

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



17-2

10:30 a.m. being the time set for public hearing on July 11, 2017 for the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing Item - GPA 1163, SP 312A2, CZ 7898, TM 37053, EIR 551, Ordinance No. 348.4860 - Intent to Certify an Environmental Impact Report – Applicant: Riverside Mitland 03, LLC – Representative: T&B Planning, Inc. – Engineer: Hunsaker & Associates, Inc. – **Third Supervisorial District** – French Valley Zoning District – Southwest Area Plan – Community Development: Low Density Residential (CD-LDR), Community Development: Medium Density Residential (CD-MDR), Open Space: Conservation (OS-C), Open Space: Recreation (OS-R) as reflected in the Specific Plan – Location: Northwest of Winchester Rd., south of Keller Rd., east of Briggs Rd., and west of Leon Rd. – Zoning: Rural Residential (R-R), Open Area Combining Zone, Residential Developments (R-5), SP Zone (SP) – REQUEST: The Specific Plan (SP) Amendment proposes to modify the SP by increasing the acreage from 605.7 to 628.5 acres; increase the maximum residential unit count from 1,671 to 1,877, and other changes related to shifting the location and size of certain land use designations north of Baxter Rd. The General Plan Amendment proposes to incorporate an additional 22.8 acres into the SP boundaries and alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the SP as reflected in the SP Land Use Plan. The Change of Zone proposes to 1) change the zoning classification of the area being added to the SP from Rural Residential (R-R) and Open Area Combining Zone, Residential Developments (R-5) to SP zone (SP 312); 2) modify the permitted uses and development standards within the SP zoning ordinance for all Planning Areas located within the boundaries of the French Valley SP No. 312; and 3) define the planning area boundaries of the SP generally north of Baxter Road. The Tentative Tract Map is a Schedule “A” Subdivision of 628.5 acres into 753 residential units. [Applicant Fees 100%], the Chairman called the matter for hearing.

Russell Brady presented the matter.

The following people spoke:

Adrian Peters  
Joel Morse  
Sam Alhadoff  
Ms. Miller

Motion 1

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that recommendation 2, adopt Resolution 2017-136, is approved as recommended.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None

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Motion 2 and recommendation 3 see Item 3.51

Motion 3

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that recommendations 1, 4, 5, 6, and 8 are approved as recommended; and that recommendation 7, adopt Ordinance No. 348.4860, is approved with waiver of the reading.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None

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I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 11, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: July 11, 2017  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
17-2

xc: Planning, COB

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



ITEM  
17.2  
(ID # 4530)

**MEETING DATE:**

Tuesday, July 11, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing Item - GPA 1163, SP 312A2, CZ 7898, TM 37053, EIR 551, Ordinance No. 348.4860 - Intent to Certify an Environmental Impact Report – Applicant: Riverside Mitland 03, LLC – Representative: T&B Planning, Inc. – Engineer: Hunsaker & Associates, Inc. – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Community Development: Low Density Residential (CD-LDR), Community Development: Medium Density Residential (CD-MDR), Open Space: Conservation (OS-C), Open Space: Recreation (OS-R) as reflected in the Specific Plan – Location: Northwest of Winchester Rd., south of Keller Rd., east of Briggs Rd., and west of Leon Rd. – Zoning: Rural Residential (R-R), Open Area Combining Zone, Residential Developments (R-5), SP Zone (SP) – REQUEST: The Specific Plan (SP) Amendment proposes to modify the SP by increasing the acreage from 605.7 to 628.5 acres; increase the maximum residential unit count from 1,671 to 1,877, and other changes related to shifting the location and size of certain land use designations north of Baxter Rd. The General Plan Amendment proposes to incorporate an additional 22.8 acres into the SP boundaries and alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the SP as reflected in the SP Land Use Plan. The Change of Zone proposes to 1) change the zoning classification of the area being added to the SP from Rural Residential (R-R) and Open Area Combining Zone, Residential Developments (R-5) to SP zone (SP 312); 2) modify the permitted uses and development standards within the SP zoning ordinance for all Planning Areas located within the boundaries of the French Valley SP No. 312; and 3) define the planning area boundaries of the SP generally north of Baxter Road. The Tentative Tract Map is a Schedule “A” Subdivision of 628.5 acres into 753 residential units. [Applicant Fees 100%]


**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CLOSE THE PUBLIC HEARING** after taking public testimony on the project; and,
2. **ADOPT RESOLUTION NO. 2017-136** Certifying Environmental Impact No. 551 based on the findings provided in the Environmental Impact Report and this resolution; and,
3. **TAKE ACTION** on the Policy Calendar Item **RESOLUTION NO. 2017-134** approving the Second Cycle General Plan Amendments for 2017 consisting of General Plan Amendment Nos. 803, 1163, 1176 and 1213; and,
4. **APPROVE GENERAL PLAN AMENDMENT NO. 1163** consistent with and based on the findings and conclusions in Resolution No. 2017-134; and,

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

5. **ADOPT RESOLUTION NO. 2017-135** adopting the 2<sup>nd</sup> Amendment to Specific Plan No. 312 subject to the attached conditions of approval, and based on the findings and conclusions in the staff report and this resolution; and,
6. **APPROVE CHANGE OF ZONE NO. 7898** that, in accordance with Exhibit #3, changes the zoning classification of assessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP No. 312); changes the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP No. 312); and formalizes the boundaries of the Planning Areas for Specific Plan No. 312 as shown on Map No. 2.2412; based on the findings and conclusions in the staff report; and,
7. **ADOPT ORDINANCE NO. 348.4860** establishing the permitted and conditionally permitted uses and development standards for the planning areas within Specific Plan No. 312 consistent with the 2<sup>nd</sup> Amendment to Specific Plan No. 312 and Change of Zone No 7898; and,
8. **APPROVE TENTATIVE TRACT MAP NO. 37053**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

**ACTION: Policy**



Charissa Leach, Assistant TLMA Director

6/26/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

*Specific Plan*

Specific Plan No. 312 was adopted by the Riverside County Board of Supervisors (Board) on June 5, 2001. The project proposed the development of a 607.8-acre site with 1,793 residential units. On December 3, 2013, the Board approved Amendment No. 1 to the Specific Plan, which decreased the site acreage by 2.1 acres, from 607.8 to 605.7, and reduced the total number of homes permitted within the Specific Plan Area from 1,793 to 1,671.

*Highway 79 Policy Area*

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the proposed project to be limited to 1,714 dwelling units.

However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

Certain Specific Plans within the Highway 79 Policy Area have fully developed their residential component below the maximum allowed number of dwelling units allowed by the Specific Plan. One of these Specific Plans (Specific Plan No. 213) accounts for a total of 396 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Based on this review, there is a demonstrated reduction in units and traffic from these other projects. As a result, the proposed project may include a maximum of 1,877 dwelling units (including the 57 units if the school site is not developed as school), which exceeds the typical maximum allowed by the policy area by 163 units. Although the Specific Plan Amendment would exceed the typical maximum by 163 units with the inclusion of 57 potential lots on the school site if the school is not to develop, the proposed Tentative Tract Map does not propose these units. Therefore, the Tentative Tract Map on its own results in an exceedance of only 106.

*Environmental Impact Report Summary of Significant Impacts:*

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

The Draft Environmental Impact Report was circulated in March of 2017. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations. The Project's development intensity is greater than the development intensities allowed based on the site's existing General Plan and Specific Plan land use designations. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality - Operation Emissions

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NOx and VOC are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of VOC and NOx would remain significant and unavoidable.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Implementation of roadway improvements and ultimate improvements would reduce the impacts to less than significant. However, since the ultimate improvements cannot be guaranteed at time of project completion, it is potential that significant impacts would occur until such ultimate improvements are constructed. Therefore, impacts at these intersections and roadway segments would remain significant and unavoidable.

**Impact on Residents and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant; there is no General Fund obligation.

**Contract History and Price Reasonableness**

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


N/A

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report**
- C. Specific Plan No. 312 Amendment No. 2**
- D. Change of Zone No. 7898**
- E. Tentative Tract Map No. 37053**
- F. Draft Environmental Impact Report**
- G. Final Environmental Impact Report**
- H. Indemnification Agreement**
- I. Resolution No. 2017-136**
- J. Resolution No. 2017-135**
- K. Ordinance No. 348.4860**

  
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Gregory V. Priarios, Director County Counsel

6/26/2017

  
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Tina Grande, Principal Management Analyst

6/29/2017

  
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Gregory V. Priarios, Director County Counsel

6/26/2017





1 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);  
2 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
3 8.100.a. shall also include open space.

4 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific  
5 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
6 Ordinance No. 348.

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

9 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

10 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.  
11 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
12 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);  
13 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
14 8.100.a. shall also include open space detention facilities.

15 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific  
16 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
17 Ordinance No. 348.

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

20 d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

21 (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific  
22 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
23 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall  
24 not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include  
25 community recreation centers, athletic fields and playgrounds.

26 (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of  
27 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of  
28

1 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
2 and e.(4) shall be deleted and replaced by the following:

3 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum  
4 lot area shall be determined by excluding that portion of a lot that is used solely for access  
5 to the portion of a lot used as a building site.

6 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
7 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
8 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Interior side yards may be reduced to accommodate zero lot line  
11 situations, except that, in no case shall the reduction in the side yard areas reduce the  
12 separation between structures to less than ten feet (10').

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

15 e. Planning Areas 10, 12, 17B, 18B, and 25.

16 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No.  
17 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
18 that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be  
19 permitted.

20 (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific  
21 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
22 No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be  
23 deleted and replaced by the following:

24 A. Chimneys and fireplaces shall be allowed to encroach into side yards a  
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
26 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

27 In addition, the following development standards shall also apply:  
28

1 AA. The interior side yards may be reduced to accommodate zero lot line  
2 or common wall situations, except that, in no case shall the reduction in the side yard  
3 areas reduce the separation between structures to less than ten feet (10').

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

6 f. Planning Area 7.

7 (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 shall be the same as  
8 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted  
9 pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be permitted.

10 (2) The development standards for Planning Area 7 of Specific Plan No. 312 shall be the  
11 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the  
12 development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be deleted and replaced  
13 by the following:

14 A. Lot area shall be not less than eight thousand (8,000) square feet. The  
15 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
16 for access to the portion of a lot used as a building site.

17 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a  
18 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
19 side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

22 g. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same  
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
25 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not  
26 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
27 trails and water quality/detention basins.

1           (2)     The development standards for Planning Area 15 of Specific Plan No. 312 shall be  
2 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

5     h.     Planning Areas 8, 16, 18A, 28, and 41.

6           (1)     The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No.  
7 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall  
9 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
10 public parks, private parks, dog parks, and trails.

11          (2)     The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific  
12 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
13 Ordinance No. 348.

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

16     i.     Planning Area 19.

17          (1)     The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same  
18 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses  
19 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and  
20 e.(1) shall not be permitted.

21          (2)     The development standards for Planning Area 19 of Specific Plan No. 312 shall be  
22 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
23 the development standards set forth in Section 6.2.b., c., d., e.(1), (2), (3) and e.(4) shall be deleted  
24 and replaced by the following.

25                 A.     Lot area shall not be less than five thousand (5,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
27 for access to the portion of a lot used as a building site.

1           B.       The minimum average lot width of a standard lot shall be forty five feet (45').  
2           The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35').  
3           The minimum average lot depth shall be one hundred feet (100').

4           C.       The minimum front yard setback to a habitable portion of the main structure  
5           shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and  
6           balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be  
7           twenty feet (20'). No other structural encroachments shall be permitted in the front yard  
8           except as provided for in Section 18.19 of Ordinance No. 348.

9           D.       The minimum side yard setback shall be five feet (5') for interior lots. The  
10          minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys,  
11          fireplaces, media centers, and air conditioning units may encroach into the required side yard  
12          setback a maximum of two feet (2'). No other structural encroachments shall be permitted in  
13          the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.

14          E.       The minimum rear yard setback shall be fifteen feet (15'), except that  
15          dwelling units with a minimum front yard setback to a habitable portion of the main structure  
16          of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered  
17          patios, balconies and decks may encroach into the required rear yard setback a maximum of  
18          five feet (5'). No other structural encroachments shall be permitted in the rear yard except  
19          as provided for in Section 18.19 of Ordinance No. 348.

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

22          j.       Planning Areas 22, 26, 31, 33, and 39.

23          (1)       The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312  
24          shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except  
25          that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),  
26          and (5); c.(1); and e.(1) shall not be permitted.

1           (2)    The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific  
2 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
3 No. 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g.  
4 shall be deleted and replaced by the following.

5           A.    Lot area shall not be less than five thousand and five hundred (5,500) square  
6 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
7 used solely for access to the portion of a lot used as a building site.

8           B.    The minimum average lot width of a standard lot shall be fifty feet (50'). The  
9 minimum average lot depth shall be one hundred feet (100').

10          C.    The minimum frontage of a lot shall be fifty feet (50'), except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
12 measured along the right-of-way line. Lot frontage along curvilinear streets may be  
13 measured at the building setback in accordance with zone development standards.

14          D.    The minimum front yard setback to a habitable portion of the main structure  
15 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be  
16 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet  
17 (10').

18          E.    The minimum front and rear yard setback to covered porches, courtyards, and  
19 balconies shall be ten feet (10').

20          F.    Chimneys, fireplaces, media centers, and air conditioning units shall be  
21 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
22 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
23 Section 18.19 of Ordinance No. 348.

24          G.    No lot shall have more than seventy (70%) percent of its net area covered  
25 with buildings or structures.

26          H.    A minimum of ten percent (10%) of the lots in each Planning Area shall  
27 include a single-story architectural element including, but not limited to, architectural  
28

1 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage  
2 element.

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

5 k. Planning Areas 23, 27, 30, and 38.

6 (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312  
7 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except  
8 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),  
9 and (5); c.(1); and e.(1) shall not be permitted.

10 (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan  
11 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
12 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall  
13 be deleted and replaced by the following.

14 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum  
15 lot area shall be determined by excluding that portion of a lot that is used solely for access  
16 to the portion of a lot used as a building site.

17 B. The minimum average lot width of a standard lot shall be fifty feet (55'). The  
18 minimum average lot depth shall be one hundred feet (100').

19 C. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots  
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
21 measured along the right-of-way line. Lot frontage along curvilinear streets may be  
22 measured at the building setback in accordance with zone development standards.

23 D. The minimum front yard setback to a habitable portion of the main structure  
24 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be  
25 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet  
26 (10').

27 E. The minimum front and rear yard setback to covered porches, courtyards, and  
28

1 balconies shall be ten feet (10').

2 F. Chimneys, fireplaces, media centers, and air condition units shall be allowed  
3 to encroach into side yards at a maximum of two feet (2'). No other structural encroachments  
4 shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of  
5 Ordinance No. 348.

6 G. No lot shall have more than seventy (70%) percent of its net area covered  
7 with buildings or structures.

8 H. A minimum of ten percent (10%) of the lots in each Planning Areas shall  
9 include a single-story architectural element such as, but not limited to, architectural  
10 projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story  
11 garage element, and other similar architectural elements.

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

14 l. Planning Areas 24 and 34.

15 (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 shall be  
16 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the  
17 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);  
18 and e.(1) shall not be permitted.

19 (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312  
20 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
21 except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall be  
22 deleted and replaced by the following.

23 A. Lot area shall not be less than five thousand (5,000) square feet. The  
24 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
25 for access to the portion of a lot used as a building site.

26 B. The minimum average lot width of a standard lot shall be forty-five feet (45').  
27 The minimum average lot depth shall be one hundred feet (100').  
28



1 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots  
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
3 measured along the right-of-way line. Lot frontage along curvilinear streets may be  
4 measured at the building setback in accordance with zone development standards.

5 D. The minimum front yard setback to a habitable portion of the main structure  
6 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be  
7 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet  
8 (10').

9 E. The minimum front and rear yard setback to covered porches, courtyards, and  
10 balconies shall be ten feet (10').

11 F. Chimneys, fireplaces, media centers, and air conditioning units shall be  
12 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
13 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
14 Section 18.19 of Ordinance No. 348.

15 G. No lot shall have more than seventy (70%) percent of its net area covered  
16 with buildings or structures.

17 H. A minimum of ten percent (10%) of the lots in each Planning Area shall  
18 feature a single-story architectural element such as, but not limited to, architectural  
19 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage  
20 element.

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

23 m. Planning Area 29.

24 (1) The uses permitted in Planning Area 29 of Specific Plan No. 312. shall be the same  
25 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 8.100.a.(1), (3), (6) and (8); b.(1); and c.(1) shall not be permitted. In  
27 addition, the permitted uses identified under Section 8.100.a. shall also include private recreation  
28

1 facilities, athletic fields and playgrounds.

2 (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be  
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except  
4 that the development standards set forth in Article VIIIe, Section 8.101.b shall be deleted and  
5 replaced by the following:

6 A. The minimum front, side, and rear yard setbacks for buildings in Planning  
7 Area 29 is twenty feet (20').

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

10 I. Planning Areas 32, 35, and 36.

11 (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 shall  
12 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the  
13 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);  
14 and e.(1) shall not be permitted.

15 (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No.  
16 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
17 except that the development standards set forth in Section 6.2.b., e.(1), and e.(4) shall be deleted and  
18 replaced by the following.

19 A. Lot area shall not be less than seven thousand (7,000) square feet. The  
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
21 for access to the portion of a lot used as a building site.

22 B. The minimum front yard setback to front-entry garages shall be twenty feet  
23 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

24 C. Chimneys, fireplaces, media centers, and air conditioning units shall be  
25 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
26 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
27 Section 18.19 of Ordinance No. 348.

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

3 n. Planning Area 37.

4 (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 shall be the same  
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1);  
7 and e.(1) shall not be permitted.

8 (2) The development standards for Planning Area 37 of Specific Plan No. 312 shall be  
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
10 the development standards set forth in Article VI, Section 6.2.b., e.(1), and e.(4) shall be deleted and  
11 replaced by the following:

12 A. Lot area shall be not less than eight thousand (8,000) square feet. The  
13 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
14 for access to the portion of a lot used as a building site.

15 B. The minimum front yard setback to front-entry garages shall be twenty feet  
16 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

17 C. Chimneys, fireplaces, media centers, and air conditioning units shall be  
18 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
19 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
20 Section 18.19 of Ordinance No. 348.

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

23 o. Planning Area 42.

24 (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 shall be the same  
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In addition,  
27 the permitted uses identified under Section 6.1.b. shall include public schools.  
28

1           (2)    The development standards for Planning Area 42 of Specific Plan No. 312 shall be  
2 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
3 the development standards set forth in Section 6.2.e.(4) shall be deleted and replaced by the  
4 following:

5           A.    Chimneys and fireplaces shall be allowed to encroach into side yards a  
6 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
7 side or rear yard except as provided for in Section 18.19 or Ordinance No. 348.

8 In addition, the following development standard shall apply:

9           AA. Interior side yards may be reduced to accommodate zero lot line or  
10 common wall situations, except that in no case shall the reduction in the side yard  
11 areas reduce the separation between structures to less than ten feet (10').

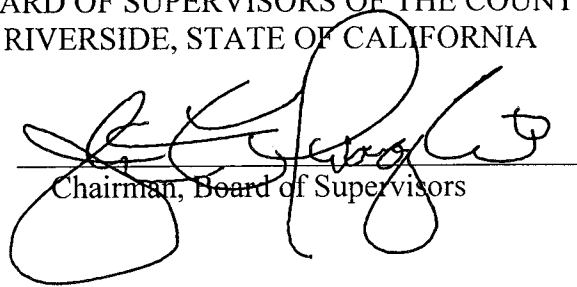
12           (3)   Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article VI of Ordinance No. 348.”

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Section 4. This ordinance shall take effect 30 days after its adoption.

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

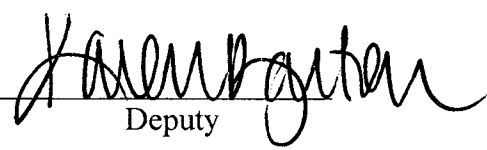
By:

  
Chairman, Board of Supervisors

ATTEST:

CLERK OF THE BOARD  
KECIA HARPER-IHEM

By:

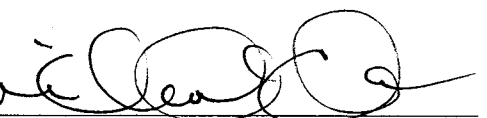
  
Deputy

(SEAL)

APPROVED AS TO FORM:

June 26, 2017

By:

  
MICHELLE CLACK  
Supervising Deputy County Counsel

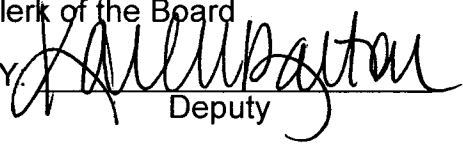
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 11, 2017, the foregoing ordinance consisting of 4 Sections was adopted by the following vote:

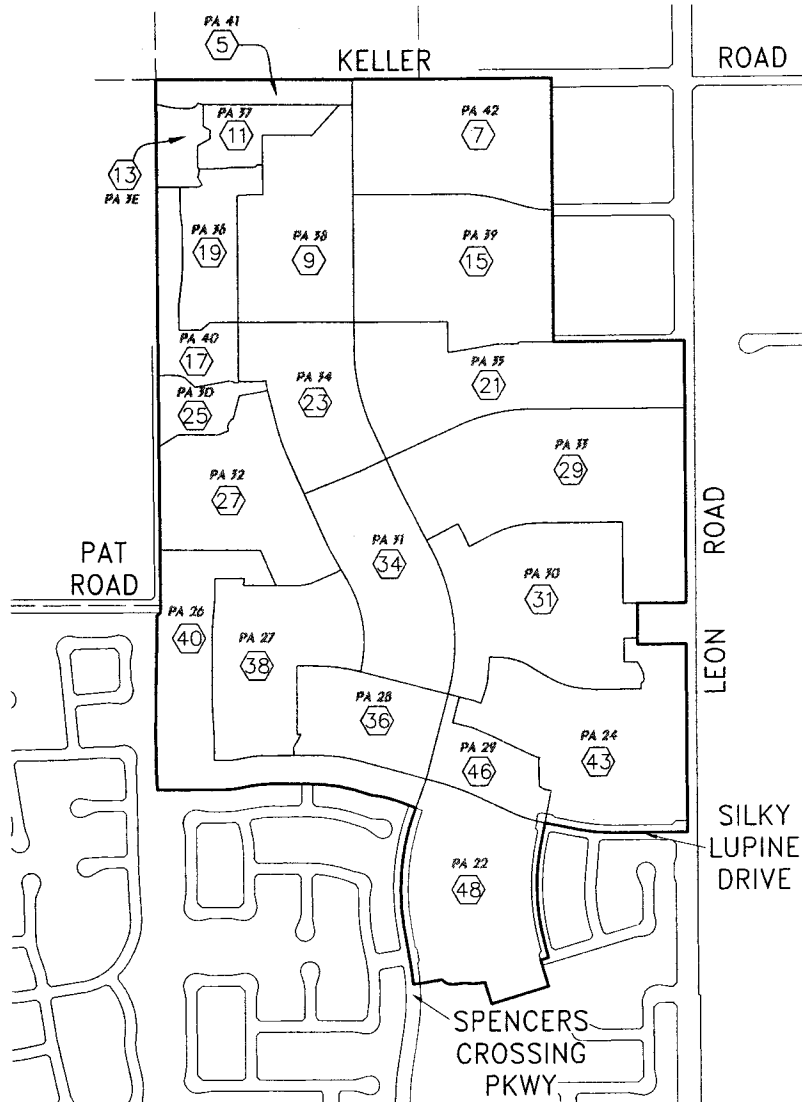
AYES:                   Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS:                   None  
ABSENT:                 None

DATE:            July 11, 2017

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

FRENCH VALLEY AREA  
SEC. 30, T.6S., R.2W., S.B.M.



