

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

820 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 3, 2010

SUBJECT:
RESOLUTION NO. 2010-125 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 453, ADOPTING SPECIFIC PLAN NO. 308A1 and APPROVING TENTATIVE TRACT MAP NO. 31554; and, ORDINANCE NO. 348.4699 for ZONING MAP NO. 56.011 and CHANGE OF ZONE NO. 6730

RECOMMENDED MOTION:

ADOPTION of RESOLUTION NO. 2010-125 Adopting Certifying Environmental Impact Report No. 453 and Specific Plan No. 308, Amendment No. 1(Gavilan Hills Estates); and,

ADOPTION of ORDINANCE NO. 348.4699 for Zoning Map Nos. 56.011 and 57.011 and

Ron Goldman
Planning Director

Initials:
RG:ar

(Continued on Attached Page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A
SOURCE OF FUNDS: N/A				Positions To Be Deleted Per A-30 <input type="checkbox"/>
				Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 25, 2010
xc: Planning, Building & Safety

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. 3/23/10 Item No. 16.1 | **District:** First | **Agenda Number:**

3.51

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY: LISA R. MCKENNA
DATE: 5/13/10
Departmental Concurrence

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

The Honorable Board of Supervisors

RE: **RESOLUTION NO. 2010-125 (SP308A1/EIR453) / TR31554 / ORDINANCE NO.**

348.4699 (CZ6730)

Page 2 of 2

Change of Zone No. 6730 amending Ordinance No. 348 text to reflect Specific Plan development standards, and establishing the Specific Plan Boundary and Planning Area Boundaries.

BACKGROUND:

This 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.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **March 23, 2010** as Agenda Item No. **16.1** and the following actions were taken.

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

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.

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.

Date 6/1/10 Initial kb

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

FROM: Riverside County Planning Department
[X] 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.

ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, SPECIFIC PLAN NO. 308, AMENMENT NO.1, CHANGE OF ZONE NO. 6730 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 Mathews 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 nt 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.

Signature Title Date
Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors
May 25, 2010

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!

**RESOLUTION NO. 2010-125
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 453
AND APPROVING AMENDMENT NO. 1
TO SPECIFIC PLAN NO. 308 (GAVILAN HILLS ESTATES)
and TENTATIVE TRACT MAP NO. 31554**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on March 23, 2010, and before the Riverside Planning Commission on December 2, 2009, and February 3, 2010, to consider Amendment No. 1 to Specific Plan No. 308, General Plan Amendment No. 662, Change of Zone No. 6730, and Tentative Tract Map No. 31554. Specific Plan No. 308 was previously adopted by the Board of Supervisors pursuant to Resolution No. 1999-411 (dated November 16, 1996).

WHEREAS, all procedures of the California Environmental Quality Act, (CEQA), and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR) No. 453, prepared in connection with Amendment No. 1 to Specific Plan No. 308, General Plan Amendment No. 662, Change of Zone No. 6730, and Tentative Tract Map No. 31554 (referred to alternatively herein as "the project"), is sufficiently detailed so that all of the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on May 25, 2010 that:

- A. Amendment No. 1 to Specific Plan No. 308 (Gavilan Hills Estates, "SP308A1") includes an amendment to the previously approved Specific Plan No. 308 (Gavilan Hills Golf Course, "SP308") to modify the internal land use pattern and to add 423.7 acres to the Specific Plan boundary. SP308A1 also would eliminate the Golf Course land use and provide for specific development standards and design guidelines for proposed residential, open space

FORM APPROVED COUNTY COUNSEL
BY: 
MICHILLE CLARK
DATE 5/4/10

1 and recreational land uses, and provide for a K-8 school on-site. As part of the SP308A1,
2 Gavilan Road would be realigned through the project site and improved, in conformance with
3 the LMWAP/General Plan Circulation Element.

4 B. Tentative Tract Map (TTM No. 31554) proposes a Schedule B subdivision of 880 gross
5 acres into 420 residential lots with a one (1) acre minimum lot size (46 lots with a two (2)
6 acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space
7 lots totatling 242.54 acres, on (1) park site totaling 70.6 acres, one (1) school site totaling
8 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential
9 lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site. TTM No.
10 31554 accomodates future development in a manner consistent with Specific Plan No. 308.

11 C. Specific Plan No. 308A1 and TTM No. 31554 is associated with General Plan Amendment
12 No. 662, which was considered concurrently at the public hearing before the Planning
13 Commission. General Plan Amendment No. 662 proposes to accommodate the addition of
14 approximately 423.7 acres to the eastern boundary of the Specific Plan. Upon approval of the
15 General Plan Amendment, and in accordance General Plan Policy LU 1.10, Specific Plan No.
16 308 would establish land uses and residential densities for the 1,301.0-acre site, and the land
17 use designations depicted on the Lake Mathews/Woodcrest Area Plan Land Use Plan
18 (LMWAP) would be reflective of the Specific Plan land uses, as amended. The GPA No. 662
19 also would amend Table 3 of the LMWAP to change the description of *SP 308* from "Gavilan
20 Hills Golf Course" to "Gavilan Hills Estates," and would modify LMWAP Figure 4, *Policy*
21 *Areas*, to reflect the revised boundaries of Specific Plan No. 308.

22 D. Specific Plan No. 308A1 and TTM No. 31554 is associated with Change of Zone No.
23 6730, which was considered concurrently at the public hearing before the Planning
24 Commission. CZ No. 6730 proposes to change the zoning designations for the entire
25 1,301.0 acre site. This change of zone request proposes to redesignate the site from
26 "Residential Agricultural (R-A-2)," "Residential Agricultural (R-A-5)," and "Residential
27 Agricultural (R-A-10)" to "Adopted Specific Plan No. 308 (SP 308)" for the 423.7-acre
28

1 area proposed to be added to the Gavilan Hills Specific Plan, and to reconfigure planning
2 area boundaries, zoning regulations, and development standards for the 877.3 acres within
3 the existing SP 308 boundaries. The Change of Zone (CZ 6730) also is intended to apply
4 zoning and development standards to the 423.7-acre parcel that is proposed to be added to
5 the SP boundary under SP308A1.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
7 impacts associated with the project are potentially significant unless otherwise indicated, but each of these
8 impacts will be avoided or substantially lessened by the identified mitigation measures:

9 A. Land Use and Planning

10 1. Impacts.

11 Project implementation would be consistent with the site's existing and
12 proposed zoning, and as such, would not result in substantial alteration of
13 planned land uses, incompatibility with existing or planned land uses and
14 zoning, or conflict with any of the policy documents applicable to the
15 project area, including the LMWAP, MSHCP and SCAG policies.
16 Additionally, the project is within the City of Riverside's sphere and of
17 influence and would not conflict with the City of Riverside's General Plan.
18 The project also would not adversely affect land uses within a city sphere of
19 influence and/or within adjacent city or county boundaries, nor would the
20 project result in the disruption or division of the physical arrangement of an
21 established community.

22 2. Mitigation.

23 No mitigation is required.

24 B. Aesthetics

25 1. Impacts.

26 Implementation of the project would not impact any designated scenic
27 highways, or substantially damage scenic resources, vistas, or view open to
28

1 the public. Additionally, the project would be required to comply with the
2 requirements of Riverside County Ordinance No. 655, and the project
3 Design Guidelines provided in SP308A1 to ensure that lighting impacts to
4 the Mount Palomar Observatory are minimized to the maximum feasible
5 extent and that significant lighting and glare impacts do not occur.

6 2. Mitigation.

7 No mitigation is required.

8 C. Agricultural Resources

9 1. Impacts.

10 Project implementation would not conflict with any existing agricultural use
11 or a Williamson Act Contract. Mandatory compliance with Riverside
12 County Ordinance No. 625 would ensure that significant impacts associated
13 with the development of non-agricultural uses within 300 feet of
14 agriculturally zoned property are reduced to less than significant levels.
15 Project implementation would not involve other changes in the existing
16 environment which, due to their location or nature, could result in the
17 conversion of farmland to a non-agricultural use.

18 2. Mitigation.

19 No mitigation is required.

20 D. Air Quality (Air Quality Plan Consistency)

21 1. Impacts.

22 The project would be consistent with the land use designations of the
23 Riverside County General Plan, and therefore would not conflict with the
24 SCAQMD Air Quality Management Plan.

25 2. Mitigation.

26 No mitigation is required.

27 E. Air Quality (Sensitive Receptors)

1 1. Impacts.

2 The project does not propose any land uses that are considered to be point
3 source emitters; as such, the project would not expose sensitive receptors
4 which are located within 1.0 mile of the project site to substantial point
5 source emissions. In addition, no substantial point source emitters occur
6 within one mile of the proposed sensitive receptors on-site.

7 2. Mitigation.

8 No mitigation is required.

9 F. Air Quality (Objectionable Odors)

10 1. Impacts.

11 The project would not result in the creation of objectionable odors affecting
12 a substantial number of people. The sewage package treatment plant on-site
13 is the only potential source of odors, but the design of the facility
14 incorporates measures to preclude significant odor impacts.

15 2. Mitigation.

16 No mitigation is required.

17 G. Biological Resources (MSHCP Consistency)

18 1. Impacts.

19 The project would be consistent with the MSHCP Criteria Area Reserve
20 Requirements in that the project would dedicate open space areas in a
21 manner consistent with MSHCP requirements. Project implementation
22 would result in impacts to approximately 1.3 acres of riparian/riverine
23 habitats (on- and off-site), which are protected habitat types under the
24 MSHCP. Project implementation also would result in impacts to
25 approximately 0.5-acre of Oak Woodland habitat. The project also has the
26 potential to result in indirect impacts to riparian/riverine areas. Although
27 EIR No. 453 identifies impacts to the small-flowered microseris (5,000
28

1 individuals); however based on field visits conducted by PCR in August
2 2009, it was determined that the approximately 5,000 small-flowered
3 microseris individuals previously identified as occurring on-site no longer
4 are present due to a lack of suitable habitat (as discussed in the Final EIR).
5 Additionally, although this species is identified as a Planning Species
6 associated with Subunit 3 – Gavilan West of the Lake Mathews/Woodcrest
7 Area Plan, the MSHCP assumes that the Gavilan Hills site would result in
8 Incidental Take of this species, as identified in Table 9-2 of the MSHCP.
9 Therefore, due to the lack of suitable habitat, it is assumed that small-
10 flowered microseris no longer occurs on-site. Even if some individuals did
11 occur on-site, such Incidental Take would be permissible pursuant to the
12 MSHCP. The project also would impact approximately 4.2% of the on-site
13 population of long-spined spineflower, although impacts to this species do
14 not represent a conflict with the MSHCP. Project impacts to 29% of the
15 3,460 individuals of Palmer’s grappling hook occurring on-site also would
16 be consistent with Table 9-2 of the MSHCP. Project impacts to Parry’s
17 spineflower and paniculate tarplant would not threaten the regional
18 population of the species and are therefore found to be consistent with the
19 MSHCP requirements. In addition, implementation of the project would
20 result in direct impacts to approximately 9% of the on-site habitat
21 potentially providing for the long-term conservation value for the burrowing
22 owl, which would be consistent with the requirements of MSHCP Section
23 6.3.2 requiring the conservation of no less than 90% of on-site habitat
24 providing for the long-term conservation value of the species.
25

26 2. Mitigation.

27 The project has been modified to mitigate or avoid the potentially
28 significant impacts by the following mitigation measures, which are hereby

1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

- 3 a. Prior to the issuance of clearing or grading permits, the project
4 applicant shall pay Local Development Mitigation Fees (per County
5 Ordinance No. 810.2) for implementation of the MSHCP.
- 6 b. Impacts to southern willow scrub and willow scrub/Mexican
7 elderberry riparian habitat shall be mitigated through the preparation
8 of a 5-year Habitat Mitigation and Monitoring Plan. The plan shall
9 include on-site creation, restoration, and/or enhancement of riparian
10 habitat at a ratio of at least 2:1. In the event the study area does not
11 support sufficient area to create, enhance, and/or restore an adequate
12 amount, off-site creation, restoration, and/or enhancement be
13 necessary to achieve the required 2:1 ratio.
- 14 c. Invasive plant species listed in Section 6.1.4 of the MSHCP and in
15 the "California Exotic Pest Plant Council, List of Most Invasive
16 Wildland Pest Plants" shall be prohibited in the project area. The
17 project's CC&R's shall specifically prohibit the planting of these
18 species by future owners and occupants of the project.
- 19 d. The project shall comply with all applicable standards, regulations
20 and guidelines of the EPA, State, County and local agencies related
21 to the storage, use, and disposal of hazardous waste such that no
22 toxics impacts would occur to the MSHCP Conservation Area.
- 23 e. All grading and construction shall adhere to the Standard Best
24 Management Practices outlined in Appendix C of the MSHCP.
- 25 f. The project's CC&R's shall include limitations on the use of
26 landscape fertilization overspray and runoff to avoid toxin impacts
27 to the MSHCP Criteria Area.
28

- 1 g. Land uses located adjacent to the MSHCP Conservation Area that use
 2 chemicals or generate byproducts that are potentially toxic or adversely
 3 affect wildlife species, habitat or water quality shall incorporate
 4 measures to ensure that application of such chemicals does not result in
 5 discharge to the MSHCP Conservation Area.
- 6 h. The project shall comply with permitting and other regulations of the
 7 U.S. Army Corps of Engineers, California Department of Fish and
 8 Game and the Regional Water Quality Control Board relative to water
 9 quality to prevent the release of toxins, chemicals, petroleum products,
 10 exotic plant material or other elements into the MSHCP Conservation
 11 Area that have the potential to harm biological resources during
 12 construction..
- 13 i. Prior to issuance of grading permits, any oak tree determined to be
 14 located within either the limits of grading or significantly affected by
 15 the proposed fuel modification zones shall be replaced on site using the
 16 ratios provided below in the following table entitled, *Oak Tree*
 17 *Replacement Ratios*.

Oak Tree Replacement Ratios

DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL
<5 in.	3:1
5-12 in.	5:1
12-36 in.	10:1
>36 in.	20:1

22 H. Biological Resources (Sensitive Plant and Animal Species and Sensitive Vegetation
 23 Communities)

24 1. Impacts.

25 Project implementation would result in impacts to endangered, threatened,
 26 candidate, sensitive, and special status species, including Stephens'
 27 kangaroo rat, burrowing owl, nesting birds, and coastal California
 28

1 gnatcatcher, if these species are present in disturbance areas at the time of
2 clearing and grading. Implementation of the project would impact 35.9
3 acres of sensitive upland communities on-site, including black sage scrub,
4 Riversidean sage scrub, mixed sage scrub, mixed sage scrub/juniper
5 woodland, and chamise sage scrub. Impacts to sensitive upland scrub
6 communities would be considered significant and mitigation would be
7 required. The project would also impact sensitive riparian habitat on-site
8 and within the off-site impact area in association with the realignment of
9 Gavilan Road. Approximately 6.0 acres of southern willow scrub and
10 southern willow scrub/mixed sage scrub would be impacted on-site and
11 approximately 0.6-acre of willow scrub/Mexican elderberry would be
12 impacted off-site. Both on- and off-site impacts to sensitive riparian
13 habitats would be considered significant.

14 2. Mitigation.

15 The project has been modified to mitigate or avoid the potentially
16 significant impacts by the following mitigation measures, which are hereby
17 adopted and will be implemented as provided in the Mitigation, Monitoring,
18 and Reporting Program.

