

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

605 B




FROM: TLMA – Planning Department

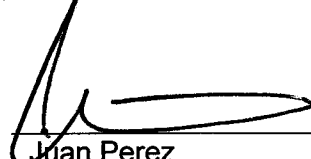
SUBMITTAL DATE:
June 18, 2015

SUBJECT: SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530 – Intent to certify an Environmental Impact Report - Applicant: Colinas Del Oro Land Company, LLC - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural-Rural Mountainous (R:RM), Community Development- Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74, southerly of Ethanac Road – 127.4 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes a master plan of 126.4 acres in the Community Development and Rural Foundations featuring residential and commercial designations as well as open space, trails and recreation space with a maximum dwelling unit count of 490 dwelling units. The Tentative Tract Map is a Schedule A subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 sq. ft. The General Plan Amendment and Change of Zone propose to establish a Specific Plan on the site. The Environmental Impact Report proposes to study the possible impacts resulting from the project. Deposit based funds 100%.

Departmental Concurrence


Steve Weiss
Planning Director

(Continued on next page)


Juan Perez
TLMA Agency Director


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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:
For Fiscal Year:

C.E.O. RECOMMENDATION:

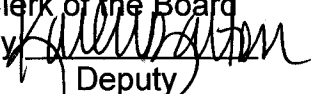
APPROVE

County Executive Office Signature BY: 
Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Benoit
Nays: None
Absent: Ashley
Date: August 18, 2015
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

Prev. Agn. Ref.: | District: 1 | Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE
NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530**

DATE: June 18, 2015

PAGE: Page 2 of 4

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 530, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending adoption of a resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 743, amending the Land Use Designation of the project area from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated through the proposed Colinas del Oro Land Use Plan and to modify table 3 of the Elsinore Area Plan to include this Specific Plan; pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 364, subject to the conditions of approval and based on the findings and conclusions incorporated in the staff report, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7143, amending the zoning designation of the project site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary; pending adopting of the zoning ordinance for the Specific Plan; and,

APPROVE TENTATIVE TRACT MAP NO. 36450, subject to the conditions of approval and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

General Plan Amendment No. 743 was initiated by the Board of Supervisors on June 16, 2009.

Summary

The Specific Plan proposes a master planned community of 126.4 acres for 490 single family homes on 59.8 acres, 11.3 acres for mixed use development, 48.8 acres for open space, and 8.2 acres for infrastructure development.

The residential aspect of the proposed Specific Plan will encompass 59.8 acres and will incorporate both single family and multi-family dwelling units at varying densities and designs. Proposed densities consist of Medium Density Residential (MDR, 22.4 acres, 43-107 dwelling units), Medium High Density Residential (MHDR, 25.6 acres, 120-193 dwelling units), and Very High Density Residential (VHDR, 11.5 acres, 139-198 dwelling units). The mixed-use area of the proposed Specific Plan will encompass 11.4 acres and be designated for commercial retail, office space, and residential land uses. The mixed-use planning area will allow for residential dwelling units to be horizontally or vertically integrated adjacent to office and commercial space. Overall, there will be a maximum of 49 residential units located within the mixed-use area of the Specific Plan. Residential units for this planning area may consist of, but not limited to, multi-family attached townhomes, courtyards or stacked flats and live/work units.

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PAGE: Page 3 of 4

The project lies between the City of Elsinore (1.7 miles south west), and the City of Perris (2.6 miles north east). There are currently several commercial designations up and down Highway 74. Additionally, the project is located along Highway 74 and near Ethanac Road, both are Expressways (184' ROW) in the General Plan. Highway 74 is an Expressway intended to carry large volumes of connecting traffic between the two cities. The eventual buildout of these roadways would alter the character of the area. In addition, under the proposed General Plan Update, the character of the immediate vicinity of the proposed Project, on both sides of SR 74 would be altered, based on the recommended land uses. The proposed General Plan Update (GPA960) currently being processed by Planning calls for approximately 80 acres of Commercial Retail (CR) and 75 acres of Medium High Density Residential (MHDR) within up to 1 mile of the proposed Project vicinity, adjacent to SR 74. Lastly, according to the proposed General Plan Update, the proposed Project site is being recommended to be developed as Light Industrial (LI). The proposed Project is a mixed use, commercial, residential, recreational and open space project, which will be more compatible with the future development in the area than uses permitted under the LI designation.