INDEX SHEET

INDICATES SHEET NUMBER  
BOUNDARY INFO SHEETS 2-3

SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

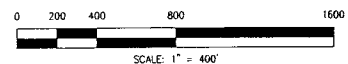
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348

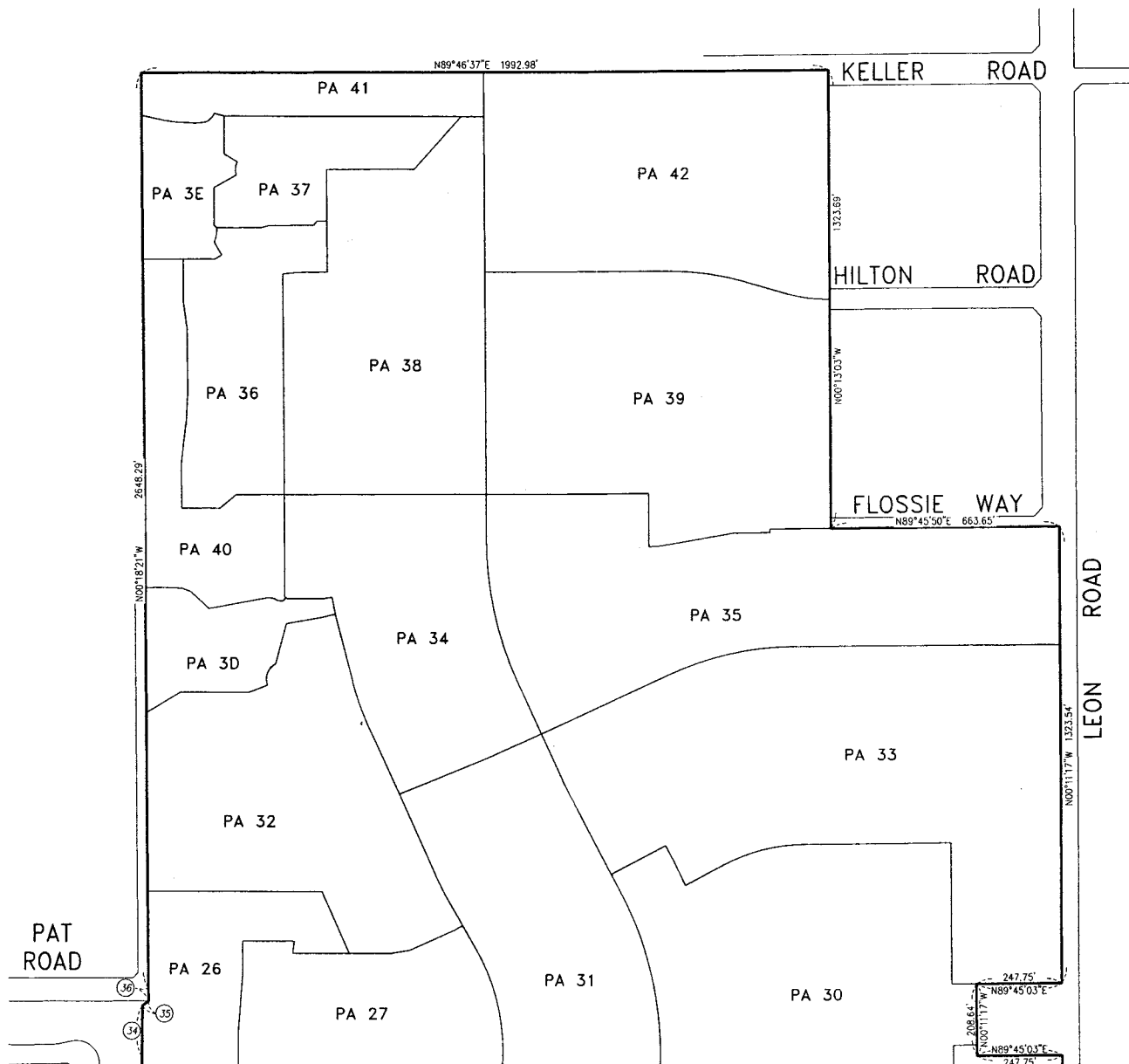
CHANGE OF ZONE CASE NO. 07898  
ADOPTED BY ORDINANCE NO. 348.4860  
JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S PARCEL NUMBER (APN): 480-010-017, 480-010-018, 480-010-019,  
480-010-022, 480-010-023, 480-010-024, 480-010-025, 480-010-026, 480-020-009,  
480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.





(SEE SHEET 3 OF 4 FOR CONTINUATION)

NOTE:  
SEE SHEET 4 FOR LINE - CURVE  
DATA TABLE.

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

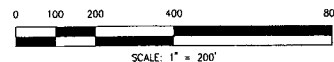
MAP NO. 2.2412

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AMENDING  
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JULY 11, 2017

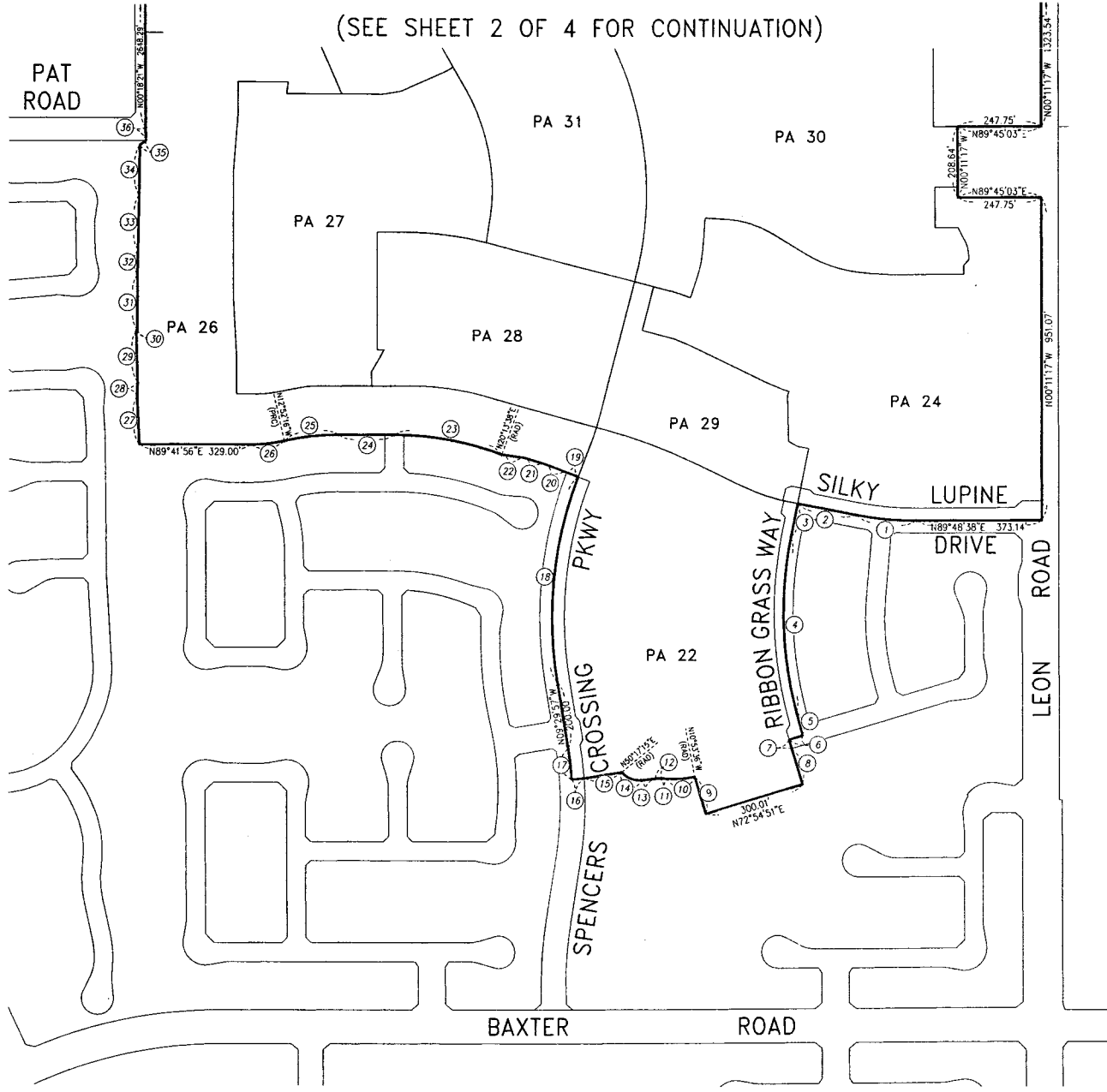
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.





(SEE SHEET 2 OF 4 FOR CONTINUATION)



**SP ZONE** SPECIFIC PLAN (SP00312 A2)

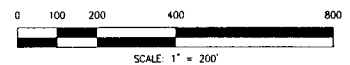
NOTE:  
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MAP NO. 2.2412

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FRENCH VALLEY AREA  
 SEC. 30, T.6S., R.2W., S.B.M.

LINE - CURVE DATA TABLE

LINE NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	11°17'42"	900.00'	177.42'	89.00'
2	N 78°53'40" W	-	176.27'	-
3	N 11°06'20" E	-	101.50'	-
4	25°54'19"	1150.00'	519.95'	264.50'
5	N 14°47'58" W	-	71.03'	-
6	N 73°24'15" E	-	41.62'	-
7	N 16°41'54" W	-	28.00'	-
8	N 16°35'45" W	-	110.62'	-
9	N 16°35'45" W	-	114.80'	-
10	14°27'08"	328.00'	82.74'	41.59'
11	N 86°26'27" W	-	16.45'	-
12	10°17'48"	100.00'	17.97'	9.01'
13	N 83°15'45" E	-	40.99'	-
14	57°01'30"	66.00'	65.69'	35.85'
15	N 80°30'03" E	-	112.02'	-
16	N 85°44'25" E	-	37.00'	-
17	05°14'22"	1000.00'	91.44'	45.75'
18	30°39'25"	1150.00'	615.32'	315.22'
19	N 68°50'32" W	-	37.00'	-
20	N 69°45'34" W	-	70.25'	-

LINE - CURVE DATA TABLE

LINE NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
21	N 73°43'11" W	-	65.16'	-
22	N 82°19'51" W	-	66.62'	-
23	20°31'42"	910.00'	326.04'	164.79'
24	N 89°41'56" E	-	163.81'	-
25	12°34'12"	740.00'	162.35'	81.50'
26	12°34'11"	460.00'	100.92'	50.66'
27	N 02°22'52" W	-	142.45'	-
28	N 01°09'55" E	-	40.02'	-
29	N 01°26'46" W	-	150.95'	-
30	N 89°42'07" E	-	3.60'	-
31	N 00°03'45" E	-	166.28'	-
32	N 01°19'41" E	-	72.07'	-
33	N 01°11'20" E	-	162.31'	-
34	N 00°40'04" E	-	147.91'	-
35	N 54°36'00" E	-	21.67'	-
36	N 00°17'53" W	-	37.00'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

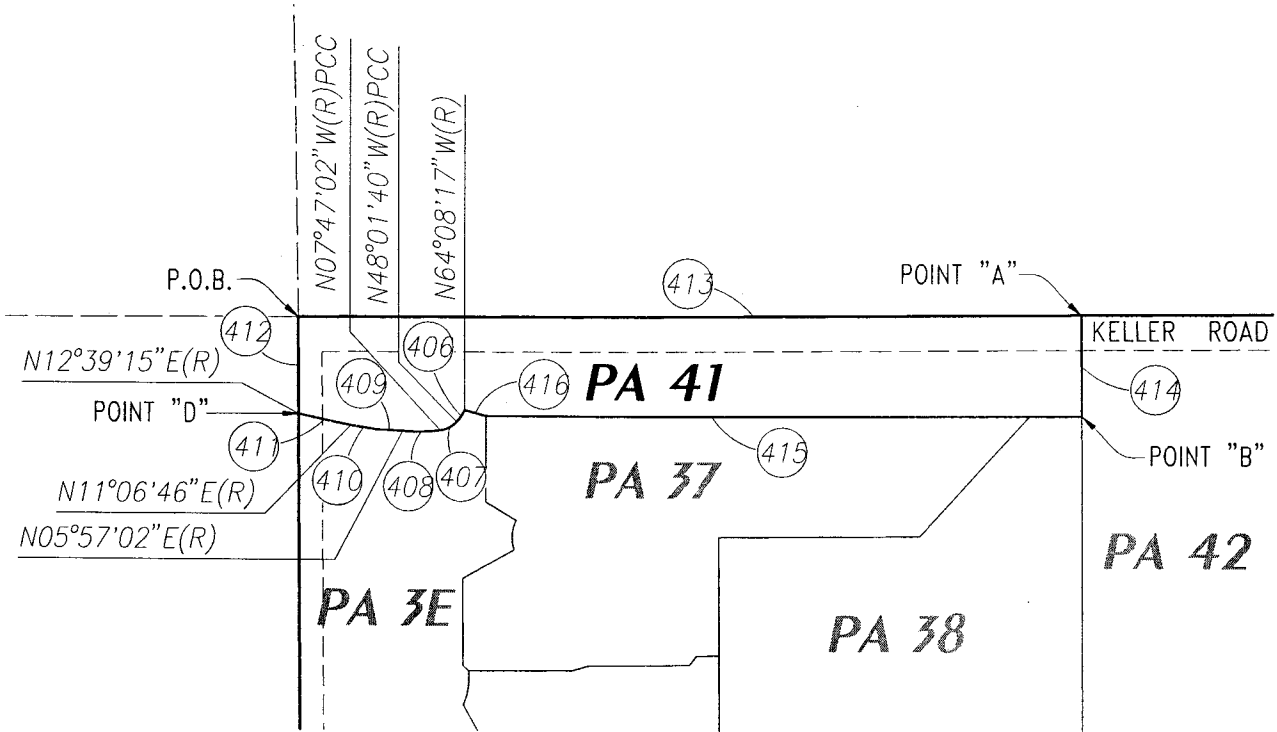
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 480-660-016 & 480-670-031.



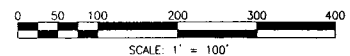
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.

**PA 41 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④06	16°06'37"	64.21'	18.05'	9.09'
④07	40°14'38"	33.81'	23.75'	12.39'
④08	13°44'04"	199.83'	47.90'	24.07'
④09	N 87°02'50" W	—	33.38'	—
④10	N 80°42'33" W	—	32.72'	—
④11	01°32'29"	2509.46'	67.51'	33.76'
④12	N 00°18'21" W	—	122.39'	—
④13	N 89°46'37" E	—	988.69'	—
④14	N 00°13'30" W	—	127.84'	—
④15	EAST	—	751.27'	—
④16	N 75°00'48" W	—	28.16'	—

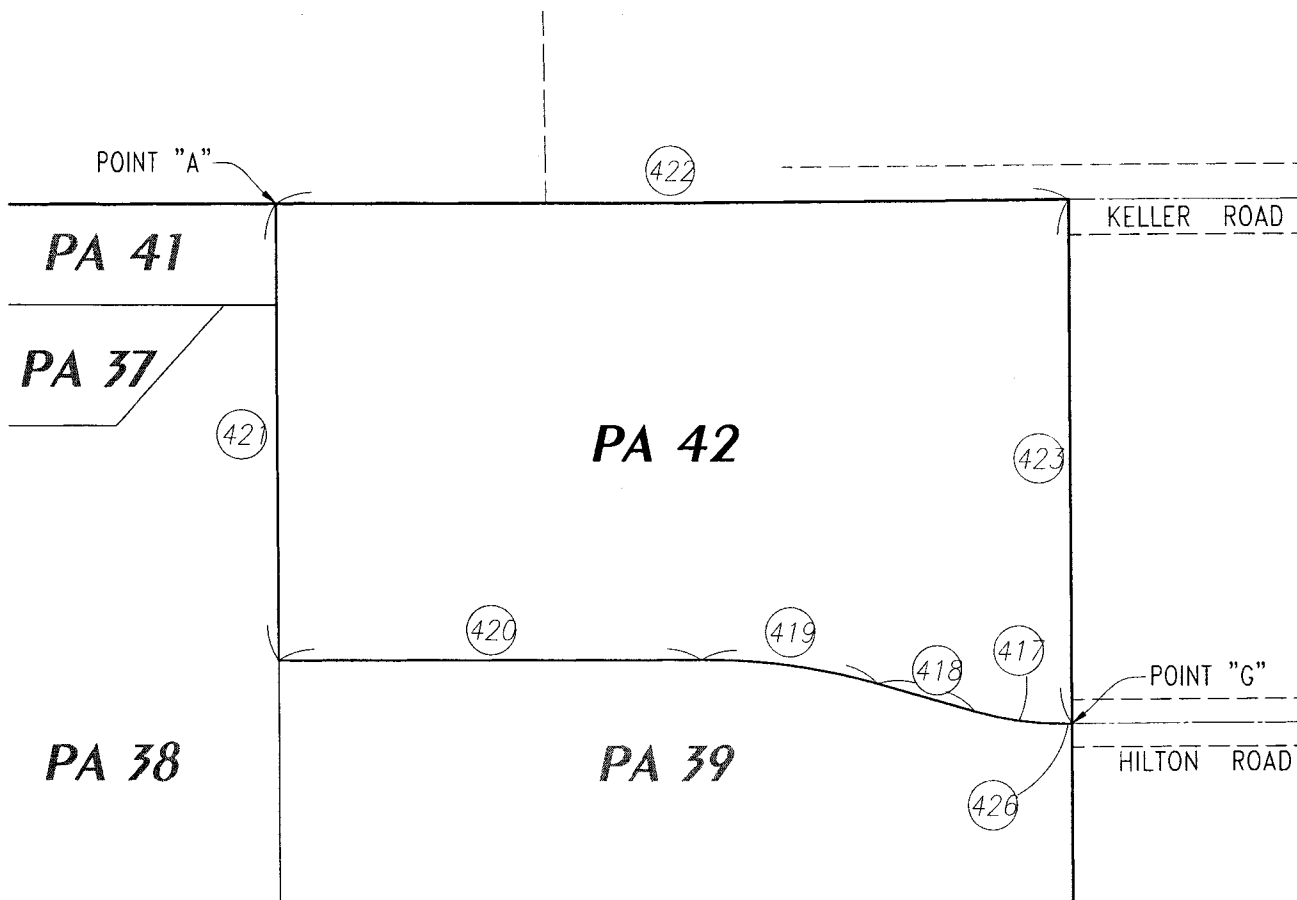
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN  
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 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



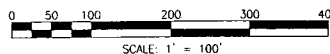
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.

**PA 42 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④17	16°19'38"	400.00'	113.99'	57.38'
④18	N 73°54'08" W	-	128.44'	-
④19	16°19'22"	800.00'	227.91'	114.73'
④20	N 89°46'30" E	-	534.02'	-
④21	N 00°13'30" W	-	577.42'	-
④22	N 89°46'37" E	-	1004.29'	-
④23	N 00°13'03" W	-	661.84'	-
④26	N 89°46'14" E	-	9.63'	-

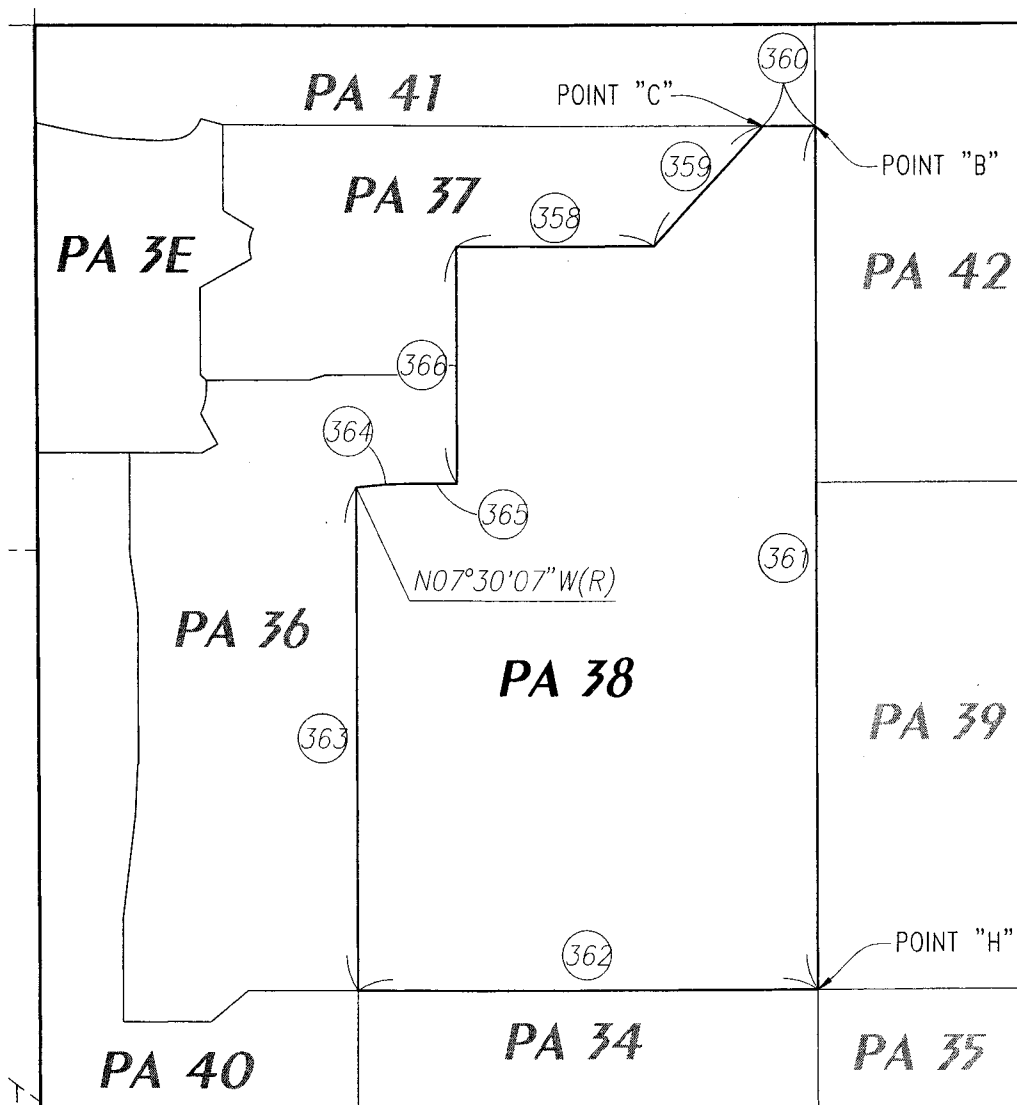
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CHANGE OF ZONE CASE NO. 07898  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



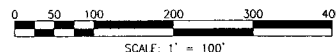
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.