- 19 a. Pursuant to Condition No. 5b of the Federal Fish and Wildlife
20 Permit TE-088609-0 issued in conjunction with the Western
21 Riverside County MSHCP, no grading permit may be issued
22 between March 1 and August 15 of any given year unless the
23 applicant for said grading permit provides written documentation to
24 the County Biologist indicating that a focused survey of the project
25 site has been conducted by a permitted biologist and confirms that
26 habitat occupied by the coastal California gnatcatcher does not exist
27 on said site.
28

- 1 b. Prior to the issuance of grading permits, impacts to Stephens'
2 kangaroo rat shall be mitigated through payment of fees in
3 accordance with the Habitat Conservation Program (HCP) for
4 Western Riverside County as approved by the US Fish and Wildlife
5 Service and the California Department of Fish and Game.
- 6 c. During the nesting season and prior to initial vegetation clearing, a
7 qualified biologist shall conduct initial surveys for burrowing owls
8 to determine the status of the burrowing owl on-site. Thirty days
9 prior to vegetation clearing, pre-construction surveys shall be
10 conducted on-site pursuant to Riverside County's 30-day Pre-
11 Construction Burrowing Owl Survey Report Format (August 17,
12 2006). The surveying biologist shall submit a report to the
13 Riverside County Environmental Programs Department (EPD)
14 documenting the results of the 30-day pre-construction survey for
15 review and approval by the EPD. If burrowing owl individuals are
16 detected on-site as part of the pre-construction survey during the
17 breeding season (February 1 through August 31), the burrows shall
18 be avoided until the end of the breeding season or until a
19 determination is made by a qualified biologist that (1) the birds have
20 not begun egg-laying and incubation or (2) that juveniles from the
21 occupied burrows are foraging independently and are capable of
22 independent survival. If neither of these determinations can be
23 made, the burrow site, along with a 6.5 acre buffer (to provide for
24 foraging habitat), shall be avoided until the end of the breeding
25 cycle as determined by the biological monitor.
- 26
27 d. Any destruction of burrowing owl burrows outside of the breeding
28 season (September 1 – January 31) shall be in accordance with the

1 California Burrowing Owl Consortium (CBOC) guidelines and may
2 include passive relocation of any resident owls. Prior to destruction
3 of any burrow, two natural or artificial burrows shall be provided for
4 each burrow impacted by the project. All burrows shall be
5 excavated using hand tools and refilled to prevent reoccupation.

6 e. To ensure that no active nests are disturbed during clearing and
7 grading, vegetative removal activities shall be scheduled outside of
8 nesting seasons (February 15 – August 15).

9 f. In the event initial vegetation removal occurs during the nesting
10 season (August 16 – February 14), all suitable habitat shall be
11 thoroughly surveyed for the presence of nesting birds by a qualified
12 biologist prior to commencement of clearing activities. If any active
13 nests are detected, a buffer of at least 100 feet (300 feet for raptors)
14 will be delineated, flagged, and avoided until the nesting cycle is
15 complete as determined by the biological monitor to minimize
16 impacts.

17 g. In the event initial vegetation removal within 300 feet of any oak
18 tree occurs during the nesting season (August 16 – February 14), all
19 suitable habitat shall be thoroughly surveyed for the presence of
20 nesting raptors. If any active raptor nests are identified, a buffer of
21 at least 300 feet will be delineated, flagged, and avoided until the
22 nesting cycle is complete, as determined by the biological monitor,
23 to minimize impacts.

24 h. Prior to the issuance of a grading permit, a Construction Runoff
25 Management Plan shall be developed that addresses management of
26 erosion and minimization of transport of eroded material into the
27 stream system. Best management practices shall be installed and
28

1 maintained by the construction supervisor to prevent the degradation of
2 receiving waters downstream.

3 I. Biological Resources (Wildlife Movement)

4 1. Impacts.

5 Implementation of the project would provide for a north-south regional
6 wildlife movement corridor that is consistent with the MSHCP, and the
7 project would not result in a substantial change to existing wildlife
8 movement routes within the western portions of the site; accordingly,
9 impacts to wildlife movement corridors would not occur with project
10 implementation.

11 2. Mitigation.

12 No mitigation is required.

13 J. Biological Resources (Federally Protected Wetlands)

14 1. Impacts.

15 Project implementation would result in impacts to 7,419 linear feet of
16 streambed on-site and within the off-site impact area, 1.3 acres of state-
17 regulated streambed and associated riparian habitat on-site and within
18 off-site impact areas. In addition, project implementation would impact
19 0.50 acres of federally-regulated waters, including 0.1-acre of federal
20 wetlands. Impacts to these resources would be considered significant.

21 2. Mitigation.

22 The project has been modified to mitigate or avoid the potentially
23 significant impacts by the following mitigation measures, which are hereby
24 adopted and will be implemented as provided in the Mitigation, Monitoring,
25 and Reporting Program.

- 26
27 a. The project shall comply with Mitigation Measure 4.5.1, which
28 requires the following: "Prior to the issuance of clearing or grading

1 permits, the project applicant shall pay Local Development
2 Mitigation Fees (per County Ordinance No. 810.2) for
3 implementation of the MSHCP.”

- 4 b. The project shall comply with Mitigation Measure 4.5-2, which
5 requires the following: “Impacts to southern willow scrub and
6 willow scrub/Mexican elderberry riparian habitat shall be mitigated
7 through the preparation of a 5-year Habitat Mitigation and
8 Monitoring Plan. The plan shall include on-site creation,
9 restoration, and/or enhancement of riparian habitat at a ratio of at
10 least 2:1. In the event the study area does not support sufficient area
11 to create, enhance, and/or restore an adequate amount, off-site
12 creation, restoration, and/or enhancement be necessary to achieve
13 the required 2:1 ratio.”
- 14 c. Prior to the issuance of a grading permit, the applicant shall obtain
15 certification under Section 401 of the Clean Water Act from the
16 Regional Water Quality Control Board (RWQCB). The RWQCB
17 requires restrictions to control urban runoff from the site, requires
18 on-site treatment of runoff to improve water quality, and imposes
19 Best Management Practices (BMPs) on the construction.
- 20 d. Prior to the issuance of a grading permit, the applicant shall obtain a
21 permit under Section 404 of the Clean Water Act from the U.S.
22 Army Corps of Engineers (ACOE). The ACOE has a no net loss
23 policy which requires that any unavoidable impacts to wetland
24 values and functions be replaced. Replacement of ACOE
25 jurisdictional waters and wetlands is required to occur at a ratio no
26 less than 1:1.
27
28

- 1 e. Prior to the issuance of a grading permit, the applicant shall consult
 2 with the California Department of Fish and Game to obtain any
 3 required streambed alteration agreement pursuant to CDFG Code
 4 Section 1600. Restoration and enhancement of CDFG jurisdictional
 5 streambed and associated riparian habitat is required to occur on-site
 6 at a ratio no less than 3:1.
- 7 f. The project shall comply with Mitigation Measure 4.5-20, which
 8 requires the following: “Prior to issuance of grading permits, any
 9 oak tree determined to be located within either the limits of grading
 10 or significantly affected by the proposed fuel modification zones
 11 shall be replaced on site using the ratios provided in the following
 12 table, entitled, *Oak Tree Replacement Ratios*.

13 *Oak Tree Replacement Ratios*

DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL
<5 in.	3:1
5-12 in.	5:1
12-36 in.	10:1
>36 in.	20:1

14
 15
 16
 17
 18 K. Biological Resources (County’s Oak Tree Management Guidelines)

19 1. Impacts.

20 Project implementation would result in significant impacts to 5 oak trees
 21 regulated by Riverside County’s Oak Tree Management Guidelines.

22 2. Mitigation.

23 The project has been modified to mitigate or avoid the potentially
 24 significant impacts by the following mitigation measures, which are hereby
 25 adopted and will be implemented as provided in the Mitigation, Monitoring,
 26 and Reporting Program.

- 1 a. Prior to issuance of grading permits, any oak tree determined to be
2 located within either the limits of grading or significantly affected
3 by the proposed fuel modification zones shall be replaced on site
4 using the ratios provided below.

5 *Oak Tree Replacement Ratios*

6 DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL
7 <5 in.	3:1
8 5-12 in.	5:1
12-36 in.	10:1
>36 in.	20:1

- 9 b. The oak woodland adjacent to the limits of grading in the
10 northwestern portion of Gavilan Hills West shall be fenced off to
11 prevent construction equipment operating within the dripline or
12 protected zone (as defined in the Riverside County Oak Tree
13 Management Guidelines), whichever is greater
14 c. Where individual oak trees are to be preserved on individual lots
15 within an open space conservation easement, notice shall be given to
16 prospective buyers of said lots that disturbance to or removal of the
17 existing oak tree(s) is prohibited.

18 L. Circulation and Traffic (Street System Capacity)

19 1. Impacts.

20 Implementation of the project would result in cumulatively significant
21 impacts to numerous off-site intersections during the near- and long-term
22 scenarios.

23 2. Mitigation.

24 The project has been modified to mitigate or avoid these potentially
25 significant impacts by the following mitigation measures, which are hereby
26 adopted and will be implemented as provided in the Mitigation, Monitoring,
27 and Reporting Program.
28

1 a. Prior to the issuance of building permits for any phase of the project,
2 the project applicant or master developer shall participate in the
3 following funding programs to address cumulative traffic impacts in
4 the project's study area via the payment of fees and/or in-lieu
5 construction of necessary improvements with fee credit eligibility:
6 Transportation Uniform Mitigation Fees (TUMF); Traffic Signal
7 Mitigation Program fees; additional roadway program fees, if
8 applicable; and Development Impact Fees (DIF).

9 M. Circulation and Traffic (Parking Requirements)

10 1. Impacts.

11 As a standard condition of project approval, the County will require the
12 provision of on-site parking for all proposed land uses in accordance with
13 the parking requirements specified in the Specific Plan Zoning Ordinance.

14 No impact would occur.

15 2. Mitigation.

16 No mitigation is required.

17 N. Circulation and Traffic (Congestion Management Agency)

18 1. Impacts.

19 Other than significant cumulative impacts that would be reduced to below a
20 level of significance through mandatory payment of TUMF fees, and
21 cumulatively significant and unavoidable impacts to area freeway segments,
22 Project implementation would not exceed any additional level of service
23 standards established by the County Congestion Management Agency.

24 2. Mitigation.

25 No mitigation is required.

26 O. Circulation and Traffic (Airports)

27 1. Impacts.

1 The site is not located in proximity to an airport or within an airport
2 influence area or safety zone; no impact would occur.

3 2. Mitigation.

4 No mitigation is required.

5 P. Circulation and Traffic (Waterborne, Rail, and Air Traffic)

6 1. Impacts.

7 The project would not have an impact on waterborne, rail, or air traffic.

8 2. Mitigation.

9 No mitigation is required.

10 Q. Circulation and Traffic (Design Features)

11 1. Impacts.

12 No unsafe design features are proposed by the project. The project would
13 not introduce incompatible uses to the traffic in the area.

14 2. Mitigation.

15 No mitigation is required.

16 R. Circulation and Traffic (Road Maintenance)

17 1. Impacts.

18 Maintenance of the roadway facilities proposed by the project would not
19 result in any significant impacts to the environment other than those which
20 have been identified in other portions of this EIR.

21 2. Mitigation.

22 No mitigation is required.

23 S. Circulation and Traffic (Construction-Related Impacts)

24 1. Impacts.

25 Project construction would not result in short-term interruptions to traffic.

26 2. Mitigation.

27 No mitigation is required.
28

1 T. Circulation and Traffic (Emergency Access)

2 1. Impacts.

3 Project implementation would result in new residential structures, parks,
4 and a school, and adequate emergency access to the site would be provided.

5 2. Mitigation.

6 No mitigation is required.

7 U. Circulation and Traffic (Alternative Transportation)

8 1. Impacts.

9 The project would not conflict with adopted policies supporting alternative
10 transportation.

11 2. Mitigation.

12 No mitigation is required.

13 V. Cultural Resources (Historical Resources)

14 1. Impacts.

15 No historical resources are present on the project site that could be impacted
16 by project development.

17 2. Mitigation.

18 No mitigation is required.

19 W. Cultural Resources (Undiscovered Buried Resources and Religious and Sacred Uses)

20 1. Impacts.

21 Implementation of the project could result in significant direct impacts to
22 previously undiscovered buried resources during ground disturbing
23 activities associated with project construction. In addition, religious or
24 sacred artifacts are not known to be present on the property; nonetheless,
25 religious or sacred artifacts have the potential to be uncovered during
26 grading and excavation activities.

27 2. Mitigation.

1 The project has been modified to mitigate or avoid the potentially
2 significant impacts by the following mitigation measures, which are hereby
3 adopted and will be implemented as provided in the Mitigation, Monitoring,
4 and Reporting Program.

5 a. Because of the large number of observed cultural resources within
6 the project site and the fact that past uses or dense ground cover in
7 the drainage areas may have masked additional sites, all brushing
8 and grading within the project area shall be monitored by the Project
9 Archaeologist and Pechanga Tribal monitors. The monitoring of the
10 brushing and grading shall be conducted by one or more
11 archaeologists and Pechanga Tribal monitors, as dictated by the size
12 of the grading operation. All utility excavations, road grading, or
13 brush removal must be coordinated with the p[roject Archaeologist
14 and Pechanga Tribes. Any known resources which are graded must
15 be intensively monitored during grading to ensure that any important
16 sites, features, isolates, or deposits are treated appropriately. Should
17 any resources be encountered during the monitoring of the brushing
18 and grading which were not previously recorded, the action will be
19 temporarily halted or redirected to another area while the nature of
20 the discovery is evaluated, in consultation with the Pechanga Tribe.
21 Any resources that may be encountered will require testing to
22 determine their significance. If the Lead Agency determines that a
23 resource is significant, then appropriate mitigation measures will be
24 determined by the Lead Agency, in consultation with the Project
25 Applicant and the Pechanga Tribe.

26
27 b. Prior to grading permit issuance, the applicant shall provide the
28 Planning Director evidence of a fully executed agreement with the

1 Pechanga Tribe that addresses the treatment and disposition of all
2 cultural resources impacted as a result of the project, as well as tribal
3 monitoring. The landowner agrees to relinquish ownership of all
4 cultural resources, including all Luiseño sacred items, burial goods,
5 and all archaeological artifacts that are found on the project area to
6 the Pechanga Band of Luiseño Indians for proper treatment and
7 disposition.

8 c. The portions of CA-RIV-2676, 5970, 6989, and 6992 located within
9 areas proposed as Open Space Conservation or Reserve/Park by
10 Specific Plan No. 308 shall be protected from project impacts,
11 avoided, and preserved in place in an open space easement with an
12 adequate buffer surrounding the site or other measures as necessary
13 to prevent disturbances to these areas, or as otherwise agreed upon
14 with the Pechanga Tribe. The open space easement must include
15 language that will prohibit any type of surface modification to the
16 site or intrusion into the site and the site buffer by grading,
17 trenching, or other development-related activities and
18 improvements. In addition, specific terms and conditions shall be
19 placed on the open space designation to prohibit pedestrian access,
20 including a requirement that deterrent plants and landscaping shall
21 be planted in the open space easement.

22
23 d. Prior to any grading at or near culturally significant areas, the
24 Developer shall meet and confer with the Pechanga Tribe to develop
25 an appropriate controlled grading plan. The purpose of the
26 controlled grading at and around the site is to afford the opportunity
27 to determine whether any subsurface resources are associated with
28 the site and, if so, the significance of any such resources. All such

1 controlled grading shall be monitored according to the provisions of
2 the Agreement required in Mitigation Measure 4.7-1 and in
3 accordance with Mitigation Measure 4.7-2.