As modified by the Planning Commission, the project is being required to provide a Community center site and be responsible for construction. The center will be open to the entire community of Meadowbrook, not just the project.

A total of 48.8 acres of the project area will be dedicated for the development of parks, recreational facilities, and open space. Located within Planning Area 6 (PA 6), 30 acres of the project site will be designated for the use of hillside preservation and recreation. The Rural Mountainous area of the proposed Specific Plan will consist of 10.4 acres within Planning Area 7 (PA7) and will be an extension of Planning Area 6 (PA6). In addition to the hillside preservation and rural mountainous land uses, a 5.9 acre community park will be located within Planning Area 4a (PA4a) featuring a pool and other recreational amenities, and a 1.4 acre park will be located within Planning Area 3 (PA3) which will be partly open to the public. The tot-lot, the open areas and trails will be open to the public, the pool will be available only to those within the home owners association.

The Tentative Map proposes a Schedule "A" subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 square feet and eight (8) lettered lots. The lettered lots will be intended for water quality basins, open space, and landscaping features. The lettered lots will be distributed throughout the project site and range from 0.05 to 42.69 acres.

The General Plan Amendment proposes to amend the Land Use Designation of the project site from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated by the proposed Colinas del Oro Land Use Plan.

The Change of Zone proposes to change the zoning of the project area from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the proposed Project.

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, and rezoning approvals for the proposed Specific Plan.

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DATE: June 18, 2015
PAGE: Page 4 of 4**

The project applicant held several community meetings and the project has been reviewed by the MAC. One of the community meetings on April 2, 2015 in the Good Hope Community Center, was attended by several County Staff members.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**
- D. Specific Plan Zoning Ordinance**

August 18, 2015

Riverside County Board of Supervisors
4080 Lemon Street, 1st Floor
Riverside, CA 92501

Re: *Agenda Item No. 16-1, Specific Plan No. 364, Tentative Tract Map No. 36450, Change of Zone No. 7143, General Plan Amendment No. 743, Environmental Impact Report No. 530 Colinas del Oro*

Honorable Supervisors:

The Good Hope Gold Mine was one of the largest gold mines in Southern California. Stopes and shafts within the mine have not been filled in. The evaluation performed in 2005-2006 only went down 15+ feet. Stopes and shafts are located underground at a depth of more than 500 feet. The project will have two main roads located on top of the mine. How will it be safe to built anything on this property without a proper evaluation of the actual mine? This is a potential risk for future home owners and commercial property owners. The EIR is fatally flawed as it does not adequately address the underground mine shafts and stopes, dangerous chemicals located within the mine or dynamite. Backfilling the surface area of the mine is not an adequate remedy for the shafts and stope areas that are under the surface of the ground over 500 feet deep. The EIR contains vague terms, "might consist of", "should be surveyed and properly abandoned". This does not guarantee that the stopes and shafts will be filled in or properly compacted or that the toxic chemicals lurking beneath the ground will not come to the surface. The California map from the Division on Mines depicts the Good Hope Mine stopes and mine shafts. The area of the mine extends across the entire area of the property near Highway 74. Evaluating the mine to a depth of 15 feet did not give a clear analysis of the inner workings of the Good Hope Mine. The vast majority of the mine is located 50 feet or more under the surface of the earth. The mine is 3300 feet long. A majority of the ground under the 20-ton stamp mill house was mined out. Vast expanses of stoped areas still exist. Timbers that have existed for a hundred years or more are still in the mine. Underground water is yet another concern as movement of the water table undermines the stability of the mine. **"Below the local water table, groundwater has likely collected within the previous shaft and stoped areas of the old mine workings that have not yet collapsed or been in-filled in the past** (Geological Evaluation Report, p. 26). How much has collapsed is a matter of guess work. How compacted is the soil in mine areas that have collapsed?