**PA 38 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
358	N 89°46'30" E	-	252.59'	-
359	N 42°03'16" E	-	204.72'	-
360	EAST	-	65.79'	-
361	N 00°13'30" W	-	1090.70'	-
362	N 89°46'30" E	-	584.35'	-
363	N 00°13'55" W	-	636.29'	-
364	07°16'37"	600.00'	76.20'	38.15'
365	N 89°46'30" E	-	52.33'	-
366	N 00°13'30" W	-	298.37'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

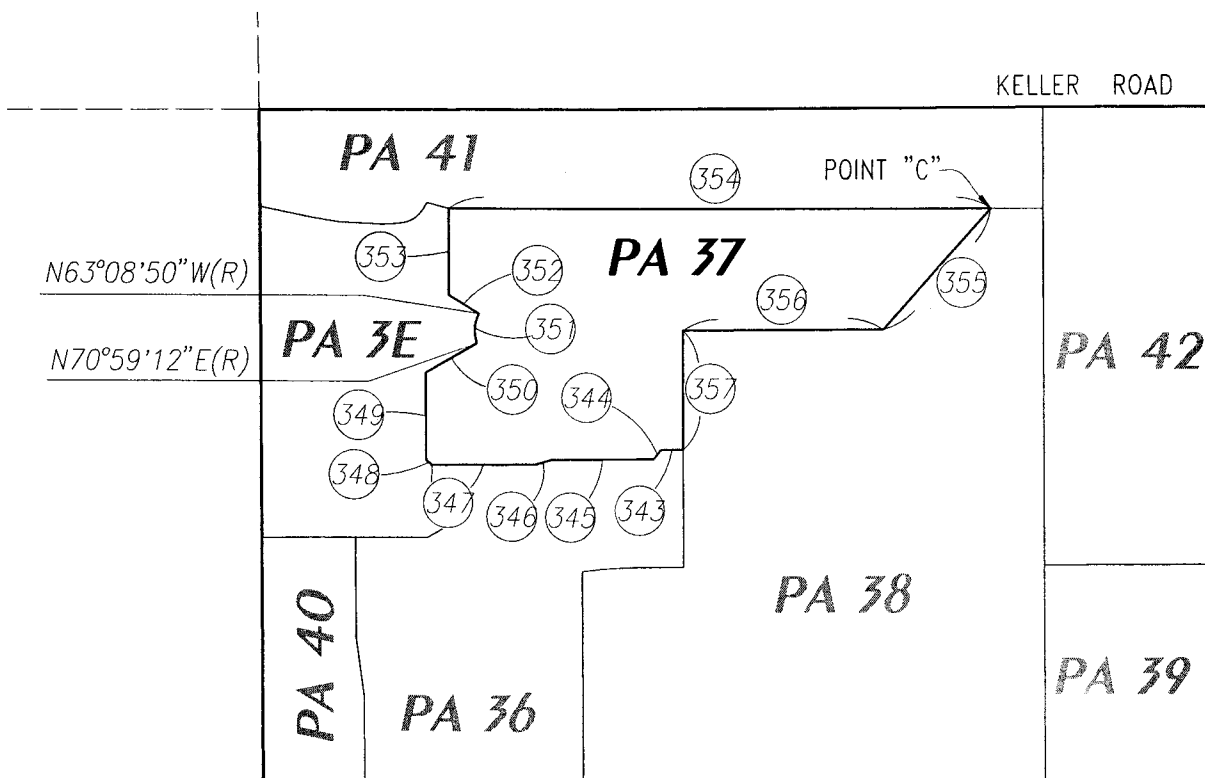
CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898  
 ADOPTED BY ORDINANCE NO. 348.4860  
 JULY 11, 2017

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 480-660-016 & 480-670-031.





**SP ZONE** SPECIFIC PLAN (SP00312 A2)

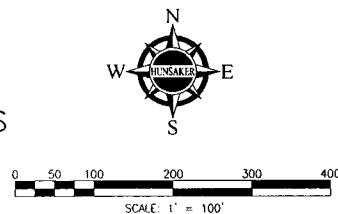
MAP NO. 2.2412

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**PA 37 - DATA TABLE**

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
343	N 89°46'30" E	-	28.09'	-
344	N 38°31'04" E	-	15.03'	-
345	N 89°31'43" E	-	129.45'	-
346	N 73°12'54" E	-	21.36'	-
347	N 89°31'43" E	-	130.27'	-
348	N 48°35'33" W	-	9.90'	-
349	N 00°13'55" W	-	110.00'	-
350	N 60°27'40" E	-	74.64'	-
351	45°51'58"	48.00'	38.42'	20.31'
352	N 58°53'17" W	-	44.80'	-
353	NORTH	-	109.01'	-
354	EAST	-	685.48'	-
355	N 42°03'16" E	-	204.72'	-
356	N 89°46'30" E	-	252.59'	-
357	N 00°13'30" W	-	149.65'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

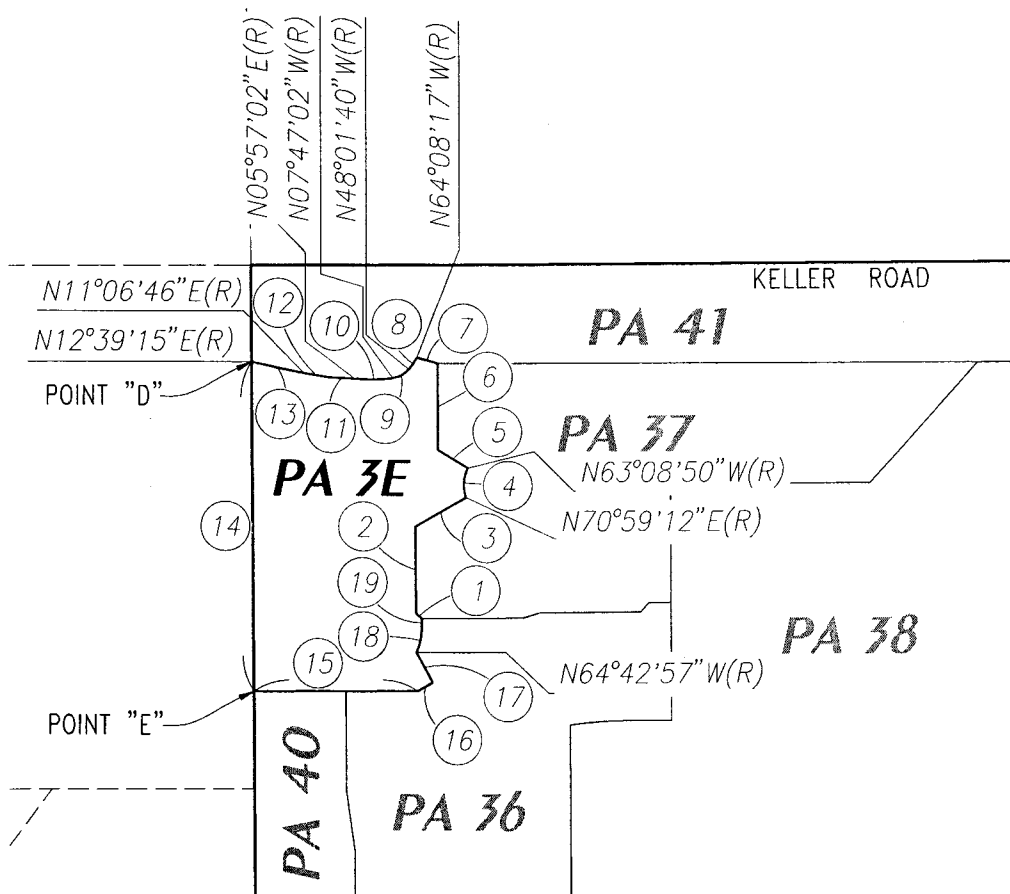
MAP NO. 2.2412

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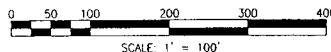
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

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480-660-016 & 480-670-031.

**PA - 3E - DATA TABLE**

①	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N 48°35'33" W	-	9.90'	-
②	N 00°13'55" W	-	110.00'	-
③	N 60°27'40" E	-	74.64'	-
④	45°51'58"	48.00'	38.42'	20.31'
⑤	N 58°53'17" W	-	44.80'	-
⑥	NORTH	-	109.01'	-
⑦	N 75°00'48" W	-	28.16'	-
⑧	16°06'37"	64.21'	18.05'	9.09'
⑨	40°14'38"	33.81'	23.75'	12.39'
⑩	13°44'04"	199.83'	47.90'	24.07'
⑪	N 87°02'50" W	-	33.38'	-
⑫	N 80°42'33" W	-	32.72'	-
⑬	01°32'29"	2509.46'	67.51'	33.76'
⑭	N 00°18'21" W	-	416.65'	-
⑮	N 89°45'42" E	-	208.23'	-
⑯	N 60°45'30" E	-	22.51'	-
⑰	N 29°14'30" W	-	43.19'	-
⑱	25°30'58"	73.60'	32.78'	16.66'
⑲	N 00°13'55" W	-	10.93'	-

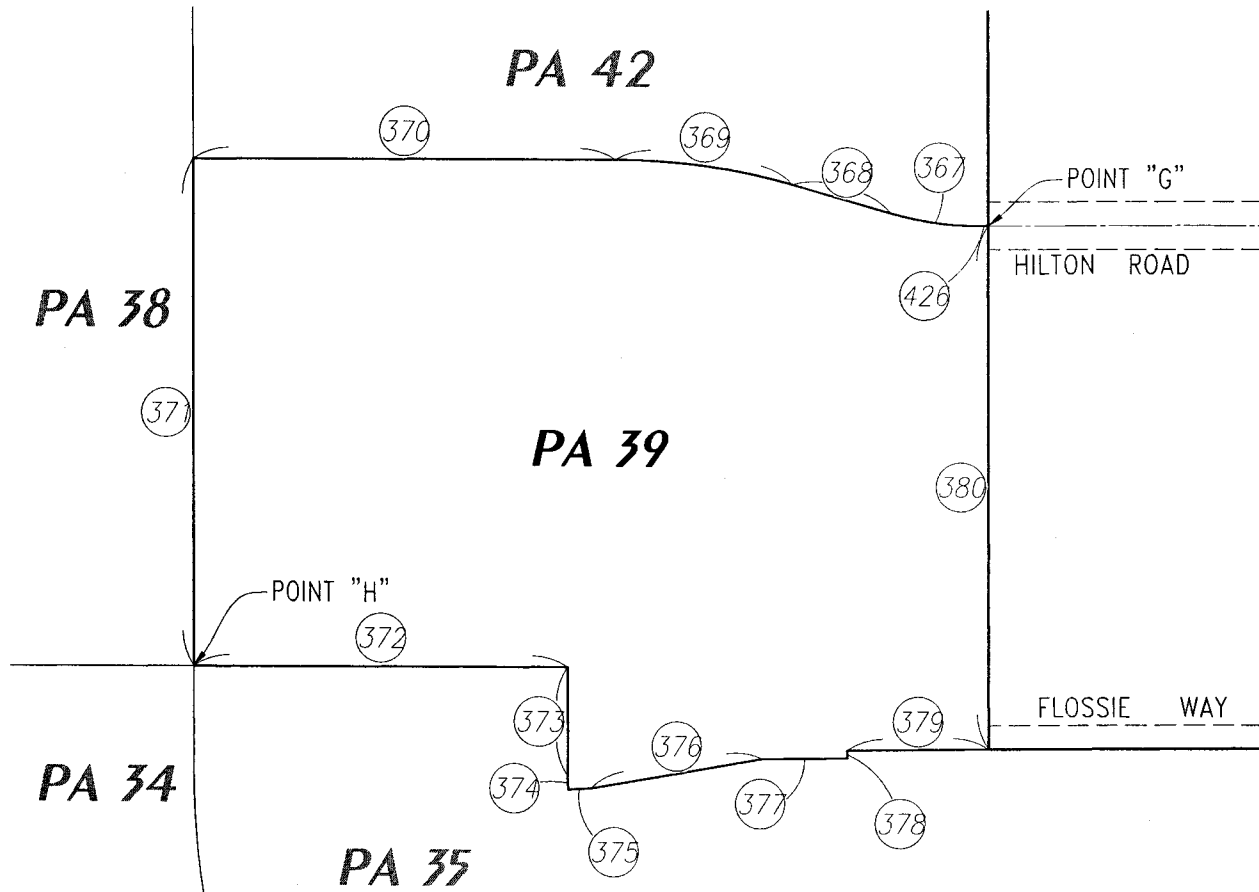
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

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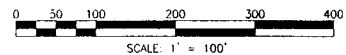
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MAP NO. 2.2412

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480-660-016 & 480-670-031.

**PA 39 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
367	16°19'38"	400.00'	113.99'	57.38'
368	N 73°54'08" W	-	128.44'	-
369	16°19'22"	800.00'	227.91'	114.73'
370	N 89°46'30" E	-	534.02'	-
371	N 00°13'30" W	-	641.12'	-
372	N 89°45'58" E	-	473.05'	-
373	N 00°13'55" W	-	137.76'	-
374	03°12'49"	300.00'	16.83'	8.42'
375	N 86°33'16" E	-	28.00'	-
376	N 80°14'51" E	-	221.27'	-
377	N 89°34'38" E	-	107.07'	-
378	N 00°16'55" E	-	10.15'	-
379	N 89°34'42" E	-	177.24'	-
380	N 00°13'03" W	-	661.84'	-
426	N 89°46'14" E	-	9.63'	-

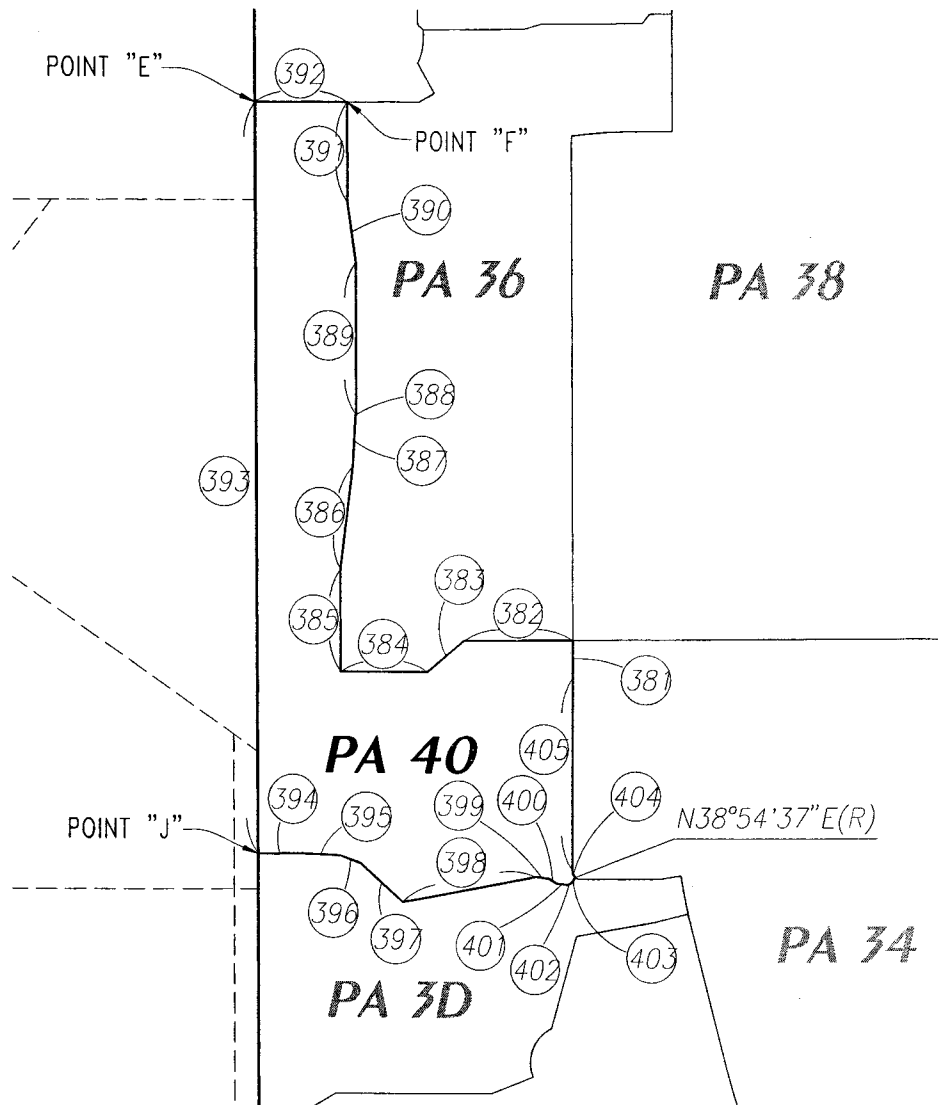
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

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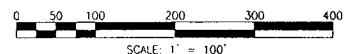
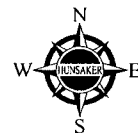
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.

**PA 40 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
381	N 00°18'03" W	—	47.31'	—
382	N 89°46'30" E	—	139.45'	—
383	N 49°49'16" E	—	61.04'	—
384	N 89°46'05" E	—	110.00'	—
385	N 00°13'55" W	—	130.00'	—
386	N 06°51'31" E	—	130.99'	—
387	N 02°36'34" E	—	65.08'	—
388	N 89°45'42" E	—	0.85'	—
389	N 00°13'56" W	—	191.87'	—
390	N 07°48'13" W	—	76.38'	—
391	N 00°14'18" W	—	126.20'	—
392	N 89°45'42" E	—	117.42'	—
393	N 00°18'21" W	—	948.84'	—
394	N 89°41'53" E	—	55.11'	—
395	N 87°41'45" W	—	50.06'	—
396	N 69°22'36" W	—	27.62'	—
397	N 47°21'17" W	—	71.72'	—
398	N 79°30'34" E	—	173.37'	—
399	N 83°19'42" W	—	17.15'	—
400	N 56°55'40" W	—	11.15'	—
401	N 82°31'14" W	—	14.50'	—
402	N 65°35'48" E	—	4.46'	—
403	N 38°54'37" E	—	9.77'	—
404	51°05'23"	10.00'	8.92'	4.78'
405	NORTH	—	244.77'	—

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

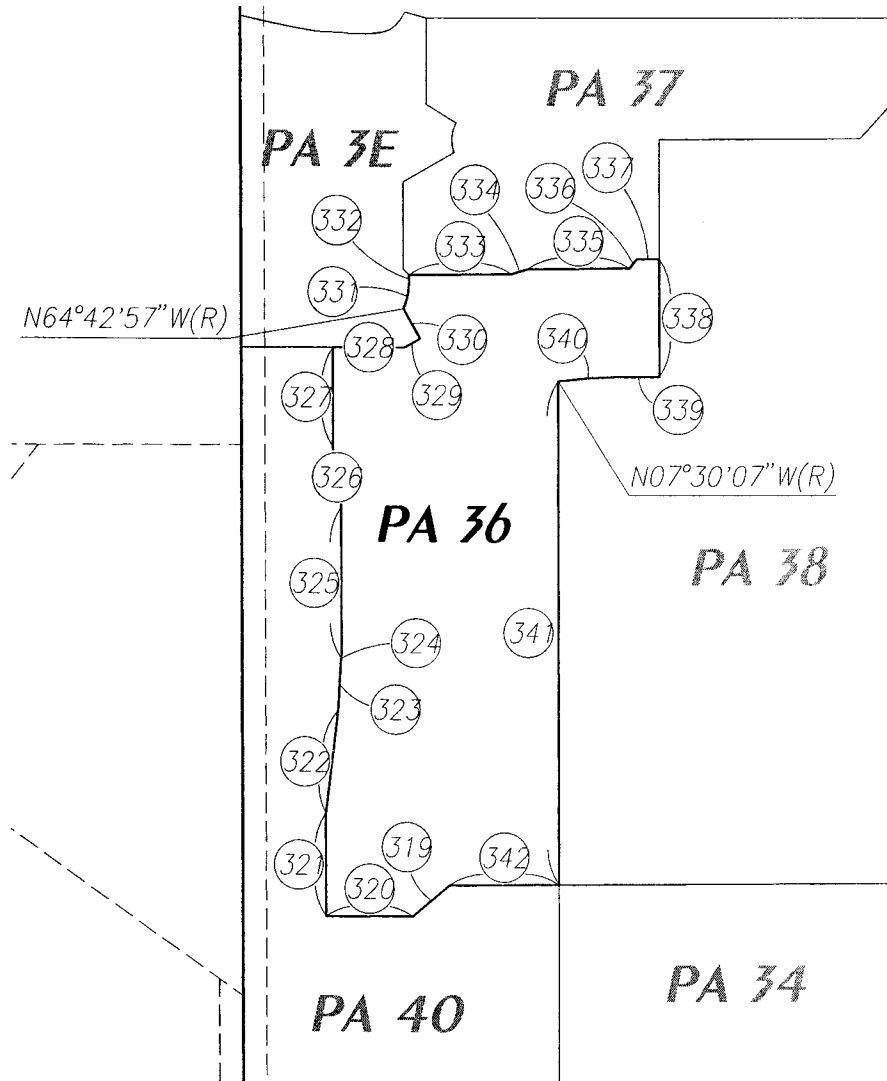
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**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

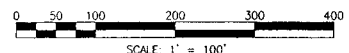
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.