4 e. All sacred sites, should they be encountered within the project area,
5 shall be avoided and preserved as the preferred mitigation, if
6 feasible. If preservation in place is not feasible due to the location
7 of such sites within the development area, then mitigation for such
8 sites shall occur as described under Mitigation Measure 4.7-1.

9 f. Sites CA-RIV-7003, 7005, 6988, 6990, 6983, and 5969 shall be
10 protected as much as possible from project impacts, avoided and
11 preserved as much as possible in place in an open space easement
12 with an adequate buffer surrounding the site. The open space
13 easement must include language that will prohibit any type of
14 surface modification to the site or intrusion into the site and the site
15 buffer by grading, trenching, or other development-related activities
16 and improvements. In addition, specific terms and conditions shall
17 be placed on the open space designation to prohibit pedestrian
18 access, including a requirement that deterrent plants and landscaping
19 shall be planted in the open space easement.

20 X. Cultural Resources (Human Remains)

21 1. Impacts.

22 Human remains are not known to be present on the property; nonetheless,
23 human remains have the potential to be uncovered during grading and
24 excavation activities.

25 2. Mitigation.

26 The project has been modified to mitigate or avoid the potentially
27 significant impacts by the following mitigation measures, which are hereby
28

1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

- 3 a. In the event that human remains are encountered, all work shall stop
4 in the area in which the find(s) are present. Standard procedures for
5 such discoveries will be implemented, including notification of the
6 Riverside County Coroner's Office, the County of Riverside, and the
7 Native American Heritage Commission in Sacramento, and
8 Pechanga Tribe representatives. The Native American
9 representative and the County of Riverside will be consulted to
10 determine a preferred course of action and the burial and/or human
11 remains will be treated accordingly.

12 Y. Cultural Resources (Paleontological Resources)

13 1. Impacts.

14 Implementation of the project could result in significant direct impacts to
15 previously undiscovered paleontological resources during ground disturbing
16 activities associated with project construction.

17 2. Mitigation.

18 The project has been modified to mitigate or avoid the potentially
19 significant impacts by the following mitigation measures, which are hereby
20 adopted and will be implemented as provided in the Mitigation, Monitoring,
21 and Reporting Program.

- 22 a. Prior to the recordation of the first final tract map and/or issuance of
23 the first grading permit, the applicant shall provide a letter of
24 verification to the County of Riverside stating that a qualified
25 paleontologist has been retained to implement the paleontological
26 monitoring program.
27
28

- 1 i. The qualified paleontologist shall attend any preconstruction
2 meetings to make comments and/or suggestions concerning
3 the paleontological monitoring program with the
4 construction manager.
- 5 ii. The qualified paleontological monitor shall be present on site
6 full-time during the grading of all Pleistocene or older
7 alluvial valley deposits. The location of these deposits shall
8 be noted on all project grading plans. The paleontological
9 monitor shall possess copies of the site's paleontological
10 report, geologic map, and the grading plan during on-site
11 monitoring. The paleontological monitor shall have the
12 authority to reduce the duration and intensity of monitoring
13 if subsurface geologic conditions warrant less intense effort.
14 Monitoring may be reduced if the Pleistocene or older
15 alluvial valley deposits are determined upon exposure and
16 examination by the qualified paleontological monitor to have
17 low potential to contain fossil resources.
- 18 iii. When requested by the paleontologist, the project Engineer
19 shall divert, direct or temporarily halt ground disturbance
20 activities in the area of discovery to allow evaluation of
21 potentially significant paleontological resources. The
22 monitor shall be equipped to speedily collect specimens if
23 they are encountered. The significance of the discovered
24 resources shall be determined by the paleontologist and a
25 plan shall be developed for collection and study.
- 26 iv. Discovered fossils or samples of such fossils shall be
27 collected by the paleontological monitor, with assistance if
28

1 necessary. Fossils recovered shall be cleaned and prepared
2 to allow for identification. Specimens recovered shall be
3 donated to a qualified scientific institution for preservation
4 and study.

- 5 v. A monitoring results report and/or evaluation report, if
6 appropriate, which describes the results, analysis, and
7 conclusions of the paleontological monitoring program (with
8 appropriate graphics) shall be submitted to the County of
9 Riverside.

10 Z. Geology and Soils

11 1. Impacts.

12 No active faults are located on the project site, and the project site is not
13 located within an Earthquake Hazard Zone. However, a significant impact
14 could occur due to the rupture of a known earthquake fault within the
15 project vicinity which could result in property loss, injury, or death. Due to
16 the shallow depths to bedrock on the project site, impacts associated with
17 liquefaction and ground subsidence would be less than significant. Portions
18 of the site contain soils that are characterized as low-density and potentially
19 collapsible. Risks presented by seiches, tsunamis, mudflow, and volcanoes
20 are considered remote or non-existent. The project would maintain the
21 topographic character of the site and comply with Riverside County
22 Grading Standards; therefore, significant impacts to landform would not
23 occur. Although the project would construct manufactured slopes higher
24 than 10 vertical feet, compliance with the site-specific geotechnical
25 recommendations would ensure that proposed slopes exceed the minimum
26 required factors of safety. As such, the potential for surficial failure would
27 be considered very remote. No subsurface sewer systems are present on the
28

1 site that could be adversely impacted by project implementation. Portions
2 of the site are underlain by soils with “medium” and “high” expansion
3 indices, which could result in substantial risks to life or property.

4 2. Mitigation.

5 The project has been modified to mitigate or avoid the potentially
6 significant impacts by the following mitigation measures, which are hereby
7 adopted and will be implemented as provided in the Mitigation, Monitoring,
8 and Reporting Program.

9 a. Prior to the issuance of grading permits and in compliance with the
10 requirements of Riverside County ordinances, a detailed design-
11 level geotechnical report(s) shall be submitted to the County’s
12 Engineering Division for review and approval concurrent with each
13 tract map or parcel map application. The report(s) shall identify and
14 address site-specific (a) underlying soil conditions (including
15 corrosive and expansive soil conditions), (b) liquefaction potential,
16 (c) seismic parameters and building requirements, and (d) slope
17 stability and rockfall hazards. The measures recommended in the
18 final geotechnical report(s) shall be identified on applicable grading
19 plans and shall be implemented to the satisfaction of the County
20 Geologist. Grading shall be performed in accordance with
21 applicable provisions of the Standard Grading Specifications
22 contained in the design-level geotechnical reports.

23
24 b. Prior to the issuance of a grading permit within any planning area or
25 grading phase of the Specific Plan, an overall Conceptual Grading
26 Plan for the planning area or grading phase in process shall be
27 submitted for Planning Department approval. The Grading Plan
28 shall be used as a guideline for subsequent detailed grading plans for

1 individual stages of development within that planning area or
2 grading phase, and shall include 1) techniques employed to prevent
3 erosion and sedimentation during and after the grading process, 2)
4 approximate time frames for grading, 3) identification of areas
5 which may be graded during high probability rain months (January
6 through March) and 4) preliminary pad and roadway elevations.

7 c. Where cut and fill slopes are created higher than three feet, detailed
8 Landscaping and Irrigation Plans shall be submitted to the Planning
9 Department prior to Grading Plan approval. The plans shall be
10 reviewed for type and density of ground cover, shrubs, and trees to
11 ensure that plant material would be effective as erosion control and
12 that all slopes would be landscaped per County Ordinance 457.

13 d. Graded, but undeveloped land shall be maintained weed-free and
14 planted with interim landscaping within 90 days of completion of
15 grading activities, unless building permits are obtained.

16 e. The project geotechnical engineer or his qualified representative
17 shall be notified at appropriate times to provide observation and
18 testing services during clearing operations and to verify compliance
19 with the recommendations made by the project geotechnical report.
20 In addition, any buried structures or unusual or adverse soil
21 conditions encountered that are not described or anticipated in the
22 geotechnical report prepared by LGC shall be brought to the
23 immediate attention of the geotechnical consultant.

24 f. All existing low-density and potentially collapsible soil materials,
25 such as loose manmade fill and alluvium, shall be removed to
26 underlying competent bedrock from each area to receive compacted
27 fill. Prior to placing structural fills, the exposed bottom surfaces in
28

1 each removal area shall first be scarified to a depth of 6 inches or
2 more, watered or air-dried as necessary to achieve near-optimum
3 moisture conditions, and then recompactd in-place to a minimum
4 relative compaction of 90 percent. Actual depths and horizontal
5 limits of any removals shall be determined during grading on the
6 basis of in-grading observations and testing performed by the project
7 geotechnical consultant and/or engineering geologist.

8 g. In the event import soils are needed to achieve final design grades,
9 all potential import materials shall be free of deleterious/oversize
10 materials, non-expansive, and approved by the project geotechnical
11 consultant prior to commencement of delivery onsite.

12 h. An observation of clearing operations, removal of unsuitable
13 surficial materials, and general grading procedures shall be
14 performed by the project geotechnical consultant or his
15 representative. Fill shall not be placed without prior approval from
16 the geotechnical consultant. The project geotechnical consultant or
17 his representative shall also be present on-site during all grading
18 operations to verify proper placement and adequate compaction of
19 all fill materials, as well as to verify compliance with the other
20 recommendations presented in the project geotechnical report.

21 i. The final design plans for the project shall incorporate, at a
22 minimum, the seismic design criteria, site development and grading
23 recommendations as presented in the geotechnical report. Final
24 seismic design criteria recommendations to be implemented by the
25 project shall be identified in the design-level report for each tract
26 map or parcel map.
27
28

1 j. Prior to issuance of a grading permit, the County shall verify that the
2 Grading Plan includes erosion and sediment control measures as
3 required by the project's NPDES Permit and SWPPP.

4 k. Slopes steeper than 2:1 or higher than ten feet shall be clearly
5 indicated on all grading plans. Such slopes must be determined to
6 be safe in the slope stability report prepared by the soils engineer or
7 engineering geologist. The slope stability report shall also contain
8 recommendations for landscaping and erosion control.

9 l. Potential brow ditches, terrace drains, or other minor swales,
10 determined necessary by the County of Riverside at future stages of
11 project review, shall be lined with natural erosion control materials
12 or concrete.

13 m. The locations of potentially compressible soils shall be identified on
14 all Grading Plans. Where development is proposed in areas of
15 compressible soils, deep foundation systems shall be used, or
16 compressible soils shall be completely overexcavated and
17 compacted.

18 AA. Hazards and Hazardous Materials

19 1. Impacts.

20 Removal of known onsite structures and disturbance of unknown subsurface
21 items and/or soils has the potential to contaminate the site with
22 hydrocarbons, metals, pesticides, and PCBs. The project site does not
23 contain any emergency facilities nor does it serve as an emergency
24 evacuation route. The project would maintain adequate emergency access
25 for emergency vehicles as required by the County. The project proposes a
26 K-8 school; however, residential common household chemicals are of such
27 a low concentration and volume that they pose no significant impacts to
28

1 human health and safety. The project site is not included on a list of
2 hazardous materials sites compiled pursuant to Government Code Section
3 65962.5. Therefore, a significant impact would not occur. Implementation
4 of the project could expose future residents and/or structures to a risk of
5 loss, injury, or death involving wildland fires.

6 2. Mitigation.

7 The project has been modified to mitigate or avoid the potentially
8 significant impacts by the following mitigation measures, which are hereby
9 adopted and will be implemented as provided in the Mitigation, Monitoring,
10 and Reporting Program.

11 a. All existing site improvements shall be disposed of off-site, in
12 accordance with current local, state, and federal disposal regulations.
13 Any petroleum contaminated materials, lead-based paints or
14 products, mercury, asbestos-containing materials and/or buried
15 trash/debris encountered during removal and/or grading shall be
16 evaluated by an experienced environmental consultant prior to
17 removal.

18 b. Users of hazardous materials such as paints, roofing materials and
19 solvents during construction shall comply with applicable federal,
20 state, and local regulation requiring elimination and reduction of
21 waste at the source by prevention of leakage, by segregation of
22 hazardous waste, and by process of materials change.

23 c. If the on-site school site receives State funding for acquisition or
24 construction, environmental review and oversight by the State of
25 California Department of Toxic Substances Control shall occur as
26 required by State law.
27
28

1 d. Prior to issuance of grading permits, the project applicant shall
2 conduct an additional site investigation (i.e., Phase II Investigation)
3 to determine the potential for contamination from hydrocarbons,
4 metals, pesticides, or PCBs associated with the above-ground
5 storage tank, wind machines, and equipment storage area. If the
6 results of this Phase II site investigation determine that on-site
7 contamination requires remediation, then mitigation measures will
8 be required to reduce those impacts to below a level of significance.
9 Mitigation measures would be determined through the Phase II
10 investigation process, and may consist of the following:

11 i. Removal and proper disposal of the contaminated material at
12 an approved facility under the direction of the County of
13 Riverside Department of Environmental Health.

14 ii. In-situ remediation by soil vapor extraction. This type of
15 mitigation may be used only if the in-situ soils are
16 determined to be favorable for soil vapor extraction.

17 iii. Removal and disposal of contaminated materials on-site (i.e.,
18 within proposed roadways). This mitigation measure may
19 only be used as a remedial measure for heavy hydrocarbons
20 (i.e., diesel or oil, as is typical of the equipment storage
21 areas), and only if approved by the County of Riverside
22 Department of Environmental Health.

23 e. In the event that any subsurface hazardous materials are found
24 during grading or construction, including soil and/or groundwater
25 contamination, all activity in the area of discovery and/or in an
26 appropriate radius of the area of discovery shall temporarily cease
27 and the County of Riverside Department of Environmental Health
28

1 shall be notified. Prior to the resumption of any construction
2 activity in the area of discovery, the site shall be deemed safe by the
3 appropriate entity prior to the resumption of grading and/or
4 constructions activities.

5 f. In the event that any under-ground storage tanks (USTs) are
6 discovered during grading or construction, all activity in the area of
7 discovery and/or in an appropriate radius of the area of discovery
8 shall temporarily cease until the situation can be evaluated by an
9 experienced environmental consultant. In the case that USTs are
10 discovered, they shall be removed and properly disposed of
11 according to the requirements of their contents.

12 g. If soil is to be imported or exported to or from the site during
13 grading or other construction activities, the transported soil shall be
14 sampled for contaminants prior to use or disposal. Exported soil, if
15 contaminated, shall be handled in accordance with prevailing
16 environmental laws and regulations, including Land Disposal
17 Restrictions, if applicable.

18 h. The Master Developer shall supply a copy of the "Homeowner's and
19 Renter's Guide to Residential Environmental Hazards," to all
20 residential home purchasers and tenants in the project. The
21 document is available through a member of the California
22 Association of Realtors (CAR).

23 i. Prior to issuance of building permits for structures adjacent to
24 natural open space, the project applicant or Master Developer shall
25 prepare a fire protection plan consistent with the requirements of the
26 Gavilan Hills Estates Specific Plan, subject to review and approval
27 by the Riverside County Fire Department. Building permit plot
28

1 plans shall call-out all lots that require special fuel modification
2 zones due to site constraints, and shall list enhanced fuel
3 modification activities required for each respective lot.

4 BB. Hydrology and Water Quality

5 1. Impacts.

6 Implementation of the project would not substantially alter drainage
7 patterns on-site and would not increase the risk of erosion, siltation, or
8 flooding on- or off-site. Additionally, implementation of the project would
9 not substantially alter the rate or amount of surface runoff, as compared to
10 the existing condition, and would not exceed the available capacity of
11 existing or planned stormwater drainage systems. The project would not
12 deplete groundwater resources or prevent the recharge of local aquifers.
13 The project site is not located within a mapped 100-year flood zone hazard
14 or dam inundation area. The project would result in a significant direct
15 impact to water quality in the absence of Construction BMPs.

