, provides for 223.7 acres to be preserved as open space. This open space area would provide for conservation of habitat for sensitive species as well as for visual and passive recreation uses for area residents. Existing unimproved trails that traverse the site shall be retained. This planning area shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348. \_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

- a) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- b) Please refer to Section II for the following Development Plans and Standards that apply site-wide:

- Specific Land Use Plan
- Circulation Plan
- Drainage Plan
- Water and Sewer Plans
- Landscaping Plan
- Open Space and Recreation Plan
- Grading Plan
- Public Facility Sites & Project Phasing Plan
- Comprehensive Maintenance Plan

*Figure III-15 Planning Area 13*



**D. PLANNING AREA 14: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Area 14, as shown on Figure III-16, provides for a total of 200.0 acres to be preserved as open space in its natural state. Planning Area 14 shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. This open space area is provided in order to preserve critical wildlife corridors, sensitive habitat, and other biological resources. Inclusion of this open space complies with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and also is intended to become an extension of the adjacent Harford Springs Park/Reserve. Existing trails shall be retained.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

- a) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- b) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
  - Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

*Figure III-16 Planning Area 14*

**E. PLANNING AREAS 15: OPEN SPACE -RECREATION****1. DESCRIPTIVE SUMMARY**

Planning Area 15, as shown on Figure III-17, provides for 5.5 acres of recreational uses including but not limited to a trail head with day use parking and other equestrian and community recreation amenities. The trail head and day use parking located in Planning Area 15 provides equestrians and hikers with access to the regional trail system including access to Harford Springs Park Reserve via the existing trail in PA 12. A sewer treatment plant designed to serve the Specific Plan land uses may be located within this planning area.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 15 shall be provided directly from Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road adjacent to this planning area. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the roadway treatment.
- c) Active and Passive Park Amenities as shown on Figure IV-11, *PA 15 Recreation Amenities*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*. In addition, the following standards shall apply:
  - Horse troughs, where provided, shall be secured to prevent theft;
  - Horse corrals and hitching posts shall be designed accommodate a minimum of twenty (20) horses at a time; and
  - An open-air amphitheatre shall be provided with a maximum capacity for up to fifty (50) persons.
- d) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A trail rest stop, as shown on Figure IV-22, *Trail Rest Stop*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- h) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- i) Development applications for Planning Area 15 shall be accompanied by the following, as required by Policy 2.1 of the Lake Mathews/Woodcrest Area Plan:
- Designs for a trail-head/day-use parking area within Planning Area 15, which shall include improvements such as a decomposed granite parking lot with 12 truck trailer stalls and 37 standard parking spaces, in addition to a variety of passive recreation amenities, such as picnic areas, natural earth trails, an amphitheater, and facilities for horses (i.e., riding circle, corrals, troughs, etc.). The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.
- j) A sewer treatment plant designed to serve the land uses within the Gavilan Hills Estates Specific Plan which shall be owned and operated by Western Municipal Water District shall be located along the southern boundary of this planning area. The sewer treatment plant shall be configured as shown in Figure IV-11A, *Treatment Plant Conceptual Site Plan*, and shall be subject to the approval of a Plot Plan application.
- k) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- l) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

*Exhibit III-17 Planning Area 15*

**F. PLANNING AREAS 16: OPEN SPACE - RECREATION****1. DESCRIPTIVE SUMMARY**

Planning Area 16, as shown on Figure III-18, provides for 4.5 acres of recreational uses including day use parking, park and ride facility, picnic tables and other passive community recreation amenities. The day use parking located in Planning Area 16 provides hikers with access to the regional trail system including access to Harford Springs Park/Reserve via the existing trail in PA 12.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 16 shall be provided directly from Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road adjacent to this planning area. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the roadway treatment.
- c) Passive Park Amenities as shown on Figure IV-12, *PA 16 Recreation Amenities*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
  - Tot Lot;
  - Group picnic area with two (2) group structures, picnic tables, BBQ's, drinking fountain, horse trough, horse shoe pits and tie up;
  - Restrooms;
  - Trails;
  - Decomposed granite parking lot;
- d) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A trail rest stop, as shown on Figure IV-22, *Trail Rest Stop*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- h) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- i) Development applications for Planning Area 16 shall be accompanied by the following, as required by Policy 2.1 of the Lake Mathews/Woodcrest Area Plan:
- Designs for a trail-head/day-use parking area within Planning Area 15, which shall include improvements such as a decomposed granite parking lot with 12 truck trailer stalls and 37 standard parking spaces, in addition to a variety of passive recreation amenities, such as picnic areas, natural earth trails, an amphitheater, and facilities for horses (i.e., riding circle, corrals, troughs, etc.). The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

Exhibit III-18 Planning Area 16



03/04/10  
14:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

ACT MAP Tract #: TR35924

Parcel: 943-120-023

5. DRT CORRECTIONS REQUIRED

BS GRADE DEPARTMENT

5.BS GRADE. 2                      DRT-AMD#1 CORRECTIONS 12/08/08                      REQUIRED

CORRECTIONS: TR 35924 AMD#1

DATE: 12/08/08

Contact person: Sam Gonzalez

PH: (951) 955-2559                      FAX: (951) 955-2023  
EMAIL: sdgonzal@rctlma.org

Please provide an exhibit that shows the following information:

1.The lot to lot drainage shown on map must be placed in a signified easement. Lot to lot drainage shall also provide a mechanism for maintenance. Note: Easements must be maintained by HOA or professional group-Please indicate who will maintain these easements.

2.How will the structures on APN 943-120-021 be protected from the drainage flows discharging from the detention basin water quality basin and the bioswale?

EPD DEPARTMENT

5.EPD. 1                                      DRT - FAIRY SHRIMP SURVEY                                      REQUIRED

EPD reviewed the biological report dated 3/11/08. Habitat Assessments were conducted between 2/26-6/20/07; report prepared by Helix Environmental Planning Inc.; received by EPD Biologist on 3/31/08; reviewed by EPD on 4/2/08. Project site is located on Mount Palomar Winery situated north of Rancho California Rd. and west of Butterfield Stage Rd. in the unincorporated community of Rancho California, Riverside County. Several artificially created areas where water ponds occur on site: holding ponds and farm pond. These ponding features could potentially provide suitable fairy shrimp habitat.

To comply with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a qualified biologist holding an MOU with the County of Riverside shall conduct a focused survey for the following: Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), vernal pool fairy shrimp