PA 36 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
319	N 49°49'16" E	-	61.04'	-
320	N 89°46'05" E	-	110.00'	-
321	N 00°13'55" W	-	130.00'	-
322	N 06°51'31" E	-	130.99'	-
323	N 02°36'34" E	-	65.08'	-
324	N 89°45'42" E	-	0.85'	-
325	N 00°13'56" W	-	191.87'	-
326	N 07°48'13" W	-	76.38'	-
327	N 00°14'18" W	-	126.20'	-
328	N 89°45'42" E	-	90.81'	-
329	N 60°45'30" E	-	22.51'	-
330	N 29°14'30" W	-	43.19'	-
331	25°30'58"	73.60'	32.78'	16.66'
332	N 00°13'55" W	-	10.93'	-
333	N 89°31'43" E	-	130.27'	-
334	N 73°12'54" E	-	21.36'	-
335	N 89°31'43" E	-	129.45'	-
336	N 38°31'04" E	-	15.03'	-
337	N 89°46'30" E	-	28.09'	-
338	N 00°13'30" W	-	148.72'	-
339	N 89°46'30" E	-	52.33'	-
340	07°16'37"	600.00'	76.20'	38.15'
341	N 00°13'55" W	-	636.29'	-
342	N 89°46'30" E	-	139.45'	-

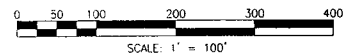
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

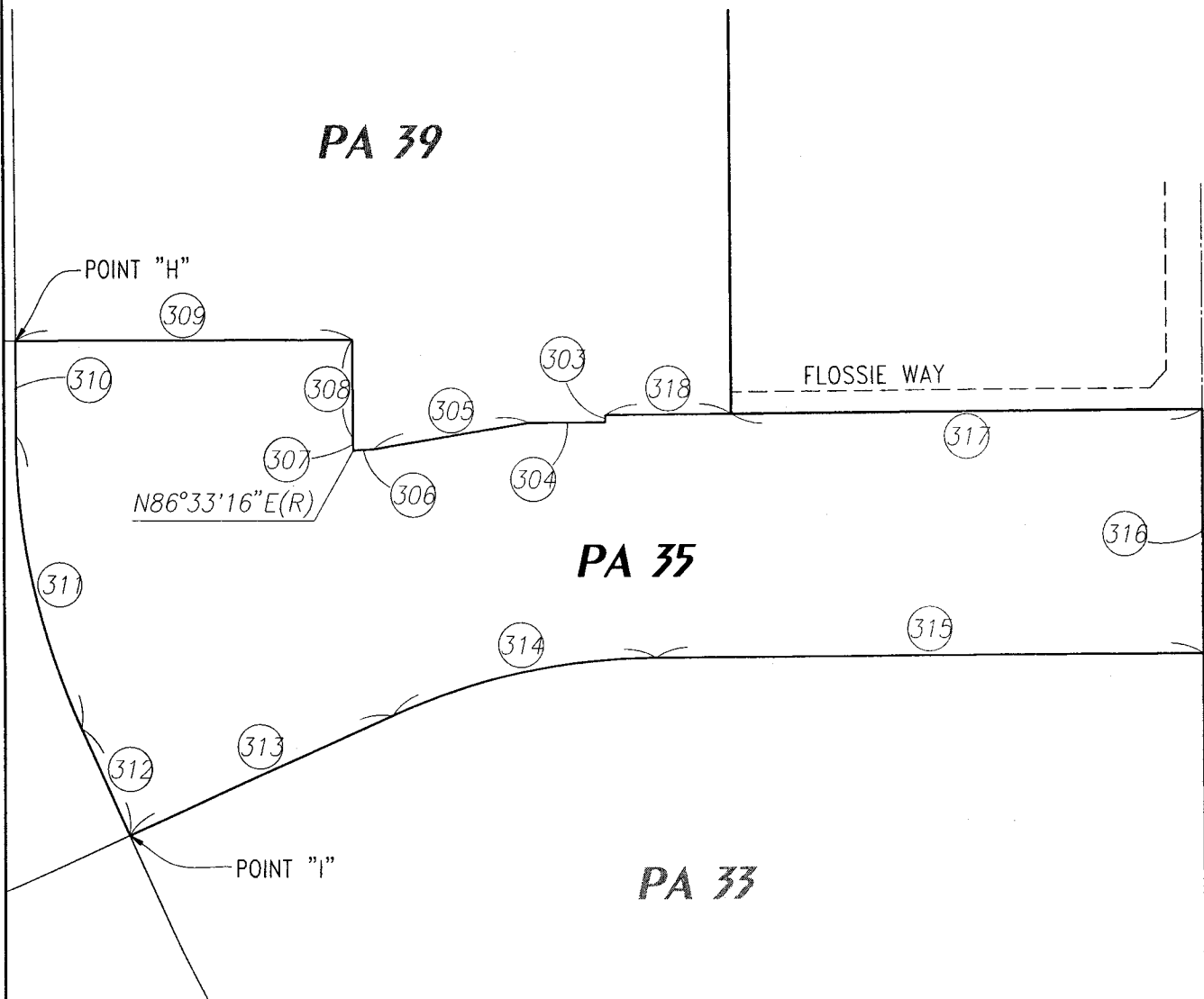
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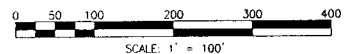
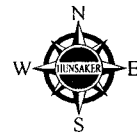
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**PA 35 - DATA TABLE**

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
303	N 00°16'55" E	-	10.15'	-
304	N 89°34'38" E	-	107.07'	-
305	N 80°14'51" E	-	221.27'	-
306	N 86°33'16" E	-	28.00'	-
307	03°12'49"	300.00'	16.83'	8.42'
308	N 00°13'55" W	-	137.76'	-
309	N 89°45'58" E	-	473.05'	-
310	N 00°13'30" W	-	131.90'	-
311	24°19'55"	1000.00'	424.67'	215.58'
312	N 24°33'25" W	-	164.50'	-
313	N 65°26'35" E	-	404.39'	-
314	24°21'59"	900.00'	382.74'	194.31'
315	N 89°48'34" E	-	770.95'	-
316	N 00°09'43" W	-	342.65'	-
317	N 89°45'50" E	-	663.65'	-
318	N 89°34'42" E	-	177.24'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

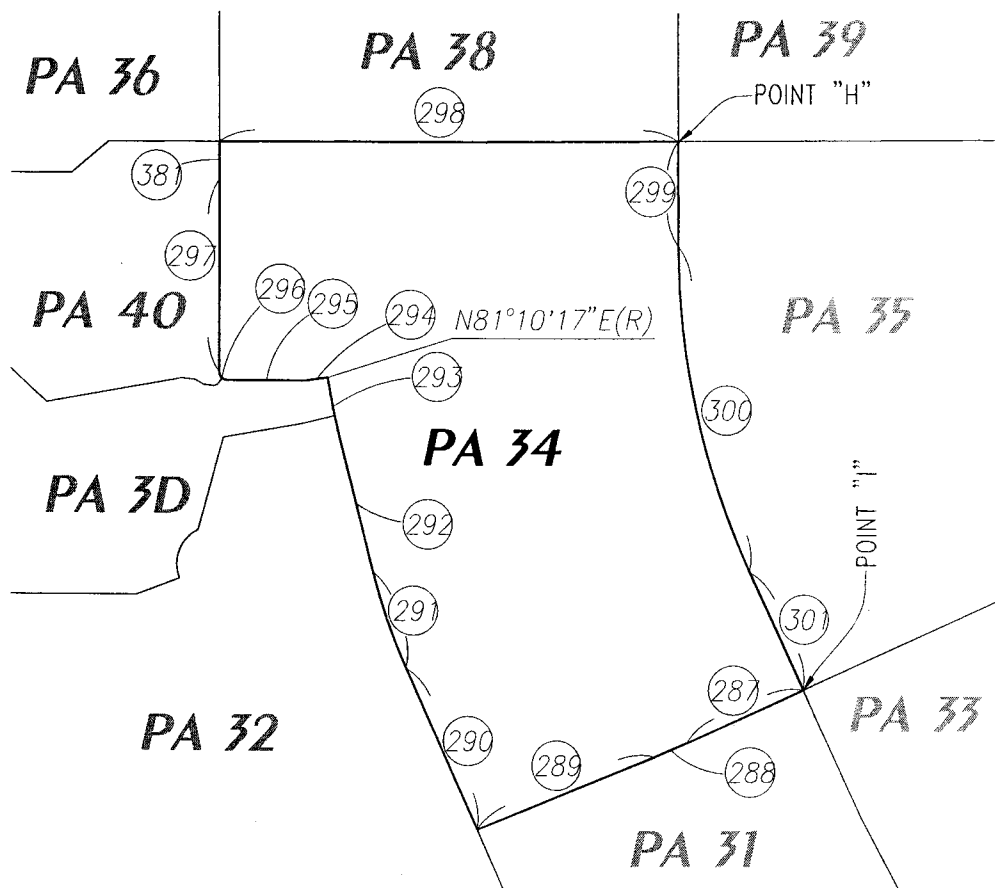
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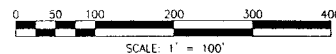
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**PA 34 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
287	N 65°26'35" E	-	161.96'	-
288	02°30'27"	1000.00'	43.76'	21.89'
289	N 67°57'02" E	-	244.29'	-
290	N 24°02'58" W	-	222.99'	-
291	09°48'50"	750.00'	128.46'	64.39'
292	N 14°14'08" W	-	176.05'	-
293	05°24'25"	800.00'	75.50'	37.78'
294	N 81°10'17" E	-	28.00'	-
295	WEST	-	100.51'	-
296	90°00'00"	10.00'	15.71'	10.00'
297	NORTH	-	244.77'	-
298	N 89°46'30" E	-	584.35'	-
299	N 00°13'30" W	-	131.90'	-
300	24°19'55"	1000.00'	424.67'	215.58'
301	N 24°33'25" W	-	164.50'	-
381	N 00°18'03" W(R)	-	47.31'	-

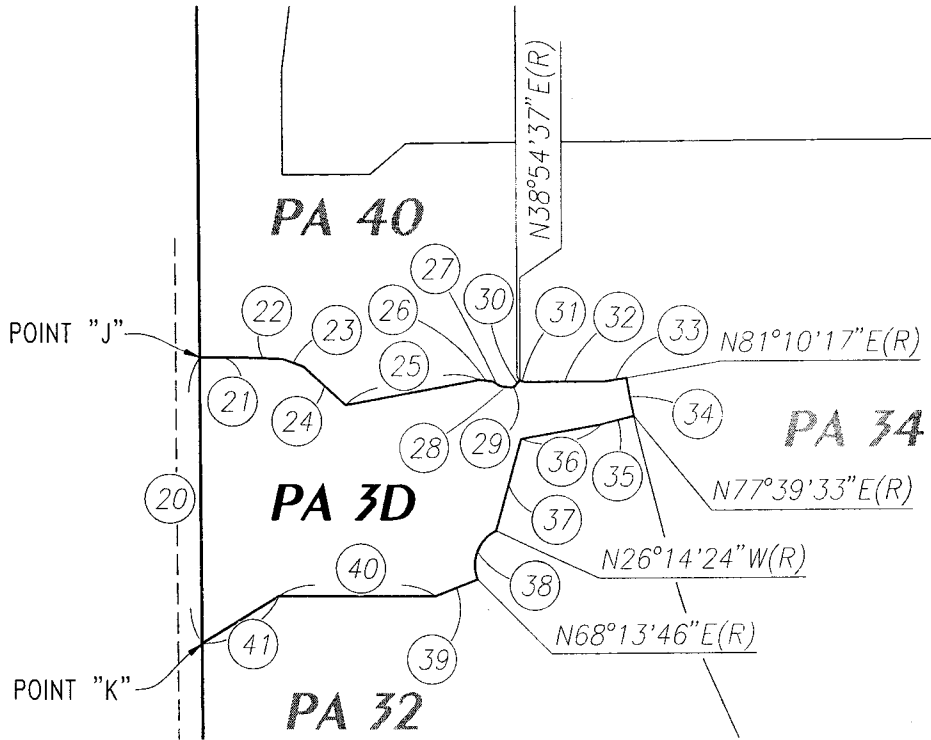
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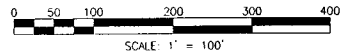
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480-660-016 & 480-670-031.



**PA 3D - DATA TABLE**

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
20	N 00°18'21" W	—	361.47'	—
21	N 89°41'53" E	—	55.11'	—
22	N 87°41'45" W	—	50.06'	—
23	N 69°22'36" W	—	27.62'	—
24	N 47°21'17" W	—	71.72'	—
25	N 79°30'34" E	—	173.37'	—
26	N 83°19'42" W	—	17.15'	—
27	N 56°55'40" W	—	11.15'	—
28	N 82°31'14" W	—	14.50'	—
29	N 65°35'48" E	—	4.46'	—
30	N 38°54'37" E	—	9.77'	—
31	38°54'37"	10.00'	6.79'	3.53'
32	EAST	—	100.51'	—
33	N 81°10'17" E	—	28.00'	—
34	03°30'44"	800.00'	49.04'	24.53'
35	N 75°45'52" E	—	40.64'	—
36	N 79°51'45" E	—	104.18'	—
37	N 15°15'05" E	—	120.89'	—
38	85°31'50"	48.00'	71.65'	44.39'
39	N 68°50'12" E	—	57.59'	—
40	WEST	—	198.36'	—
41	N 58°30'11" E	—	114.37'	—

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

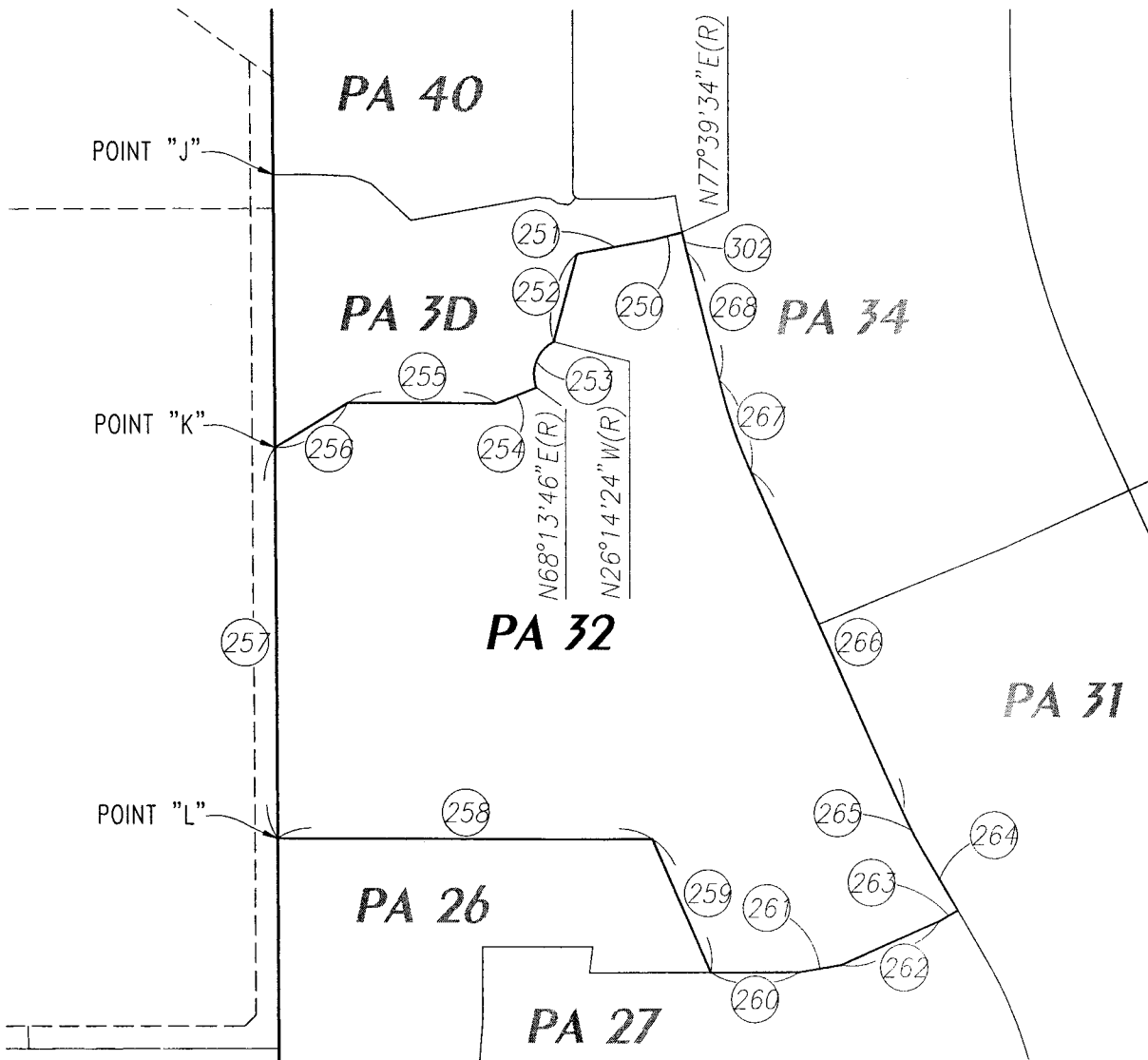
MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898  
 ADOPTED BY ORDINANCE NO. 348.4860  
 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS





**SP ZONE** SPECIFIC PLAN (SP00312 A2)

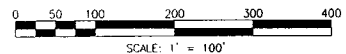
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480-660-016 & 480-670-031.



**PA 32 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
250	N 75°45'52" E	--	40.64'	--
251	N 79°51'45" E	--	104.18'	--
252	N 15°15'05" E	--	120.89'	--
253	85°31'50"	48.00'	71.65'	44.39'
254	N 68°50'12" E	--	57.59'	--
255	WEST	--	198.36'	--
256	N 58°30'11" E	--	114.37'	--
257	N 00°18'21" W	--	519.29'	--
258	EAST	--	502.89'	--
259	N 23°45'34" W	--	193.76'	--
260	WEST	--	118.22'	--
261	N 80°47'51" E	--	56.45'	--
262	N 66°14'26" E	--	143.11'	--
263	N 60°02'45" E	--	28.00'	--
264	N 29°57'15" W	--	97.12'	--
265	05°54'17"	500.00'	51.53'	25.79'
266	N 24°02'58" W	--	497.89'	--
267	09°48'50"	750.00'	128.46'	64.39'
268	N 14°14'08" W	--	176.05'	--
302	01°53'42"	800.00'	26.46'	13.23'

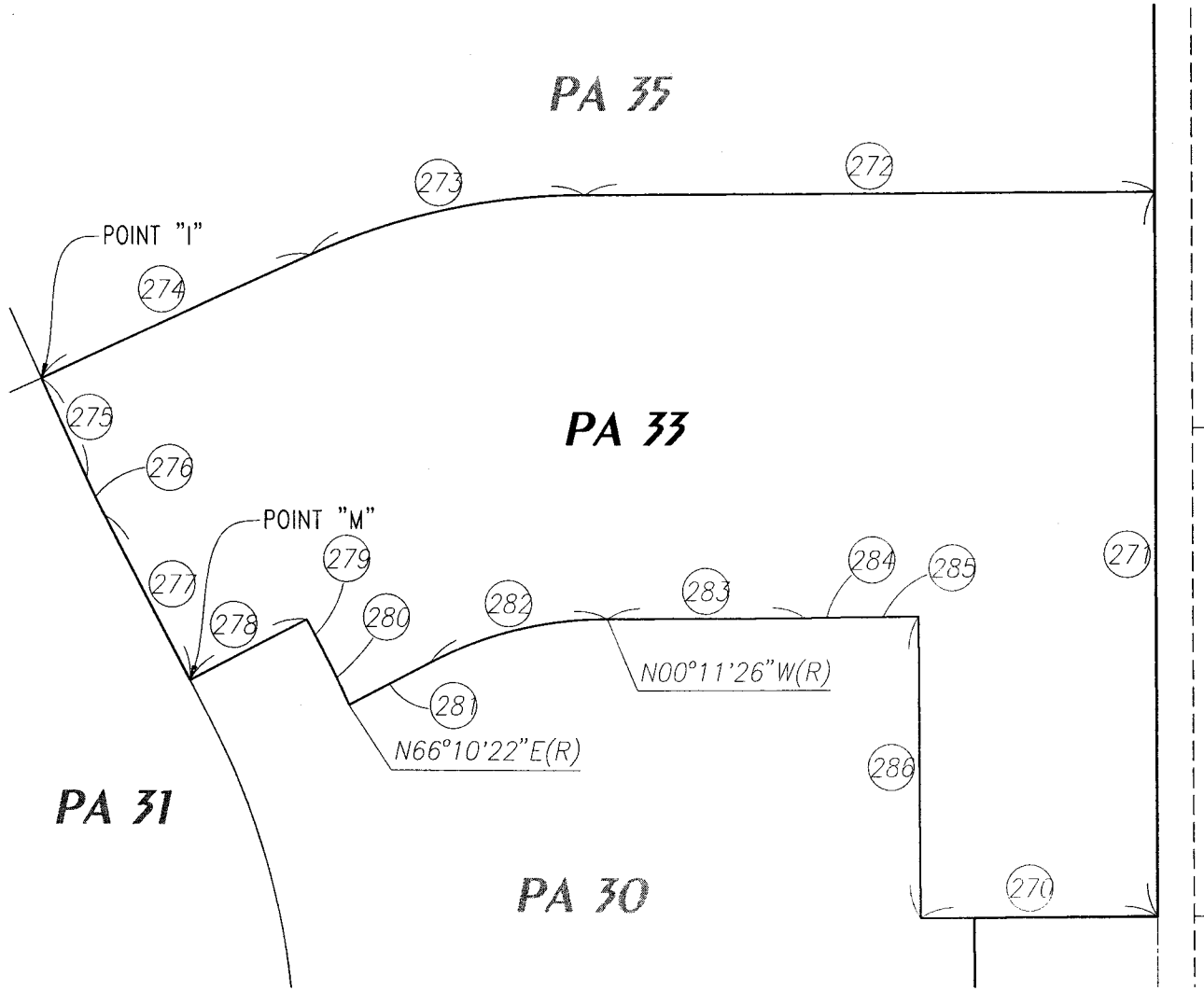
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

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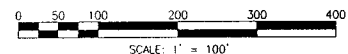
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480-660-016 & 480-670-031.

**PA 33 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
270	N 89°45'03" E	-	320.38'	-
271	N 00°11'50" W	-	980.89'	-
272	N 89°48'34" E	-	770.95'	-
273	24°21'59"	900.00'	382.74'	194.31'
274	N 65°26'35" E	-	404.39'	-
275	N 24°33'25" W	-	150.82'	-
276	03°07'27"	1000.00'	54.53'	27.27'
277	N 27°40'52" W	-	251.42'	-
278	N 62°19'08" E	-	178.13'	-
279	N 27°40'52" W	-	48.34'	-
280	03°51'14"	1200.00'	80.72'	40.37'
281	N 62°19'08" E	-	124.15'	-
282	27°29'26"	521.00'	249.98'	127.44'
283	N 89°48'34" E	-	268.75'	-
284	N 88°47'27" E	-	56.22'	-
285	N 89°48'51" E	-	97.05'	-
286	N 00°15'15" W	-	408.42'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

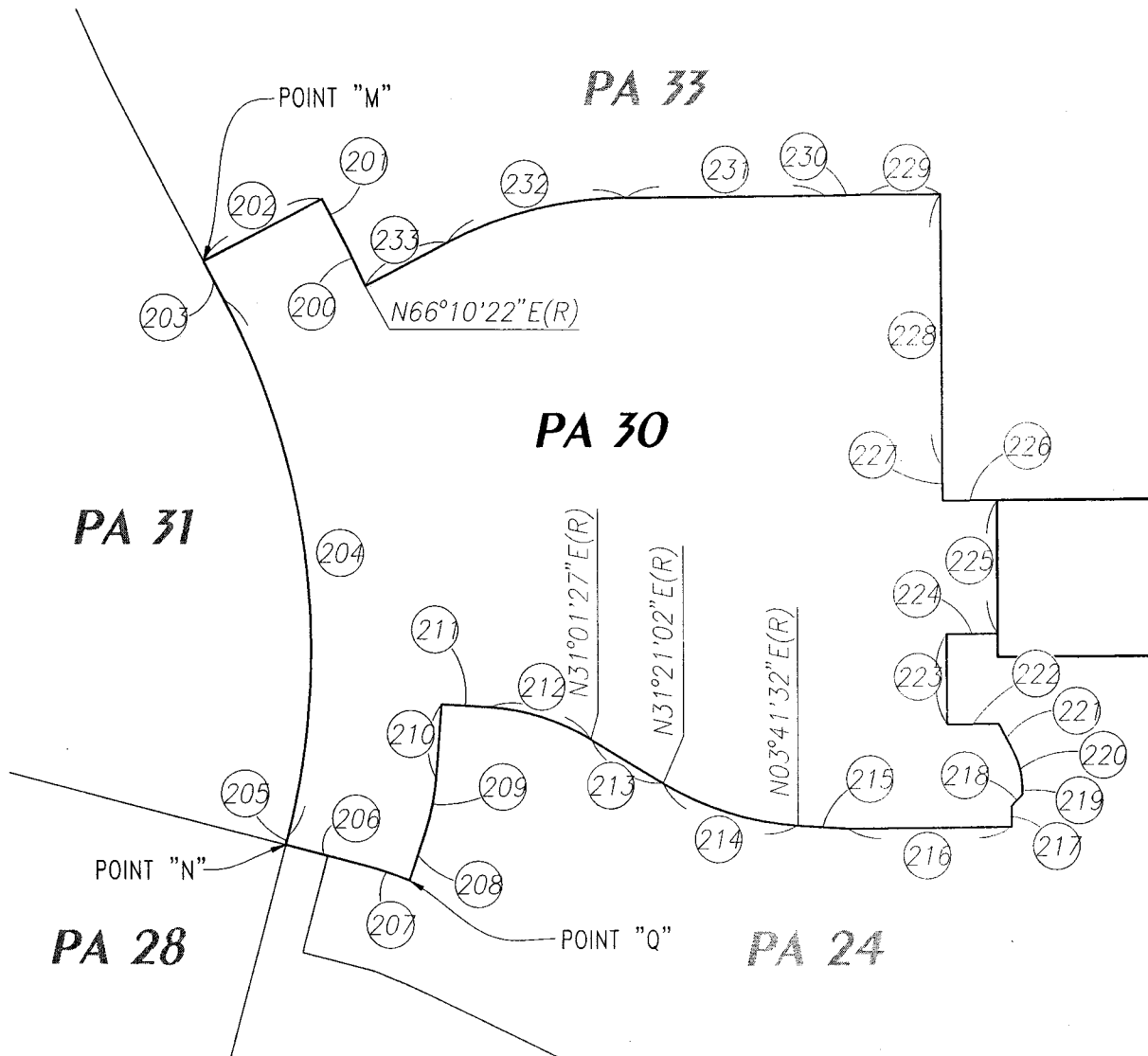
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**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

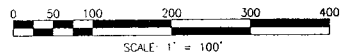
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480-660-016 & 480-670-031.