16 2. Mitigation.

17 The project has been modified to mitigate or avoid the potentially
18 significant impacts by the following mitigation measures, which are hereby
19 adopted and will be implemented as provided in the Mitigation, Monitoring,
20 and Reporting Program.

- 21 a. Proposed grading and drainage improvements shall conform to
22 Section 2907 and 7012 of the Uniform Building Code (UBC).
- 23 b. Drainage and flood control facilities and improvements shall be
24 provided in accordance with Riverside County Flood Control and
25 Water Conservation District requirements.
- 26 c. Prior to issuance of a grading permit, the project shall obtain
27 coverage under the General Permit for Stormwater Discharges
28

1 Associated with Construction Activities (Order No. 99-08-DWQ,
2 NPDES Permit No. CAS 000002).

3 d. Prior to the issuance of grading permits, the project applicant or
4 master developer shall prepare a Stormwater Pollution Prevention
5 Program (SWPPP) which identifies potential on-site pollutants and
6 provides for an effective combination of erosion control and
7 sediment control measures to reduce or eliminate discharge of
8 pollutants to surface water from storm water and non-storm water
9 discharges during construction activities.

10 e. Prior to the first building permit final inspection, the County shall
11 verify that the project's CC&R's contain any activity restrictions
12 and property owner education awareness materials for water quality,
13 as specified in the project's Water Quality Management Plan.

14 CC. Noise

15 1. Impacts.

16 No stationary noise sources are proposed. The addition of project vehicle
17 traffic to surrounding roadways would not result in noise increases greater
18 than 3 dBA for either the year 2010 or General Plan buildout scenarios.
19 Development of the project would not expose people to significant levels of
20 groundborne vibrations or noise. The project would result in temporary
21 increases in ambient noise levels in the project vicinity due to project-
22 related construction activities. The project would expose residences
23 immediately adjacent to the proposed school site to exterior noise levels that
24 could exceed 65 dBA Ldn. In addition, the project may expose residences
25 to internal noise levels that exceed 45 dBA Ldn.

26 2. Mitigation.

1 The project has been modified to mitigate or avoid the potentially
2 significant impacts by the following mitigation measures, which are hereby
3 adopted and will be implemented as provided in the Mitigation, Monitoring,
4 and Reporting Program.

5 a. During all project site excavation and grading on-site, the
6 construction contractors shall equip all construction equipment,
7 fixed or mobile, with properly operating and maintained mufflers,
8 consistent with manufacturers' standards. The construction
9 contractor shall place all stationary construction equipment so that
10 emitted noise is directed away from the noise sensitive receptors
11 nearest the project site.

12 b. The construction contractor shall locate all stationary construction
13 equipment a minimum of 300 feet from noise sensitive areas during
14 all project construction.

15 c. The construction contractor shall limit all construction-related
16 activities that would result in high noise levels between the hours of
17 8:00 a.m. and 6:00 p.m. Monday through Saturday. No construction
18 shall be allowed on Sundays and public holidays.

19 d. The construction contractor shall limit haul truck deliveries to the
20 same hours specified for construction equipment. To the extent
21 feasible, haul routes shall not pass sensitive land uses or residential
22 dwellings.

23 e. In the event that the CNUSD develops PA 10 as a school site, a 6-
24 foot privacy wall shall be provided along the perimeter of the school
25 site where it abuts with adjacent residential development, unless a
26 subsequent noise analysis is conducted to demonstrate that the
27
28

1 County's exterior noise standard of 65 dBA can be achieved on all
2 adjacent residential lots.

- 3 f. Prior to the issuance of a building permit, a noise study shall be
4 prepared to demonstrate that interior noise levels are reduced to 45
5 dBA Ldn or less. The noise study shall be reviewed and approved
6 by the Riverside County Department of Industrial Hygiene.

7 DD. Population and Housing

8 1. Impacts.

9 Implementation of the project would not induce substantial population
10 growth in the area, either directly or indirectly, beyond the growth
11 anticipated by the County General Plan. In addition, utility extensions
12 would not be required to serve the project, and proposed roadway
13 improvements would not result in substantial growth in the area.

14 2. Mitigation.

15 No mitigation is required.

16 EE. Public Facilities

17 1. Impacts.

18 With mandatory compliance with County Ordinance No. 659 and California
19 State Senate Bill 50, implementation of the project would not result in a
20 significant impact to fire protection services, sheriff services, school
21 facilities, library services, and health services. Ultimate project
22 development would result in an increased demand for solid waste services.
23 Impacts to public facilities and services are identified as significant
24 cumulative impacts.

25 2. Mitigation.

26 The project has been modified to mitigate or avoid the potentially
27 significant impacts by the following mitigation measures, which are hereby
28

1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

- 3 a. Prior to building permit final inspection, the project applicant shall
4 participate in established County-wide programs to reduce solid
5 waste generation.
- 6 b. The master Homeowners' Association and/or landscape
7 maintenance district or association shall either mulch (shred and
8 leave on landscaped areas), compost on-site, or separate from other
9 types of waste to send to a composting facility within the local area,
10 green waste (i.e., trimmings from grass, shrubs, or trees) from
11 common project landscaped areas and the community park.
- 12 c. The project developer shall pursue and implement any available and
13 feasible source reduction programs for the disposal of construction
14 materials to the satisfaction of the Riverside County Waste
15 Management Department.

16 FF. Recreation

17 1. Impacts.

18 Impacts associated with on-site park development are evaluated and
19 mitigated for throughout EIR No. 453. The project would place an
20 incremental demand in usage on off-site recreational facilities, but such
21 demand is not expected to be significant enough to cause physical
22 deterioration of the facilities. The project proposes to construct on-site
23 recreational facilities and trails that exceed the minimum County
24 requirements. The trail system proposed by the project would accommodate
25 the recreational trail needs generated by the project. Significant impacts
26 associated with Recreation would not occur.

27 2. Mitigation.

28

1 No mitigation is required.

2 GG. Utilities and Service Systems

3 1. Impacts.

4 Implementation of the project would not require the construction of new
5 facilities or the expansion of existing facilities to provide adequate service
6 to the site, other than the construction of on-site facilities which are
7 evaluated throughout EIR No. 453 and, where impacts are identified,
8 mitigation is proposed to reduce the impacts to less than significant levels.
9 In addition, the project would not exceed the available supply of water
10 resources. Implementation of the project would be consistent with all
11 applicable energy conservation measures. Significant impacts associated
12 with Utilities and Service Systems would not occur.

13 2. Mitigation.

14 No mitigation is required.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
16 potentially resulting from the project's approval cannot be fully mitigated and will be only partially
17 avoided or lessened by the mitigation measures hereinafter specified; a statement of overriding findings is
18 therefore included herein:

19 A. Agricultural Resources (Conversion of Farmland)

20 1. Impacts.

21 Implementation of the project would convert approximately 142.7 acres of
22 land designated as Unique Farmland and approximately 60.2 acres of land
23 designated as Statewide Important Farmland to non-agricultural use.

24 2. Mitigation.

25 The project has been modified to mitigate or avoid the potentially
26 significant impacts by the following mitigation measures, which are hereby
27

1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

- 3 a. The project is required to comply with Riverside County Ordinance
4 No. 625.1. Other than the compliance with this ordinance, there are
5 no feasible mitigation measures for impacts associated with the
6 conversion of designated important farmland to non-agricultural
7 uses. No agricultural mitigation banks exist in Riverside County
8 and in an opinion issued on the County's General Plan EIR (October
9 2, 2003), the County found that an agricultural land mitigation bank
10 is not a valid form of mitigation for farmland conversion impacts.

11 B. Air Quality (Construction and Short-term Emissions)

12 1. Impacts.

13 Construction of the project would result in emissions of which exceed the
14 SCAQMD thresholds, indicating that the project would substantially
15 contribute to an existing air quality violation. Short-term emissions of
16 PM10 and ozone-forming emissions (VOC, NOX and CO), when
17 considered in conjunction with construction-related and operation air
18 emissions from other projects in the SCAB, would result in cumulatively
19 significant impacts because the SCAB is in a non-attainment status for O3
20 and PM10.

21 2. Mitigation.

22 The project has been modified to mitigate or avoid these potentially
23 significant impacts by the following mitigation measures, which are hereby
24 adopted and will be implemented as provided in the Mitigation, Monitoring,
25 and Reporting Program.
26

27 **Regulatory Requirements**

- 1 a. During grading and construction activities, the project is required to
2 comply with the requirements of SCAQMD Rule 403, Fugitive
3 Dust, as amended on June 3, 2005. Applicable Rule 403 measures
4 include, but are not limited to, the following:
- 5 i. All trucks hauling dirt, sand, soil, or other loose materials are
6 to be covered or shall maintain at least two feet of freeboard
7 (i.e. minimum vertical distance between top of the load and
8 the top of the trailer) in accordance with the requirement of
9 California Vehicle Code Section 23114.
 - 10 ii. Nontoxic soil stabilizers shall be applied to all inactive
11 construction areas (previously graded areas inactive for ten
12 days or more) according to manufacturers' specifications.
 - 13 iii. Locations where grading is to occur shall be thoroughly
14 watered prior to earthmoving. Areas under active grading
15 shall be watered at least three times daily.
 - 16 iv. The applicant shall cover construction access roads with
17 gravel, rocks, or a similar material to at least 100 feet onto
18 the site from main roads.
 - 19 v. The applicant shall post appropriate signage on all unpaved
20 roads indicating that traffic speeds shall be reduced to 15
21 mph or less.
- 22
- 23 b. In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low
24 sulfur fuel diesel shall be used for stationary construction
25 equipment.
- 26 c. During grading and construction activities, the project shall comply
27 with the following dust measures as specified in the SCAQMD
28 CEQA Air Quality Handbook:

- 1 i. Soil disturbing activities, including excavating and grading
2 operations, shall be suspended when wind speeds exceed 25
3 mph (measured as instantaneous gusts) and make dust
4 control difficult.
- 5 ii. Disturbed areas shall be re-vegetated as quickly as possible.
- 6 iii. All streets shall be swept once a day if visible soil materials
7 are carried to adjacent streets (recommend water sweepers
8 with reclaimed water).
- 9 iv. "Spill-over" effects shall be minimized by washing dirt from
10 vehicles or installing wheel washers where vehicles enter
11 and exit unpaved roads onto paved roads.
- 12 d. The construction contractor shall select the construction equipment
13 used on site based on low emission factors and high energy
14 efficiency.
- 15 e. Prior to construction commencement and throughout project
16 buildout, on-site equipment emissions shall be controlled through
17 regularly scheduled engine maintenance and low-emissions tune-
18 ups. Construction grading plans shall include a statement that all
19 construction equipment shall be tuned and maintained in accordance
20 with manufactures specifications.
- 21 f. Electric or diesel powered construction equipment shall be used in
22 lieu of gasoline powered engines wherever feasible.
- 23 g. Construction grading plans shall include a statement that work crews
24 shall shut off equipment when not in use.
- 25 h. The construction contractor shall time the construction activities so
26 as not to interfere with peak hour traffic and minimize obstruction of
27 through traffic lanes adjacent to the site. If necessary, a flag person
28

1 shall be retained by the construction supervisor to maintain safety
2 adjacent to existing roadways.

- 3 i. The construction contractor shall support and encourage ridesharing
4 and transit incentives for the construction crew
- 5 j. During clearing, grading, earthmoving, excavation, or transportation
6 of cut or fill materials, water trucks or sprinkler systems shall be
7 used to prevent dust from leaving the site and to create a crust after
8 each day's activities cease.
- 9 k. During construction, water trucks or sprinkler systems shall be used
10 to keep all areas of vehicle movement damp enough to prevent dust
11 from leaving the site. At a minimum, this includes wetting down
12 such areas in the late morning, after work is completed for the day,
13 and whenever wind exceeds 15 mph.
- 14 l. Immediately after clearing, grading, earthmoving or excavation is
15 completed, the entire area of disturbed soil shall be treated until the
16 area is paved, landscaped or otherwise developed to reduce dust
17 generation.
- 18 m. Soil stockpiled for more than two days shall be covered, kept moist,
19 or treated with soil binders to prevent dust generation.
- 20 n. Trucks transporting soil, sand, cut or fill materials and/or
21 construction debris to or from the site shall be tarped from point of
22 origin.
- 23 o. The application of architectural coatings (i.e., paint, etc.) shall be
24 conducted in a phased manner to limit the amount of daily coating
25 emissions (VOC and ROG). Construction contractors shall be
26 required to use zero VOC paint products (assumes no more than 100
27 gram/liter of VOC).
28

1 p. Construction contractors shall be required to have 90-day low- NO_x
2 tune-ups for off-road diesel trucks.

3 C. Air Quality (Long-Term Direct and Operational Emissions)

4 1. Impacts.

5 Long-term direct and operational impacts associated with VOC and NO_x
6 would result in emissions of which exceed the SCAQMD thresholds,
7 indicating that the project would substantially contribute to an existing air
8 quality violation. Long-term emissions of PM₁₀ and ozone-forming
9 emissions (VOC, NO_x and CO), when considered in conjunction with
10 construction-related and operation air emissions from other projects in the
11 SCAB, would result in cumulatively significant impacts because the SCAB
12 is in a non-attainment status for O₃ and PM₁₀

13 2. Mitigation.

14 The project has been modified to mitigate or avoid these potentially
15 significant impacts by the following mitigation measures, which are hereby
16 adopted and will be implemented as provided in the Mitigation, Monitoring,
17 and Reporting Program.

18 a. Structures shall be constructed to comply with the following
19 California Energy Commission Title 24, Energy Efficiency
20 Standards for Residential and Non-Residential Construction:

- 21 i. Use low-emission water heaters
- 22 ii. Use central water heating systems
- 23 iii. Use energy-efficient appliances (e.g., washers/dryers,
24 refrigerators, stoves, etc.)
- 25 iv. Use automated controls for air conditioners
- 26 v. Use double-glass paned windows
- 27 vi. Use energy-efficient parking lot lights
- 28

vii. Use lighting controls and energy efficient lighting

D. Circulation and Traffic (Freeway Mainlines)

1. Impacts.

Implementation of the project would result in significant cumulative impacts to nearby segments of Interstate 15 and 215.

2. Mitigation.

The project has been modified to mitigate or avoid these potentially significant impacts by the following mitigation measures, which are hereby adopted and will be implemented as provided in the Mitigation, Monitoring, and Reporting Program.

- a. Impacts to freeway segments resulting from buildout of the uses identified by the General Plan were previously addressed as part of the County General Plan EIR. Although the project would contribute funds towards the Riverside County Transportation Uniform Mitigation Fee Ordinance (TUMF), the TUMF does not currently identify funding or improvements for freeway mainlines. Accordingly, the project's cumulatively significant impacts to I-215 and I-15 in the long-term scenario represent a cumulatively significant and unmitigable impact to circulation and traffic.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has considered the following alternatives identified in the EIR No. 453 in light of the environmental impacts which cannot be fully mitigated avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

A. No Development Alternative

1. The No Development Alternative allows the decision-makers to compare the impacts of approving the project against the impacts that would occur if the site were to remain undeveloped for the foreseeable future. Under this

1 alternative, the existing open space and agricultural land uses on-site would
2 continue.

3 2. Under the No Development Alternative, the construction of new structures
4 would be prohibited. The development of low density residential units
5 would not take place, nor would the estimated population increase of 1,362
6 persons occur. If implemented, the No Development Alternative would not
7 be consistent with the Lake Mathews/Woodcrest Area Plan or the Riverside
8 County General Plan, both of which designate the site for open space and
9 residential uses. The lack of residential construction on the project site
10 would conflict with the goals and policies of the General Plan Housing
11 Element. Additionally, improvements to Gavilan Road that are anticipated
12 by the General Plan Circulation Element would not be implemented under
13 this alternative.