This indicates that the mine will continue to collapse in areas that have not already collapsed and most likely sink where previously filled.

Many abandoned mines contain explosives. **"Explosives and toxic chemicals:** Blasting caps, dynamite and chemicals were often left behind when the workings were abandoned. Explosives become unstable with age and can be detonated by the vibration of footsteps. Abandoned

Submitted by Debbie Walsh

8/18/15 Item 16-1
(date)

chemicals such as cyanide, arsenic, mercury and other deadly toxins may be present in leaking and deteriorating containers" (Wyoming Department of Environmental Quality).

Another issue is that this project is in the middle of a rural area surrounded by large lot rural properties. The current zoning is rural. The project seeks to change the zoning to urban land uses. Allowing this type of high density housing project will change this rural area where property owners have lived for 30 years or more. This type of urban project is not compatible with a rural lifestyle and surrounding land uses.

http://www.azgs.az.gov/Hazards_ocr/Miscellaneous/Dangers%20In%20and%20Around%20Abandoned%20Mines-1988.pdf

Dangers in abandoned mines. Rocks at the surface are often decomposed. Timbers may be rotten or missing. It is dangerous to walk anywhere near a shaft opening. Cave-ins are especially dangerous. Timbers in mines can be weak from decay. These timbers can become loose and fall at the slightest vibration (Arizona Geology, Fall 1988).

Building on or next to abandoned mines is extremely dangerous. Hundreds of families will be living in this proposed project if approved. The high water table in the area could bring these toxic chemicals to the surface exposing home owners to substantial health risks. Radon Gas is yet another health risk that is not addressed properly.

According to the Update Geological Evaluation Report for this project economic conditions prevented a proper field investigation.

"Within the 2005-2006 time frame, GSI was contracted and started additional subsurface evaluations within the surveyed locations of the shafts onsite. Heavy equipment (i.e., D6 dozer and rubber-tired trackhoe) was utilized during this subsurface investigation. Several shaft, stope, and/or previous exploratory test locations were easily identified by geologic observations and logging of manmade fills and overburden materials juxtaposed to the clean weathered granitic bedrock materials found within the area of the Good Hope claim. Where encountered, the shaft, stope, and/or previous exploratory test location was staked for subsequent survey by the project civil engineer. During this supplemental subsurface investigation no open voids, shafts, or stoped areas were encountered, **with some excavations extending to a depth of greater than ±15 feet within the northern area of the "Main" shaft. Unfortunately, owing to economic conditions, this supplemental field investigation was not completed**, nor was the field staking surveyed or test pit data published. Field logs and the approximate locations (field mapping) of the supplemental subsurface excavations conducted during this time period are contained with our in-house files; however, this data does not significantly alter the locations of the shafts, stoped areas, and/or our recommendations. The major applicable reports reviewed are included as references in Appendix A." (Geological Evaluation Report, p.17)

The mine was abandoned because of the massive amounts of uncontrolled water entering the mine. It would certainly be quite a massive undertaking to fill the stopes with concrete or compacted fill so that this project would be safe.

"The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry. All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements" (Geological Evaluation Report, p. 34).

"Below the local water table, groundwater has likely collected within the previous shaft and stoped areas of the old mine workings that have not yet collapsed or been in-filled in the past. Inasmuch as rapid draw-down of the water table would cause a sudden change in the stress field conditions within the mine, pumping groundwater for irrigation or other purposes is not recommended, based on the available data" (Geological Evaluation Report, p. 26).