**PA 30 - DATA TABLE**

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
200	03°51'14"	1200.00'	80.72'	40.37'
201	N 27°40'52" W	--	48.34'	--
202	N 62°19'08" E	--	178.13'	--
203	N 27°40'52" W	--	57.96'	--
204	42°12'15"	1000.00'	736.60'	385.91'
205	N 14°31'23" E	--	11.31'	--
206	N 75°28'37" W	--	105.85'	--
207	07°34'03"	500.00'	66.04'	33.07'
208	N 18°05'26" E	--	70.89'	--
209	13°25'45"	300.00'	70.31'	35.32'
210	N 04°39'41" E	--	73.90'	--
211	N 86°31'29" W	--	64.09'	--
212	27°45'30"	300.00'	145.34'	74.13'
213	N 58°45'49" W	--	112.94'	--
214	27°45'30"	400.00'	191.46'	97.60'
215	N 86°11'26" W	--	67.00'	--
216	N 89°48'34" E	--	219.50'	--
217	N 00°11'26" W	--	28.00'	--
218	N 44°48'34" E	--	21.21'	--
219	N 00°11'26" W	--	9.89'	--
220	27°35'51"	100.00'	48.17'	24.56'
221	N 27°47'17" W	--	43.45'	--
222	N 89°48'34" E	--	69.00'	--
223	N 00°11'26" W	--	120.00'	--
224	N 89°48'34" E	--	68.45'	--

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

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**PA 30 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
225	N 00°11'17" W	—	177.64'	—
226	N 89°45'03" E	—	72.63'	—
228	N 00°15'15" W	—	408.42'	—
229	N 89°48'51" E	—	97.05'	—
230	N 88°47'27" E	—	56.22'	—
231	N 89°48'34" E	—	268.75'	—
232	27°29'26"	521.00'	249.98'	127.44'
233	N 62°19'08" E	—	124.15'	—
424	01°11'10"	1200.00'	24.84'	12.42'

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

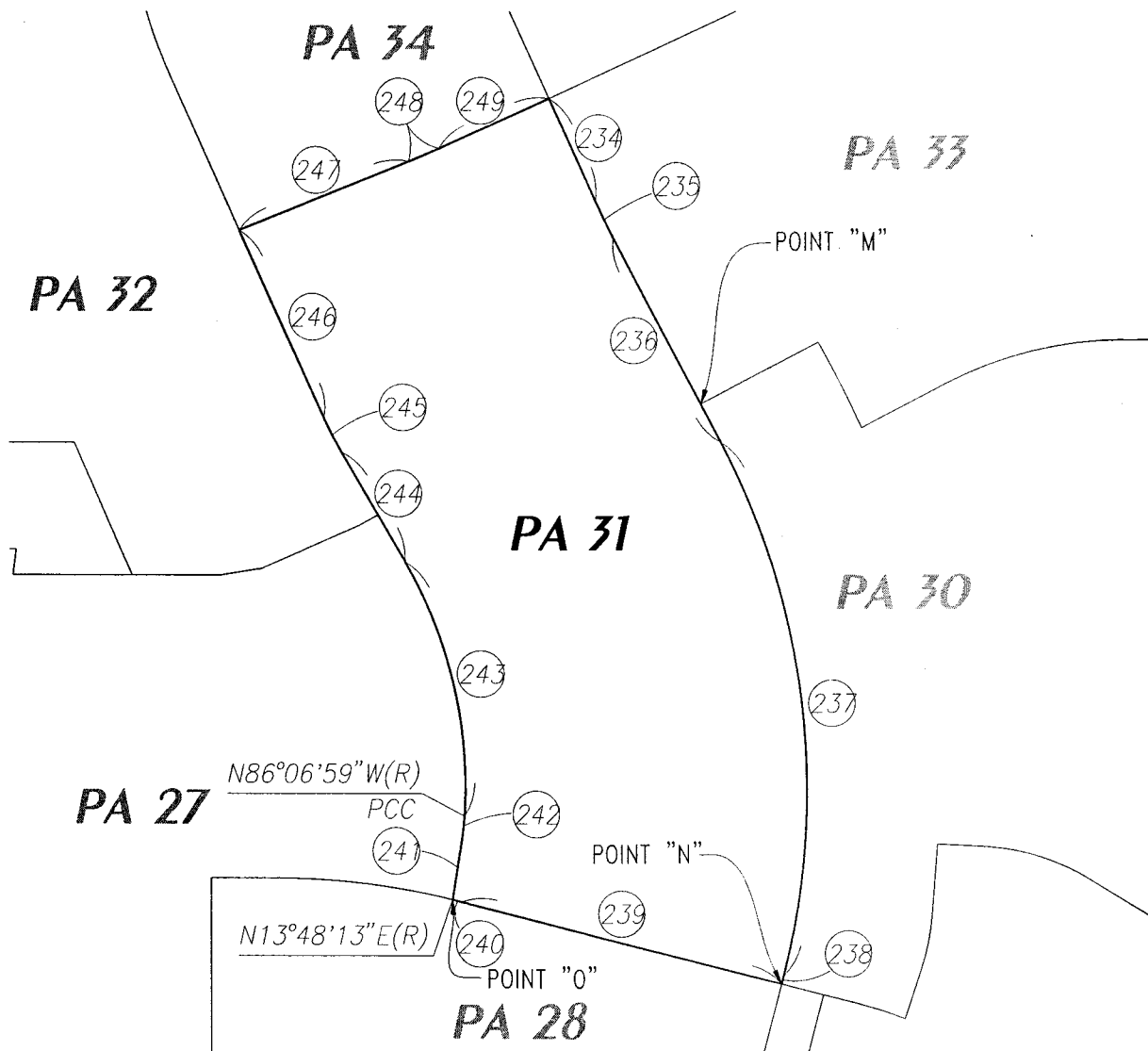
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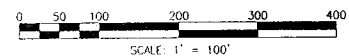
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480-660-016 & 480-670-031.



PA 31 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
234	N 24°33'25" W	-	150.82'	-
235	03°07'27"	1000.00'	54.53'	27.27'
236	N 27°40'52" W	-	309.38'	-
237	42°12'15"	1000.00'	736.60'	385.91'
238	N 14°31'23" E	-	11.31'	-
239	N 75°28'37" W	-	443.32'	-
240	00°43'10"	1000.00'	12.56'	6.28'
241	N 08°48'13" E	-	87.15'	-
242	04°55'12"	300.00'	25.76'	12.89'
243	33°50'16"	600.00'	354.35'	182.51'
244	N 29°57'15" W	-	169.57'	-
245	05°54'17"	500.00'	51.53'	25.79'
246	N 24°02'58" W	-	274.90'	-
247	N 67°57'02" E	-	244.29'	-
248	02°30'27"	1000.00'	43.76'	21.89'
249	N 65°26'35" E	-	161.96'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

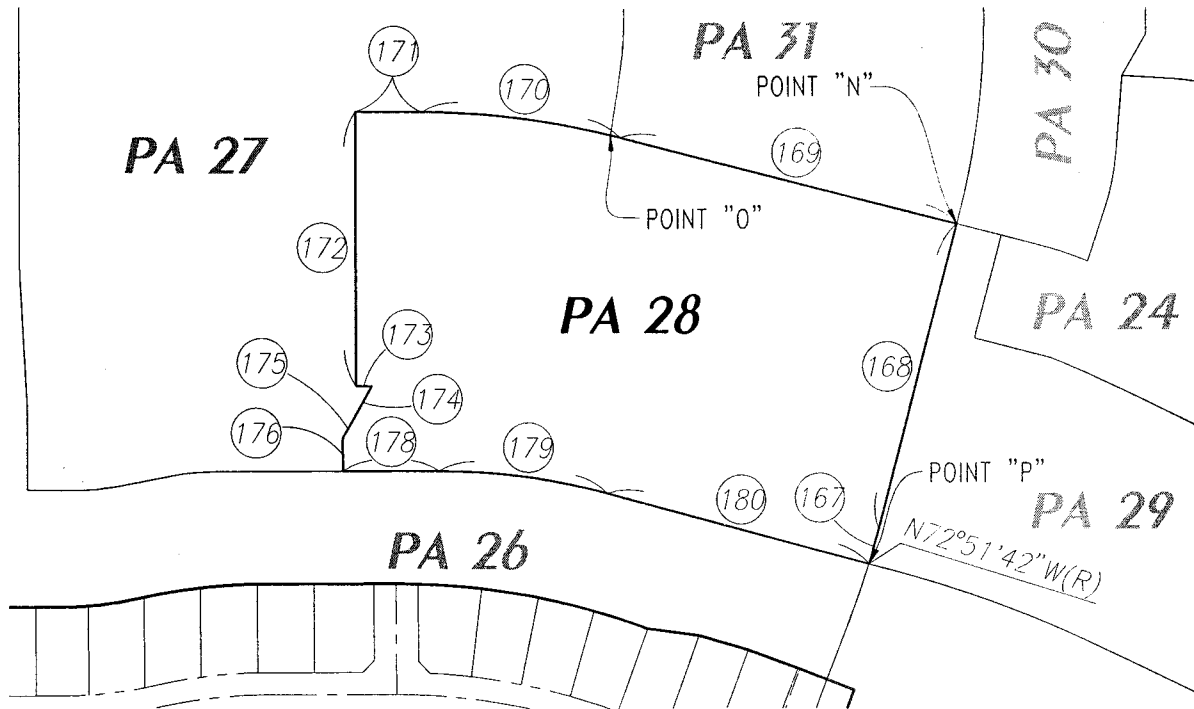
MAP NO. 2.2412

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**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

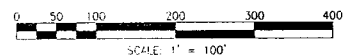
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
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**PA 28 - DATA TABLE**

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
①67	02°36'55"	1000.00'	45.65'	22.83'
①68	N 14°31'23" E	-	396.83'	-
①69	N 75°28'37" W	-	443.32'	-
①70	14°31'23"	1000.00'	253.48'	127.42'
①71	WEST	-	83.98'	-
①72	NORTH	-	346.63'	-
①73	EAST	-	20.00'	-
①74	N 29°09'51" E	-	48.00'	-
①75	N 30°11'45" E	-	26.74'	-
①76	N 00°18'04" W	-	42.09'	-
①78	N 89°41'56" E	-	121.55'	-
①79	15°26'22"	800.00'	215.58'	108.44'
①80	N 74°51'42" W	-	345.88'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

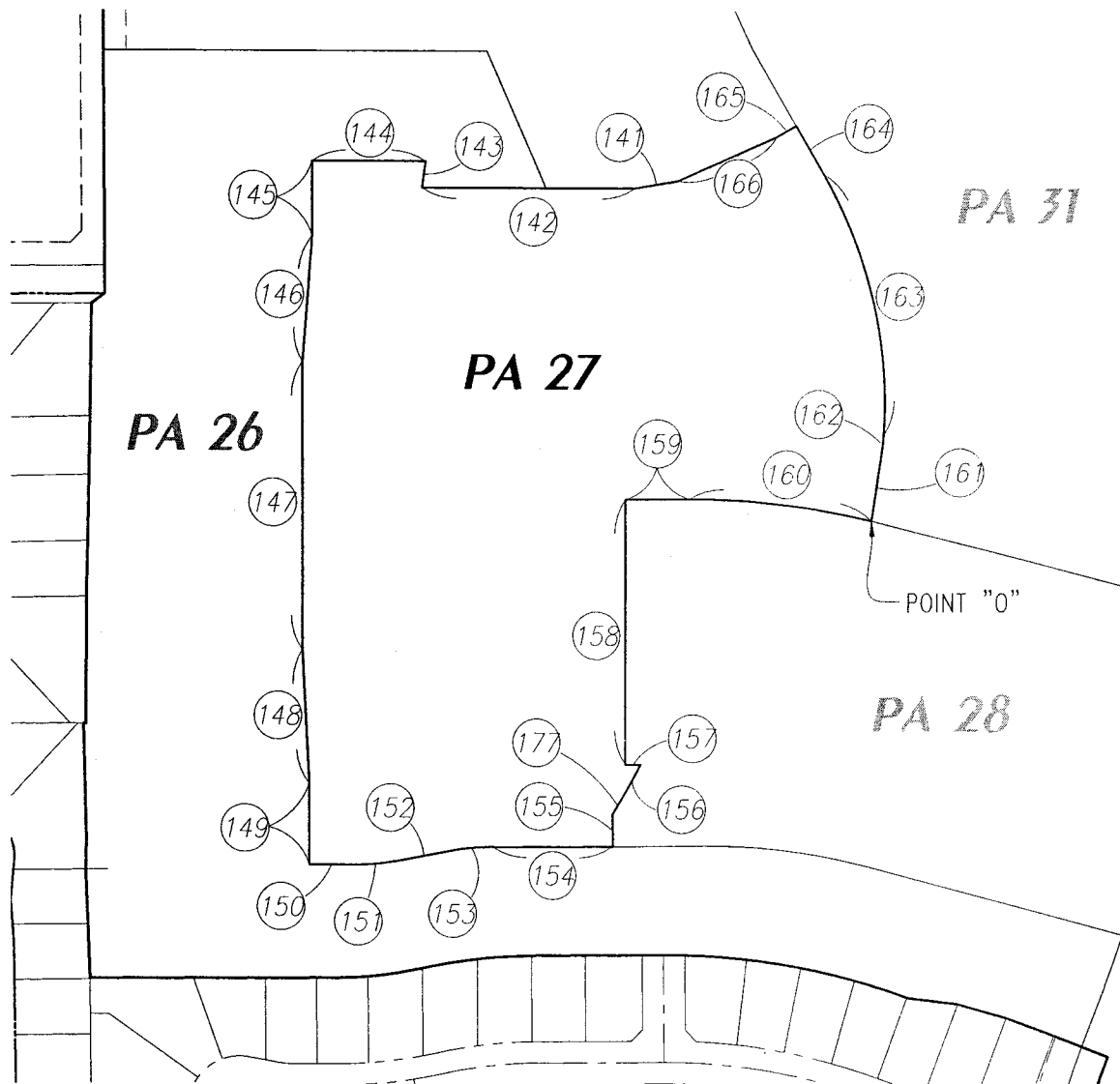
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**SP ZONE** SPECIFIC PLAN (SP00312 A2)

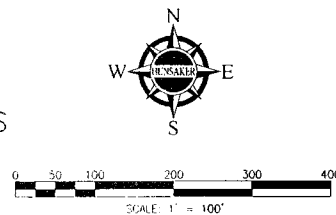
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FRENCH VALLEY AREA  
 SEC. 30, T.6S., R.2W., S.B.M.  
**PA 27 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
141	N 80°47'51" E	-	56.45'	-
142	WEST	-	281.18'	-
143	N 07°44'02" E	-	34.65'	-
144	WEST	-	149.03'	-
145	NORTH	-	97.00'	-
146	N 04°29'59" E	-	165.51'	-
147	NORTH	-	375.00'	-
148	N 02°59'02" W	-	175.24'	-
149	NORTH	-	106.21'	-
150	WEST	-	59.24'	-
151	10°53'05"	300.00'	56.99'	28.58'
152	N 79°06'55" E	-	70.61'	-
153	10°35'01"	300.00'	55.42'	27.79'
154	N 89°41'56" E	-	159.65'	-
155	N 00°18'04" W	-	42.09'	-
156	N 29°09'51" E	-	48.00'	-
157	EAST	-	20.00'	-
158	NORTH	-	346.63'	-
159	WEST	-	83.98'	-
160	13°48'13"	1000.00'	240.92'	121.05'
161	N 08°48'13" E	-	87.15'	-
162	04°55'12"	300.00'	25.76'	12.89'
163	33°50'16"	600.00'	354.35'	182.51'
164	N 29°57'15" W	-	72.45'	-
165	N 60°02'45" E	-	28.00'	-
166	N 66°14'26" E	-	143.11'	-
177	N 30°11'45" E	-	26.74'	-

**SP ZONE**

SPECIFIC PLAN  
 (SP00312 A2)

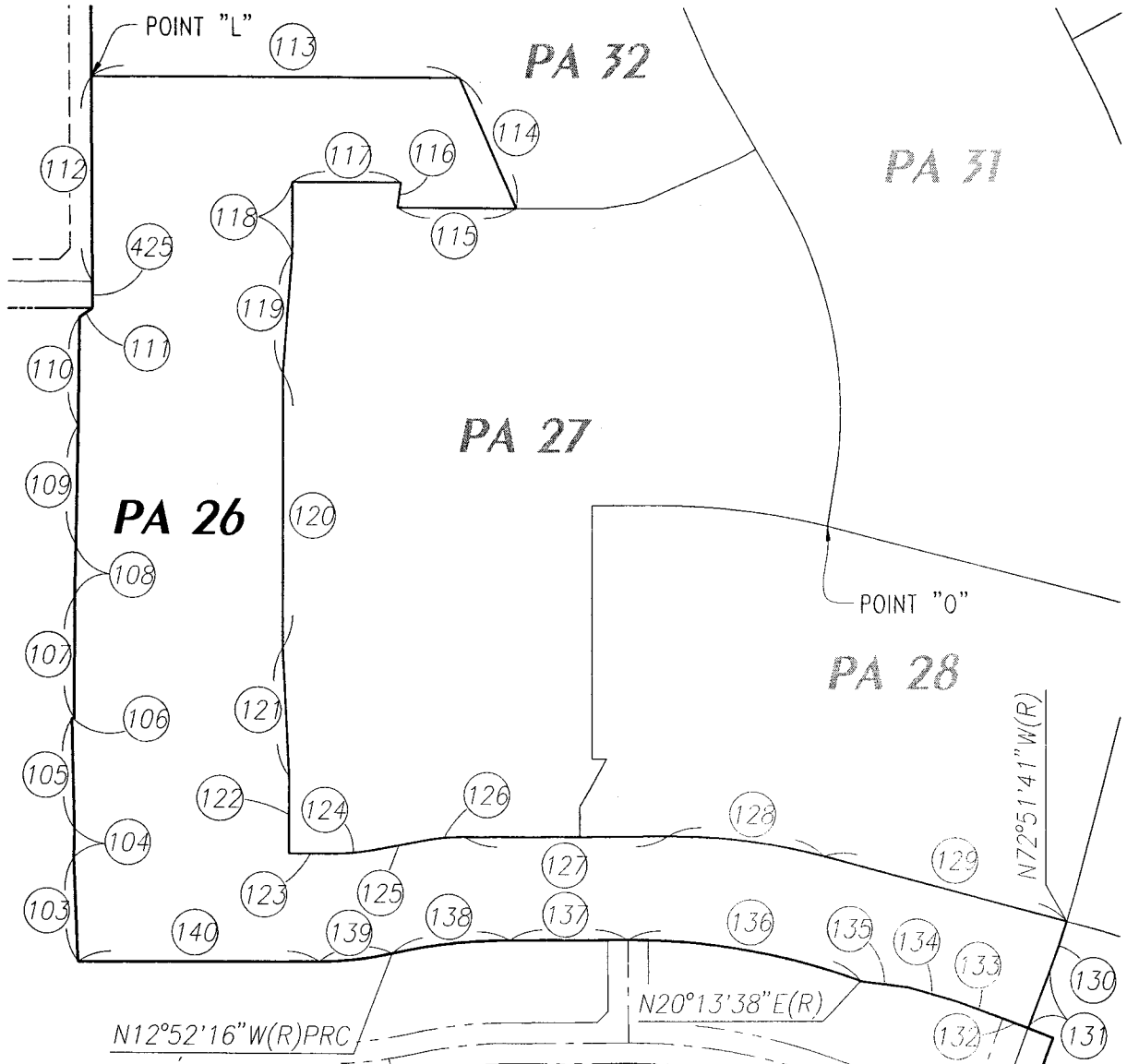
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**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

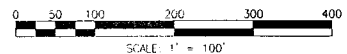
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**PA 26 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
103	N 02°22'52" W	-	142.45'	-
104	N 01°09'55" E	-	40.02'	-
105	N 01°26'46" W	-	150.95'	-
106	N 84°42'07" E	-	3.60'	-
107	N 00°03'45" E	-	165.28'	-
108	N 01°19'41" E	-	72.07'	-
109	N 01°11'20" E	-	162.31'	-
110	N 00°40'04" E	-	147.91'	-
111	N 54°36'00" E	-	21.67'	-
112	N 00°18'21" W	-	279.64'	-
113	EAST	-	502.89'	-
114	N 23°45'34" W	-	193.76'	-
115	WEST	-	162.97'	-
116	N 07°44'02" E	-	34.65'	-
117	WEST	-	149.03'	-
118	NORTH	-	97.00'	-
119	N 04°29'59" E	-	165.51'	-
120	NORTH	-	375.00'	-
121	N 02°59'02" W	-	175.24'	-
122	NORTH	-	106.21'	-
123	WEST	-	59.24'	-
124	10°53'05"	300.00'	56.99'	28.58'
125	N 79°06'55" E	-	70.61'	-
126	10°35'01"	300.00'	55.42'	27.79'
127	N 89°41'56" E	-	281.20'	-
425	N 00°17'53" W	-	37.00'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898  
 ADOPTED BY ORDINANCE NO. 348.4860  
 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS'S PARCEL NUMBER (APN): 480-010-017, 480-010-018, 480-010-019,  
 480-010-022, 480-010-023, 480-010-024, 480-010-025, 480-010-026, 480-020-009,  
 480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
 480-660-016 & 480-670-031.