14 3. Under the No Development Alternative, dedication of 423.7 acres in the
15 eastern portions of the project site as part of the MSHCP Reserve System
16 would not occur. Without this dedication, the County would need to
17 purchase the property in order to achieve the MSHCP objectives for the
18 project area, including the assemblage of Proposed Linkage 3, and the
19 conservation of Cell Groups L and I of the Lake Mathews/Woodcrest Area
20 Plan Criteria Area. Without this conservation, the 423.7-acre site also
21 would not be provided as an extension to the existing Harford Springs
22 Reserve.

23 4. Because no discretionary action would be required, MSHCP fee payment
24 per County Ordinance No. 810 would not be required. The lack of MSHCP
25 fee payment would inhibit the RCA's ability to assemble and manage
26 existing and proposed conservation areas within the project area.
27
28

1 5. The No Development Alternative would fail to meet all of the basic
2 objectives of the project because it would not provide for a master-planned
3 residential community, nor would it provide for open space and recreation
4 uses on-site.

5 6. The No Development Alternative would not meet the County's General
6 Plan Policy C.1.1 to design a transportation system in accordance with the
7 County's Circulation Plan. Namely, Circulation Element road
8 improvements to Lake Mathews Drive and the realigned Gavilan Road
9 would not occur within the site or along the site's frontage under the No
10 Development Alternative. Additionally, the No Development Alternative
11 would not advance the construction of regional and community trails
12 throughout the site as called for by the Lake Mathews/Woodcrest Area Plan
13 Trails and Bikeways System map.

14 B. No Project/RCIP Land Use Alternative

15 1. The No Project/RCIP Land Use Alternative considers development of the
16 site pursuant to the approved Specific Plan for the western 880 acres of the
17 site, and development pursuant to the Lake Mathews/Woodcrest Area Plan
18 land use designations for the eastern 423.7 acres. Under this alternative,
19 396 residential dwelling units would be developed with minimum lot sizes
20 ranging from two to ten acres, along with a 325.4-acre golf course and
21 approximately 67.8 acres of open space.

22 2. The No Project/RCIP Land Use Alternative would not be as effective in
23 implementing the Lake Mathews/Woodcrest Area Plan and Riverside
24 County General Plan, in that the Lake Mathews/Woodcrest Area Plan and
25 General Plan designate the site for development with up to 565 residential
26 units, whereas only 312 units would be implemented under this alternative.
27 In addition, the approved Gavilan Hills Specific Plan No. 308 would not
28

1 accommodate a realignment of Gavilan Road through the site, which would
2 conflict with the General Plan Circulation Element. Furthermore,
3 development under this alternative would not be consistent with the Gavilan
4 Hills Policy Area designation applied to the site by the Lake
5 Mathews/Woodcrest Area Plan, which requires the dedication of a
6 minimum of 200 acres of the site as natural open space, along with the
7 provision of a trailhead/day use area for the Harford Springs Reserve.

8 3. The No Project/RCIP Land Use Alternative would not be consistent with
9 the MSHCP. Under this alternative, the eastern 423.7 acres of the site
10 would be developed pursuant to the Rural Mountainous and Rural
11 Residential land use designations applied to the site by the Lake
12 Mathews/Woodcrest Area Plan and County General Plan. Conservation of
13 habitat in this area pursuant to MSHCP Cell Groups I and L would not
14 occur as these areas would instead be developed with residential land uses.
15 In addition, on-site habitat for the burrowing owl, a sensitive wildlife
16 species, would not be conserved under this alternative, meaning the project
17 would not achieve avoidance of 90% of the on-site habitat providing for the
18 long-term survival of the species required pursuant to MSHCP policies.

19 4. Under the No Project/RCIP Land Use Alternative, sensitive drainages
20 occurring throughout the property would not be protected in natural open
21 space, and would instead be subject to impacts from residential and golf
22 course development on-site.

23 5. The No Project/RCIP Land Use Alternative would not achieve a majority of
24 the project's or the County General Plan's objectives. Although this
25 alternative would support residential development, the alternative would not
26 achieve minimum 1.0-acre lot sizes on-site. The alternative also would not
27 be as effective as the project in providing for recreation and open space
28

1 amenities comprising trails, a reserve/park, natural open space, and a
2 biological reserve area. Under this alternative, Gavilan Peak would be
3 preserved but only on 55.5 acres, whereas the project would conserve 124.4
4 acres of open space surrounding this prominent landform. The eastern
5 423.7 acres of the site also would not be conserved as an extension of the
6 Harford Springs Reserve, and Bird Peak, a prominent topographic
7 landform, would be subject to residential development instead of natural
8 open space as proposed by the project. Gavilan Road also would not be
9 realigned through the site. Finally, this alternative would not be consistent
10 with the County's Ordinance No. 859.2 (Water Efficient Landscaping
11 Requirements), as this alternative would allow for the construction of a golf
12 course with a high water demand.

13 C. Agricultural Preservation (Environmentally Superior) Alternative

- 14 1. The Agricultural Preservation Alternative proposes the conservation of
15 approximately 204.4 acres of the western portions of the site for continued
16 agricultural production. The remainder of the western 880 acres of the site
17 would be developed with 556 residential units comprising lot sizes ranging
18 from half-acre to two acres in size. The eastern portion of the site would be
19 conserved as natural open space, similar to the project. This alternative was
20 selected as the Environmentally Superior Alternative pursuant to CEQA
21 Guidelines Section 15126.6(e)(2) because this alternative would eliminate
22 the project's cumulatively significant and unmitigable impact to agricultural
23 resources.
- 24 2. Under the Agricultural Preservation Alternative, 508 residential dwelling
25 units would be developed with minimum half acre lot sizes. Although the
26 overall density of the site would be consistent with the Lake
27 Mathews/Woodcrest Area Plan and County General Plan, the development
28

1 of half-acre lot sizes would be incompatible with the surrounding
2 community, which is dominated by rural residential uses on lot sizes
3 ranging from two to twenty acres in size.

4 3. Under the Agricultural Preservation Alternative, 136 more units would be
5 constructed than are proposed by the project in order to facilitate the
6 conservation of 204.4 acres of the site for continued agricultural production
7 and 423.7 acres of open space in the eastern portions of the site, while still
8 providing for an economically viable alternative. The increase in the
9 number of residential units would result in an increase in impacts to air
10 quality, traffic, noise, public facilities, and utilities and service systems.
11 Thus, the project's unmitigable impacts to traffic and air quality would
12 increase in severity under this alternative.

13 4. Implementation of the Agricultural Preservation Alternative would
14 generally be consistent with MSHCP requirements on-site, although
15 implementation of this alternative would not result in the avoidance of 90%
16 of the on-site habitat providing for the long-term survival of the burrowing
17 owl, a sensitive wildlife species.

18 5. Implementation of the Agricultural Preservation Alternative would meet a
19 majority of the project's goals and objectives, but to a lesser degree than the
20 project. Although this alternative would provide for single-family
21 development on-site, the majority of residential development would occur
22 on half-acre lot sizes, and not the one and two acre lot sizes desired for the
23 site. Additionally, although this alternative would provide for regional and
24 community trails in conformance with the Lake Mathews/Woodcrest Trails
25 and Bikeways Plan, trails within the northwestern portions of the site would
26 not be compatible with the preservation of agricultural lands and would be
27 eliminated under this alternative. This alternative also would be less
28

1 effective in protecting natural ephemeral stream beds and associated
2 riparian habitats, as streams and riparian areas located within the areas
3 preserved for continued agricultural production would be subject to impacts
4 from agricultural-related activities.

5 D. Alternative Sites

- 6 1. CEQA Guidelines Section 15126.6(f)(2) requires that an EIR identify
7 alternatives to the project, but does not expressly require that it discuss
8 alternative locations for the project.
- 9 2. EIR No. 453 does not analyze an alternative site for the project because
10 none are available. The project is an amendment to a previously approved
11 project which is located in a fixed location. In addition, the ability of the
12 project applicant to acquire, control or otherwise have access to alternative
13 sites cannot be reasonably ascertained and is highly speculative. At the
14 present time, the project applicant does not own any other properties in
15 Western Riverside County of sufficient size to accommodate the project.
16 Due to the inadequacy of alternative sites discussed above, this EIR does
17 not consider alternative site locations.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
19 the project against the unavoidable adverse environmental effects thereof, and has determined that the
20 following benefits outweigh and render acceptable those environmental effects:

- 21 A. The agricultural resources, air quality, and transportation and traffic impacts are
22 outweighed and rendered acceptable because the project would contribute substantial areas
23 of open space to the MSHCP Reserve System, which would assist the County in meeting
24 the objectives of the MSHCP. The project will result in the dedication of 724.4 acres of
25 open space to the Riverside Conservation Authority which will contribute to the
26 conservation goals of the Western Riverside County MSHCP by providing a connection
27 between the Harford Springs Reserve and Steele Peak. Open space areas proposed for
28

1 dedication to the Riverside Conservation Authority includes 423.7 acres in the eastern
2 portions of the site, 229.0 acres of open space in the western portions of the site, and the
3 dedication of a 71.7-acre Reserve/Park that would serve as a trailhead and day use area for
4 conservation areas within the adjacent Harford Springs Reserve. Included in the acreage to
5 be dedicated to the Riverside Conservation Authority are 25.3 acres of riparian/riverine
6 habitat which are designated by SP308A1 as Open Space - Conservation lands; dedication
7 of these lands would contribute to the conservation goals of the Western Riverside County
8 MSHCP. Finally, the project also would result in the dedication and protection of 90.6%
9 of the on-site habitat for the Burrowing Owl that provides for the long-term conservation
10 of the species, in conformance with the MSHCP goals for assembling habitat for this
11 species and ultimately to provide coverage for this species under the Plan. These
12 conservation areas and dedications would expand the boundaries of Harford Springs
13 Reserve and would contribute to the conservation goals of the Western Riverside County
14 MSHCP. Riverside County has determined and finds that it is more important in this case
15 to obtain the benefit of the project's extensive open space dedications and contributions to
16 the MSHCP Reserve Areas than to forego the project out of regard for the agricultural
17 resources, air quality, noise, and transportation and traffic impacts.

18 B. The agricultural resources, air quality, and transportation and traffic impacts are
19 outweighed and rendered acceptable because the project will implement the Riverside
20 County General Plan's land use designation of the project site through the creation of a
21 well-designed rural residential community that avoids to the extent possible impacts to
22 sensitive biological resources. Development of the project will provide necessary
23 infrastructure, desired amenities, and common landscape and design elements for the site
24 that would not be possible absent future discretionary action for the site.

25 C. The agricultural resources, air quality, and transportation and traffic impacts are
26 outweighed and rendered acceptable because the project will implement the objectives and
27 development goals of the County's General Plan for the project site and surrounding area.
28

1 Riverside County has determined and finds that: the site is designated as “Estate Density
2 Residential (2 AC),” “Open Space – Conservation,” and “Rural – Rural Mountainous;” the
3 designation for the project site was adopted as part of the Riverside County Integrated
4 Project(“RCIP”); the process of adopting the RCIP was extensive, thorough, and
5 comprehensive, and involved extensive review and input from multiple agencies within the
6 County, multiple regional governmental agencies, and the public; and that the subject
7 property’s historic use, which is agricultural, is not consistent or compatible with the
8 General Plan’s land use designation, objectives and development goals for the project site.

9 D. The agricultural resources, air quality, and transportation and traffic impacts are
10 outweighed and rendered acceptable because the project will create an aesthetically
11 pleasing and distinct rural residential community identity (sense of place) through the
12 establishment of design criteria for architecture, landscaping, walls, street improvements,
13 signs, entry monuments, and other planning and design features. Riverside County has
14 determined and finds that it is more important in this case to obtain the benefit of the
15 project’s aesthetic enhancement for the community than to forego the project out of regard
16 for the agricultural resources, air quality, and transportation and traffic impacts.

17 E. The agricultural resources, air quality, and transportation and traffic impacts are
18 outweighed and rendered acceptable because the project will provide traffic mitigation
19 measures to address project-specific and cumulative circulation impacts, thereby
20 contributing to improvements to various existing intersections. As part of the project’s
21 proposed improvements, Gavilan Road will be realigned and constructed in a new location
22 so as to replace the existing Gavilan Road, which currently bisects the Harford Springs
23 Reserve. Additionally, the project will provide funding for various elements of regional
24 infrastructure through TUMF and R&BBD fee programs. Riverside County has
25 determined and finds that it is more important in this case to obtain the benefit of the
26 project’s contribution to the traffic and circulation improvements within the community
27
28

1 than to forego the project out of regard for the agricultural resources, air quality, noise, and
2 transportation and traffic impacts.

3 F. The agricultural resources, air quality, and transportation and traffic impacts are
4 outweighed and rendered acceptable because the project will construct regional and
5 community trails which will help to accommodate the recreational needs of both project
6 and nearby residents. Riverside County has determined and finds that it is more important
7 in this case to obtain the benefit of the project's contribution to recreational facilities within
8 the Gavilan Plateau than to forego the project out of regard for the agricultural resources,
9 air quality, noise, and transportation and traffic impacts.

10 G. The agricultural resources, air quality, and transportation and traffic impacts are
11 outweighed and rendered acceptable because the project will preserve Gavilan Peak and
12 Bird Peak as natural open space, both of which are visually prominent topographic
13 landforms that are important to the local community. Without the dedication of these
14 areas, both landforms could be subject to development in the future in conformance with
15 the County General Plan land use designation of "Rural-Rural Mountainous." Riverside
16 County has determined and finds that it is more important in this case to obtain the benefit
17 of conserving these visually prominent and important resources than to forego the project
18 out of regard for the agricultural resources, air quality, noise, and transportation and traffic
19 impacts.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
21 (Section 15126 (g)) require an EIR to discuss how a project could directly or indirectly lead to economic,
22 population, or housing growth. A project may be growth-inducing if it removes obstacles to growth, taxes
23 community service facilities or encourages other activities which cause significant environmental effects.
24 The discussion is as follows:

25 A. Economic, Population, or Housing Growth

26 The project site is undeveloped, with the exception of the existing agricultural
27 operations, dirt roads, and two former residences. The surrounding area is developed
28

1 with rural residential and agricultural land uses. The project will develop a maximum
2 of 433 dwelling units, over 598.2 acres of a 1,301-acre site, and result in an increase in
3 the County's population by a maximum of 1,362 persons. Development of the project
4 would be consistent with planned growth identified in the Riverside County General
5 Plan, and is consistent with the forecasts adopted by the Southern California
6 Association of Governments (SCAG). Commercial uses that may be drawn to the area
7 by the increased number of residents, as a result of the project, are expected to occur
8 consistent with planned growth identified in the General Plan. Urban utilities required
9 to serve the project (i.e., gas, electricity, and water) are presently available to the
10 project site, and as such will not require service extensions that could remove a barrier
11 to growth. Sewer services are not proposed for the project; instead, the project will
12 construct a small sewage treatment facility on-site, and this facility would be sized
13 only to treat wastewater generated by the project. Therefore, implementation of the
14 project would not stimulate growth in the area beyond that anticipated by the Lake
15 Mathews/Woodcrest Area Plan (LMWAP).