"As many as five levels or drifts exist in close proximity to the mineralized vein(s), which dip between 40 to 65 degrees to the west, and generally strike approximately 10 to 14 degrees to the east. The shallowest drift (A Level) lies about ± 50 to ± 100 feet below the existing site topography. Other drifts (No. 4 Level) extend to greater than +500 feet below the existing topography, although stopes (mined areas along the vein) may be as shallow as ± 15 feet below the existing surface" (Geological Evaluation Report, p. 17)

GEOLOGIC HAZARDS

Perched Groundwater

"Groundwater was encountered at depths as shallow as ± 13 feet in previous excavations conducted at lower elevations onsite. Perched groundwater onsite may also occur along the contact between the bedrock and fill materials, or along discontinuities, foliation, jointing, and/or fractures due to migration from adjacent drainage areas and development during and/or after periods of above normal or heavy precipitation or irrigation. Thus, perched groundwater conditions may occur in the future, and should be anticipated. This potential should be disclosed to all interested/affected parties, homeowners, and any homeowners association. Should manifestations of perched conditions (i.e., seepage) develop in the future, GSI could assess the conditions and provide mitigative recommendations, as necessary" (Geological Evaluation Report).

Liquefaction and Seismic Densification Potential

"Seismically-induced liquefaction is a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in soils. The soils may thereby acquire a high degree of mobility, and lead to lateral movement, sliding, sand boils, consolidation and settlement of loose sediments, and other damaging deformations. This phenomenon occurs only below the water table; but after liquefaction has developed, it can propagate upward into overlying, non-saturated soil as excess pore water dissipates. Thus, one of the primary factors controlling liquefaction potential is the depth to groundwater. Typically, liquefaction has a relatively low potential at depths greater than 50 feet and is unlikely and/or

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD

**Riverside County Board of Supervisors
Request to Speak**

9min

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Paul Jacobs

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** _____

Phone #: _____

Date: 8/18/15 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Requests to Address Board on items that are "NOT" on the Agenda:

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Power Point Presentations/Printed Material:

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Request to Speak**

Submit request to Clerk of Board (right of podium),
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SPEAKER'S NAME: FRAN MORRIS

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 8/18/15 **Agenda #** 16-1

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SPEAKER'S NAME: Garry Grant

Address: _____
(only if follow-up mail response requested)

City: Perris **Zip:** _____

Phone #: _____

Date: 8/18/15 **Agenda #** 16-1

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SPEAKER'S NAME: Ms. M. M. M.

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: Aug. 18 2014 **Agenda #** 16.1

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Request to Speak**

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SPEAKER'S NAME: Dobbie Walsh

Address: MEAD VALLEY
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 8/18/15 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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SPEAKER'S NAME: Lindy Long

Address: 27433 state Hwy 74
(only if follow-up mail response requested)

City: Perris **Zip:** 92570

Phone #: 951-657-6002

Date: _____ **Agenda #:** 16-1

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 Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Jerr Logan

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 951-926-0185

Date: 8-18-15 **Agenda #** 16-1

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Support **Oppose** **Neutral**

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SPEAKER'S NAME: Sylvia LANKER 1958

Address: _____
(only if follow-up mail response requested)

City: HOMELAND **Zip:** 92548

Phone #: 951 926 6177

Date: 8/18/15 **Agenda #:** 16.1

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X **Support** _____ **Oppose** _____ **Neutral**

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SPEAKER'S NAME: Michelle Rantall

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 8/18/15 **Agenda #** 16e1

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SPEAKER'S NAME: Diana Martin

Address: 22495 Deprad St
(only if follow-up mail response requested)

City: PERRIS **Zip:** 92570

Phone #: (951) 452-6170

Date: 8-18-15 **Agenda #** 16-1

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Support **Oppose** **Neutral**

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SPEAKER'S NAME: MIKE NAGGAR

Address: 445 D ST.
(only if follow-up mail response requested)

City: PERVIS **Zip:** _____

Phone #: 951-551-7730

Date: 8/18/15 **Agenda #:** 16-1

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**REBUT / ANSWER
QUESTIONS**

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SPEAKER'S NAME: Matthew Fagan

Address: 42011 Avenida Vista Ladwa
(only if follow-up mail response requested)

City: Temecula **Zip:** 92591

Phone #: 951.265.5428

Date: 8/18/15 **Agenda #** 16-1

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Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.