PA 26 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(128)	15°26'22"	800.00'	215.58'	108.44'
(129)	N 74°51'42" W	-	345.88'	-
(130)	04°01'09"	1000.00'	70.15'	35.09'
(131)	N 21°09'28" E	-	84.96'	-
(132)	N 68°50'32" W	-	37.00'	-
(133)	N 69°45'34" W	-	70.25'	-
(134)	N 73°43'11" W	-	65.16'	-
(135)	N 82°19'51" W	-	66.62'	-
(136)	20°31'42"	910.00'	326.04'	164.79'
(137)	N 89°41'56" E	-	163.81'	-
(138)	12°34'12"	740.00'	162.35'	81.50'
(139)	12°34'12"	460.00'	100.92'	50.66'
(140)	N 89°41'56" E	-	329.00'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

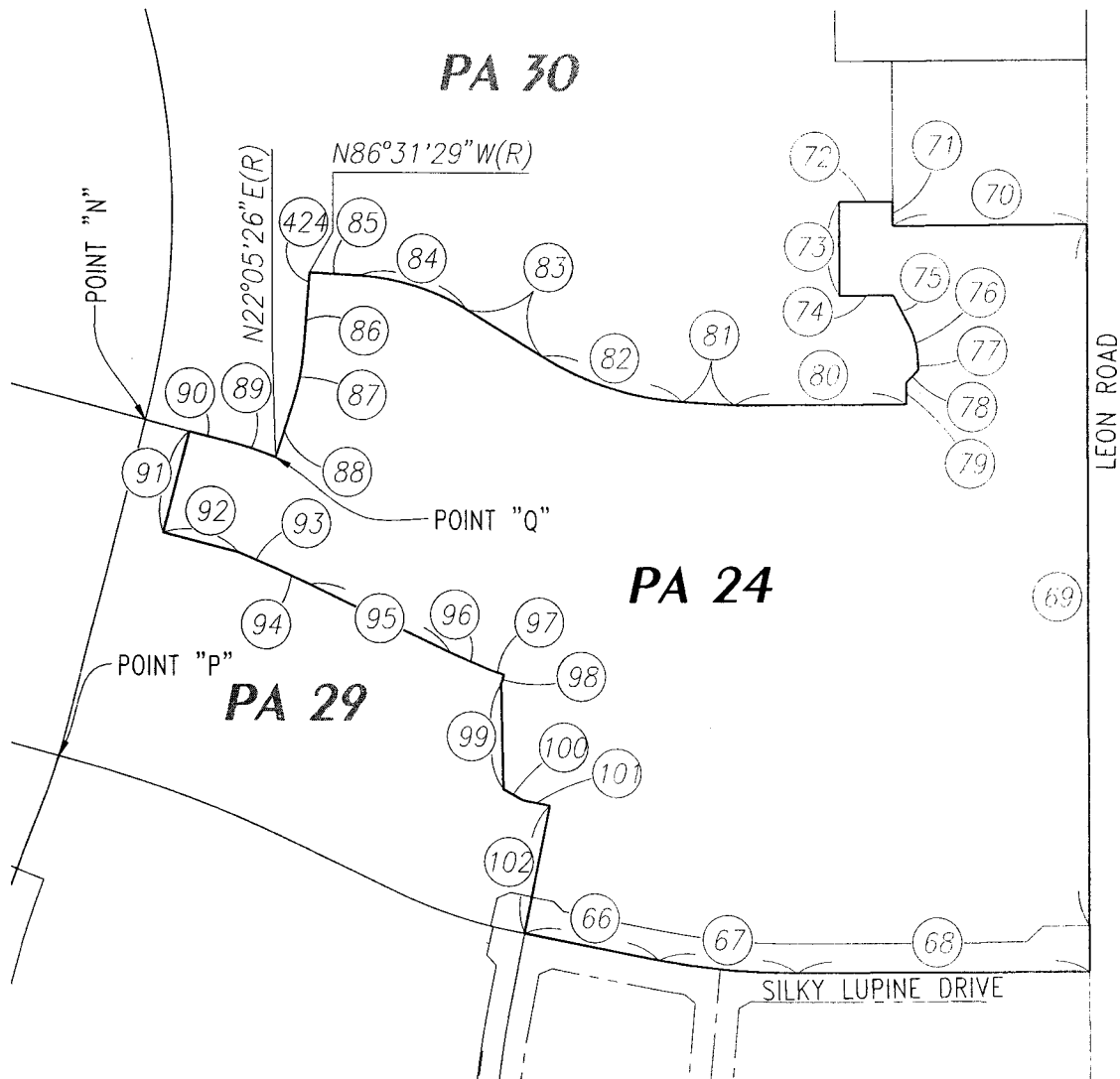
CHANGE OF OFFICIAL ZONING PLAN  
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**SP ZONE** SPECIFIC PLAN (SP00312 A2)

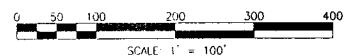
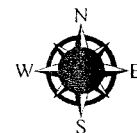
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.



PA 24 - DATA TABLE

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
66	N 78°53'40" W	-	176.27'	-
67	11°17'42"	900.00'	177.42'	89.00'
68	N 89°48'38" E	-	373.14'	-
69	N 00°11'17" W	-	951.07'	-
70	N 89°45'03" E	-	247.75'	-
71	N 00°11'17" W	-	31.00'	-
72	N 89°48'34" E	-	68.45'	-
73	N 00°11'26" W	-	120.00'	-
74	N 89°48'34" E	-	69.00'	-
75	N 27°47'17" W	-	43.45'	-
76	27°35'51"	100.00'	48.17'	24.56'
77	N 00°11'26" W	-	9.89'	-
78	N 44°48'34" E	-	21.21'	-
79	N 00°11'26" W	-	28.00'	-
80	N 89°48'34" E	-	219.50'	-
81	N 86°11'26" W	-	67.00'	-
82	27°25'27"	400.00'	191.46'	97.60'
83	N 58°45'59" W	-	112.94'	-
84	27°45'30"	300.00'	145.34'	74.13'
85	N 86°31'29" W	-	64.09'	-
86	N 04°39'41" E	-	73.90'	-
87	13°25'45"	300.00'	70.31'	35.32'
88	N 18°05'26" E	-	70.89'	-
89	07°34'03"	500.00'	66.04'	33.07'
90	N 75°28'37" W	-	48.03'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898  
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 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**PA 24 - DATA TABLE**

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
91	N 14°31'23" E	-	133.71'	-
92	N 75°28'18" W	-	98.99'	-
93	N 67°16'58" W	-	48.13'	-
94	N 64°55'43" W	-	50.00'	-
95	N 64°20'28" W	-	201.05'	-
96	N 67°19'46" W	-	56.61'	-
97	N 72°04'10" W	-	17.38'	-
98	N 18°00'07" E	-	12.58'	-
99	N 01°14'30" W	-	133.70'	-
100	N 60°38'03" W	-	29.28'	-
101	N 78°53'40" W	-	34.68'	-
102	N 11°06'20" E	-	166.30'	-
424	01°11'10"	1200.00'	24.84'	12.42'

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

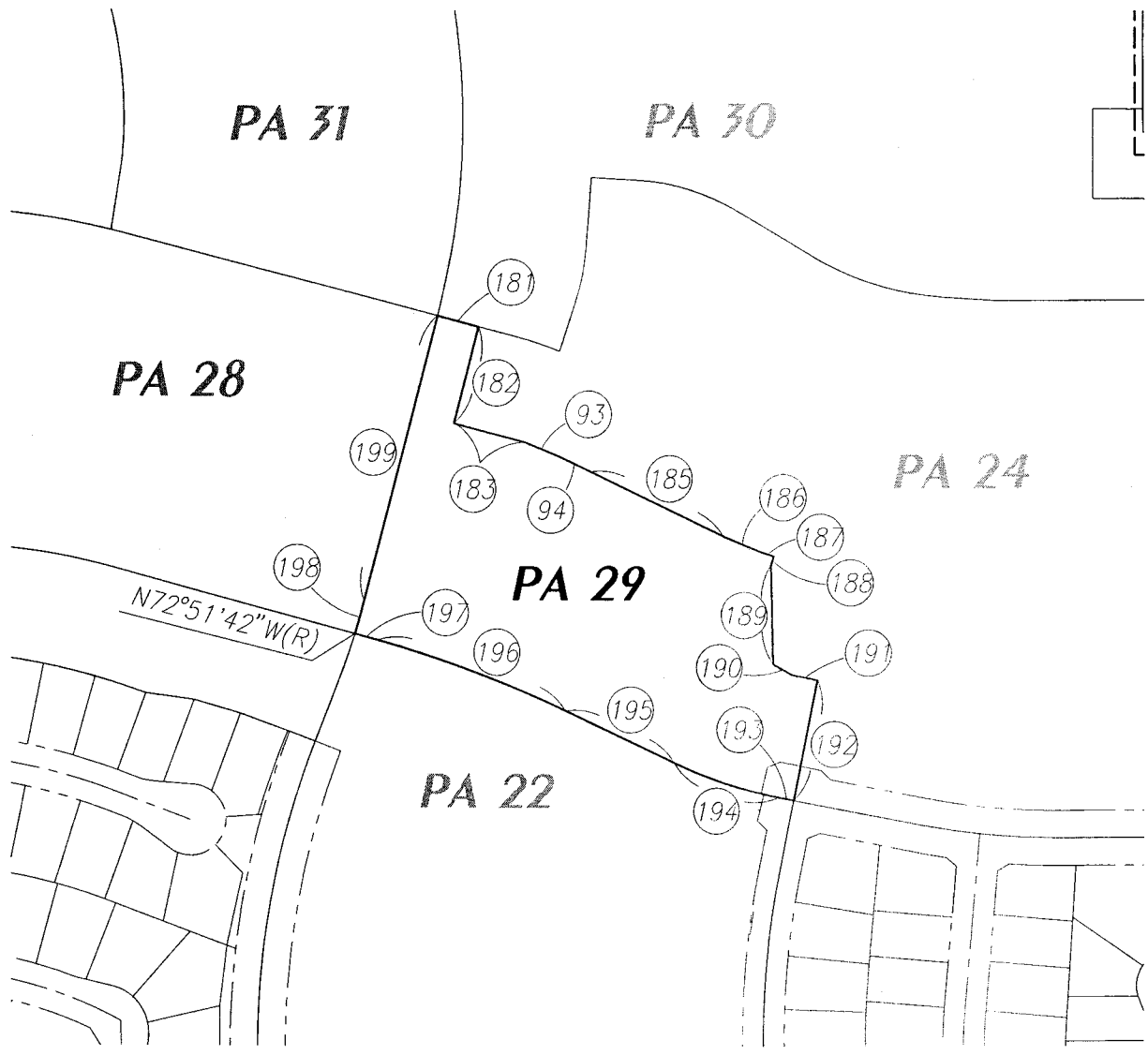
MAP NO. 2.2412

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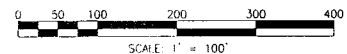
**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN  
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.

PA 29 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
93	N 67°16'58" W	-	48.13'	-
94	N 64°55'43" W	-	50.00'	-
181	N 75°28'37" W	-	57.82'	-
182	N 14°31'23" E	-	133.71'	-
183	N 75°28'18" W	-	98.99'	-
185	N 64°20'28" W	-	201.05'	-
186	N 67°19'46" W	-	56.61'	-
187	N 72°04'10" W	-	17.38'	-
188	N 18°00'07" E	-	12.58'	-
189	N 01°14'30" W	-	133.70'	-
190	N 60°38'03" W	-	29.28'	-
191	N 78°53'40" W	-	34.68'	-
192	N 11°06'20" E	-	166.30'	-
193	N 78°53'40" W	-	20.56'	-
194	14°24'22"	600.00'	150.86'	75.83'
195	N 64°29'18" W	-	164.48'	-
196	10°22'24"	1500.00'	271.57'	136.16'
197	N 74°51'42" W	-	31.77'	-
198	02°36'55"	1000.00'	45.65'	22.83'
199	N 14°31'23" E	-	396.83'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

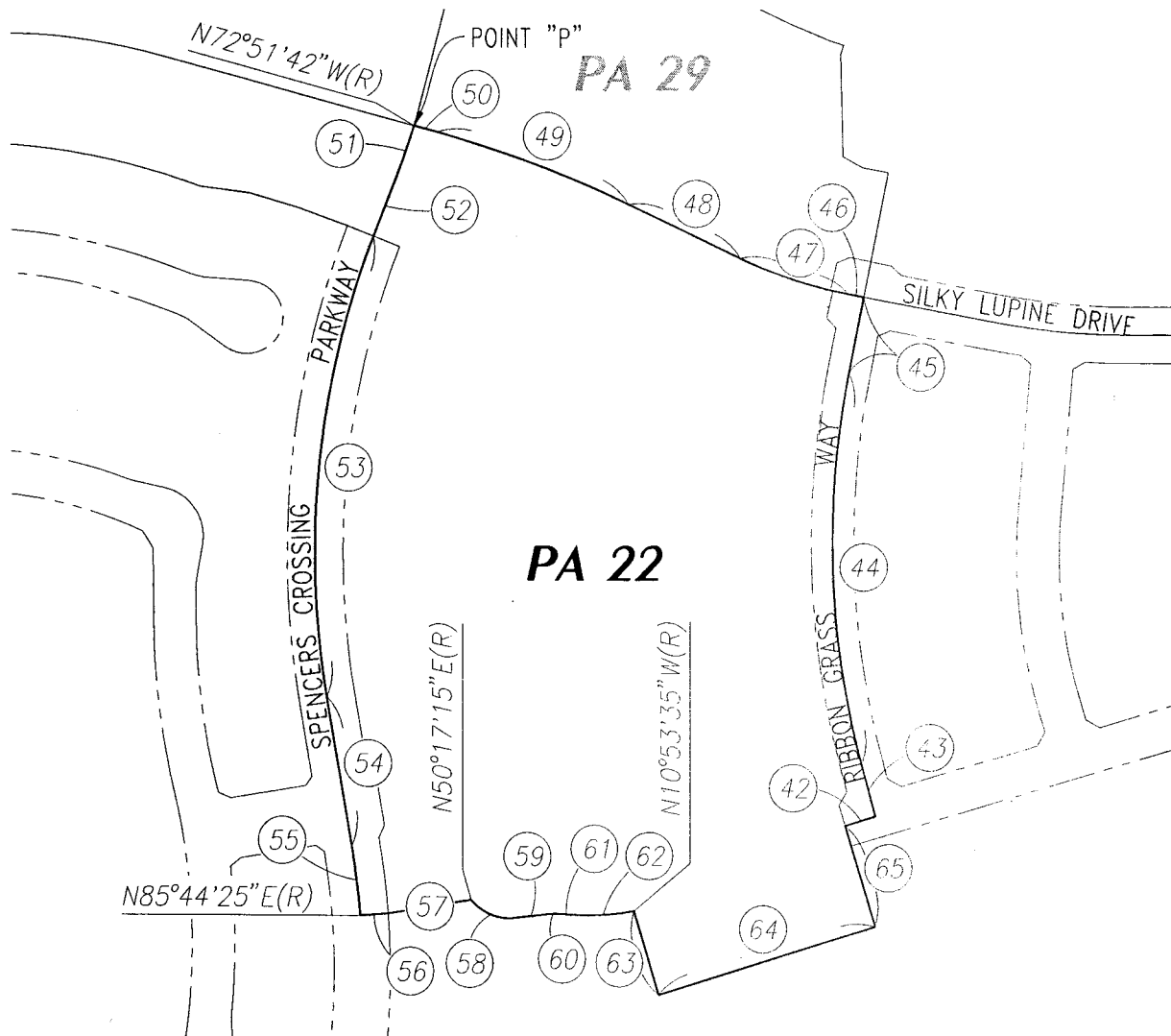
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 480-660-016 & 480-670-031.



**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

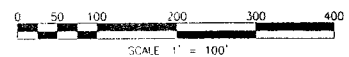
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AMENDING  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



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480-010-022, 480-010-023, 480-010-024, 480-010-025, 480-010-026; 480-020-009,  
480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,  
480-660-016 & 480-670-031.



PA 22 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
42	N 73°24'15" E	-	41.62'	-
43	N 14°47'59" W	-	71.03'	-
44	25°54'19"	1150.00'	519.95'	264.50'
45	N 11°06'20" E	-	101.50'	-
46	N 78°53'40" W	-	20.56'	-
47	14°24'22"	600.00'	150.86'	75.83'
48	N 64°29'18" W	-	164.48'	-
49	10°22'24"	1500.00'	271.57'	136.16'
50	N 74°51'42" W	-	31.77'	-
51	04°01'09"	1000.00'	70.15'	35.09'
52	N 21°09'28" E	-	84.96'	-
53	30°39'25"	1150.00'	615.32'	315.22'
54	N 09°29'57" W	-	200.00'	-
55	05°14'22"	1000.00'	91.44'	45.75'
56	N 85°44'25" E	-	37.00'	-
57	N 80°30'03" E	-	112.02'	-
58	57°01'30"	66.00'	65.69'	35.85'
59	N 83°15'45" E	-	40.99'	-
60	10°17'48"	100.00'	17.97'	9.01'
61	N 86°26'27" W	-	16.45'	-
62	14°27'08"	328.00'	82.74'	41.59'
63	N 16°35'45" W	-	114.80'	-
64	N 72°54'51" E	-	300.01'	-
65	N 16°37'00" W	-	138.62'	-

**SP ZONE** SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898  
 ADOPTED BY ORDINANCE NO. 348.4860  
 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**RESOLUTION NO. 2017-135**  
**ADOPTING AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 312**  
**(FRENCH VALLEY)**

**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 July 11, 2017 and before the Riverside County Planning Commission in Riverside, California on May 17, 2017 to consider Amendment No. 2 to Specific Plan No. 312 (French Valley); and,

**WHEREAS**, Specific Plan No. 312 was adopted by the Board of Supervisors pursuant to Resolution No. 2001-111 on June 5, 2001 and thereafter amended pursuant to Resolution No. 2013-204 dated December 13, 2013; and,

**WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report No. 551, prepared in connection with General Plan Amendment No. 1163, Amendment No. 2 to Specific Plan No. 312, Change of Zone No. 7898 and Tentative Tract Map No. 37053 (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 CEQA and the above referenced 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 July 11, 2017, that:

1. Amendment No. 2 is associated with General Plan Amendment No. 1163, Change of Zone No. 7898 and Tentative Tract Map No. 37053, which were all considered concurrently at the public hearings before the Board of Supervisors and Planning Commission.

2. General Plan Amendment No. 1163 incorporates the 22.8 acres into Specific Plan No. 312 and changes the land use designations of this additional acreage consistent with the land use plan for

FOR THE APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE 07/26/17



1 Specific Plan No. 312. Change of Zone No. 7898 changes the zoning classification of assessor parcel  
2 numbers 480-010-019 and 480-010-022 from Rural Residential to Specific Plan, and the zoning  
3 classification of assessor parcel numbers 480-670-031 and 480-660-016 from Open Area Combining  
4 Zone and Residential Developments to Specific Plan. Change of Zone No. 7898 also establishes the  
5 boundaries of the Specific Plan's planning areas. Tentative Tract Map No. 37053 proposes to subdivide  
6 214.4 acres of the Project site into specific lot configurations within the Specific Plan's planning areas to  
7 allow for proposed development and resource preservation.

8 3. Amendment No. 2 adds 22.8 acres to Specific Plan No. 312 to bring the total acreage for  
9 the Specific Plan to 628.5 acres.

10 4. Specific Plan No. 312 as amended through Amendment No.2 proposes the development of  
11 the 628.5-acre Project site with 1,533 medium density residential units on 399.8 acres, 287 medium-high  
12 density residential units on 55.3 acres, an 11.6-acre elementary (K-5) school site, 40.1 acres of open space  
13 recreation, 17.9 acres dedicated to water quality basins, 24.2 acres of open space conservation, and 54.1  
14 acres of backbone roadways.

15 5. Amendment No. 2 to Specific Plan No. 312 and related cases is consistent with the existing  
16 land uses within the Specific Plan.

17 6. Environmental Impact Report No. 551 (EIR No. 551) was prepared for the Project. As  
18 provided in Resolution No. 2017-136 incorporated herein by this reference, EIR No. 551 analyzed the  
19 Project's potential significant effects on the environment and made the required findings in compliance  
20 with the State CEQA Guidelines and Riverside County CEQA implementing procedures.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

22 1. Amendment No.2 is consistent with the intent, design and mitigation approved for Specific  
23 Plan No. 312.

24 2. Amendment No. 2 is consistent with the applicable policies of the General Plan and the  
25 Southwest Area Plan.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
27 EIR No. 551 in evaluating the Project, and that EIR No. 551 is an accurate and objective statement that  
28

1 complies with the California Environmental Quality Act and reflects the County's independent judgment,  
2 and that EIR No. 551 and Resolution No. 2017-136 are incorporated herein by this reference.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to Specific  
4 Plan No. 312, on file with the Clerk of the Board, including the final conditions of approval and exhibits,  
5 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in  
6 Specific Plan No. 312, and said real property shall be developed substantially in conformance with  
7 Specific Plan No. 312 as amended, unless the Specific Plan is repealed or further amended by the Board  
8 of Supervisors.

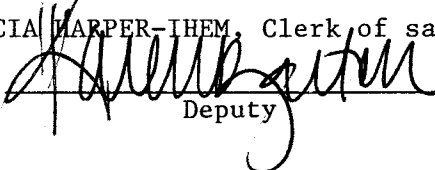
9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 2 to  
10 Specific Plan No. 312 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
11 Assistant TLMA Director- Community Development and in the office of the Building and Safety  
12 Director, and that no applications for subdivisions maps, conditional use permits or other development  
13 approvals shall be accepted for the property described and shown in the Specific Plan, as amended, unless  
14 such applications are substantially in accordance therewith.

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

18  
19  
20 ROLL CALL:

21 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
22 Nays: None  
23 Absent: None

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

26  
27  
28  
By  \_\_\_\_\_  
Deputy

**RESOLUTION NO. 2017-136**

**CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 551 FOR**

**GENERAL PLAN AMENDMENT NO. 1163,**

**AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 312,**

**CHANGE OF ZONE NO. 7898 AND TENTATIVE TRACT MAP NO. 37053**

**WHEREAS**, pursuant to the provisions of Government Code Sections 65350 and 65450 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on July 11, 2017 and before the Riverside County Planning Commission in Riverside, California on May 17, 2017, to consider General Plan Amendment No. 1163 (GPA No. 1163); Specific Plan No. 312, Amendment No. 2 (SP No. 312A2); Change of Zone No. 7898 (CZ 7898), and Tentative Tract Map No. 37053 (TM No. 37053); and,

**WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report No. 551 (EIR No. 551), prepared in connection with GPA No. 1163, SP No. 312A2, CZ 7898, and TM No. 37053, and related cases (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 CEQA and the above referenced procedures; and,

**WHEREAS**, pursuant to State CEQA Guidelines Section 15151, the evaluation of environmental effect is to be completed in light of what is reasonably feasible; and,

**WHEREAS**, the Riverside County Planning Department circulated a Notice of Preparation (NOP) for a 30-day public review period commencing August 19, 2016 to September 18, 2016, and held one public scoping meeting on September 12, 2016. The County prepared a Draft EIR No. 551 (State Clearinghouse No. 2016081056) to address GPA No. 1163, SP No. 312A2, CZ 7898, and TTM No. 37053. The Draft EIR No. 551 ("DEIR") was circulated for public review and comment as specified in the State CEQA Guidelines

FORM APPROVED COUNTY COUNSEL  
BY: SAARON G. GELTIS  
6.23.17 DABE

1 for a 45-day period (March 2, 2017 through April 17, 2017). Public comments were received by the County  
2 and have been responded to by the County in accordance with CEQA requirements. The Project Final EIR  
3 Responses to Comments document was published May 17, 2017 (the "Responses").