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project will implement
17 applicable elements of the Riverside County General Plan as follows:

18 A. Land Use Element

- 19
- 20 1. The project would be developed in accordance with the uses and density
21 depicted on the Lake Mathews/Woodcrest Area Plan and County General
22 Plan Land Use Plans (note that several units have been transferred and
23 clustered on the least environmentally-sensitive portions of the site, in
24 accordance with applicable MSHCP policies encouraging the dedication of
25 privately-owned lands to the MSHCP Conservation Areas). Furthermore the
26 project complies with all design standards for the various land use
27 designation and considers the unique characteristics and features of the
28 project site and surrounding community. The project property is consistent

1 with the policies of the Lake Mathews/Woodcrest Area Plan and County
2 General Plan, including the Land Use Element, and therefore would be
3 developed in accordance with the land use designations applied to the site
4 by the General Plan.

5 B. Circulation Element

6 As part of the project, Gavilan Road would be realigned and improved in a
7 manner that is consistent with the County General Plan Circulation Plan.
8 Additionally, streets, intersections, and streetscapes have been designed to
9 be consistent with the *County Road Improvement Standards* and
10 Specifications, as well as the General Plan *Highway Lane Requirements*.
11 These improvements would also be consistent with applicable County
12 Ordinances and would conform to State and Federal Law.

13 The traffic impact analysis prepared for the project concludes that
14 implementation of the project would not result in direct, project-related
15 impacts; however, the project would result in significant cumulative traffic
16 impacts. Cumulative traffic impacts are proposed to be mitigated through
17 the payment of various County impact mitigation fees. Despite mitigation
18 measures proposed by the project, the project would cumulatively
19 contribute to a level of service deficiency along segments of Interstate 15
20 and Interstate 215. As Riverside County does not have any funding
21 mechanisms in place to address project-related impacts to freeway
22 segments, these impacts would remain cumulatively significant and
23 unmitigable until such a time that improvements to increase capacity along
24 Interstates 15 and 215 are implemented by Caltrans.

25 All proposed improvements would be designed so as to assure the safe,
26 efficient passage of through-traffic and the negotiation of turning
27 movements.
28

1 The project is consistent with the General Plan’s Circulation Element, and
2 therefore is consistent with the traffic volumes envisioned by the General
3 Plan.

4 C. Multipurpose Open Space Element

5 1. The project would provide 397.9 acres as open space, in addition to 200.0
6 acres dedicated as biological reserve. The conservation of these portions of
7 the project site, comprising approximately 46-percent of the total project
8 acreage, would ensure that the project preserves County environmental
9 resources, while ensuring that public health and safety is maximized in
10 areas where significant environmental hazards exist (e.g., steep slopes). All
11 portions of the project site that are designated by the General Plan as “Open
12 Space – Conservation” would be preserved as open space. Additional
13 recreation facilities are provided by the proposed reserve/park on 71.7 acres
14 and by the proposed trail system located throughout the proposed
15 development. Furthermore, the project would provide adequate on-site
16 facilities to meet the local parkland and open space requirements of
17 Riverside County Ordinance 460, Section 10.35, and State Quimby Act
18 requirements. The project is consistent with the General Plan’s
19 Multipurpose Open Space Element, and is therefore consistent with the
20 General Plan.

21 D. Safety Element

22 1. The project would comply with all applicable building codes, County
23 Ordinances, and State and Federal laws. Additionally, the project would
24 comply with all applicable provisions of the Alquist-Priolo Earthquake
25 Fault Zoning Act, and as concluded by the project geotechnical studies by
26 LGC, the project site is not subject to significant hazards associated with
27 earthquake induced liquefaction, landsliding, or settlement. Also, the
28

1 project is not subject to flood or dam inundation, would comply with all
2 applicable standards for fire safety and be consistent with the Riverside
3 County Fire Protection Master Plan. Furthermore, project impacts
4 associated with hazardous waste and materials on the project site would be
5 mitigated below a level of significance, and the project would not conflict
6 with any disaster preparedness plans nor subject individuals to significant
7 risk of loss, injury, or death involving wildland fires, erosion, seismic
8 activity, blowsand, or flooding. The project is consistent with the General
9 Plan Safety Element, and is therefore consistent with the General Plan.

10 E. Noise Element

- 11 1. The project site is not located near any airports, railroad corridors, or mass
12 transit routes, and therefore would not be impacted by noise from such uses.
13 The noise impact analysis prepared for the project, by Urban Crossroads,
14 concluded that noise impacts associated with the surroundings would be
15 mitigated below a level of significance. In addition, in the event that the
16 CNUSD develops Planning Area 10 as a school site, a 6-foot privacy wall
17 would be provided along the perimeter of the school site where it abuts with
18 adjacent residential development to minimize noise impacts to adjacent
19 residences. With implementation of the recommendations provided in the
20 noise impact analysis and the required mitigation measures, the project
21 would be consistent with the General Plan Noise Element, and is therefore
22 consistent with the General Plan.

23 F. Housing Element

- 24 1. Upon approval of the General Plan Amendment to accommodate the
25 inclusion of the eastern 423.7 acres of the site within the Specific Plan
26 boundaries, the project would also be consistent with the LMWAP Land
27 Use Plan, the overall gross project density would be consistent with the
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1 LMWAP Land Use Plan. Additionally, the project would contribute to
2 meeting the housing needs of moderate to above-income households.
3 Furthermore, because the project would implement the land uses
4 contemplated by the LMWAP, and because the LMWAP implements the
5 Housing Element, the project would be consistent with the General Plan
6 Housing Element and General Plan.

7 G. Air Quality Element

- 8 1. The air quality impact report, prepared by Urban Crossroads, concludes that
9 short-term air quality associated with construction activities and long-term
10 operation are anticipated to be directly and cumulatively significant.
11 Although air quality impacts associated with project implementation would
12 be significant, the mitigation measures would reduce those impacts to the
13 greatest extent possible, in conformance with SCAQMD, EPA, and
14 California Air Resources Board requirements. Implementation of the
15 mitigation measures and recommendations provided in Section 4.4 and in
16 the air quality technical study would ensure that the project would be
17 consistent with the Air Quality Element and General Plan.

18 H. Administration Element

- 19 1. The Administration Element contains information regarding the structure of
20 the General Plan as well as general planning principles and a statement
21 regarding the vision for Riverside County. No policy directives are
22 included in this Element.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project is in conformance
24 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan
25 (MSHCP) in that:

- 26 A. The project site is located within the MSHCP Criteria Area within Cell Group I (Quadrats
27 2526 and 2527), Cell Group J (Quadrats 2627, 2735, and 2842), Cell Group L (Quadrats
28

1 2630 and 2738) and Cell Group K (Quadrat 2844). The project would substantially
2 contribute to the assemblage of MSHCP Proposed Linkage 3 by conserving the 200.0-acre
3 Planning Area 14 as a biological reserve, 273.5 acres of open space and 71.7 acres for a
4 reserve/park. This acreage would be conveyed to the RCA to be included in the MHSCP
5 Conservation Area. The RCA determined through the project's HANS application process
6 that the proposed on site reserve design is consistent with the conservation criteria for the
7 affected Cell Groups.

8 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant effects on
9 Riparian/Riverine Areas and Vernal Pools, which includes identification and mapping of
10 such areas located on the project site, is required if such resources are identified on the
11 project site. Delineated riparian/riverine habitat within the project site was assessed by
12 PCR. Mapped riparian/riverine habitat on the site includes approximately 26.4 acres of
13 southern willow scrub and oak woodland. Approximately 0.2 acre of riparian/riverine
14 habitat is located within the off-site impact area. No vernal pools were identified during
15 focused biological surveys of the site. The project would impact approximately 1.1-acres
16 of riparian/riverine habitat on-site. The remaining approximate 25.3 acres of
17 riparian/riverine habitat on-site would be preserved as open space. The project would also
18 impact approximately 0.2-acre of riparian/riverine habitat off-site. Direct impacts to
19 riparian/riverine areas would be considered significant and mitigation would be required.

20 Potential indirect impacts to riparian/riverine areas include increased trash/debris and
21 pollutants from storm drain outfalls, increased sedimentation, exotic plant and animal
22 infestations, trampling, and unauthorized recreational use. During grading and
23 construction activities there is potential for erosion and transport of silt to adjacent
24 waterways. A temporary increase in erosion potential and transport of eroded material into
25 the stream system is regarded as a potentially significant indirect impact.

26 As required by the MSHCP, a DBESP was prepared for the project, which determined that
27 the project, and its proposed mitigation measures for impacts to riparian/riverine habitats,
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1 represents biologically equivalent or superior preservation of habitats than would occur
2 from complete avoidance. The DBESP reports that the proposed creation and
3 enhancement of habitat within the on-site conservation area would produce a more diverse,
4 healthy, self-sustaining community that can support and be accessed by more species

5 C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused surveys for
6 certain Narrow Endemic plant species are required for properties within mapped survey
7 areas. Narrow endemic species surveys identified the presence of four special status
8 species, the small-flowered microseris, long-spined spineflower, Palmer's grapplinghook,
9 and Parry's spineflower.

10 The small-flowered microseris is not included in the MSHCP take permit until
11 conservation of this species has been demonstrated by the conservation of 10 localities (not
12 smaller than ¼ section) with at least 1,000 individuals, unless a smaller population has
13 been demonstrated to be self-sustaining. However, as noted in EIR Section 4.5.1, based on
14 field visits conducted by PCR in August 2009, it was determined that the approximately
15 5,000 small-flowered microseris individuals previously identified as occurring on-site no
16 longer are present due to a lack of suitable habitat (as discussed in the Final EIR).
17 Additionally, although this species is identified as a Planning Species associated with
18 Subunit 3 – Gavilan West of the Lake Mathews/Woodcrest Area Plan, the MSHCP
19 assumes that the Gavilan Hills site would result in Incidental Take of this species, as
20 identified in Table 9-2 of the MSHCP. Therefore, due to the lack of suitable habitat, it is
21 assumed that small-flowered microseris no longer occurs on-site. Even if some individuals
22 did occur on-site, such Incidental Take would be permissible pursuant to the MSHCP.
23 Accordingly, implementation of the project would not result in a significant impact to the
24 small-flowered microseris, and no conflict with MSHCP policies pertaining to this species
25 would result.

26 Long-spined spineflower is a CNPS List 1B species. Approximately 2,000 individuals
27 were observed at two locations in clay soils along the northern slope of Gavilan Peak.
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1 Approximately 400 individuals were observed at two additional locations in clay soils just
2 north of Gavilan Peak. In addition, approximately 40 individuals were observed near the
3 eastern boundary of the project site. Impacts to long-spined spineflower would include
4 direct, permanent impacts from development and grading, as well as permanent, indirect
5 impacts from ground disturbance and introduction of non-native and ornamental vegetation
6 within fuel modification zones. Impacts to this species would comprise approximately
7 4.2% of the individuals occurring in the western portions of the site, while the remaining
8 95.8% of the plants observed on-site would be preserved within open space areas and
9 precluded from future development. In addition this species is covered by the MSHCP.
10 Accordingly, impacts to long-spined spineflower are less than significant due to the
11 relatively small populations

12 Approximately 1,500 individuals of Palmer's grapplinghook were observed at two
13 locations in clay soils along the northern slope of Gavilan Peak. Approximately 3,640
14 individuals were observed in clay soils near the southeastern corner of the project site.
15 Approximately 29-percent of the Palmer's grapplinghook individuals on-site would be
16 preserved within open space areas and would be precluded from future development. The
17 remaining on-site population (approximately 3,640 individuals) would be permanently
18 impacted by the project. Although the project would impact a majority of the Palmer's
19 grapplinghook population on-site, Palmer's grapplinghook is a Covered Species
20 Adequately Conserved under the MSHCP; however, the species is also identified as a
21 Planning Species associated with Subunit 3 – Gavilan West of the Lake
22 Mathews/Woodcrest Area Plan. Although this species is identified as a Planning Species
23 within the subunit, the MSHCP also identifies that Incidental Take of the species would
24 occur on the Gavilan Hills property. Since impacts to this species would be consistent
25 with the MSHCP, and because the species is a Covered Species Adequately Conserved
26 under the MSHCP, project impacts to Palmer's grapplinghook would be less than
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1 significant and a conflict with applicable MSHCP policies pertaining to this species would
2 not occur.

3 The Parry's spineflower is not included in the MSHCP take permit until conservation of
4 this species has been demonstrated by the conservation of 10 localities (not smaller than ¼
5 section) with at least 1,000 individuals, unless a smaller population has been demonstrated
6 to be self-sustaining. On-site populations of this plant species comprise only 20
7 individuals, and the loss of twenty individuals on-site would not affect the long-term
8 survival of the species nor would it conflict with MSHCP policies related to this species.

9 Paniculate tarplant is common throughout the project site on sandy and loamy soils.
10 Impacts to the paniculate tarplant would include direct, permanent impacts from
11 development and grading, as well as permanent, indirect impacts from ground disturbance
12 and introduction of non-native and ornamental vegetation within fuel modification zones.
13 However, the portion of the project site where the impacts to paniculate tarplant would
14 occur is located within MSHCP Cell Group J, and the MSHCP does not identify the
15 paniculate tarplant as a target planning species for conservation within Cell Group J. In
16 addition, a large number of paniculate tarplant individuals observed on-site would be
17 preserved within open space areas and would be precluded from future development.
18 Accordingly, impacts to paniculate tarplant are not anticipated to threaten the regional
19 population of the species and no significant impact would occur.

20 As such, potential impacts to the five aforementioned special status plant species were
21 determined to be less than significant.

- 22
23 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP
24 Conservation Area are required to incorporate mechanisms to address indirect effects to the
25 MSHCP Conservation Area. The project site is located adjacent to lands proposed for
26 inclusion in the MSHCP Criteria Area. However, mitigation measures for indirect impacts
27 have been incorporated within Section 4.6 of EIR No. 453. Thus, secondary edge effect
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1 impacts on the MSHCP Preserve would not occur, and indirect impacts would be addressed
2 in a manner consistent with the MSHCP.

3 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for
4 certain additional plant and animal species are required for properties within mapped
5 survey areas. The proposed project site and its off-site improvement area are located in
6 Criteria Area Species Survey Area 1, which requires habitat assessments for thread-leaved
7 brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree,
8 Coulter's goldfields, and little mousetail. The July 27, 2004 and September 2005 Rare
9 Plant Surveys (see Appendices D2 and D3 to EIR No. 453) indicate that these species are
10 not present on the site. Surveys conducted in 2007 on the site and in the off-site
11 improvement areas (see Appendix D12) also produced negative results. The project site
12 and its off-site improvement area are also located within the survey area for the western
13 burrowing owl. Focused surveys were conducted in 2004, 2005, 2006, and 2007, and a
14 focused winter season survey was also conducted in 2005 (see Appendices D7, D8, D10,
15 D12, and D9, respectively). The on-site surveys resulted in the identification of three
16 nesting burrowing owl pairs in 2006 and seven burrowing owls (including five adults and
17 two juveniles) in 2008. However, the proposed project has been designed to accommodate
18 the preservation of more than 90% of the on-site habitat providing for the long-term
19 conservation of the species. Since such areas would be preserved in perpetuity as natural
20 open space, the project's conservation of burrowing owl habitat would be fully consistent
21 with the requirements of MSHCP Section 6.3.2.