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

6         **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
7 of the County of Riverside in regular session assembled on July 11, 2017, that:

- 8         A.     The Project includes GPA No. 1163, SP No. 312A2, CZ 7898, and TM No. 37053, which  
9                 were all considered concurrently at the public hearings before the Board of Supervisors and  
10                Planning Commission.
- 11         B.     The 198.7 acres of the Project site that are within the existing boundary of the French Valley  
12                 Specific Plan No. 312 are subject to the land use designations specified in the adopted French  
13                 Valley Specific Plan No. 312 document. GPA No. 1163 would incorporate 22.8 acres into  
14                 the northeast, southeast, and west portions of the Specific Plan. With adoption of the  
15                 proposed GPA No. 1163, and pursuant to General Plan Land Use Element Policy LU 1.10,  
16                 the Specific Plan Land Use Plan land use designations would apply to the entire 221.5-acre  
17                 Project site.
- 18         C.     French Valley SP No. 312A2 proposes the development of the 221.5-acre Project site with  
19                 516 medium density residential units on 119.4 acres, 237 medium-high density residential  
20                 units on 45.3 acres, an 11.6-acre elementary (K-5) school site, 10.7 acres of open space  
21                 recreation, 11.8 acres dedicated to water quality basins, 4.4 acres of open space conservation,  
22                 and 18.3 acres of backbone roadways.
- 23         D.     The majority of the Project site (198.7 acres) is zoned as "SP Zone" pursuant to the approved  
24                 French Valley Specific Plan No. 312. The two parcels proposed to be added to the northeast  
25                 corner of the site comprise 21.9 acres, and are zoned as "Rural Residential (R-R)." The R-  
26                 R zoning classification allows for 5-acre minimum lot size and allows for limited animal  
27                 keeping and agricultural uses. Additionally, the 0.7-acre area proposed to be added to the  
28                 west of Planning Area 26 is currently zoned "R 5 (open area combining zone, residential

1 developments).” Additionally, the 0.2-acre area proposed to be added to the southeast  
2 portion of the Specific Plan (to Planning Area 24) is zoned “SP Zone,” which is associated  
3 with the approved French Valley Specific Plan (RCIT, 2016). However, under existing  
4 conditions, this 0.2-acre area is not included in the boundaries of approved French Valley  
5 Specific Plan No. 312. The proposed Change of Zone No. 7898 includes: (1)  
6 changing the zoning classification of APNs 480-670-031 and 480-660-016 from R-5 (open  
7 area combining zone, residential developments) to SP Zone (Specific Plan zone); (2)  
8 changing the zoning classification of APN 480-010-019 from R-R to SP Zone; and (3)  
9 changing the zoning classification of APN 480-010-022 from R-R to SP Zone. Additionally,  
10 Change of Zone No. will formalize boundaries for each of the planning areas that would be  
11 modified as part of Amendment No. 2 to SP No. 312. The zoning ordinance associated with  
12 Change of Zone No. 7898 will establish the permitted and conditionally permitted uses as  
13 well as the development standards for all Planning Areas located within the boundaries of  
14 the French Valley Specific Plan No. 312, including the 22.8 acres proposed to be added, as  
15 described above.

16 E. TTM No. 37053 proposes to subdivide 214.4 acres of the Project site into specific lot  
17 configurations within each Planning Area to allow for proposed development and resource  
18 preservation. The designated lots are configured to implement the Riverside County General  
19 Plan, Southwest Area Plan, and SP No. 312A2. TTM No. 37053 would establish a  
20 subdivision of 837 total lots, 753 of which are proposed as residential lots (totaling 116.6  
21 acres of residential acreage) while the remaining 84 lots would be dedicated to non-  
22 residential uses (totaling 97.8 acres). Lot 754, measuring 11.6 acres, would be developed as  
23 an elementary school (K-5). The remaining 83 lots (Lots 755 through 837) would consist of  
24 open space/landscaping/trails (10.9 acres), parks (9.0 acres), and water quality basins (4.9  
25 acres). The TTM No. 37053 indicates 61.4 acres will be occupied by roadways, which  
26 differs from the roadway acreage calculated from the land use plan due to the fact that TTM  
27 No. 37053 also includes the acreage of proposed local internal streets not shown on the  
28 Specific Land Use Plan.

1 F. TTM No. 37053 does not encompass Planning Area 3C (7.1 acres), which accounts for the  
2 7.1-acre difference in total acreage between the Project site evaluated in the Project's EIR  
3 (221.5 acres) and TTM No. 37053 (214.4 acres). A change in the Specific Plan land use  
4 designation for Planning Area 3C is proposed as part of SP No. 312A2 in order to reflect  
5 current General Plan land use designations for this planning area, which is already approved  
6 for Open Space – Water land uses.

7 G. Environmental Impact Report No. 551 (EIR No. 551) was prepared for the project which  
8 includes GPA No. 1163, SP No. 312A2, CZ 7898, and TTM No. 37053. EIR No. 551  
9 analyzed the project's potential significant effects on the environment and made the required  
10 findings in compliance with the State CEQA Guidelines and Riverside County CEQA  
11 implementing projects. Based on the findings and conclusions in EIR No. 551 and the  
12 project's conditions of approval, the design of Tentative Tract Map No. 37053 is not likely  
13 to cause serious public health problems.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
15 impacts associated with the EIR No. 551 are determined to have no environmental impacts in consideration  
16 of existing regulations and Project Design Features.

17 A. **Agriculture and Forest Resources.**

18 *Impact: Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide*  
19 *Importance.*

20 *Threshold a: Project construction and implementation would not convert Prime Farmland,*  
21 *Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps*  
22 *prepared pursuant to the Farmland Mapping and Monitoring Program of the California*  
23 *Resources Agency, to non-agricultural use.*

24 1. **No Impact:**

25 The Project site and off-site improvement areas do not contain land classified by the  
26 FMMP as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance  
27 (“Farmland”) (DOC, 2012; RCIT, 2016). Accordingly, the Project has no potential  
28 to result in the conversion of Prime Farmland, Unique Farmland, or Farmland of

1 Statewide Importance on-site to non-agricultural use. No impact would occur  
2 (DEIR, p. 4.2-8.)

3 ***Impact: Loss or Conversion of Forest Resources***

4 ***Thresholds e, f, and g:*** Project construction and implementation would not conflict with  
5 existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code  
6 section 1 22220(g)), timberland (as defined by Public Resources Code section 4526), or  
7 timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)); or,  
8 result in the loss of forest land or conversion of forest land to non-forest use; or, involve  
9 other changes in the existing environment which, due to their location or nature, could result  
10 in conversion of forest land to non-forest use.

11 2. **No Impact:**

12 There are no lands in the Project vicinity that are zoned for forest land, timberland,  
13 or Timberland Production. There are also no lands in the Project vicinity that consist  
14 of forest land that could be converted to non-forest use. There are no changes  
15 associated with the proposed Project that could result in the conversion of any forest  
16 land to non-forest use, as there are no such lands in the Project vicinity. No impacts  
17 to such forestlands would occur as a result of the proposed Project. (DEIR, p. 4-11.)

18 **B. Air Quality.**

19 ***Impact: Exposure of Sensitive Receptors to Point Source Emissions.***

20 ***Threshold e:*** Project operations/occupancy would not involve the construction of a sensitive  
21 receptor located within one mile of an existing substantial point source emitter.

22 1. **No Impact:**

23 Land uses located within one mile of the Project site include open space, agriculture,  
24 residential, recreational, and public facilities land uses. None of the land uses located  
25 within one mile of the Project site generates substantial point source emissions.  
26 Therefore, the Project would not result in the introduction of sensitive receptors  
27 within one mile of an existing substantial point source emitter, and no impact would  
28 occur. (DEIR, p. 4.3-29.)

1           C.     **Biological Resources.**

2           ***Impact: Interfere with Wildlife Movement/Impede the Use of Native Wildlife Nursery Sites.***

3           ***Threshold d: Project construction and implementation would not interfere substantially with***  
4           ***the movement of any native resident or migratory fish or wildlife species or with established***  
5           ***native resident migratory wildlife corridors, or impede the use of native wildlife nursery***  
6           ***sites.***

7           1.     No Impact:

8           The Project site lacks migratory wildlife corridors and wildlife nursery sites, and  
9           does not occur within MSHCP Cores or Linkages. Accordingly, the proposed Project  
10          would not interfere or impact (1) the movement of native resident or migratory fish  
11          or wildlife species or (2) established native resident or migratory wildlife corridors,  
12          or (3) impede the use of native wildlife nursery sites. No impact would occur.  
13          (DEIR, p. 4.4-22.)

14          ***Impact: Local Ordinances Protecting Biological Resources.***

15          ***Threshold g: Project construction and implementation would not conflict with any local***  
16          ***policies or ordinances protecting biological resources, such as a tree preservation policy or***  
17          ***ordinance.***

18          2.     No Impact:

19          EIR Section 4.10, Land Use & Planning, provides an extensive analysis of the  
20          proposed Project's consistency with all applicable local and regional policies, and  
21          concludes that the Project would not result in any significant conflicts with any  
22          policy, including policies related to the protection of biological resources. In  
23          addition, other than mandatory compliance with CEQA and the required payment of  
24          Western Riverside County MSHCP fees pursuant to Riverside County Ordinance  
25          No. 810, the County of Riverside does not have any ordinances in place protecting  
26          biological resources, such as a tree preservation ordinance, that would be applicable  
27          to the Project. Additionally, the Project would be fully consistent with the MSHCP.  
28          Finally, while the County Planning Department has in place Oak Tree Management



1 Guidelines to protect oak trees, the Project site and off-site improvement areas do  
2 not contain any oak trees; thus, the Oak Tree Management Guidelines are not  
3 applicable to the proposed Project. There are no other local policies or ordinances  
4 related to the protection of biological resources that would be applicable to the  
5 proposed Project. Therefore, the Project would not conflict with any local policies  
6 or ordinances protecting biological resources, and no impact would occur. (DEIR,  
7 p. 4.4-23.)

8 **D. Geology and Soils.**

9 ***Impact: Loss, Injury, or Death Involving Fault Rupture.***

10 ***Threshold b: Project construction and implementation would not expose people or***  
11 ***structures to potential substantial adverse effects, including the risk of loss, injury, or death***  
12 ***involving rupture of a known earthquake fault, as delineated on the most recent Alquist-***  
13 ***Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on***  
14 ***other substantial evidence of a known fault.***

15 1. **No Impact:**

16 There are no known active or potentially active faults on the Project site or trending  
17 toward the Project site. In addition, the Project site is not located within a currently  
18 designated Alquist-Priolo Earthquake Fault Zone. The closest active fault to the  
19 Project site is the Temecula segment of the Elsinore Fault Zone located  
20 approximately 7.7 miles southwest of the Project site. There are no other conditions  
21 on-site or in the surrounding area that provide evidence of any other faults that could  
22 impact the Project site. Accordingly, the proposed Project would not be subject to  
23 rupture of a known earthquake fault as delineated on the Alquist-Priolo Earthquake  
24 Fault Zoning Map or other known faults in the area. No impact would occur. (DEIR,  
25 p. 4.6-10.)

26 ***Impact: Geologic Hazards – Seiche, Mudflow, or Volcanic Hazard.***

27 ***Threshold g: Project construction and implementation would not be subject to geologic***  
28 ***hazards, such as seiches, mudflow, or volcanic hazard.***

1           2.     No Impact:

2           There are no known volcanoes within the Project vicinity. No sloped landforms exist  
3           on-site or within the vicinity of the Project site that could affect the site with  
4           mudflow. The nearest body of water to the Project site is the Skinner Reservoir,  
5           located approximately 3.3 miles southeast of the Project site. Due to the Project  
6           site's location and lack of nearby open bodies of water, the possibility of the effects  
7           due to seiches or tsunamis are considered nil. Therefore, no impact associated with  
8           seiche, mudflow, or volcanic hazard would occur. (DEIR, p. 4.6-11.)

9           ***Impact:** Changes to Subsurface Sewage Disposal Systems.*

10          ***Threshold j:** Project construction and implementation would not result in grading that  
11          affects or negates subsurface sewage disposal systems.*

12          3.     No Impact:

13          The Project proposes mass grading activities over the entire Project site. There are  
14          no subsurface sewage disposal systems located on the Project site, and thus Project  
15          related grading activities would have no potential to affect or negate subsurface  
16          sewage disposal systems. Accordingly, no impact to subsurface sewage disposal  
17          systems would occur. (DEIR, p. 4.6-12.)

18          ***Impact:** Septic Tanks and Alternative Wastewater Disposal Systems.*

19          ***Threshold m:** Project construction and implementation would not result in grading that  
20          affects or negates septic tanks or alternative wastewater disposal systems.*

21          4.     No Impact:

22          The Project does not propose the use of septic tanks or alternative wastewater  
23          disposal systems. The Project would connect to existing sewer lines provided by the  
24          Eastern Municipal Water District. Accordingly, no impact to septic tanks, or  
25          alternative wastewater disposal systems would occur. (DEIR, p. 4.6-12.)

26    E.     **Hazards and Hazardous Materials.**

27          ***Impact:** Emergency Response or Evacuation Plan(s).*

28          ***Threshold c:** Project construction and implementation would not impair implementation of*

1 or physically interfere with an adopted emergency response plan or an emergency  
2 evacuation plan.

3 1. No Impact:

4 The Project site does not contain any emergency facilities, nor does it serve as an  
5 emergency evacuation route. Furthermore, the proposed Project would not result in  
6 impacts or delays to the highway facilities in the vicinity including Interstate 215 and  
7 Highway 79 during construction activities (please refer to EIR Subsection 4.16,  
8 Transportation and Traffic for more information regarding the Project's impacts to  
9 freeway facilities during Project construction and long-term operation). During  
10 construction and long-term operation, the proposed Project would be required to  
11 maintain adequate emergency access for emergency vehicles as required by  
12 Riverside County regulations. Because the Project would not interfere with an  
13 adopted emergency response or evacuation plan, no impact would occur. (DEIR, p.  
14 4.8-15.)

15 ***Impact: Hazardous Materials Sites- Create a Hazard to the Public or the Environment.***

16 ***Threshold e: Project construction and implementation would not be located on a site which***  
17 ***is included on a list of hazardous materials sites compiled pursuant to Government***  
18 ***Code § 65962.5 and, as a result, it would not create a significant hazard to the public or the***  
19 ***environment.***

20 2. No Impact:

21 Leighton and Associates, Inc., prepared a Phase I ESA for the Project site, which  
22 included a review of regulatory databases, past site conditions, and a field  
23 reconnaissance. Based on the result of the ESA, the Project site is not located on any  
24 list of hazardous materials sites compiled pursuant to Government Code § 65962.5  
25 (Leighton, 2016b, pp. 9-18). Accordingly, no impact would occur. (DEIR, p. 4.8-  
26 15.)

27 ***Impact: Private Airstrips- Safety Hazard.***

28 ***Threshold i: Project construction and implementation would not (for a Project within the***

1 vicinity of a private airstrip, or heliport) result in a safety hazard for people residing or  
2 working in the Project area.

3 3. No Impact:

4 The nearest private airstrip, Pines Airpark, is located approximately 1.2 miles  
5 northeast of the Project site. However, the Conditional Use Permit (CUP) for the  
6 Pines Airpark (CUP 3078 Revision No. 3) was withdrawn on November 15, 2016.  
7 Thus, all air activity has terminated and the site can no longer be utilized as a private  
8 airstrip. There are no other private airstrips in the vicinity of the Project site. Thus,  
9 future residents and workers associated with the Project site would have no potential  
10 to be adversely affected by a private airstrip. No impact would occur. (Riverside  
11 County, 2016b; DEIR, p. 4.8-19.)

12 **F. Noise.**

13 ***Impact: Expose People Residing or Working in the Project Area to Excessive Noise Levels***  
14 ***from Public Airports.***

15 ***Threshold a: Project construction and implementation would not (for a project located***  
16 ***within an airport land use plan area or, where such a plan has not been adopted) expose***  
17 ***people residing or working in the project area to excessive noise levels.***

18 1. No Impact:

19 As stated above, the French Valley Airport is located approximately 2.0 miles south  
20 of the Project site. The Project site is located within the Airport Influence Area (AIA)  
21 for the French Valley Airport Land Use Compatibility Plan. However, Map FV-3 of  
22 the Riverside County Airport Land Use Compatibility Plan (ALUCP) indicates the  
23 proposed Project site is located outside of the 50 to 55 dBA CNEL noise contour  
24 boundaries of the French Valley Airport. Therefore, the Project would result in no  
25 impact with respect to exposure of people to excessive noise levels associated with  
26 airports. (DEIR, p. 4.11-25.)

27 ***Impact: Expose People Residing or Working in the Project Area to Excessive Noise Levels***  
28 ***from Private Airstrips.***

1                    **Threshold b:** *Project construction and implementation would not (for a project located*  
2 *within two miles of a public airport or a public use airport), expose people residing or*  
3 *working in the project area to excessive noise levels.*

4                    2.        No Impact:

5                    The Project site is located approximately 1.2 miles southwest of the Pines Airpark,  
6                    which is the nearest private airstrip. However, the Conditional Use Permit (CUP)  
7                    for the Pines Airpark (CUP 3078 Revision No. 3) was withdrawn on November 15,  
8                    2016. Thus, all air activity has terminated and the site can no longer be utilized as a  
9                    private airstrip. There are no other private airstrips in the vicinity of the Project site.  
10                   Due to the termination of use of this facility, no noise impacts would affect future  
11                   site residents, students, and workers on-site, and no impact would occur. (DEIR, p.  
12                   4.11-25.)

13                   **Impact:** *Railroad Noise.*

14                   **Threshold c:** *Project construction and implementation would not expose people residing or*  
15 *working in the project area to excessive noise levels associated with railroad noise.*

16                   3.        No Impact:

17                   The Project does not propose the use of rail and would not generate railroad noise.  
18                   No existing rail lines are located in the vicinity of the Project site (RCIT, 2016). The  
19                   Project proposes to develop the site with residential, school, and open space uses,  
20                   which are noise sensitive receptors and thus could be adversely affected by noise  
21                   from off-site rail activity. According to General Plan Draft EIR No. 521, which  
22                   contains current information about noise levels associated with rail lines throughout  
23                   the County, land uses located more than 3,600 feet away from railroad lines would  
24                   be subject to noise levels less than 60 dBA. The nearest rail corridor to the Project  
25                   site is located approximately 5.8 miles (30,624 feet) to the north. Accordingly, future  
26                   residents, students, and employees of the Project would not be exposed to noise from  
27                   railroad operations exceeding County standards and no impact would occur. (DEIR,  
28                   p. 4.11-26.)

1           ***Impact: Other Noise.***

2           ***Threshold e: Project construction and implementation would not expose people residing or***  
3           ***working in the project area to excessive noise levels associated with other noise.***

4           4.     No Impact:

5                     There are no other sources of noise beyond what is evaluated under Thresholds a.  
6                     through d. and below under Thresholds f. through i. in Subsection 4.11, Noise, of the  
7                     DEIR. No impact due to other sources of noise would occur. (DEIR, p. 4.11-41.)

8           **G. Population and Housing.**

9           ***Impact: Displace People/Construction of Replacement Housing.***

10           ***Threshold a: Project construction and implementation would not displace substantial***  
11           ***numbers of people, necessitating the construction of replacement housing elsewhere.***

12           1.     No Impact:

13                     The Project site is vacant and undeveloped (with the exception of the existing mobile  
14                     home located on the eastern portion of the site). Therefore, implementation of the  
15                     proposed Project would not result in the displacement of substantial amount of  
16                     existing housing nor result in the need for construction of replacement housing  
17                     elsewhere. Moreover, the Project involves the construction of up to 753 residential  
18                     units on-site that would further augment the housing supply in the region. Thus, no  
19                     impact associated with housing displacement would occur. (DEIR, p. 4.13-3.)

20           ***Impact: Additional Affordable Housing Demand.***

21           ***Threshold b: Project construction and implementation would not create a demand for***  
22           ***additional housing, particularly housing affordable to households earning 80% or less of***  
23           ***the County's median income.***

24           2.     No Impact:

25                     The Project proposes to develop the site with 753 residential units, an 11.6-acre  
26                     school site, and 10.7 acres of recreational open space. Based on the estimated  
27                     employment generation rates specified in the Riverside County General Plan, the  
28                     Project is expected to accommodate approximately 98 employees associated with the

1 elementary school site (11.6 acres x Net/Gross Adjustment Factor of 0.75 x 11.36  
2 employees per acre = 98 employees). The additional job opportunities offered by the  
3 Project would not create the need for new housing construction in areas not already  
4 planned for housing development by Riverside County and local governments in the  
5 surrounding area, as the Project's 753 residential units would be more than sufficient  
6 to off-set the incremental increase in demand for housing associated with the  
7 Project's proposed school site. Also, implementation of the proposed Project would  
8 help meet housing demands for western Riverside County with the addition of 753  
9 residential units. Accordingly, no impact would occur. (DEIR, p. 4.13-3 and 4.13-  
10 4.)

11 ***Impact: Displace People/Construction of Replacement Housing.***

12 ***Threshold c: Project construction and implementation would not displace substantial***  
13 ***numbers of people, necessitating the construction of replacement housing elsewhere.***

14 3. No Impact:

15 Under existing conditions, the Project site is vacant and undeveloped (with exception  
16 of a single mobile home), and implementation of the proposed Project would not  
17 displace substantial numbers of people or result in the need for construction of  
18 replacement housing elsewhere. Moreover, the Project involves the construction of  
19 up to 753 residential housing units on-site that would further improve the housing  
20 supply in the region. Thus, no impact associated with population displacement  
21 would occur. (DEIR, p. 4.13-4.)

22 ***Impact: Affect a County Redevelopment Project Area.***

23 ***Threshold d: Project construction and implementation would not affect a County***  
24 ***Redevelopment Project Area.***

25 4. No Impact:

26 According to Riverside County GIS, the Project site is not located within a County  
27 Redevelopment Project Area. The nearest County Redevelopment Project Area is  
28 the French Valley Airport Redevelopment Sub-Area located approximately 1.6 miles

1 south of the Project site. Accordingly, the Project would not affect any County  
2 Redevelopment Project Areas, and no impacts would occur. (DEIR, p. 4.13-4.)

3 **H. Recreation.**

4 *Impact: Quimby Fees.*

5 *Threshold c: Project construction and implementation would not be located within a*  
6 *Community Service Area, but would provide on-site parkland in accordance with the*  
7 *Valleywide Recreation and Parks District Master Plan (Quimby fees).*

8 1. No Impact:

9 According to Riverside County GIS, the Project site is not located within a  
10 Community Service Area (CSA). The Project site is, however, located within the  
11 Valleywide Recreation and Parks District (VWRPD). The VWRPD Parks Master  
12 Plan details the parks standards for the VWRPD and also sets the ratio of 5.0 acres  
13 of parkland per 1,000 residents. The Parks Master Plan also has a section which  
14 details Quimby Act Collection Compliance and the standards for land development  
15 and in-lieu fee contributions. As discussed above in Thresholds a. and b. of the DEIR  
16 Subsection 4.15, implementation of the Project would result in an increase of planned  
17 parkland within the Project site by 3.1 acres. Additionally, and with approval of SP  
18 No. 312A2, there would be a total of 40.1 acres of parkland provided within the  
19 Specific Plan boundaries, which would exceed the demand of future residents within  
20 the Specific Plan area by 11.0 acres. At the time of the preparation of the Project's  
21 Notice of Preparation (NOP), one of the Specific Plan's recreation area (10.7 acres)  
22 was in place and operational for use by Specific Plan area residents.

23 Furthermore, the other areas planned for recreational uses within the Specific Plan  
24 area are designated by the Specific Plan (which was adopted by Ordinance) for  
25 recreational uses, and thus it is reasonable to assume that these areas would be  
26 developed with their planned recreational uses pursuant to the French Valley Specific  
27 Plan. In accordance with the VWRPD, because the Project would be adequately  
28 served by parkland resources, payment of Quimby fees would not be required.



1 Accordingly, no impact would occur due to a conflict with a CSA or a Community  
2 Parks and Recreation Plan. (DEIR, p. 4.15-6.)

3 ***Impact:*** *Creation or Elimination of Recreational Trails.*

4 ***Threshold d:*** *Project construction and implementation would not involve significant*  
5 *environmental effects from proposed recreational trails that connect to regional and local*  
6 *trails, and the Project would not split or eliminate an existing recreational trail.*

7 2. No Impact:

8 According to Figure 8 of the Southwest Area Plan, a “Regional Trail” is planned  
9 along the drainage within Planning Area 2D, and a “Combination Trail, (Regional  
10 Trail/Class 1 Bike Path)” is planned along the eastern alignment of Leon Road.  
11 Buildout of the Regional Trail adjacent to Planning Area 2D would occur in  
12 conjunction with the build-out of the approved tract to the southeast (TR 32290).  
13 Additionally, the Project only proposes to construct frontage improvements along  
14 Leon Road, while the Combination Trail is planned along the eastern edge of the  
15 roadway. Accordingly, neither of these trails connections would occur as part of the  
16 proposed Project. Therefore, the Project would not interfere with the construction of  
17 planned recreational trails that connect to regional and local trails, nor would the  
18 Project split or eliminate an existing recreational trail. No impact would occur.  
19 (DEIR, p. 4.15-6.)

20 **I. Transportation and Traffic.**

21 ***Impact:*** *Policies, Plans, or Programs regarding Public Transit, Bikeways, or Pedestrian*  
22 *Facilities.*

23 ***Threshold i:*** *The proposed Project would not conflict with adopted policies, plans, or*  
24 *programs regarding public transit, bikeways, or pedestrian facilities, or otherwise*  
25 *substantially decrease the performance or safety of such facilities.*

26 1. No Impact:

27 The proposed Project does not include any components that would impede operation  
28 of bus service, and would therefore not decrease performance or safety of such

1 facilities. Additionally, and in order to accommodate future bus service in the area,  
2 proposed TR 37053 accommodates a bus turnout along Leon Road adjacent to  
3 Planning Area 35.

4 The proposed Project is designed to encourage pedestrian movement and enhance  
5 connectivity within the Project site through the incorporation of pedestrian facilities  
6 that includes the construction of pedestrian trails and sidewalks throughout the  
7 Project site. The Project would construct an interconnected, paved sidewalk system  
8 and bike lanes within the roadway rights-of-way. These pedestrian and bicycle  
9 linkages would connect residential Planning Areas and the elementary school (K-5)  
10 (Planning Area 42) and recreational facilities located throughout the community.

11 Pedestrian improvements proposed by the Project include a 10-foot wide multi-use  
12 trail within Planning Area 41, an 8-foot wide hard surface trail, and a 4- to 10-foot  
13 wide decomposed granite/concrete paseo trail. Additionally, the frontage  
14 improvements along Leon Road proposed by the Project would include a 6-foot wide  
15 curb-adjacent sidewalk; collector streets (Street "A" and Street "B") would feature  
16 5-foot parkway-adjacent sidewalks; Spencer's Crossing Parkway would feature six-  
17 foot wide sidewalks on both sides of the right-of-way; and local streets would include  
18 5-foot wide sidewalks on both sides of the right-of-way.

19 Furthermore, the Riverside County Planning Department conducted a review of the  
20 proposed Project, and determined that the Project would comply with, or otherwise  
21 would not conflict with, policies, plans, or programs regarding public transit,  
22 bikeways, or pedestrian facilities. Additionally, the Project has no potential to  
23 otherwise decrease the performance or safety of public transit, bikeways, or  
24 pedestrian facilities. As such, no impact would occur, and no mitigation is required.

25 (DEIR, p. 4.16-30 and 4.16-31.)

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
27 impacts associated with the EIR No. 551 are determined to be less than significant in consideration of  
28 existing regulations and Project Design Features.

1           **A.     Aesthetics, Light, and Glare.**

2           ***Impact: Effect Upon a Scenic Highway Corridor***

3           ***Threshold a: Project construction and implementation would have a less-than-significant***  
4           ***effect upon a scenic highway corridor within which it is located.***

- 5           1.     Project Impact(s): The Project site is not located within the viewshed of any officially  
6                     designated scenic highways, and would not be visually prominent from any County-  
7                     eligible facilities. Impacts to scenic highways corridors would be less than  
8                     significant. (DEIR, p. 4.1-14.)

9           ***Impact: Scenic Resources, Scenic Vistas, and Aesthetics***

10           ***Threshold b: Project construction and implementation would have a less than significant***  
11           ***effect on scenic resources, including, but not limited to, trees, rock outcroppings and unique***  
12           ***or landmark features; would not substantially obstruct any prominent scenic vista or view***  
13           ***open to the public; and would not result in the creation of an aesthetically offensive site open***  
14           ***to public view.***

- 15           2.     Project Impact(s): The Project would not result in damage to any scenic resources on  
16                     site that are visually prominent from off-site locations. The Project also would not  
17                     obstruct distant views of hills and mountains that frame the Project's viewshed.  
18                     Additionally, future development on site would be required to comply with the  
19                     Design Guidelines of proposed SP No. 312A2, which have been crafted specifically  
20                     to ensure future development on site is not aesthetically offensive. Accordingly,  
21                     impacts would be less than significant. (DEIR, p. 4.1-15.)

22           ***Impact: Interfere with the Nighttime Use of the Mt. Palomar Observatory***

23           ***Threshold c: Project construction and implementation would not interfere with the***  
24           ***nighttime use of the Mt. Palomar Observatory, as protected through Riverside County***  
25           ***Ordinance No.655.***

- 26           3.     Project Impact(s): Mandatory compliance with the Project's Specific Plan design  
27                     guidelines related to lighting, as well as mandatory compliance with the lighting  
28                     provisions provided in Riverside County Ordinance No. 655 and No. 915, would

1 ensure that the Project's lighting elements result in less-than-significant impacts to  
2 nighttime use of the Mt. Palomar Observatory. (DEIR, p. 4.1-15.)

3 ***Impact: Light and Glare Affecting Day or Nighttime Views***

4 ***Threshold d: Project construction and implementation would have a less-than-significant***  
5 ***impact to day or nighttime views.***

6 4. Project Impact(s): Mandatory compliance with the Project's Specific Plan design  
7 guidelines related to lighting, as well as mandatory compliance with the lighting  
8 provisions provided County Ordinances No. 348, No. 655, and No. 915 would ensure  
9 that the Project would not create a new source of substantial light or glare. Impacts  
10 due to adverse effect to daytime and nighttime views in the area would be less than  
11 significant. (DEIR, p. 4.1-15.)

12 ***Impact: Unacceptable Light Levels***

13 ***Threshold e: Project construction and implementation would have a less-than-significant***  
14 ***impact regarding exposing residential property to unacceptable light levels.***

15 5. Project Impact(s): The proposed Project would not expose residential property to  
16 unacceptable light levels. Mandatory compliance with the Project's Specific Plan  
17 design guidelines related to lighting, in addition to mandatory compliance with  
18 County Ordinance Nos. 655 and 915, would ensure that residential uses would not  
19 be exposed to unacceptable light levels. Impacts would be less than significant.  
20 (DEIR, p. 4.1-15.)

21 **B. Agriculture and Forest Resources.**

22 ***Impact: Conflict with Agricultural Zoning, Agricultural Use, Williamson Act of Riverside***  
23 ***County Agricultural Preserve.***

24 ***Threshold b: Project construction and implementation would result in less-than-significant***  
25 ***impacts due to a conflict with existing agricultural zoning, agricultural use, or with land***  
26 ***subject to a Williamson Act contract or land within a Riverside County Agricultural***  
27 ***Preserve.***

28 1. Project Impact(s): The Project site is not zoned for agricultural use and is not subject

1 to any Williamson Act Contracts. Although the Winchester Agricultural Preserve  
2 No. 28 abuts the Project site to the west, this property is not under agricultural  
3 production under existing conditions, and Project impacts to this site would be  
4 temporary in nature and would not affect the long-term viability of agricultural  
5 production. Should any agricultural uses become established prior to Project  
6 implementation, mandatory compliance with Riverside County Ordinance No. 625  
7 would ensure that implementation of the proposed Project does not conflict with off-  
8 site agricultural uses or existing Agricultural Preserves. Accordingly, impacts would  
9 be less than significant. (DEIR, p. 4.2-12.)

10 ***Impact: Right-to-Farm Ordinance.***

11 ***Threshold c: Project construction and implementation would cause less-than-significant***  
12 ***impacts due to development of non-agricultural uses within 300 feet of agriculturally zoned***  
13 ***Property (Ordinance No. 625 "Right-to-Farm").***

14 2. **Project Impact(s)**: In the event that agricultural operations are established within 300  
15 feet of the Project site prior to Project implementation, the proposed Project would  
16 be required to comply with Riverside County Ordinance No. 625, which would  
17 ensure that potential conflicts between proposed residential uses on-site and existing  
18 agricultural zoning within 300 feet of the site would be less than significant. (DEIR,  
19 p. 4.2-12.)

20 ***Impact: Conversion of Farmland***

21 ***Threshold d: Project construction and implementation would result in less-than-significant***  
22 ***impacts due to other changes in the existing environment, which due to their location or***  
23 ***nature, could result in conversion of farmland to non-agricultural use.***

24 3. **Project Impact(s)**: Implementation of the proposed Project would not involve other  
25 changes in the existing environment which, due to their location or nature, could  
26 result in conversion of Farmland to non-agricultural use. Impacts would therefore  
27 be less than significant. (DEIR, p. 4.2-13.)  
28

1           C.     **Air Quality.**

2           ***Impact: Objectionable Odors Affecting a Substantial Number of People***

3           ***Threshold f: Project construction and implementation would result in less-than-significant***  
4           ***impacts due to the creation of objectionable odors affecting a substantial number of people.***

5           1.     Project Impact(s): The Project does not contain land uses typically associated with  
6           emitting objectionable odors. Potential odor sources associated with the proposed  
7           Project may result from construction equipment exhaust and the application of  
8           asphalt and architectural coatings during construction activities and the temporary  
9           storage of typical solid waste (refuse) associated with the proposed Project's (long-  
10          term operational) uses. Standard construction requirements would minimize odor  
11          impacts from construction. The construction odor emissions would be temporary,  
12          short-term, and intermittent in nature and would cease upon completion of the  
13          respective phase of construction and is thus considered less than significant. It is  
14          expected that Project-generated refuse would be stored in covered containers and  
15          removed at regular intervals in compliance with the County's solid waste regulations.  
16          The proposed Project also would be required to comply with South Coast Air Quality  
17          Management District (SCAQMD) Rule 402 to prevent occurrences of public  
18          nuisances. Therefore, odors associated with the proposed Project construction and  
19          operations would be less than significant and no mitigation is required. (DEIR, p.  
20          4.3-30.) Although impacts would be less than significant, Regulatory Requirement  
21          RR-9 would further reduce impacts due to objectionable odors.

22          **Air Quality Regulatory Requirement RR-9 states:**

23                 The Project is required to comply with the provisions of SCAQMD Rule 402,  
24                 "Nuisance" which requires that a person shall not discharge air contaminants or other  
25                 materials that would cause health or safety hazards to any considerable number of  
26                 persons or the public.

27                 *Timing/Implementation:* Prior to grading or building permit issuance

28                 *Enforcement Monitoring:* County of Riverside Building and Safety Department

1           **D.     Cultural Resources.**

2           ***Impact: Alter or Destroy a Historic Site/Cause an Adverse Change in the Significance of a***  
3           ***Historical Resource***

4           ***Thresholds a and b: Project construction and implementation would result in less-than-***  
5           ***significant impacts due to the alteration or destruction of an historic site or due to a***  
6           ***substantial adverse change in the significance of a historical resource as defined in***  
7           ***California Code of Regulations, Section 15064.5.***

8           1.     Project Impact(s):

9           According to the findings of the Cultural Resources Assessment (*Technical Appendix*  
10           *D*) to the Draft EIR, one (1) historical resource was identified at the Project site, Site  
11           RIV-6507/H. Due to a lack of unique elements, and according to the criteria listed  
12           in State CEQA Guidelines section 15064.5, the Project's archaeologist concluded  
13           that Site RIV-6507/H is not a significant historical resource. The Project's impacts  
14           to historical resources would be less than significant. (DEIR, p. 4.5-9.)

15           ***Impact: Disturb and Human Remains***

16           ***Threshold e: Project construction and implementation would result in less-than-significant***  
17           ***impacts due to the disturbance of human remains, including those interred outside of formal***  
18           ***cemeteries.***

19           2.     Project Impact(s): The Project site does not contain a cemetery and no known  
20           cemeteries are located within the immediate site vicinity. Field surveys conducted  
21           on the Project site by the Project's archaeologist did not identify the presence of any  
22           human remains and no human remains are known to exist beneath the surface of the  
23           site. (DEIR, p. 4.5-10.) If human remains are unearthed during Project construction,  
24           the construction contractor would be required by law to comply with California  
25           Health and Safety Code, § 7050.5. Pursuant to California Public Resources Code  
26           § 5097.98, whenever the NAHC receives notification of a discovery of Native  
27           American human remains from a county coroner, the NAHC is required to  
28           immediately notify those persons it believes to be most likely descended from the

1                   deceased Native American. With mandatory compliance to California Health and  
2                   Safety Code § 7050.5 and Public Resources Code § 5097.98, any potential impacts  
3                   to human remains, including human remains of Native American descent, would be  
4                   less than significant and mitigation is not required. (DEIR, p. 4.5-11.)

5                   ***Impact: Religions or Sacred Uses***

6                   ***Threshold f: Project construction and implementation would result in less-than-significant***  
7                   ***impacts associated with restricting existing religious or sacred uses within the potential***  
8                   ***impact area.***

9                   3.       Project Impact(s):

10                  According to Riverside County GIS, the Project site is not located on Tribal Lands  
11                  (RCIT, 2016). However, as depicted in Figure 4.9.1 of the Draft EIR for the  
12                  Riverside County General Plan Update, the Project site is located within a Luiseño  
13                  Tribe area. Additionally, the Project's Cultural Resources Assessment identified  
14                  archaeological resource Site RIV-6505 on-site, which includes pictographs (rock  
15                  art). According to the Project's Cultural Resources Assessment, the pictographs  
16                  themselves and their relationship to the other elements of the site are considered  
17                  sacred to the Luiseño Indians. Although the integrity of the pictographs has  
18                  deteriorated due to rain and wind, Native Americans consider rock art a religious  
19                  element of prehistoric lifeways. Accordingly, based on the findings of the Cultural  
20                  Resources Assessment, the Project site contains a feature (pictographs within Site  
21                  RIV-6505) that is considered significant with respect to Native American religion  
22                  and used for sacred purposes. However, the Project avoids impacts to Site RIV-  
23                  6505 through preserving the site and the feature within an open space conservation  
24                  area. Therefore, the Project would not impact the religious or sacred features within  
25                  Site RIV-6505. Thus, development of the Project would not restrict existing  
26                  religious or sacred uses within the potential impact area. A less-than-significant  
27                  impact would occur and mitigation is not required. (DEIR, p. 4.5-11.)



1           **E.     Geology and Soils.**

2           *Impact: Risk of Loss, Injury, or Death (Alquist-Priolo Earthquake Fault Zone or County*  
3           *Fault Hazard Area, Strong Seismic Groundshaking).*

4           *Thresholds a and d: Project construction and implementation would result in less-than-*  
5           *significant impacts due to the exposure of people or structures to potential substantial*  
6           *adverse effects, including the risk of loss, injury, or death (Alquist-Priolo Earthquake Fault*  
7           *Zone or County Fault Hazard Zone). Impacts due to strong seismic groundshaking also*  
8           *would be less than significant.*

- 9           1.     Project Impact(s): The Project site is not located within a mapped Alquist-Priolo  
10           Earthquake Fault Zone or a County Fault Hazard Zone. Although the Project site is  
11           located in a seismically active area of southern California, this risk is not considered  
12           substantially different than that of other similar properties in the southern California  
13           area. As a mandatory condition of Project approval, the Project would be required  
14           to construct proposed structures in accordance with the CBC (Title 24) and the  
15           Riverside County Building Code. The CBC and the Riverside County Building Code  
16           have been designed to attenuate the risk to life or property to less-than-significant  
17           levels. As with all properties within the southern California region, the Project site  
18           is subject to strong seismic ground shaking associated with earthquakes. However,  
19           mandatory compliance with local and state ordinances and building codes would  
20           ensure that on-site structures are developed in such a fashion so as to attenuate the  
21           risk to life or property to less-than-significant levels. (DEIR, p. 4.6-14.)

22           *Impact: Changes to Topography, Ground Relief Features*

23           *Threshold h: Project construction and implementation would result in less-than-significant*  
24           *impacts due to changes in topography or ground surface relief features.*

- 25           2.     Project Impact(s): Extensive grading and earthwork activities would occur on-site as  
26           part of Project development; however, the flat character of the site would be  
27           maintained and there would be no substantial changes to the site topography.  
28           Therefore, impacts would be less than significant. (DEIR, p. 4.6-15.)

1           **Impact:** *Erosion- Soil Erosion/Modify Channel of a River or Stream or the Bed of a*  
2           *Lake/Water Erosion/Wind Erosion.*

3           **Thresholds k, n, o, and p:** *Project construction and implementation would result in less-*  
4           *than-significant impacts due to soil erosion or the loss of topsoil; changes in deposition,*  
5           *siltation, or erosion that may modify the channel of a river or stream or the bed of a lake;*  
6           *an increase in water erosion either on- or off-site; or an increase in wind erosion and blow*  
7           *sand, either on or off site.*

8           3.     Project Impact(s): Soils on-site would be particularly prone to water and wind  
9           erosion during grading and site development. With the application of mandatory  
10          regulatory requirements, including the preparation and implementation of a WQMP,  
11          a future SWPPP, and compliance to applicable County ordinances, erosion impacts  
12          on- and off-site would be reduced to less-than-significant levels. Further, with the  
13          application of the mandatory regulatory requirements listed in the EIR, which include  
14          RR-15 (compliance with SCAQMD Rule 403) and RR-16 (compliance with the  
15          NPDES and the creation of a future SWPPP), and compliance to applicable County  
16          ordinances, the siltation of river or stream or the bed of a lake would not occur.  
17          (DEIR, p. 4.6-15.)

18       **F.     Hazards and Hazardous Materials.**

19           **Impact:** *Hazardous Materials – Hazard to the Public*

20           **Threshold a:** *Project construction and implementation would not create a significant hazard*  
21           *to the public or the environment through the routine transport, use, or disposal of hazardous*  
22           *materials.*

23           1.     Project Impact(s): During Project construction and operation, mandatory compliance  
24           to federal, state, and local regulations would ensure that the Project as proposed  
25           would not create a significant hazard to the public or environment through the routine  
26           transport, use, or disposal of hazardous materials. Impacts would be less than  
27           significant. (DEIR, p. 4.8-21.)

28           **Impact:** *Hazardous Material – Upset and Accident Conditions*

1                   **Threshold b:** *Project construction and implementation would not create a significant hazard*  
2 *to the public or the environment through reasonably foreseeable upset and accident*  
3 *conditions involving the release of hazardous materials into the environment.*

4                   2.     Project Impact(s): During Project construction and operation there would not be a  
5                   significant safety risk due to the release of hazards into the environment. The  
6                   residential, school, and recreational uses proposed by the Project would not routinely  
7                   use hazardous materials at significant levels. Thus, the Project would not create a  
8                   significant hazard to the public or environment through reasonably foreseeable upset  
9                   and accident conditions involving the release of hazardous materials in the  
10                  environment. Impacts would be less than significant. (DEIR, p. 4.8-21.)

11                  **Impact:** *Hazards Emissions or Material Near Schools*

12                  **Threshold d:** *Project construction and implementation would not emit hazardous emissions*  
13 *or handle hazardous or acutely hazardous materials, substances, or waste within one quarter*  
14 *mile of an existing or proposed school.*

15                  3.     Project Impact(s): The nearest school to the Project site is the Dorothy McElhinney  
16                  Middle School, located approximately 0.9 roadway miles southwest of the Project  
17                  site. The Project proposes the development of an elementary school on an 11.6-acre  
18                  area of land located on the northeast portion of the Project site. Based on the  
19                  proposed residential, school, and recreation uses at the Project site, the Project does  
20                  not have the potential to emit hazardous emissions or handle hazardous or acutely  
21                  hazardous materials, substances, or waste within one-quarter mile of an existing or  
22                  proposed school. Accordingly, impacts would be less than significant. (DEIR, p.  
23                  4.8-21.)

24                  **Impact:** *Public Airports- Consistency with Airport Master Plan*

25                  **Threshold f:** *Project construction and implementation would not result in an inconsistency*  
26 *with an Airport Master Plan*

27                  4.     Project Impact(s): The Project site is located in the AIA for the French Valley  
28                  Airport, and was revised by the ALUC on January 12, 2017, which found the Project

1 would not conflict with the French Valley ALUCP, subject to several conditions that  
2 would be enforced by the County as part of the County's conditions of approval for  
3 the Project. Therefore, the Project would not result in an inconsistency with an  
4 Airport Master Plan, and a less than significant impact would occur. (DEIR, p. 4.8-  
5 21.)

6 ***Impact: Public Airports- Airport Land Use Commission (ALUC) Review***

7 ***Threshold g: Project construction and implementation would not result in significant***  
8 ***impacts associated with airport operations. The Project was reviewed by the Airport Land***  
9 ***Use Commission and determined to be consistent with the Airport Land Use Compatibility***  
10 ***Plan for the French Valley Airport.***

11 5. Project Impact(s): The Project site is located within the AIA for the French Valley  
12 Airport, and required review by the ALUC. The ALUC reviewed the Project on  
13 January 12, 2017, which found the Project would not conflict with the French Valley  
14 ALUCP, subject to several conditions that would be enforced by the County as part  
15 of the County's conditions of approval for the Project. Therefore, the Project would  
16 not result in a significant impact due to review by the ALUC. (DEIR, p. 4.8-21.)

17 ***Impact: Public Airports- Safety Hazard***

18 ***Threshold h: Project construction and implementation would not result in a safety hazard***  
19 ***from public airports for people residing or working in the Project area.***

20 6. Project Impact(s): The Project site is located within the AIA for the French Valley  
21 Airport, and the Project was reviewed by the ALUC on January 12, 2017, which found  
22 that the Project would not conflict with the French Valley ALUCP, subject to several  
23 conditions that would be enforced by the County as part of the County's conditions  
24 of approval for the Project. Because the ALUCP is intended to preclude safety  
25 hazards with airport operations, and because the Project is fully consistent with the  
26 ALUCP, the Project would not result in a safety hazard for people residing or  
27 working in the Project area associated with the French Valley Airport, and impacts  
28 would be less than significant. (DEIR, p. 4.8-21 and 4.8-22.)