22 F. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be considered. No
23 fuel management is proposed within the Conservation Area. All fuel management would
24 occur within the limits of areas identified for residential development.
25

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 308A1 and
27 TTM No. 31554 are consistent with the County of Riverside General Plan as amended by General Plan
28 Amendment No. 662.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
2 EIR No. 453 in evaluating the project, that EIR No. 453 is an accurate and objective statement that
3 complies with the California Environmental Quality Act and reflects the County's independent judgment,
4 and that EIR No. 453 is incorporated herein by this reference.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 453
6 and **ADOPTS** the Mitigation Monitoring and Reporting Plan specified therein.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Amendment No. 1 to
8 Specific Plan No. 308 (Gavilan Hills), on file with the Clerk of the Board, including the final conditions
9 of approval and exhibits, is hereby adopted as the Specific Plan of Land Use for the real property
10 described and shown in the plan, and said real property shall be developed substantially in accordance
11 with the plan, unless the plan is amended by the Board.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No.
13 31554, on file with the Clerk of the Board, including the final conditions of approval and exhibits, are
14 hereby approved for the real property described and shown on the map, and said real property shall be
15 developed substantially in accordance with Tentative Tract Map No. 31554, unless the map is amended
16 by the Board.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Amendment No.
18 1 to Specific Plan No. 308, Tentative Tract Map No. 31554, shall be placed on file in the Clerk of the
19 Board, in the Office of the Planning Director, and in the Office of the Building and Safety Director, and
20 that no applications for subdivision maps, conditional use permits or other development approvals shall be
21 accepted for real property described and shown in the plan or map, unless such applications are
22 substantially in accordance herewith.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
24 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
25 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
26

2 RESOLUTION NO. 2010 – 125

3 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 453 AND
4 APPROVING AMENDMENT NO. 1
5 TO SPECIFIC PLAN NO. 308 (GAVILAN HILLS ESTATES) AND
6 TENTATIVE TRACT MAP NO. 31554

7 ADOPTED by Riverside County Board of Supervisors on May 25, 2010.

8 ROLL CALL:

9 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
10 Nays: None
11 Absent: None

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

14 KECIA HARPER-IHEM, Clerk of said Board

15 By: _____
16 Deputy

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ORDINANCE NO. 348.4699

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map Nos. 56. And 57., as amended, are further amended by placing in effect in the Gavilan Hills and Cajalco Districts the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No.348, Map Nos. 56.011 and 57.011, Change of Zone Case No. 6730 which map is made a part of this ordinance.

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

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

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

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

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

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

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

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
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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.

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

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

f. Planning Area 15.

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

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

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

g. Planning Area 16.

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

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

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

///
///

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

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

5 By Marion Ashley
6 Chairman, Board of Supervisors
7 Marion Ashley

8 ATTEST:

9 Kecia Harper-Ihem
10 CLERK OF THE BOARD

11 BY Kecia Harper-Ihem
12 (Deputy)

13
14
15 (SEAL)

16
17
18 APPROVED AS TO FORM:

19 March 2, 2010

20
21 BY Michelle Clack
22 MICHELLE CLACK
23 Deputy County Counsel

24
25 G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 308 CZ 6730.022510.DOC


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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 25, 2010, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit, and Ashley
NAYS: None
ABSENT: None

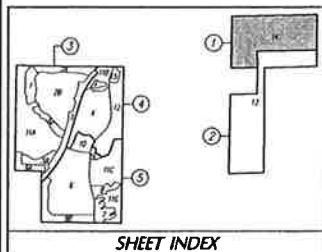
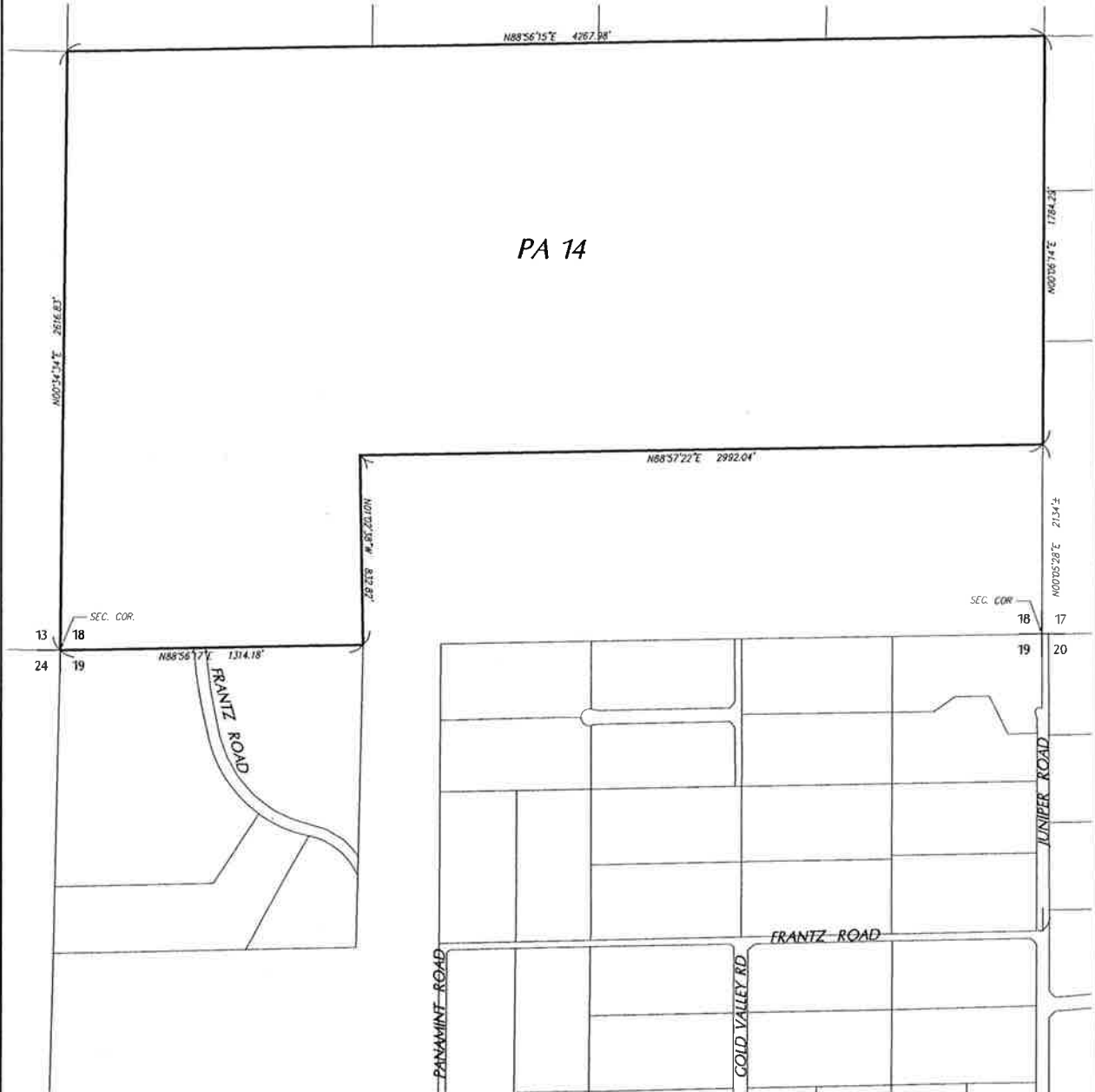
DATE: May 25, 2010

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

PA 14



SP ZONE SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

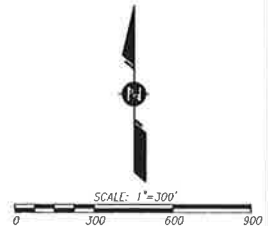
CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699

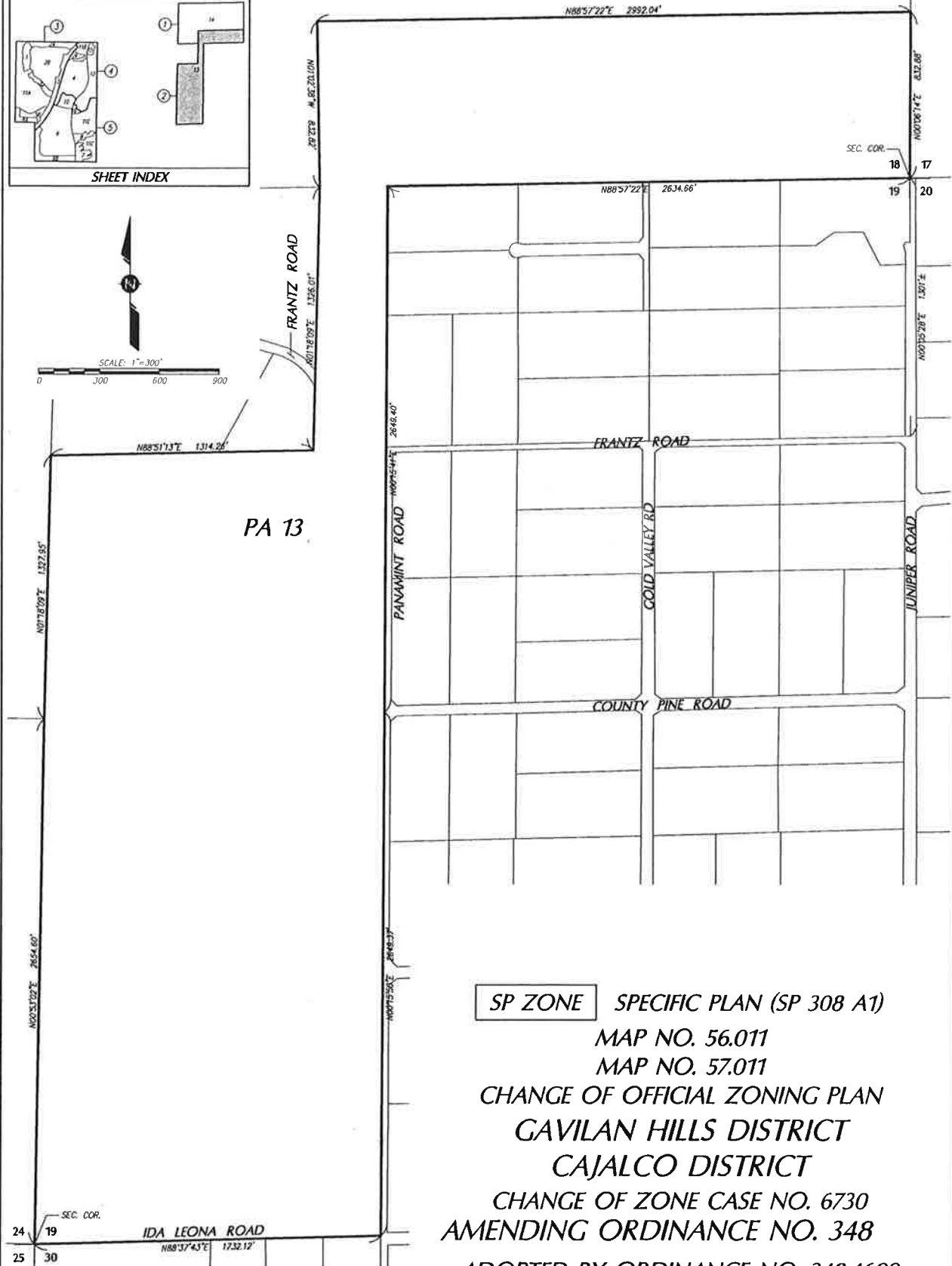
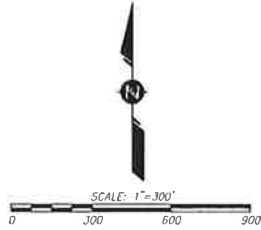
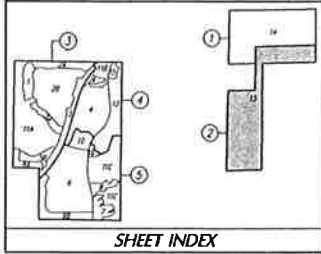
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



A.P.N. 321-150-025
A.P.N. 321-150-026
A.P.N. 321-150-027

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



PA 13

SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011

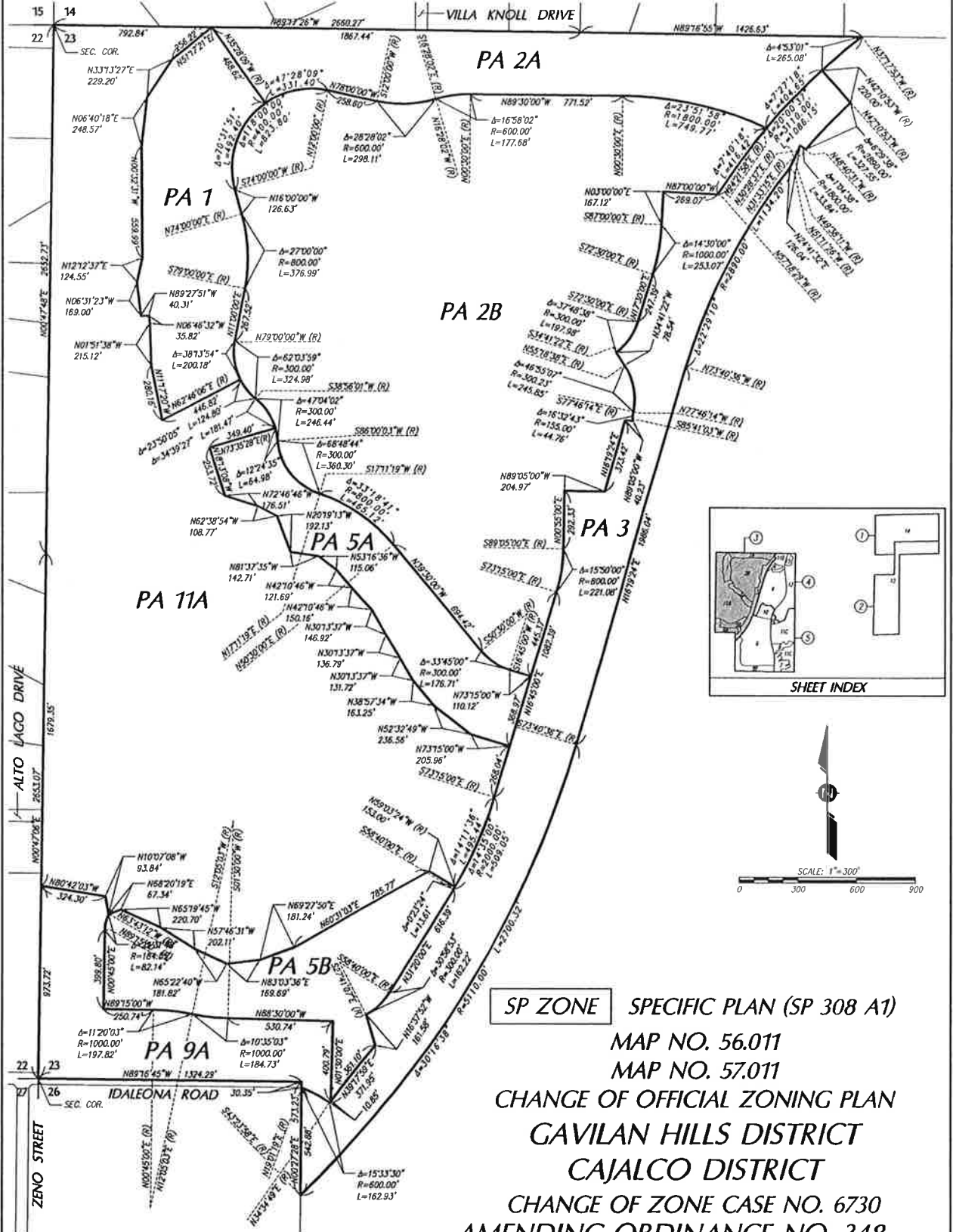
CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT
 CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699
 MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- A.P.N. 321-150-025 A.P.N. 321-160-050
- A.P.N. 321-150-026 A.P.N. 321-160-051
- A.P.N. 321-150-027 A.P.N. 321-160-052

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



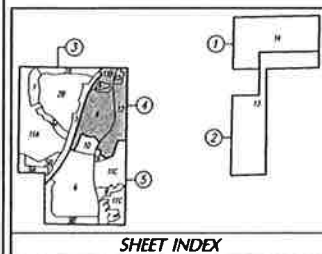
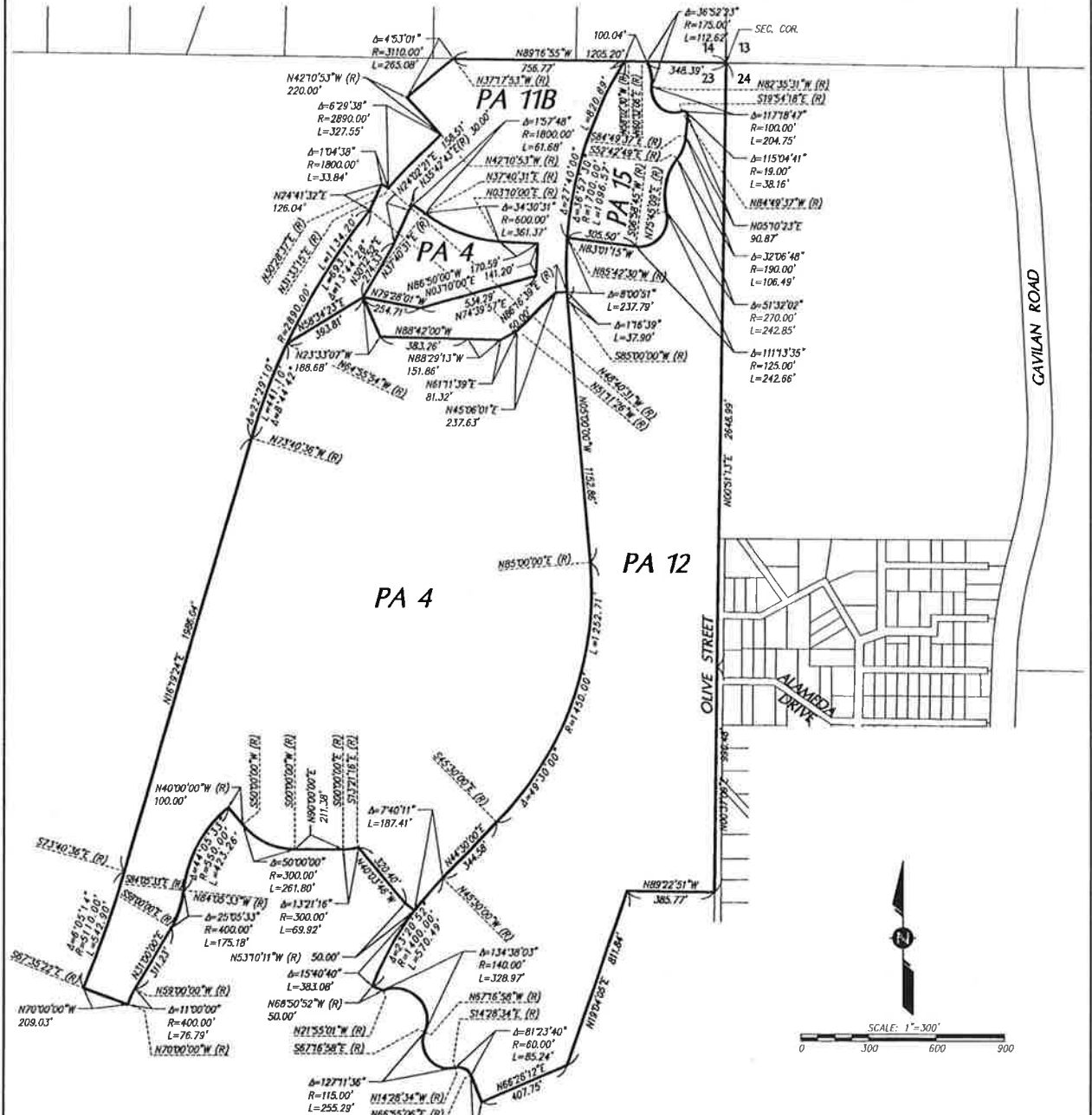
SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011

**CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT
 CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348**

**ADOPTED BY ORDINANCE NO. 348.4699
 MAY 25, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS**

- AP.N. 289-210-007
- AP.N. 287-210-034
- AP.N. 287-210-035
- AP.N. 287-210-036
- AP.N. 287-210-037
- AP.N. 287-210-038
- AP.N. 287-210-039
- AP.N. 287-210-040
- AP.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



SHEET INDEX

SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011

**CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT
 CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348**

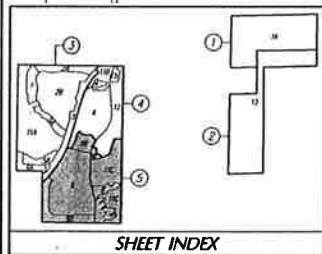
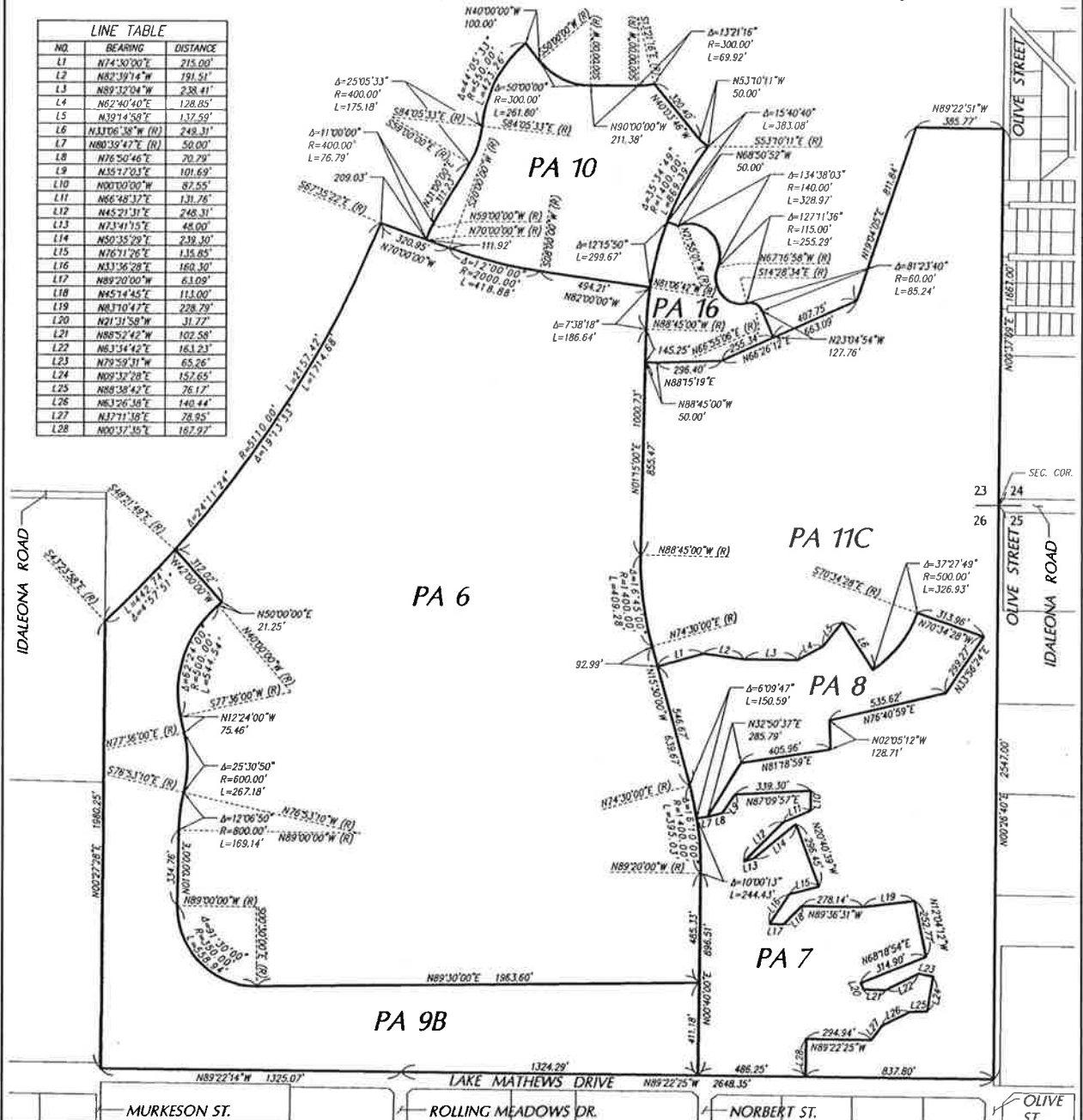
**ADOPTED BY ORDINANCE NO. 348.4699
 MAY 25, 2010**

RIVERSIDE COUNTY BOARD OF SUPERVISORS

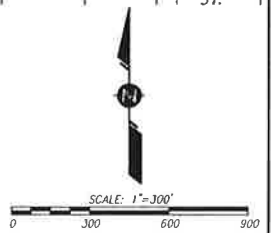
- A.P.N. 287-210-034
- A.P.N. 287-210-035
- A.P.N. 287-210-038
- A.P.N. 287-210-040
- A.P.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N74°30'00"E	215.00'
L2	N82°39'14"W	191.51'
L3	N89°32'04"W	238.41'
L4	N62°40'40"E	128.85'
L5	N32°14'50"E	137.59'
L6	N31°06'38"W (R)	248.31'
L7	N80°39'47"E (R)	58.00'
L8	N76°50'46"E	70.79'
L9	N35°17'03"E	101.69'
L10	N90°00'00"W	87.85'
L11	N86°48'37"E	131.76'
L12	N45°21'31"E	246.31'
L13	N73°41'55"E	45.00'
L14	N50°35'29"E	239.30'
L15	N76°21'28"E	135.85'
L16	N33°36'28"E	160.30'
L17	N89°20'00"W	61.09'
L18	N45°14'45"E	113.00'
L19	N81°10'47"E	228.29'
L20	N21°31'58"W	31.27'
L21	N88°52'42"W	102.58'
L22	N63°34'42"E	163.23'
L23	N29°59'11"W	65.26'
L24	N09°32'28"E	152.65'
L25	N88°38'42"E	26.17'
L26	N63°26'38"E	140.44'
L27	N37°11'18"E	28.85'
L28	N00°37'35"E	167.97'



SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011
 CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT



- A.P.N. 289-210-006
- A.P.N. 289-210-007
- A.P.N. 289-210-008
- A.P.N. 289-210-009
- A.P.N. 289-210-010
- A.P.N. 287-210-038
- A.P.N. 287-220-001

CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4699
 MAY 25, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

8208

DATE: May 4, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: RESOLUTION NO. 2010-125 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 453, ADOPTING SPECIFIC PLAN NO. 308A1, APPROVING TENTATIVE TRACT MAP NO. 31554 AND ; ORDINANCE NO. 348.4699 for ZONING MAP NO. 56.011 and CHANGE OF ZONE NO. 6730

(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 type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input 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: **SELECT**

Please schedule on the MAY 25, 2010 BOS Agenda

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

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



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 3, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4699 (ZC 6730)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, June 5, 2010**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Schlemmer, Sandi A.
Sent: Wednesday, June 02, 2010 8:37 AM
To: Gil, Cecilia
Subject: FW: Please publish - Adoption of Ordinance 348.4699
Attachments: image005.emz

FYI

Sandi Schlemmer
Clerk of the Board of Supervisors

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



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

From: PE Legals [mailto:legals@pe.com]
Sent: Wednesday, June 02, 2010 8:14 AM
To: Schlemmer, Sandi A.
Subject: RE: Please publish - Adoption of Ordinance 348.4699

Received for publication on June 5

Thank You! ~Maria G. Tinajero ▪ The Press Enterprise Legal Adv. ▪ 1.800.880.0345 (Phone) ▪ 951.368.9018 (fax) ▪ Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Schlemmer, Sandi A. [mailto:SASCHLEMMER@rcbos.org]
Sent: Tuesday, June 01, 2010 5:16 PM
To: PE Legals
Subject: Please publish - Adoption of Ordinance 348.4699

Please publish the attached ordinance as indicated in the cover letter (attached), and acknowledge receipt of this e-mail and its' attachment. Thank you.



Sandi Schlemmer, Deputy Clerk
Riverside County Clerk of the Board of Supervisors
951-955-1062 - telephone
951-955-1071 - facsimile
saschlemmer@rcbos.org - e-mail

WARNING: This email is confidential and intended solely for the use of the individual(s) to whom it is addressed.

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



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

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

ORDINANCE NO. 348.4699
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map Nos. 56. And 57., as amended, are further amended by placing in effect in the Gavilan Hills and Cajalco Districts the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No.348, Map Nos. 56.011 and 57.011, Change of Zone Case No. 6730 which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended to read as follows:
SECTION 17.89 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 308.

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

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

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

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

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

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

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

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

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

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

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

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

c. Planning Area 10.

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

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

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

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

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

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

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

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

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

e. Planning Area 11C.

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

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

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

f. Planning Area 15.

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

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

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

g. Planning Area 16.

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

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

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

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 25, 2010**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

Legal Advertising Invoice

⑨ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 06/05/10 - 06/05/10
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ⑤ BILLING DATE 06/05/10
 FOR BILLING INFORMATION CALL (951) 368-9713
 ⑩ PAGE NO 1
 ③ TOTAL AMOUNT DUE 530.40
 ④ UNAPPLIED AMOUNT 0
 TERMS OF PAYMENT Due Upon Receipt

⑥ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202
 REP NO LE04

Statement #: 56544574 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

③ DATE	④ REFERENCE	⑤ DESCRIPTION OTHER COMMENTS/CHARGES	⑥ SALE SIZE ⑦ BILLED UNITS	⑧ RATE	⑨ GROSS AMOUNT	⑩ NET AMOUNT
06/05	4194512 CO	ORD. 348.4699 ZC 6730 Class : 10 Ctext Ad# 10287383 Placed By : Cecilia Gil	408 L	1.30		530.40

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2010 JUN 10 PM 1:21

*Planning
 3.51 of 05/25/10
 ZC 6730
 lhw*

⑪ CURRENT NET AMOUNT DUE	⑫ 30 DAYS	⑬ 60 DAYS	⑭ OVER 60 DAYS	⑮ UNAPPLIED AMOUNT	⑯ PLEASE PAY THIS AMOUNT
					530.40

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 RIVERSIDE, CA 92502-2209
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 (951) 368-9720 (951) 368-9713

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* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



⑰ STATEMENT NUMBER	⑱ ADVERTISER INFORMATION			
⑰	⑲ BILLING PERIOD	⑲ BILLED ACCOUNT NUMBER	⑲ ADVERTISER/CLIENT NUMBER	⑲ ADVERTISER/CLIENT NAME
56544574	06/05/10 - 06/05/10	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ord. 348.4699 ZC 6730

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06-05-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jun. 5, 2010
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10287383

PO #:

Agency #: _____

Ad Copy:

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

ORDINANCE NO. 348.4699
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1, Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map Nos. 56, And 57, as amended, are further amended by placing in effect in the Gavilan Hills and Cajalco Districts the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No.348, Map Nos. 56.011 and 57.011, Change of Zone Case No. 6730 which map is made a part of this ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. Planning Area 10.

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

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

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

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

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

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

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

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

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

e. Planning Area 11C.

(1) The uses permitted in Planning Area 11C of Specific Plan No. 308 shall be the same as those uses per-

mitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space.

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

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

f. Planning Area 15.

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

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

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

g. Planning Area 16.

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

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

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

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

Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 25, 2010, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant