

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



**ITEM: 21.2  
(ID # 13741)**

**MEETING DATE:**

Tuesday, November 17, 2020

**FROM: TLMA-PLANNING:**

**SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:** Public Hearing on Adoption of Ordinance No. 348.4944 associated with Change of Zone No. 7544, Approve Tentative Parcel Map No. 36031 and Tentative Tract Map No. 36030, and Adoption of Resolution No. 2020-244 Certifying Environmental Impact Report No. 500 - Notice to Certify an Environmental Impact Report -Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: CD:LDR (1/2 Acre Minimum), R:RM (10 Acre Minimum), RC:VLDR (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) - REQUEST: CHANGE OF ZONE NO. 7544 is a proposal to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. TENTATIVE PARCEL MAP NO. 36031 is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. TENTATIVE TRACT MAP NO. 36030 is a proposal for a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. District 5. [Applicant fees 100%]

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

**ACTION: Policy**

Charissa Leach, Interim TLMA Director

11/5/2020

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4944 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: November 17, 2020  
xc: Planning, COB

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

1. **ADOPT RESOLUTION NO. 2020-244** certifying Environmental Impact Report No. 500 for Change of Zone No. 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No. 36030;
2. **APPROVE CHANGE OF ZONE NO. 7544** that changes the zoning classification from Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200 Square Foot Minimum (R-1) and One-Family Dwelling 20,000 Square Foot Minimum (R-1-20,000), and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348,4944** amending the zoning in the Nuevo Zoning Area shown on Map No. 2.2448, Change of Zone No. 7544, attached hereto and incorporated by reference;
4. **APPROVE TENTATIVE PARCEL MAP NO. 36031**, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report; and
5. **APPROVE TENTATIVE TRACT MAP NO. 36030**, subject to the attached conditions of approval and advisory notification document and based upon the findings and conclusions incorporated into the staff report.

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<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: \$ N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: N/A</b>	

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

**BACKGROUND:**

**Summary**

This Project includes the following components: Change of Zone No. 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No. 36030 (herein identified as the "Project").

**CHANGE OF ZONE NO. 7544** is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 square foot minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5).

**TENTATIVE PARCEL MAP NO. 36031** is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres.

**TENTATIVE TRACT MAP NO. 36030** is a proposal for a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space.

**Environmental Impact Report**

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft EIR was circulated for public review on December 11, 2018. All impacts, including significant and unavoidable impacts related to Aesthetics, Land Use and Planning, Population and Housing, and Traffic and Transportation are included in EIR No. 500, as well as summarized in Resolution No. 2020-244.

Comment letters were received from the Governor's Office of Planning and Research, State Clearinghouse Planning Unit (2), the South Coast Air Quality Management District, and a member of the public. These comments were addressed in the Response to Comments in the Final EIR and was determined that recirculation of the Draft EIR was not required.

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The Planning Commission considered the Project during a regularly scheduled public hearing on May 6, 2020. A memo was provided to the Planning Commissioner with a letter of opposition. The Planning Commission closed the public hearing and recommended approval of the Project to the Board of Supervisors on a 5-0 vote.

**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 and State law.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report
- D. Final EIR No. 500
- E. Resolution No. 2020-244
- F. Ordinance No. 348.4944
- G. Tentative Parcel Map No. 36031 – Exhibits
- H. Tentative Tract Map No. 36030 – Exhibits
- I. Change of Zone Exhibit



Jason Farin, Principal Management Analyst 11/10/2020



Gregory V. Prietos, Director County Counsel 11/5/2020



2  
3 **RESOLUTION NO. 2020-244**

4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 500**  
5 **FOR CHANGE OF ZONE NO. 7544; TENTATIVE PARCEL MAP NO. 36031;**  
6 **AND TENTATIVE TRACT MAP NO. 36030**

7  
8 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et. seq., public  
9 hearings were held before the Riverside County Board of Supervisors in Riverside, California on  
10 November 17, 2020 and before the Riverside County Planning Commission in Riverside, California on  
11 May 6, 2020, to consider Change of Zone No. 07544, PM 36031, and Tentative Tract Map No. 36030;  
12 and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and  
14 Riverside County Rules to Implement CEQA have been met, and Environmental Impact Report No. 500  
15 (EIR No. 500), prepared in conjunction with Change of Zone No. 07544, Tentative Parcel Map No.  
16 36031, and Tentative Tract Map No. 36030, and related cases (referred to alternatively herein as “the  
17 Project”), is sufficiently detailed so that all of the potentially significant effects of the Project on the  
18 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in  
19 accordance with CEQA and the above referenced Rules; and,

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

22 **WHEREAS**, the Riverside County Planning Department circulated a Notice of Preparation (NOP)  
23 for a 30-day public review period commencing June 6, 2014 to July 8, 2014, and held one public scoping  
24 meeting on July 7, 2014. The County prepared a Draft EIR No. 500 (State Clearinghouse No.  
25 2014061016) to address the Change of Zone No. 07544, PM 36031, and Tentative Tract Map No. 36030.  
26 The Draft EIR No.500 (DEIR) was circulated for public review and comment as specified in the State  
27 CEQA Guidelines for a 45-day period (December 10, 2018 through January 23, 2019). Public comments  
28 were received by the County and have been responded to by the County in accordance with CEQA

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FORM APPROVED COUNTY COUNSEL  
BY:  AARON C. GETTIS  
DATE: 11/17/20

1 requirements. The Project Final EIR included the Responses to Comments as required pursuant to  
2 CEQA.

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

5 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
6 of the County of Riverside, in regular session assembled on November 17, 2020, that:

- 7 A. The Project includes Tentative Tract Map No. 36030, Change of Zone No. 7544 and  
8 Tentative Parcel Map No. 36031, which were all considered concurrently at the public  
9 hearings before the Board of Supervisors and Planning Commission.
- 10 B. Change of Zone No. 7544 would change the zoning on the subject property from  
11 Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and  
12 Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200  
13 Square Foot Minimum (R-1) and R-1-20,000 SF, and Open Area Combining Zoned  
14 Residential Developments (R-5).
- 15 C. Tentative Tract Map No. 36030 would result in the subdivision of the approximately 242-  
16 acre site into 314 single-family residential units on 166 acres, construction of two  
17 aboveground water storage tanks, and dedication of approximately 76 acres of open space  
18 as a habitat conservation area. Within the developed area of the proposed Project there  
19 would also be pocket parks, landscape lots, linear parks/open space and paseos,  
20 multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood  
21 park/detention/water quality basin. Within the developed portion of the site,  
22 approximately 17 acres of the open space area will be maintained permanently as natural  
23 open space.
- 24 D. Tentative Parcel Map No. 36031 proposes a Schedule "I" subdivision of the Project site  
25 into six (6) parcels with a minimum lot size of 25 acres to allow site improvements to be  
26 apportioned into six separate areas.
- 27 E. Furthermore, the design of the proposed Tentative Tract Map No. 36030 is consistent with  
28 the County's General Plan. The General Plan's Vision Statement encourages critical

1 community facilities such as parks, schools, healthcare and mental health facilities to be  
2 distributed throughout Riverside County so that they are accessible to and benefit all  
3 residents. The Vision Statement also emphasizes the importance of partnerships between  
4 school districts and local governments in providing quality educational facilities in the  
5 County. Tentative Tract Map No. 36030 includes a park and open space throughout the  
6 site. This park will include recreational fields possibly including baseball and soccer  
7 fields. The Project's design will act as a buffer between the rural community to the north  
8 and provide a transition (berm) from the proposed medium density subdivision to the  
9 existing rural community.

10 F. Additionally, General Plan Principle IV.A.1 provides that the intent of the General Plan is  
11 to foster variety and choice in community development, particularly in the choice and  
12 opportunity for housing in various styles, of varying densities and of a wide range of prices  
13 and accommodating a range of lifestyles in equally diverse community settings,  
14 emphasizing compact and higher density choices. Moreover, Principle IV.A. 4 provides  
15 that low density residential development should not be the predominant use or standard by  
16 which residential desirability is determined. Tentative Tract Map No. 36030 will create a  
17 transition of housing density ranges from Medium Density Residential along Nuevo Road  
18 to larger lot requirements to the south, which is consistent with the principle to provide a  
19 variety of housing products and lot sizes.

20 G. The site for Tentative Tract Map No. 36030 is physically suitable for the proposed  
21 residential development and density because it consists of hillside and flat terrain, is not  
22 located within either a CAL Fire state responsibility area or a very high fire hazard severity  
23 zone and has set aside land to meet the Criteria Area of the Multi-Species Habitat  
24 Conservation Plan (MSHCP). Additionally, higher density development is consistent with  
25 density transfers established in the County to facilitate preservation of acreage in  
26 accordance with the MSHCP. The Project's conditions of approval will also improve  
27 access for the site and surrounding community of Nuevo. The primary park and athletic  
28 fields included in Tentative Tract Map No. 36030 will also serve as recreational areas for

1 the Nuevo community residents.

2 H. Environmental Impact Report No. 500 (EIR No. 500) was prepared for the Project which  
3 includes the following entitlements: Change of Zone No. 07544, Tentative Parcel Map No.  
4 36031, and Tentative Tract Map No. 36030. EIR No. 500 analyzed the Project's potential  
5 significant effects on the environment and made the required findings in compliance with  
6 the State CEQA Guidelines. Based on the findings and conclusions in EIR No. 500 and  
7 the Project's conditions of approval, the design of Tentative Tract Map No. 36030 is not  
8 likely to cause serious public health problems or exposure to hazards.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
10 impacts associated with the EIR No. 500 are determined to have no environmental impacts in  
11 consideration of existing regulations and Project Design Features. Presented below are the environmental  
12 findings made by the Board of Supervisors (Board) after its review of the documents referenced above, as  
13 well as the written and oral comments received at public hearing before the County Planning Commission  
14 and at the Board of Supervisors Hearing for the Project. Factual discussion in this document summarizes  
15 the information contained in the Final EIR and the administrative record upon which this Board bases its  
16 decision to consider the Final EIR and related documents summarized above. These findings provide a  
17 summary of the information contained in the environmental documents, related technical documents, and  
18 the public hearing record that have been referenced by the Board in making its decision to approve the  
19 proposed Project. Each section provides substantial evidence for the findings set forth herein, as provided  
20 in the administrative record of the proposed Project. The Mitigation Monitoring/Reporting Program for  
21 the proposed Project is included in the Final EIR.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
23 impacts associated with the EIR No. 500 are determined to have no environmental impacts in  
24 consideration of existing regulations and Project Design Features.

25 A. **Aesthetics, Light & Glare**

26 *Impact: Effect upon a Scenic Highway Corridor.*

27 *Threshold: Project construction and implementation would not have a substantial effect*  
28 *upon a scenic highway corridor within which it is located.*



1           1.     No Impact: According to Figure 9 of the Lakeview/Nuevo Area Plan (Scenic  
2                    Highways) the Project site is not located near any roadway identified as a County  
3                    Eligible, State Designated or State Eligible Scenic Highway. Since there are no  
4                    scenic highway corridors in the Project vicinity, the proposed Project has no  
5                    potential to have a substantial adverse effect upon any scenic resources within  
6                    such a corridor. With no adverse impact, no mitigation is required. (DEIR P. 4-9)

7     **B.     Agricultural Resources**

8            *Impact: Conversion of Farmland.*

9            *Threshold: Project construction and implementation would not involve changes in the*  
10            *existing environment, which due to their location or nature, could result in conversion of*  
11            *Farmland, to non-agricultural use.*

12           1.     No Impact: The proposed Project has no potential to cause changes in the existing  
13                    environment that could result in conversion of farmland to non-agricultural uses.  
14                    No such agricultural uses occur on the Project site and the proposed changes in  
15                    land use have no potential to cause conversion of actively farmed land to non-  
16                    agricultural uses. The land use designations and the value of the land reduce the  
17                    potential for future dry farming of this Project site. No mitigation is required.  
18                    (DEIR, Pp. 4-24 and 4-25.)

19            *Impact: Cause development of non-agricultural use within 300 feet of agricultural zoned*  
20            *land.*

21            *Threshold: Project construction and implementation would not cause development of*  
22            *non-agricultural use within 300 feet of agricultural zoned land.*

23           2.     No Impact: According to the Lakeview/Nuevo Area Plan Figure 3 (Land Use  
24                    Plan), the proposed Project is not located near any agriculturally zoned lands. The  
25                    closest agriculturally zoned lands are located about five miles north of the Project  
26                    site at their closest proximity. There are agricultural operations about one-half mile  
27                    northeast of the Project site; these properties remain in agricultural use even though  
28                    the current land use designation for the area is Rural Residential. However, the

1 proposed Project has no potential to cause development of non-agricultural uses  
2 within 300 feet of agricultural zoned land and no conflicts between urban land uses  
3 an agricultural land uses will result from Project implementation. No mitigation is  
4 required. (DEIR, p. 4-25.)

5 **Impact:** *Involve other changes in the existing environment which, due to their location or*  
6 *nature, could result in conversion of Farmland to non-agricultural use.*

7 **Threshold:** *Project construction and implementation would not involve other changes in*  
8 *the existing environment which, due to their location or nature, could result in conversion*  
9 *of Farmland to non-agricultural use.*

- 10 3. No Impact: The proposed Project has no potential to cause changes in the existing  
11 environment that could result in conversion of farmland to non-agricultural uses.  
12 No such agricultural uses occur in the immediate vicinity of the Project site and the  
13 proposed changes in land use have no potential to cause conversion of actively  
14 farmed land to non-agricultural uses. The land use designations and the value of  
15 the land reduce the potential for future dry farming of this Project site. (DEIR, p. 4  
16 25.)

17 C. **Biological Resources.**

18 **Impact:** *Interfere substantially with the movement of any native resident or migratory fish*  
19 *or wildlife species or with established native resident migratory wildlife corridors, or*  
20 *impede the use of native wildlife nursery sites.*

21 **Threshold:** *Project construction and implementation would not interfere substantially with*  
22 *the movement of any native resident or migratory fish or wildlife species or with*  
23 *established native resident migratory wildlife corridors, or impede the use of native*  
24 *wildlife nursery sites.*

- 25 1. No Impact: The proposed Project will not adversely affect any of the area wildlife  
26 linkages and aside from the non-native trees that support nesting birds, the site is  
27 highly disturbed by human activity and does not provide any wildlife corridors or  
28 nursery sites. The Project site does not contain defined any stream channels with

1 riparian vegetation that could serve as local wildlife movement corridors (except in  
2 the upland area of the site being preserved. Based on these findings, the proposed  
3 Project will not interfere with wildlife movement corridors or the use of any native  
4 wildlife nursery sites. (DEIR, p. 4-65.)

5 **Impact:** *Have a substantial adverse effect on any riparian habitat or other sensitive*  
6 *natural community identified in local or regional plans, policies, regulations or by the*  
7 *California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.*

8 **Threshold:** *Project construction and implementation would not have a substantial adverse*  
9 *effect on any riparian habitat or other sensitive natural community.*

10 2. **No Impact:** The proposed Project will not adversely impact any riparian habitat or  
11 any sensitive natural community. The project site being developed does contain  
12 limited areas of Riversidean sage scrub, but the primary area of this habitat is being  
13 preserved on the property. The conserved acreage fully offsets any fan sage scrub  
14 habitat that will be eliminated within the developed area of the site. The project  
15 site also does not contain any vernal pool resources. With no direct impact to  
16 waters of the U.S. and State of California, the proposed project will not cause any  
17 significant adverse impact to riparian habitat or sensitive natural community.  
18 (DEIR, p. 4-65.)

19 **Impact:** *Have a substantial adverse effect on federally protected wetlands as defined by*  
20 *Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,*  
21 *coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

22 **Threshold:** *Project construction and implementation would not have a substantial adverse*  
23 *effect on federally protected wetlands through direct removal, filling, hydrological*  
24 *interruption, or other means.*

25 3. **No Impact:** The proposed Project will not adversely impact any riparian or wetland  
26 habitat because no such habitat occurs on the project site. Without any wetland  
27 habitat on the property, there is no potential for direct removal to such resources.  
28 Thus, no significant direct impacts to onsite or offsite wetland resources are

1 forecast to occur. (DEIR, p. 4-65.)

2 **D. Cultural Resources.**

3 ***Impact:*** *Alter or destroy an historic site; or cause a substantial adverse change in the*  
4 *significance of a historical resource as defined in California Code of Regulations, Section*  
5 *15064.5.*

6 ***Threshold:*** *Project construction and implementation would not alter or destroy an*  
7 *historic site; or cause a substantial adverse change in the significance of a historical*  
8 *resource.*

- 9 1. **No Impact:** According to the findings in the cultural resources study, no significant  
10 historic period resources were identified at the Project site based on the records  
11 check and field survey. No adverse impact to historic period resources will result  
12 from implementing the proposed Project. (DEIR, p. 4-75.)

13 **E. Geology & Soils.**

14 ***Impact:*** *Be subject to rupture of a known earthquake fault, as delineated on the most*  
15 *recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the*  
16 *area or based on other substantial evidence of a known fault.*

17 ***Threshold:*** *Project construction and implementation would not be subject to rupture of a*  
18 *known earthquake fault.*

- 19 1. **No Impact:** The Project site is located within an area of California known to  
20 contain a number of active and potentially active faults. Review of the available  
21 references and the onsite geotechnical investigation found that no known active  
22 faults cross the site and that the site is not within a State of California Special  
23 Studies Zone. Site reconnaissance conducted as part of the Geotechnical Evaluation  
24 of the site found no indication of faults crossing the site. Therefore, no impacts are  
25 anticipated, and no mitigation is required. (DEIR, p. 4-87.)

26 ***Impact:*** *Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.*

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



1           2.     No Impact: None of the Project components are located adjacent to a reservoir or  
2           large body of water. Therefore, there is no potential for an over-topping seiche to  
3           impact the Project components. Based on the inland location of the Project  
4           components, there is no potential for tsunami hazards to impact the project vicinity.  
5           Onsite flows will not be altered by the proposed Project because the upstream  
6           drainage basin will be preserved in its natural state. Thus, the proposed Project will  
7           not alter any drainage or watershed in a manner that would expose any new area to  
8           mudflow hazards. Therefore, no potential exists for a mudflow to impact the  
9           Project site or off-site components. Finally, no Project components are located in  
10          proximity to any active volcanoes; therefore, there is no potential for volcanic  
11          hazards to impact the project vicinity. (DEIR, p. 4-91.)

12          **Impact:** Result in grading that affects or negates subsurface sewage disposal systems.

13          **Threshold:** Project construction and implementation would have no potential to result in  
14          grading that affects or negates subsurface sewage disposal systems.

15          3.     Project Impact(s): The Project site will be graded, but since the Project will be  
16          served by a sewer which will deliver wastewater generated on the Project site to a  
17          wastewater treatment plan, the proposed Project will not experience any adverse  
18          impacts from sub-surface septic tank systems due to onsite constraints. (DEIR, p.  
19          4-92.)

20          **F.     Hazards & Hazardous Materials.**

21          **Impact:** Result in an inconsistency with an Airport Master Plan, OR require review by the  
22          Airport Land Use Commission, OR for a Project located within an airport land use plan  
23          or, where such a plan has not been adopted, within two miles of a public airport or public  
24          use airport, would the Project result in a safety hazard for people residing or working in  
25          the Project area.

26          **Threshold:** Project construction and implementation would not result in an inconsistency  
27          with an Airport Master Plan, OR require review by the Airport Land Use Commission, OR  
28          result in a safety hazard for people residing or working in the Project area as a result of

1           *proximity to an airport.*

- 2           1.     **No Impact:** The Project site is not located within an airport land use plan. Also, where  
3           such a plan has not been adopted, the site is not located within two miles of a public  
4           airport or public use airport. Therefore, the Project would not result in a safety hazard  
5           for people residing or working in the Project area. Furthermore, based on the Project's  
6           location, implementation of the Project will not result in an inconsistency with an  
7           Airport Master Plan; or require review by the Airport Land Use Commission. (DEIR,  
8           p. 4-127.)

9           ***Impact:*** *For a Project within the vicinity of a private airstrip, or heliport, would the*  
10          *Project result in a safety hazard for people residing or working in the Project area.*

11          ***Threshold:*** *Project construction and implementation would not result in a safety hazard*  
12          *for people residing or working in the Project area as a result of proximity to a private*  
13          *airstrip or heliport.*

- 14          2.     **No Impact:** There are no private airport facilities located in the vicinity of the  
15          proposed Project site. Therefore, no adverse impact related to proximity to a  
16          private airstrip or heliport would occur if the proposed Project is implemented.  
17          (DEIR, p. 4 127.)

18        **G. Hydrology & Water Quality.**

19          ***Impact:*** *Place within a 100-year flood hazard area structures which would impede or*  
20          *redirect flood flows.*

21          ***Threshold:*** *Project construction and implementation would not place structures within a*  
22          *100-year flood hazard area which would impede or redirect flood flows.*

- 23          1.     **No Impact:** The Project's area of impact, including offsite facilities, does not  
24          include any 100-year flood hazard areas. A channel that originates offsite to the  
25          east of the property will encroach slightly onto the Project site. Within the  
26          subdivision, all roadways and offsite pipeline infrastructure will accommodate all  
27          surface flows generated from upstream watershed areas and deliver them to the  
28          downstream side of the site. On the east side of the site, the access roadway will be

1 constructed to serve as a barrier to protect the site from 100-year flows and  
2 maintain the flow within the existing channel. Therefore, the proposed Project will  
3 not impede or redirect flood flows in a manner that would result in significant  
4 adverse impacts to the environment. (DEIR, p. 4-156.)

5 ***Impact:*** *Changes in the amount of surface water in any water body.*

6 ***Threshold:*** *Project construction and implementation would not change the amount of*  
7 *surface water in any water body.*

8 2. **No Impact:** Aside from the accumulations of water in the future detention basins,  
9 the proposed Project is not forecast to substantially change the amount of surface  
10 water in any water body, including during future storms up to the 100-year runoff  
11 volume. (DEIR, p. 4-158.)

12 **H. Mineral Resources.**

13 ***Impact:*** *Result in a loss of availability of a known mineral resource in an area classified*  
14 *or designated by the State that would be of value to the region or the residents of the State.*

15 ***Threshold:*** *Project construction and implementation would not result in a loss of*  
16 *availability of a known mineral resource.*

17 1. **No Impact:** The proposed Project will convert the northern portion of the existing  
18 vacant site to a more intensely developed urban site, a suburban residential  
19 subdivision. Based on a review of available data and a field review of the project  
20 site and surrounding area, there are no known mineral resource values in the  
21 general area. The Project site is not identified as an area where there are any  
22 known mineral resource values. Thus, the proposed Project has no potential to  
23 adversely impact any known mineral resources. (DEIR, p. 4-191.)

24 ***Impact:*** *Result in the loss of availability of a locally-important mineral resource recovery*  
25 *site delineated on a local general plan, specific plan or other land use plan*

26 ***Threshold:*** *Project construction and implementation would not result in the loss of*  
27 *availability of a locally-important mineral resource recovery site.*

28

1           2.     No Impact: Neither the County General Plan nor the Lakeview/Nuevo Area Plan  
2           designates the Project site or surrounding area as a locally-important mineral  
3           resource recovery site. Therefore, the proposed Project has no potential to create  
4           significant inconsistency with these plans and the proposed Project will not result  
5           in the loss of a locally-important mineral resource recovery site. (DEIR, p. 4-192.)

6           *Impact: Be an incompatible land use located adjacent to a State classified or designated*  
7           *area or existing surface mine.*

8           *Threshold: Project construction and implementation would not consist of an incompatible*  
9           *land use located adjacent to a State classified or designated area or existing surface mine.*

10          3.     No Impact: Based on a review of available data and a field review of the Project  
11          site and surrounding area, the Project site and area are not located within a State  
12          classified area designated with known resources and there are no existing surface  
13          mining areas in the vicinity of the Project site. Thus, the proposed Project has no  
14          potential to adversely impact existing or designated mineral resource areas or  
15          mines. (DEIR, p. 4-192.)

16          *Impact: Expose people or property to hazards from proposed, existing or abandoned*  
17          *quarries or mines.*

18          *Threshold: Project construction and implementation would not expose people or property*  
19          *to hazards from quarries or mines.*

20          4.     No Impact: There are no existing or abandoned quarries or mines in the Project area  
21          and surrounding vicinity. No known mine or mining operations are proposed for  
22          development within the Project area. No adverse impact to this environmental  
23          issue will result from Project implementation. (DEIR, p. 4-192.)

24          I.     Noise.

25          *Impact: For a project located within an airport land use plan or, where such a plan has*  
26          *not been adopted, within two miles of a public airport or public use airport, would the*  
27          *project expose people residing or working in the project area to excessive noise levels.*

28          *Threshold: Project construction and implementation would not expose people residing or*



1 working in the project area to excessive noise levels as a result of proximity to an airport.

- 2 1. No Impact: The Project site is not located within two miles of a public airport and  
3 it will not expose people residing or working in the area to excessive noise levels  
4 from airport operations. (DEIR, p. 4-217.)

5 *Impact:* For a project located within the vicinity of a private airstrip, would the project  
6 expose people residing or working in the project area to excessive noise levels.

7 *Threshold:* Project construction and implementation would not expose people residing or  
8 working in the project area to excessive noise levels as a result of proximity to a private  
9 airstrip.

- 10 2. No Impact: The Project site is not located within the vicinity of a private airstrip  
11 and it will not expose people residing or working in the area to excessive noise  
12 levels from any private airstrip operations. (DEIR, p. 4-217.)

13 **J. Population & Housing.**

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

15 *Threshold:* Project construction and implementation would not affect a County  
16 Redevelopment Project Area.

- 17 1. No Impact: According to the RCLIS, the Project site is not located within a  
18 Redevelopment Area. No impacts are anticipated, and no mitigation is required.  
19 (DEIR, p. 4-230.)

20 *Impact:* Displace substantial numbers of existing housing, necessitating the construction  
21 of replacement housing elsewhere.

22 *Threshold:* Project construction and implementation would not displace substantial  
23 numbers of existing housing, necessitating the construction of replacement housing  
24 elsewhere.

- 25 2. No Impact: There is no existing housing located within the proposed Project site.  
26 The proposed Project would not displace any existing housing, and therefore, it  
27 would not necessitate the construction of replacement housing elsewhere.  
28 Therefore, this Project has no potential to cause any adverse impact regarding the

1 need for replacement housing elsewhere. (DEIR, p. 4-230-231.)

2 **K. Recreation.**

3 ***Impact:** Includes recreational facilities or requires the construction or expansion of*  
4 *Recreational facilities which might have a significant adverse physical effect on the*  
5 *environment.*

6 ***Threshold:** Project construction and implementation would not result in a significant*  
7 *adverse physical effect on the environment as a specific result of the inclusion,*  
8 *construction, or expansion of recreational facility.*

- 9 1. No Impact: Based on the amount of recreational area and related facilities that will  
10 be incorporated into the proposed Project, the Project is not anticipated to cause  
11 any significant adverse effects on recreational demand by the proposed Project on  
12 other existing park and recreation facilities in the region. However, the  
13 construction of the proposed recreational facilities, along with the entirety of the  
14 proposed Project, would require extensive grading and development activities that  
15 would or would have the potential to contribute to physical impacts evaluated in  
16 other sections of this Draft EIR. The proposed recreation facilities would have no  
17 adverse impact relative to land use and planning as the public park would be an  
18 asset to the Nuevo community as a whole. No significant adverse impacts have  
19 been identified that are attributable specifically or exclusively to the proposed  
20 recreational facilities included in the proposed Project. (DEIR, p. 4-268-269.)

21 ***Impact:** Is located within a County Service Area or recreation and park district with a*  
22 *Community Parks and Recreation Plan where Quimby Act fees could apply and adequate*  
23 *parkland and/or fees are not provided.*

24 ***Threshold:** Project construction and implementation would provide adequate parkland*  
25 *and fees.*

- 26 2. No Impact: Based upon the information available, it is anticipated that the 6.5-acre  
27 public park would provide more than adequate developed recreational facilities to  
28 meet recreation facility requirements for the proposed Project. The final

1 determination of the acceptability of the proposed recreational facilities will be  
2 made by CSA 146 as responsible agency with respect to the park facilities.  
3 However, if CSA 146 determines that the acreage of proposed constructed parkland  
4 that meets CSA 146 standards is insufficient to offset the demand created by the  
5 proposed Project, the Project would be required to pay in lieu fees. Payment of  
6 fees or provision of parkland is mandatory per Riverside County Ordinance No.  
7 659 and No. 460, and therefore no mitigation is necessary to ensure completion of  
8 this requirement. Based on the proposed park and recreation facilities, the Project  
9 is expected to create sufficient parkland developed to the standards of CSA 146  
10 such that no adverse impacts to existing park and recreation facilities are forecast to  
11 occur. (DEIR, p. 4-269-270.)

12 ***Impact:*** *Includes the use of existing neighborhood or regional parks or other recreational*  
13 *facilities such that substantial physical deterioration of the facility would occur or be*  
14 *accelerated.*

15 ***Threshold:*** *Project construction and implementation would not include the use of existing*  
16 *neighborhood or regional parks or other recreational facilities such that substantial*  
17 *physical deterioration of the facility would occur or be accelerated.*

18 3. **No Impact:** As detailed in the introduction, there are no existing neighborhood  
19 (community) and regional parks within the Project area. The provision of onsite  
20 park and recreation facilities from the inception of the proposed development of the  
21 site will ensure that the existing facilities (located more than 5 miles from the site)  
22 will not incur substantial physical deterioration because residents of the proposed  
23 Projects are expected to primarily visit on-site recreation facilities. Based on the  
24 amount of recreational area and related facilities that will be incorporated into the  
25 proposed Project, the Project is not anticipated to cause any significant adverse  
26 effects on off-site recreational facilities in the vicinity. (DEIR, p. 4-270.)

27 ***Impact:*** *Does not include recreational trails that connect to regional and local trails or*  
28 *the project splits or eliminates an existing recreational trail.*

1           **Threshold:** *Project construction and implementation would include recreational trails*  
2 *that connect to regional and local trails and would not splits or eliminates an existing*  
3 *recreational trail.*

4           4.     No Impact: A multipurpose trail system would provide 1.5 miles of trails  
5           throughout portions of the site and access from Nuevo Road to the hills in the  
6           south. Other walking/hiking trails and expanded parkways and paseos would  
7           provide for additional recreational opportunities. The variety of recreational  
8           amenities proposed by the Project comply with the City's General Plan by  
9           providing a variety of active and passive park and recreation facilities that appeal to  
10          a variety of interests and abilities. As such, given the available trail facilities, and  
11          that the Project wouldn't eliminate or disrupt any trails, no impacts would occur  
12          from this Project. (DEIR, p. 4-270-271.)

13        L.     **Traffic & Transportation.**

14           **Impact:** *Conflict with adopted policies supporting alternative transportation (e.g. bus*  
15 *turnouts, bicycle racks) and Bike Trails.*

16           **Threshold:** *Project construction and implementation would not conflict with adopted*  
17 *policies supporting alternative transportation (e.g. bus turnouts, bicycle racks) and Bike*  
18 *Trails.*

19           1.     No Impact: The study area is served by the Riverside Transit Agency (RTA) with  
20           bus services in the general Project vicinity. There does not appear to be an existing  
21           transit route that runs close enough to the site to effectively serve the Project. As  
22           such, the proposed Project would not conflict with policies supporting alternative  
23           modes of transportation, particularly given that Transit service is reviewed and  
24           updated by RTA periodically to address ridership, budget and community demand  
25           needs. Changes in land use can affect these periodic adjustments which may lead  
26           to either enhanced or reduced service where appropriate. The proposed Project  
27           would include a multi-use trail along Nuevo Road where the alignment of the  
28           Community Trail is shown, which would comply with the 2015 General Plan



1 requires that Regional Trails have an easement of 14 to 20 feet wide and a trail  
2 width of 10 feet and requires that Community Trails have an easement of 10 to 14  
3 feet wide and a trail width of 8 feet. No other specific design guidelines apply to  
4 the Project, and as such no impacts are anticipated to occur under this issue. (DEIR,  
5 p. 4-295.)

6 ***Impact:*** *Alter waterborne, rail or air traffic.*

7 ***Threshold:*** *Project construction and implementation would not alter waterborne, rail or*  
8 *air traffic.*

9 2. **No Impact:** The air traffic topic is addressed in the preceding evaluation and no  
10 adverse impacts on air traffic are forecast to occur from implementing the proposed  
11 Project due to distance and lack of potential interference of air traffic from this  
12 proposed residential Project. Similarly, the Project site and area do not support any  
13 waterborne or rail transportation facilities or traffic. Therefore, the proposed  
14 Project has no potential to adversely impact waterborne or rail traffic and no  
15 mitigation is required. (DEIR, p. 4-296.)

16 **M. Utilities & Service Systems.**

17 **Water, Sewer, and Recycled Water**

18 ***Impact:*** *Result in a determination by the wastewater treatment provider which serves or*  
19 *may serve the project that it has inadequate capacity to serve the project's projected*  
20 *demand in addition to the provider's existing commitments.*

21 ***Threshold:*** *Project construction and implementation would not result in a determination*  
22 *by the wastewater treatment provider which serves or may serve the project that it has*  
23 *inadequate capacity to serve the project's projected demand in addition to the provider's*  
24 *existing commitments.*

25 1. **No Impact:** Please refer to the discussion under item 'c' above. As stated, the  
26 newly expanded 22 MGD Perris Valley facility is currently processing ~14 MGD  
27 (8 MGD of excess capacity) and would have adequate capacity to treat a maximum  
28 of ~0.331 MGD of wastewater generated from the proposed Project even if the

1 entire ~371 AFY of Project water demand estimated by the WSA were converted to  
2 wastewater. No significant adverse impact to wastewater treatment services or  
3 capacity is anticipated with implementation of the proposed Project. (DEIR, p. 4-  
4 331.)

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
6 impacts associated with the EIR No. 500 are determined to have no environmental impacts in  
7 consideration of existing regulations and Project Design Features.

8 **A. Aesthetics, Light & Glare.**

9 *Impact: Result in the creation of an aesthetically offensive site open to public view.*

10 *Threshold: Project construction and implementation would have a less than significant*  
11 *potential to result in the creation of an aesthetically offensive site open to public view.*

- 12 1. **Project Impact(s):** The change in visual setting to a suburban residential  
13 subdivision does not represent an inherently “aesthetically offensive” site available  
14 to the public. Thus, the proposed Project will result in a less than significant  
15 “aesthetically offensive” site when it is developed and fulfill all of the County’s  
16 design guidelines and standards. The proposed Tentative Tract Map No. 36030  
17 includes a landscape plan that will create an attractive residential neighborhood.  
18 Since this plan must be adopted as part of the Project approvals, no mitigation is  
19 required to achieve future landscape objectives. (DEIR, p. 4-10-11.)

20 *Impact: Interfere with the nighttime use of the Mt. Palomar Observatory, as protected*  
21 *through Riverside County Ordinance No. 655.*

22 *Threshold: Project construction and implementation would have a less than significant*  
23 *potential to interfere with the nighttime use of the Mt. Palomar Observatory, as protected*  
24 *through Riverside County Ordinance No. 655.*

- 25 2. **Project Impact(s):** Since the Project is within Zone B of the Special Lighting Area  
26 that surrounds the Mt. Palomar Observatory, it must comply with the mandatory  
27 requirements of Riverside County Ordinance No. 655. Any future development  
28 will be required to comply with the provisions of Ordinance No. 655, to include but

1 not be limited to: shielding, down lighting and the use of low-pressure sodium  
2 lights. Any and all future Projects will also include conditions of approval to  
3 comply with Ordinance No. 655. These are typically standard conditions of  
4 approval and are not considered discretionary mitigation pursuant to CEQA.  
5 Conformance with Ordinance No. 655 is required by law and conditions of  
6 approval, thus any impacts from the proposed Project are expected to be less than  
7 significant from implementation of the Project. (DEIR, p. 4-11.)

8 **B. Agriculture.**

9 *Impact: Conflict with existing agricultural use, or a Williamson Act (agricultural*  
10 *preserve) contract (Riverside County Agricultural Land Conservation Contract Maps).*

11 *Threshold: Project construction and implementation would have a less than significant*  
12 *potential to conflict with existing agricultural use, or a Williamson Act (agricultural*  
13 *preserve) contract.*

- 14 1. Project Impact(s): The Project site is not now nor has it been included in a County  
15 Williamson Act contract or an Agricultural Preserve. Based on these facts, the  
16 County finds that the proposed Project will not cause a significant direct impact or  
17 conflict with the Williamson Act or an existing agricultural use. The site is not  
18 currently being farmed and the land use designations (general plan and zoning)  
19 support rural residential uses, not commercial farming. Also, as noted above the  
20 current high value of the land and the low value of return on the property when  
21 used for dry land farming makes this site unsuitable for continuing agricultural use.  
22 Since there are no commercial agricultural activities in the immediate vicinity of  
23 the Project site, the potential for indirect effects on agricultural resources or values  
24 due to growth inducement is also considered less than significant. (DEIR, p. 4-24.)

25 **C. Air Quality.**

26 *Impact: Result in other emissions (such as those leading to odors) adversely affecting a*  
27 *substantial number of people.*

28 *Threshold: Project construction and implementation would have a less than significant*

1                    *potential to result in other emissions (such as those leading to odors) adversely affecting a*  
2                    *substantial number of people.*

3                    1.     **Project Impact(s):** The proposed Project considered herein would not produce the  
4                    volume of traffic required to generate a CO hotspot either in the context of the 2003  
5                    Los Angeles hot spot study, or based on representative BAAQMD CO threshold  
6                    considerations. As such, the proposed Project would not result in potentially  
7                    adverse CO concentrations or “hot spots.” Additionally, no direct ozone formation  
8                    will occur from Project implementation and the contribution of the proposed  
9                    Project, in the context of the emission reductions achieved by the current AQMP,  
10                    has no potential to cause or contribute to significant ozone concentrations in the  
11                    project area or downwind of the project area. Furthermore, the proposed Project  
12                    does not contain land uses typically associated with emitting objectionable odors.  
13                    Therefore, odors associated with the proposed Project construction and operations  
14                    would be less than significant, and no mitigation is required. (DEIR, p. 4-46-48.)

15                    **D.     Biological Resources.**

16                    ***Impact:*** *Have a substantial adverse effect, either directly or through habitat modifications,*  
17                    *on any endangered, or threatened species, as listed in Title 14 of the California Code of*  
18                    *Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations*  
19                    *(Sections 17.11 or 17.12).*

20                    ***Threshold:*** *Project construction and implementation would have a less than significant*  
21                    *impact on any endangered, or threatened species.*

22                    1.     **Project Impact(s):** The Project site is located within the Stephens' Kangaroo Rat  
23                    (SKR) Habitat Conservation Plan and the proposed development could have an  
24                    adverse impact on this listed species. However, as outlined under impact threshold  
25                    #1 (above), the proposed project will pay the SKR mitigation fee which fully  
26                    mitigates the potential impacts to this species. There is minimal habitat identified  
27                    within the Project site that could support any listed species and no listed species  
28                    were identified on the Project site during surveys conducted over several years.



1 Thus, no significant adverse impact to any endangered or threatened species,  
2 directly or through habitat modifications, will result from Project implementation.  
3 (DEIR, p. 4-64.)

4 **E. Cultural Resources.**

5 *Impact: Disturb any human remains, including those interred outside of formal*  
6 *cemeteries.*

7 *Threshold: Project construction and implementation would have a less than significant*  
8 *potential to disturb any human remains, including those interred outside of formal*  
9 *cemeteries.*

- 10 1. Project Impact(s): Based on historic disturbance of the Project site, the potential  
11 for encountering human remains is very low. If human remains are accidentally  
12 exposed during site grading, Section 7050.5 of the California Health and Safety  
13 Code requires a contractor to immediately stop work in the vicinity of the discovery  
14 and notify the County Coroner. The Coroner must then determine whether the  
15 remains are human and if such remains are human, the Coroner must determine  
16 whether the remains are or appear to be of a Native American. If deemed potential  
17 Native American remains, the Coroner contacts the Native American Heritage  
18 Commission to identify the most likely affected Tribe and to initiate property  
19 recovery of such remains. Since this process is mandatory, no additional mitigation  
20 is required to ensure that the impacts to human remains will be less than significant.  
21 (DEIR, p. 4-76.)

22 **F. Hydrology & Water Quality.**

23 *Impact: Substantially alter the existing drainage pattern of the site or area, including*  
24 *through the alteration of the course of a stream or river, or substantially increase the rate*  
25 *or amount of surface runoff in a manner that would result in flooding on- or off-site.*

26 *Threshold: Project construction and implementation would have a less than significant*  
27 *potential to substantially alter the existing drainage pattern of the site or area, including*  
28 *through the alteration of the course of a stream or river, or substantially increase the rate*

1 or amount of surface runoff in a manner that would result in flooding on- or off-site.

- 2 1. Project Impact(s): The proposed Project site's existing drainage pattern within the  
3 development area will be altered including the drainage on the east side of the  
4 property. However, the engineers have taken considerable care to ensure that future  
5 runoff patterns (local watersheds) are maintained and that the volume of water  
6 discharged will not exceed the current volumes as required by the County and  
7 Regional Boards. Thus, the proposed Project will alter the drainage pattern but it  
8 will not alter the course of a stream or river and it will not substantially increase the  
9 rate or amount of surface runoff in a manner that will cause any significant  
10 **downstream flooding on- or off-site. (DEIR, p. 4-157.)**

11 ***Impact:*** Changes in absorption rates or the rate and amount of surface runoff

12 ***Threshold:*** Project construction and implementation would have a less than significant  
13 potential to result in significant changes in absorption rates or the rate and amount of  
14 surface runoff.

- 15 2. Project Impact(s): The future impermeable surface can be compared to the existing  
16 site which does not have any impervious surface within its boundaries, other than  
17 small areas of bedrock outcrop. The Project will increase both the rate and  
18 accumulation of surface runoff during future precipitation events, but the Project  
19 design incorporates sufficient bioretention capacity in the onsite basins to capture  
20 and manage the discharge of surface runoff without any substantial change in the  
21 rate or amount. Based on these findings, the Project will not cause a significant  
22 impact to onsite and offsite surface runoff as a result of the proposed change in  
23 absorption rates. (DEIR, p. 4-157.)

24 **G. Land Use & Planning.**

25 ***Impact:*** Result in a substantial alteration of the present or planned land use of an area.

26 ***Threshold:*** Project construction and implementation would have a less than significant  
27 potential to result in a substantial alteration of the present or planned land use of an area.

- 28 1. Project Impact(s): The Project represents a substantial change in residential density

1 from the existing land use of the site, but it does not represent a change in the  
2 fundamental land use classification assigned to the property. The proposed Project  
3 would convert the site to a more intensely developed suburban site with suburban  
4 residential development densities and with areas dedicated to open space habitat  
5 preservation, recreation and public facilities. Due to the existing vacant and mixed  
6 suburban/rural/vacant land setting, the proposed Project represents a substantial  
7 change in the existing land use character of the Project site. However, the proposed  
8 Project contribution to a transition in character to a more intensely developed  
9 suburban community would occur in a manner consistent with the General Plan  
10 land use designations for the site. As such, the proposed Project would not cause a  
11 significant adverse impact with respect to the planned land use of the area. (DEIR,  
12 p, 4-179-180.)

13 **Impact:** *Be consistent with the site's existing or proposed zoning.*

14 **Threshold:** *Project construction and implementation would be consistent with the site's*  
15 *existing or proposed zoning.*

16 2. **Project Impact(s):** Implementation of the proposed Project would result in a  
17 substantial change from the existing land uses on the property; however, the  
18 proposed Project would be consistent with the proposed zoning with the approval  
19 of the Project's Change of Zone (CZ). The existing and proposed zoning of the  
20 proposed Project site would be altered as a result of Project approval but  
21 implementation would not constitute a significant impact under this evaluation  
22 criterion assuming the CZ is approved by the Board of Supervisors. (DEIR, p. 4  
23 180-181.)

24 **Impact:** *Be compatible with existing and planned surrounding land uses.*

25 **Threshold:** *Project construction and implementation would have a less than significant*  
26 *potential to be incompatible with existing and planned surrounding land uses.*

27 3. **Project Impact(s):** Due to the existing vacant and mixed suburban/rural/vacant  
28 land setting, the proposed Project represents a substantial change in the land use

1 character of the Project site. However, the proposed Project contribution to a  
2 transition in character to a more intensely developed suburban community would  
3 occur in a manner fully consistent with the General Plan land use designations and  
4 policies for the site. As such, the proposed Project would not be incompatible with  
5 existing and planned surrounding land uses. (DEIR, p. 4-182-183.)

6 ***Impact:*** *Disrupt or divide the physical arrangement of an established community*  
7 *(including a low-income or minority community).*

8 ***Threshold:*** *Project construction and implementation would have a less than significant*  
9 *potential to disrupt or divide the physical arrangement of an established community*  
10 *(including a low-income or minority community).*

11 4. Project Impact(s): The proposed Project design includes buffers around the  
12 boundary of the Project site which abuts the adjacent Rural and Rural Community  
13 uses. Thus, the proposed Project creates both a project specific and growth  
14 inducement contribution to the arrangement of the existing community. However,  
15 when considered in the context of the future community as defined in the General  
16 Plan and the LVNAP, the proposed Project's impacts can be considered a less than  
17 significant impact because it will serve as a logical extension of designated  
18 suburban residential land use development within the Project planning area. (DEIR,  
19 p. 4-187-189.)

20 **H. Population & Housing.**

21 ***Impact:*** *Displace substantial numbers of people, necessitating the construction of*  
22 *replacement housing elsewhere.*

23 ***Threshold:*** *Project construction and implementation would have a less than significant*  
24 *potential to displace substantial numbers of people, necessitating the construction of*  
25 *replacement housing elsewhere.*

26 1. **Project Impact(s):** There is no existing housing, or other similar development,  
27 located within the proposed Project site or immediate vicinity; therefore, the  
28 Project has no potential to displace any people. The proposed Project would not



1                   displace any people from existing housing, and therefore, it would not necessitate  
2                   the construction of replacement housing elsewhere. The proposed Project will not  
3                   create any significant demand for housing, as it proposes to create new housing  
4                   units; however, it may contribute to an increased pace of the transition from rural to  
5                   suburban uses. The Project could contribute to some of the local population  
6                   relocating and building homes in an area that has not transitioned from rural to  
7                   suburban in character to date under the existing RCLIS. However, this indirect  
8                   effect is considered speculative and would not displace substantial numbers of  
9                   people. The adverse impact of the proposed Project on this issue is considered less  
10                  than significant. (DEIR, p. 4-231.)

11                  ***Impact:*** *Cumulatively exceed official regional or local population projections.*

12                  ***Threshold:*** *Project construction and implementation would have a less than significant  
13                  potential to cumulatively exceed official regional or local population projections.*

14                  2.     Project Impact(s): The proposed Project would not have a significant impact on the  
15                  County of Riverside General Plan population projections and, by extension, the  
16                  SCAG forecasts. Based on the preceding analysis, while the Project would not  
17                  exacerbate the jobs/housing imbalance that already occurs within the region, the  
18                  level would not represent a significant impact. Therefore, impacts will remain less  
19                  than significant. (DEIR, p. 4-231-235.)

20                  ***Impact:*** *Create a demand for additional housing, particularly housing affordable to  
21                  households earning 80% or less of the County's median income.*

22                  ***Threshold:*** *Project construction and implementation would have a less than significant  
23                  potential to create a demand for additional housing, particularly housing affordable to  
24                  households earning 80% or less of the County's median income.*

25                  3.     Project Impact(s): The proposed Project meets the goal of increasing the housing  
26                  supply, but it does not contribute to affordable housing for low income segments of  
27                  the population. The overall impact under this impact category is considered to be  
28                  less than significant since the Project meets the primary objective of this impact

category. (DEIR, p. 4-235-236.)

I. **Public Services.**

**Schools**

***Impact:*** Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other established performance objectives.

***Threshold:*** Project construction and implementation would have a less than significant potential to result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities.

1. **Project Impact(s):** On Site Components: Payment of statutory school development impact fees to the affected school districts is mandatory, and as such it is not unique mitigation imposed upon the proposed Project. Therefore, potential impacts related to the need for new or physically altered school services are considered to be less than significant. No significant adverse physical impacts are anticipated, and no discretionary mitigation is required.

**Off-Site Components:** The proposed Project would coordinate construction and sizing of infrastructure improvements with PUHSD such that any physical impacts to the environment associated with providing infrastructure improvements to the Project would facilitate construction of the proposed High School #4. No significant adverse physical impacts are anticipated, and no mitigation is required. (DEIR, p. 4-255-256.)

**Library Services.**

***Impact:*** Result in substantial adverse physical impacts associated with the provision of new or physically altered library service facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other established performance objectives.

1                   **Threshold:** *Project construction and implementation would have a less than significant*  
2                   *potential to result in substantial adverse physical impacts associated with the provision of*  
3                   *new or physically altered library service facilities.*

- 4                   1.     Project Impact(s): On Site Components: In order to reduce the impacts associated  
5                   with increased demands on the local library system, Riverside County Ordinance  
6                   No. 659 sets forth “Library Books/Media” fee in the Project area of \$57 per  
7                   constructed detached single-family residential unit. This mandatory fee pays for  
8                   library materials only, and not the acquisition and construction of additional library  
9                   facilities. The mandatory Development Impact Fees are considered sufficient to  
10                  reduce impacts to library facilities and/or services to a less than significant level.  
11                  Off-Site Components: Due to the nature, type and location of the off-site Project  
12                  components (roadway and drainage and pipeline infrastructure improvements),  
13                  implementation of these Project components would not result in substantial adverse  
14                  physical impacts associated with the provision of new or physically altered library  
15                  service facilities, the construction of which could cause significant environmental  
16                  impacts, in order to maintain acceptable service ratios, response times, or other  
17                  established performance objective. (DEIR, p. 4-259.)

18                  **Health Services.**

19                  **Impact:** *Result in substantial adverse physical impacts associated with the provision of*  
20                  *new or physically altered medical service facilities, the construction of which could cause*  
21                  *significant environmental impacts, in order to maintain acceptable service ratios, response*  
22                  *times, or other established performance objectives.*

23                  **Threshold:** *Project construction and implementation would have a less than significant*  
24                  *potential to result in substantial adverse physical impacts associated with the provision*  
25                  *of new or physically altered medical service facilities.*

- 26                  1.     Project Impact(s): On Site Components: Medical offices, urgent care clinics, local  
27                  medical services, hospital beds and major facilities, such as trauma units and  
28                  emergency rooms are available within proximity of the Project site. This fact,

1 coupled with the Periodic Medical Needs Assessment, which is required by  
2 Mitigation Measure 4.15.7A of the County General Plan EIR, would ensure that  
3 adequate medical services are available to the Project residents. Based on this  
4 analysis, the potential adverse impacts related to medical services are considered  
5 less than significant.

- 6 2. Off-Site Components: Due to the nature, type and location of the off-site Project  
7 components (roadway and drainage and pipeline infrastructure), implementation of  
8 these Project components will not result in substantial adverse physical impacts  
9 associated with the provision of new or physically altered medical service facilities,  
10 the construction of which could cause significant environmental impacts, in order  
11 to maintain acceptable service ratios, response times, or other established  
12 performance objectives. (DEIR, p. 4-263-264.)

13 **J. Traffic.**

14 *Impact: Result in inadequate parking capacity.*

15 *Threshold: Project construction and implementation would have a less than significant*  
16 *potential to result in inadequate parking capacity.*

- 17 1. Project Impact(s): Short-term construction (grading and building) of the Project  
18 will not result in any significant impacts that would result in inadequate parking  
19 capacity as all staging and parking of equipment and employee vehicles will occur  
20 within the project site. There are sufficient areas within the Project site (166 acres  
21 on the alluvial northern portion of the site) that can be used for parking and staging  
22 during the construction phases of the Project. Regarding future occupancy of the  
23 Project each home will be provided with adequate parking onsite or on the adjacent  
24 street and the project will not result in inadequate parking capacity within the  
25 subdivision. The Tentative Tract Map, as well as County of Riverside Ordinance  
26 No. 348 contain parking standards that will be fulfilled by the future residential  
27 development. Adherence to these standards will ensure that the proposed Project  
28 will provide adequate parking. Therefore, any impacts will be considered less than



1 significant and no mitigation will be required. (DEIR, p. 4-290.)

2 **Impact:** *Substantially increase hazards to a design feature (e.g., sharp curves or*  
3 *dangerous intersections) or incompatible uses (e.g. farm equipment).*

4 **Threshold:** *Project construction and implementation would have a less than significant*  
5 *potential to substantially increase hazards to a design feature or incompatible uses.*

6 2. Project Impact(s): The proposed Project will not create any roadways or road  
7 improvements that could increase hazards to a circulation system design feature  
8 (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm  
9 equipment). Roadway improvements to area roadways that would be implemented  
10 as a result of the Project will reduce hazards in the area. The roadways will all be  
11 designed to meet all Riverside County Transportation requirements. Roadway  
12 design and function will be enhanced by improvements installed by the proposed  
13 Project, thereby reducing the potential for conflicts with any adjacent rural  
14 residential or agricultural operations in the future. Any hazards to farm equipment  
15 are considered less than significant because access to all adjacent property will be  
16 enhanced by the Project-related roadway improvements. (DEIR, p. 4-293.)

17 **Impact:** *Cause an effect upon circulation during the project's construction.*

18 **Threshold:** *Project construction and implementation would have a less than significant*  
19 *potential to cause an effect upon circulation during the project's construction.*

20 3. Project Impact(s): All construction staging and parking will be located on the  
21 Project site and will not overlap onto adjacent roadways. This eliminates any  
22 potential conflict with traffic on the adjacent circulation system from construction  
23 staging and construction employee parking. The requirement to implement a  
24 County-approved Construction Traffic Management Plan (Plan) is a standard  
25 condition of approval and no specific mitigation measure is required to ensure that  
26 the Plan will be prepared and implemented under the County's oversight. (DEIR, p.  
27 4-294.)

28

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
2 impacts associated with the EIR No. 500 are potentially significant unless otherwise indicated, but each of  
3 these impacts will be avoided or substantially lessened to a level of less than significant by the existing  
4 regulation, Project Design Features, or mitigation measures specified in Attachment A (Mitigation  
5 Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the  
6 County makes the following findings as to each of the following impacts pursuant to State CEQA  
7 Guidelines Section 15091(a): “Changes or alterations have been required in, or incorporated into, the  
8 Project which avoid or substantially lessen the significant environmental effect as identified in the final  
9 EIR.”

10           **A.     Aesthetics.**

11           ***Impact:** Create a new source of substantial light or glare which would adversely affect day*  
12 *or nighttime views in the area; or expose residential property to unacceptable light levels.*

13           ***Threshold:** Project construction and implementation would not create a significant new*  
14 *source of light or glare, with the implementation of mitigation measures (refer to Project*  
15 *Resolution Attachment “A”, Mitigation Monitoring and Reporting Program).*

16           1.     Project Impact(s): The proposed Project is a master planned suburban residential  
17 project with a modest recreational component. There are surrounding street lights  
18 due to the presence of Nuevo Road adjacent to the site. The local residents that  
19 participated in the previous process requested that the Project be developed under  
20 “dark sky” guidelines. The applicant has agreed to implement “dark sky” design  
21 guidelines. Although it is unusual to encounter significant reflected sun glare from  
22 residential structures, a mitigation measure is identified in the following section of  
23 this subchapter to control the potential for such glare and to protect adjacent land  
24 uses and traffic on roadways.

25           2.     Mitigation: Mitigation measures (MM) 4.2-1 and 4.2-2 were identified to reduce  
26 light and glare impacts to a less than significant level.

27           **MM 4.2-1** requires light from exterior light fixtures within Tentative Tract Map  
28 No. 36030 to comply with the County’s Dark Sky standards and limit offsite (off of

1 the property) illumination. MM 4.2-2 requires an analysis of potential glare from  
2 sunlight or exterior lighting to impact vehicles traveling on adjacent roadways or  
3 other structures shall be included in the submittal. The analysis shall demonstrate  
4 that due to building orientation or exterior treatment, no significant glare may be  
5 caused that could negatively impact drivers on the local roadways or impact  
6 adjacent land uses. If potential glare impacts are identified, the building  
7 orientation, non-glare reflective materials or other design solutions shall be  
8 implemented to eliminate glare impacts.

9 With implementation of Mitigation Measures 4.2-1 and 4.2-2, any potential for the  
10 Project to cause significant glare from the sun can be reduced to a less than  
11 significant impact level. (DEIR, p. 4-11-12.)

12 **B. Air Quality.**

13 ***Impact:*** Conflict with or obstruct implementation of the applicable air quality plan.

14 ***Threshold:*** Project construction and implementation would not conflict with or obstruct  
15 implementation of the applicable air quality plan, with the implementation of mitigation  
16 measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and  
17 Reporting Program).

- 18 1. **Project Impact(s):** The Project would not result in or cause NAAQS or CAAQS  
19 violations of any pollutant. The LST model verifies that not even the nearest  
20 sensitive receptor would be exposed to increases in concentration of any pollutants  
21 that might exceed air quality standards, or incremental increases in pollutant  
22 concentrations that would be considered significant. The proposed Project would  
23 change the current zone classification, but not the General Plan land use  
24 designation. The Project is therefore considered to be consistent with the AQMP.  
25 This consistency is based on the comparable level of emissions from the Project  
26 site when compared to the emission forecast based on SCAG current General Plan  
27 land use designations that will be retained by the proposed Project. Thus, based on  
28 this consistency finding with the AQMP, the proposed Project must be considered a

1 less than significant adverse air quality impact. (DEIR, p. 4-39-40.)

- 2 2. Mitigation: MM 4.4-1 was identified to minimize Localized Significance  
3 Thresholds (LSTs) during construction, and consists of watering exposed surfaces  
4 three times a day as well as other dust reduction measures. With the  
5 implementation of MM 4.4-1, the proposed project would have a less than  
6 significant potential to conflict with the AQMP. Moreover, the Project will need to  
7 comply with all SCAQMD air quality controls and mandated regulations. The  
8 Project is therefore consistent with the AQMP. (DEIR, p. 4-49.)

9 ***Impact:*** *Result in a cumulatively considerable net increase of any criteria pollutant for*  
10 *which the project region is non-attainment under an applicable federal or state ambient*  
11 *air quality standard.*

12 ***Threshold:*** *Project construction and implementation would not result in a cumulatively*  
13 *considerable net increase of any criteria pollutant for which the project region is non-*  
14 *attainment under an applicable federal or state ambient air quality standard, with the*  
15 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
16 *Mitigation Monitoring and Reporting Program).*

- 17 3. Project Impact(s): Construction Emissions: Peak daily emissions for each  
18 construction activity will be below the applicable SCAQMD CEQA threshold  
19 solely with watering as described above. Mitigation measures are available to  
20 reduce construction related air emissions to less than significant levels for all  
21 criteria pollutants over the years of construction.

- 22 4. Operational Emissions: With the mandatory use of natural gas hearths as required  
23 by code, the Project would not cause any operational emissions to exceed their  
24 respective SCAQMD CEQA significance thresholds. Operational emission impacts  
25 are judged to be less than significant. No mitigation measures are considered  
26 necessary to minimize operational emissions; however, mitigation measures have  
27 been provided to minimize impacts to the greatest extent feasible. (DEIR, p. 4 43  
28 44.)



- 1           5.     Mitigation: MM 4.4-1 through 4.4-18 have been identified to reduce potential  
2           construction-related emissions:
- 3           **MM 4.4-1** requires that measures be incorporated into Project plans and  
4           specifications to address fugitive dust.
- 5           **MM 4.4-2** requires that a sign be posted on-site stating that construction workers  
6           shall not idle diesel engines in excess of five minutes.
- 7           **MM 4.4-3** requires Tier 4 construction equipment for equipment greater than 150  
8           horsepower and limits construction during grading activity to minimize NOx and  
9           other emissions.
- 10          **MM 4.4-4** requires that only “Zero-Volatile Organic Compounds” paints consistent  
11          with South Coast Air Quality Management District Rule 1113.
- 12          **MM 4.4-5** requires gravel pads be installed at all access points to prevent tracking  
13          of mud onto public roads.
- 14          **MM 4.4-6** requires the installation and maintenance of track out control devices.
- 15          **MM 4.4-7** requires that all roadways, driveways, sidewalks, etc., to be constructed  
16          as be completed as soon as possible after construction begins.
- 17          **MM 4.4-8** requires paving of all construction access roads at least 100 feet on to  
18          the site from the main road.
- 19          **MM 4.4-9** requires that when materials are transported off-site, all material shall be  
20          covered, effectively wetted to limit visible dust emissions, and at least six inches of  
21          freeboard space from the top of the container shall be maintained.
- 22          **MM 4.4-10** requires that all streets shall be swept at least once a day using  
23          SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to  
24          adjacent streets.
- 25          **MM 4.4-11** requires the contractor or builder designate a person or persons to  
26          monitor the dust control program and to order increased watering, as necessary, to  
27          prevent transport of dust offsite.
- 28          **MM 4.4-12** requires posting a publicly visible sign with the telephone number and

1 person to contact regarding dust complaints.

2 **MM 4.4-13** requires stockpiles of debris, dirt or other dusty material to be watered  
3 or covered.

4 **MM 4.4-14** requires that a high wind response plan be formulated for enhanced  
5 dust control if winds are forecast to exceed 15 mph in any upcoming 24-hour  
6 period.

7 **MM 4.4-15** requires the developer to implement activity management techniques  
8 including (a) development of a comprehensive construction management plan  
9 designed to minimize the number of large construction equipment operating during  
10 any given time period; (b) scheduling of construction truck trips during non-peak  
11 hours to reduce peak hour emissions; and (c) phasing of construction activities.

12 **MM 4.4-16** requires the development of a trip reduction plan to achieve a 1.5 AVR  
13 for construction employees.

14 **MM 4.4-17** requires the use of electric construction equipment where technically  
15 feasible, where the electric equipment can perform comparably to fueled  
16 equipment.

17 **MM 4.4-18** requires the use of alternatively fueled construction equipment.

18 **MM 4.4-19** through 4.4-29 have been identified to reduce potential operations-  
19 related emissions:

20 **MM 4.4-19** requires that the Project proponent shall submit energy usage  
21 calculations to the Planning Division showing that the Project is designed to  
22 achieve 20% efficiency beyond the incumbent California Building Code Title 24  
23 requirements.

24 **MM 4.4-20** requires that the Project is designed to comply with the mandatory  
25 reductions in indoor water usage contained in the incumbent CalGreen Code and  
26 the mandated reduction in outdoor water usage contained in the County's water  
27 efficient landscape requirements.

28 **MM 4.4-21** requires that the buildings are designed for passive heating and cooling

1 and natural light.

2 **MM 4.4-22** requires the installation of solar water heating system connections to  
3 meet hot water requirements.

4 **MM 4.4-23** requires the Applicant to plant shade trees in parking areas to provide  
5 minimum 50% cover to reduce evaporative emissions from parked vehicles.

6 **MM 4.4-24** requires that the Applicant plant at least 50 percent low-ozone forming  
7 potential (Low-OFP) trees and shrubs to meet city/county landscaping  
8 requirements.

9 **MM 4.4-25** requires that electrical outlets are installed on the exterior walls of all  
10 residential buildings to promote the use of electric landscape maintenance  
11 equipment.

12 **MM 4.4-26** requires that the Applicant provide direct, safe, attractive pedestrian  
13 access from project to transit stops and adjacent development.

14 **MM 4.4-27** requires that the Applicant provide safe, direct bicycle access to  
15 adjacent bicycle routes.

16 **MM 4.4-28** requires the Project to connect bicycle lanes/paths to city-wide  
17 network.

18 **MM 4.4-29** requires that the Applicant provide a brochure to future residents  
19 displaying transportation information in a prominent area accessible to residents  
20 and a kiosk at park locations. (DEIR, p. 4-49-51.)

21 **Impact:** *Expose sensitive receptors to substantial pollutant concentrations.*

22 **Threshold:** *Project construction and implementation would not expose sensitive receptors*  
23 *to substantial pollutant concentrations, with the implementation of mitigation measures*  
24 *(refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting*  
25 *Program).*

26 6. Project Impact(s): LSTs were compared to the maximum daily construction  
27 activities and as outlined in Chapter 4-4 of the DEIR, with the mitigated application  
28 of recommended mitigation (consisting of the watering of exposed surfaces three

1 times daily to reduce dust), on-site emissions are below the LST for construction.  
2 (DEIR, p. 4-49.)

- 3 7. Mitigation: MM 4.4-1 was identified to minimize Localized Significance  
4 Thresholds (LSTs) during construction, and consists of watering exposed surfaces  
5 three times a day as well as other dust reduction measures. With the  
6 implementation of MM 4.4-1, as well as the requirements and regulations mandated  
7 by the SCAQMD, the proposed Project would have a less than significant potential  
8 to conflict with or obstruct implementation of the applicable air quality plan.  
9 (DEIR, p. 4-49.)

10 C. **Biological Resources.**

11 *Impact: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural*  
12 *Conservation Community Plan, or other approved local, regional, or state conservation*  
13 *plan.*

14 *Threshold: Project construction and implementation would not conflict with the*  
15 *provisions of an adopted Habitat Conservation Plan, Natural Conservation Community*  
16 *Plan, or other approved local, regional, or state conservation plan, with the*  
17 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
18 *Mitigation Monitoring and Reporting Program).*

- 19 1. Project Impact(s): The site is located within the County's Stephens' Kangaroo Rat  
20 (SKR) Habitat Conservation Plan. Based on the County Ordinance No. 663, the  
21 Project must pay a fee to offset the residential development. With payment of the  
22 required fee, the proposed Project will fully offset any potential impact under the  
23 SKR Habitat Conservation Plan. Based on these findings, the proposed Project can  
24 be implemented fully consistent with the MSHCP and the applicable SKR Habitat  
25 Conservation Plan that affects the Project site with payment of the mandatory fee  
26 above. A portion of the Project site is located within the boundaries for Western  
27 Riverside County's Multiple Species Habitat Conservation Plan (MSHCP) area.  
28 Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and



1 Vernal Pools) has been addressed in other sections of this document and there are  
2 no riparian/riverine areas within the development footprint of the site. One channel  
3 is located in the conservation area and the other is located east of the Project  
4 footprint, to the east of the developed area. No disturbance will occur within these  
5 two channel areas and no sensitive species will be impacted, directly or indirectly.  
6 The other issue of concern is Section 6.1.4, Guidelines Pertaining to the Urban  
7 Wildlands Interface Guidelines (UWIG). In this instance the most important  
8 urban/wildlands interface is at the southern edge of the property where future  
9 residences will be near the proposed conservation area. Based on the evaluation of  
10 UWIG issues, no significant conflicts between the proposed development and the  
11 proposed conservation area will result from Project implementation. Regarding  
12 future survey needs, future preconstruction surveys are required for burrowing owl  
13 (BUOW) and for oak species on the Project site. (DEIR, p. 4-62-63.)

- 14 2. Mitigation: MM 4.5-1 was identified to ensure that a BUOW survey is completed  
15 and that, if found present on the Project site, an impact minimization plan will be  
16 developed and implemented by the Project. MM 4.5-3 ensures that the Project  
17 would avoid the use of invasive plants identified in the MSHCP and will remove  
18 invasive plants. Additionally, MM 4.5-4 will ensure that the site identify the  
19 location and number of oak trees that will be planted to offset the loss of any oaks  
20 as a result of the Project. Finally, the developer will implement MM 4.5-5, which  
21 enforces the implementation of the requirements in accordance with the HANS  
22 process. With the implementation of MM 4.5-1, MM 4.5-3 MM 4.5-4, and MM  
23 4.5-5, the proposed Project would have a less than significant potential to conflict  
24 with the provisions of an adopted Habitat Conservation Plan, Natural Conservation  
25 Community Plan, or other approved local, regional, or state conservation plan.  
26 (DEIR, p. 4-66.)

27 **Impact:** *Have a substantial adverse effect, either directly or through habitat modifications,*  
28 *on any species identified as a candidate, sensitive, or special status species in local or*

1 regional plans, policies, or regulations, or by the California Department of Fish and  
2 Wildlife or U.S. Wildlife Service.

3 **Threshold:** Project construction and implementation would not have a substantial adverse  
4 effect on sensitive species, with the implementation of mitigation measures (refer to Project  
5 Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

6 3. **Project Impact(s):** As discussed, the BUOW are a CDFW Species of Special  
7 Concern and are protected by the Migratory Bird Treaty Act (MBTA). The MBTA  
8 also calls for avoidance of all native bird nests during the nesting season. An  
9 updated survey for BUOW was conducted in April 2016 and no BUOW were  
10 found within the portion of the site that is proposed for development. No other  
11 special status species, other than nesting raptors, were found within the site  
12 development area. (DEIR, p. 4-64.)

13 4. **Mitigation:** MM 4.5-1 was identified to ensure that a BUOW survey is completed  
14 and that, if found present on the Project site, an impact minimization plan will be  
15 developed and implemented by the Project. Additionally, MM 4.5-2 was identified  
16 to further ensure that the MBTA is implemented by the Project and that removal of  
17 nesting vegetation of native bird species is conducted outside of nesting season.  
18 With implementation of the above mitigation measures, the proposed Project would  
19 not have a substantial adverse effect on sensitive species. (DEIR, p. 4-66.)

20 **Impact:** Conflict with any local policies or ordinances protecting biological resources,  
21 such as a tree preservation policy or ordinance.

22 **Threshold:** Project construction and implementation would not conflict with any local  
23 policies or ordinances protecting biological resources, such as a tree preservation policy  
24 or ordinance, with the implementation of mitigation measures (refer to Project Resolution  
25 Attachment "A", Mitigation Monitoring and Reporting Program).

26 5. **Project Impact(s):** As indicated under issue subsection 3 above, the Project has  
27 been determined to be consistent with the MSHCP with mitigation to offset impacts  
28 to nesting birds or BUOW. The vast majority of trees on the site are non-native,

1 primarily eucalyptus. There are oaks on the site and some of these will be  
2 preserved. Refer to Appendix 3G, the Oak Tree Survey. Due to mass grading the  
3 oaks located within the development area will probably be eliminated. They will  
4 be replaced at a ratio determined by the County after review of the study submitted  
5 prior to construction. (DEIR, p. 4-66-66.).

- 6 6. Mitigation: MM 4.5-1 was identified to ensure that a BUOW survey is completed  
7 and that, if found present on the Project site, an impact minimization plan will be  
8 developed and implemented by the Project. Additionally, MM 4.5-4 will ensure  
9 that the site identify the location and number of oak trees that will be planted to  
10 offset the loss of any oaks as a result of the Project. With the implementation of  
11 MM 4.5-1 and MM 4.5-4, the proposed Project would have a less than significant  
12 potential to conflict with any local policies or ordinances protecting biological  
13 resources, such as a tree preservation policy or ordinance. (DEIR, p. 4-66.)

14 **D. Cultural Resources.**

15 ***Impact:*** *Alter or destroy an archaeological site; cause a substantial adverse change in the*  
16 *significance of an archaeological resource pursuant to California Code of Regulations,*  
17 *Section 15064.5; or restrict existing religious or sacred uses within the potential impact*  
18 *area.*

19 ***Threshold:*** *Project construction and implementation would not alter or destroy an*  
20 *archaeological site; cause a substantial adverse change in the significance of an*  
21 *archaeological resource pursuant to California Code of Regulations, Section 15064.5; or*  
22 *restrict existing religious or sacred uses within the potential impact area, with the*  
23 *implementation of mitigation measures (refers to Project Resolution Attachment "A",*  
24 *Mitigation Monitoring and Reporting Program).*

- 25 1. Project Impact(s): According to the findings in the cultural resources study, the  
26 proposed Project may alter or destroy an historic site; or cause a substantial adverse  
27 change in the significance of a historical resource as defined in California Code of  
28 Regulations, Section 15064.5. Based on the research results discussed in the EIR, a

1 total of 10 of the 24 recorded sites occur within a portion of the Project site that  
2 would be developed. The remaining 14 recorded sites are located within an area  
3 which would be designated as an open space reserve by the proposed Project, and  
4 as such would not be impacted by the proposed development activities. The ten  
5 recorded sites that would potentially be adversely impacted by the proposed Project  
6 were found not to be eligible for listing as an "historical resource" by the 2008  
7 Study or the CRM TECH studies. According to the consultation with the NAHC,  
8 the Project site is not identified as containing any sacred sites. Based on this input  
9 from the NAHC, implementation of the proposed Project has no potential to restrict  
10 existing religious or sacred uses. Furthermore, the Project would not alter or  
11 destroy an archaeological site; cause a substantial adverse change in the  
12 significance of an archaeological resource pursuant to California Code of  
13 Regulations, Section 15064.5. (DEIR, p. 4-75-76.).

14 2. Mitigation: Based upon the identified Project impact boundaries, the determination  
15 of ineligibility of ten recorded sites and with implementation of identified  
16 mitigation measures designed to minimize the impact of the Project to any  
17 unidentified subsurface artifacts (described in the mitigation section below),  
18 potential impacts to historical/archeological sites or resources can be reduced to a  
19 less than significant impact level. MMs 4.6-1 through 4.6-10 are required to  
20 minimize impacts to archaeological and religious or sacred uses located within the  
21 Project site.

22 **MM 4.6-1** requires the developer to, should any remains found as a result of  
23 Project development be determined to be Native American, contact the Native  
24 American Heritage Commission within the period specified by law and identify the  
25 "Most Likely Descendant" for treatment; consultation between appropriate  
26 representatives from other ethnic/cultural groups shall also be subject to  
27 consultation between appropriate representatives from that group and the County  
28 Planning Director.



1           **MM 4.6-2** requires that, if during ground disturbance activities cultural resources  
2 are discovered that were not assessed by the archaeological reports and/or  
3 environmental assessment conducted prior to Project approval, a procedure shall  
4 apply to the treatment of such resources.

5           **MM 4.6-3** requires that the developer provide evidence to the Riverside County  
6 Planning Department that an Environmental Constraints Sheet has been included in  
7 the Grading Plans.

8           **MM 4.6-4** requires archaeological monitoring. The archaeologist will be included  
9 in the pre-grade meetings to provide cultural/historical sensitivity training and will  
10 manage and oversee monitoring for all initial ground disturbing activities and  
11 excavation and will have the authority to temporarily divert, redirect or halt the  
12 ground disturbance activities to allow identification, evaluation, and potential  
13 recovery of cultural resources in coordination with any required tribal or special  
14 interest monitors.

15           **MM 4.6-5** ensures that the Project Archaeologist and if required, a representative  
16 designated by the Tribe attend the pre-grading meeting with the contractors to  
17 provide Cultural Sensitivity Training for all Construction Personnel.

18           **MM 4.6-6** requires temporary fencing for the protection of several identified  
19 cultural sites, which can be removed only after grading operations have been  
20 completed.

21           **MM 4.6-7** requires the developer to enter into an agreement with and retain a  
22 Luiseno Native American Monitor from the appropriate Tribe enabling their Native  
23 American Monitor to be on-site during all initial ground disturbing activities and  
24 excavation.

25           **MM 4.6-8** requires the Project Supervisor, County Geologist and Project  
26 Archaeologist to meet onsite to determine the strategy for relocating the milling  
27 features to a permanent open space area predetermined and designated on a  
28 confidential map, and requires the relocation of several sites.

1 MM4.6-9 requires a Phase IV Cultural Resources Monitoring Report to be  
2 submitted that complies with the Riverside County Planning Department's  
3 requirements for such reports.

4 MM 4.6-10 requires the developer to prompt the archaeologist to provide evidence  
5 to the satisfaction of the County Archaeologist that all archaeological materials  
6 recovered during the archaeological investigations are curated appropriately.  
7 (DEIR, p. 4-76-79.).

8 **E. Geology & Soils.**

9 *Impact: Be subject to seismic-related ground failure, including liquefaction.*

10 *Threshold: Project construction and implementation would not be subject to seismic-*  
11 *related ground failure, including liquefaction, with the implementation of mitigation*  
12 *measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and*  
13 *Reporting Program).*

14 1. Project Impact(s): The Geotechnical Evaluation determined that liquefaction is not  
15 a significant concern at the site. Similarly, the Geotechnical Evaluation concluded  
16 that earth materials underlying the site are not susceptible to have significant  
17 amounts of seismically-induced settlement, but that minor settlement potential will  
18 require mitigation, including over-excavation and re-compaction. The Soils  
19 Engineering and Engineering Geology Report (2004) and the Update (2016) design  
20 measures are typically considered to be standard requirements, and not considered  
21 unique mitigation under CEQA. (DEIR, p. 4-88-89.)

22 Mitigation: MM 4.7-1 and 4.7-2 are provided to ensure that all geotechnical design  
23 measures are implemented to ensure that seismic hazards are minimized. Mitigation  
24 is provided to ensure that these measures are implemented to minimize adverse  
25 geotechnical impacts. With implementation of the requirements identified in the  
26 Geotechnical Evaluation, the potential for seismic-related ground failure impacts  
27 are considered less than significant. The design requirements ensure that all  
28 hazards, ranging from seismic ground shaking to liquefaction will not cause a

1 significant impact to future residences or other infrastructure required to support  
2 residential development at the project site. (DEIR, p. 4 93-94.)

3 **Impact:** *Be subject to strong seismic ground shaking; or Expose people or structures to*  
4 *potential substantial adverse effects, including the risk of loss, injury, or death.*

5 **Threshold:** *Project construction and implementation would not be exposed to significant*  
6 *strong seismic ground shaking that could expose risk of loss, injury or death, with the*  
7 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
8 *Mitigation Monitoring and Reporting Program).*

9 2. **Project Impact(s):** According to the 2004 Geotechnical Evaluation and 2016  
10 Update, the Project components are located within an area of California known to  
11 contain a number of active and potentially active faults. Due to the proximity of  
12 the site to regional active faults, strong ground shaking (0.60g) is expected to occur  
13 at the site during the life of the Project. The possibility of ground shaking at the site  
14 may be considered similar to that of southern California region as a whole. None  
15 of the Project components are located within an active fault zone or within an  
16 Alquist-Priolo Earthquake Fault Zone. Based on the geography, topography and  
17 site-specific geotechnical conditions encountered during the geotechnical  
18 evaluation at the site, it was determined that the potential for ground lurching or  
19 shallow ground rupture at the site to be low. However, due to the active seismicity  
20 of California, this possibility cannot be completely ruled out. In light of this, the  
21 unlikely hazard of lurching or ground-rupture should not preclude consideration of  
22 "flexible" design for on-site utility lines and connections. (DEIR, p. 4-89-90.)

23 3. **Mitigation:** The potential for significant impacts to occur due to strong seismic  
24 shaking can be reduced to a less than significant level with implementation of  
25 standard seismic design requirements appropriate for the expected level of seismic  
26 shaking. MMs 4.7-1 and 4.7-2 are provided to ensure that the design measures  
27 outlined in the Geotechnical Study are implemented for the proposed Project.  
28 Furthermore, the Project will be required to adhere to the latest California Building

Standards Code, which are updated every three years. (DEIR, p. 4-93-94.)

**Impact:** *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading collapse, or rockfall hazards.*

**Threshold:** *Project construction and implementation would not be exposed to significant onsite stability issues, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

4. Project Impact(s): According to the 2004 Geotechnical Evaluation, geotechnical explorations indicated that the proposed development is underlain by surficial materials comprised of topsoil, young alluvium and older alluvium, which sits on top of weathered granitic bedrock at varying depths. The Geotechnical Evaluation concluded that the Project site will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of Project implementation, and potentially result in on- or off-site landslide, lateral spreading collapse, or rockfall hazards with adherence to the recommendations contained in the Geotechnical Evaluation. (DEIR, p. 4-90.)

5. Mitigation: The potential for significant impacts to be located on unstable soils can be reduced to a less than significant level with implementation of standard design requirements. MMs 4.7-1 is provided to ensure that the design measures outlined in the Geotechnical Study are implemented for the proposed Project. Furthermore, the Project will be required to adhere to the latest California Building Standards Code, which are updated every three years. (DEIR, p. 4-93.)

**Impact:** *Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the Project, and potentially result in ground subsidence.*

**Threshold:** *Project construction and implementation would not expose the project to significant ground subsidence issues, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*



1           6.    Project Impact(s): The Geotechnical Evaluation concluded that the existing  
2            surfacial materials should be removed (over excavated) and re-compacted to a depth  
3            of approximately several feet below the existing ground surface, or 24-inches  
4            below the bottoms of the proposed foundations, whichever is deeper. Following  
5            removal of the upper soils, the bottom of the resulting excavation(s) should be  
6            evaluated by a qualified geoanalyst to confirm that unsuitable materials have been  
7            sufficiently removed. Localized deeper removals may be recommended based  
8            upon field observations. This remedial earthwork should extend at least five feet  
9            outside the proposed building limits and/or five feet beyond the area to receive fill.  
10           The Project will be required to comply with the recommendations contained within  
11           the 2004 Geotechnical Evaluation and 2016 Update as it relates to subsidence,  
12           which indicate that subsidence will be between 1 to 3 inches after implementing the  
13           design requirements summarized above. This is a standard requirement, and not  
14           considered unique mitigation under CEQA. (DEIR, p. 4-90-91.)

15           7.    Mitigation: The potential for significant impacts to be experience ground  
16            subsidence issues can be reduced to a less than significant level with  
17            implementation of standard design requirements, MMs 4.7-1 and 4.7-2 are  
18            provided to ensure that the design measures outlined in the Geotechnical Study are  
19            implemented for the proposed Project. Furthermore, the Project will be required to  
20            adhere to the latest California Building Standards Code, which are updated every  
21            three years. (DEIR, p. 4-93-94.)

22            ***Impact:** Change topography or ground surface relief features; or create cut or fill slopes  
23            greater than 2:1 or high than 10 feet.*

24            ***Threshold:** Project construction and implementation would not make a significant change  
25            in topography or cause hazards from creating 2:1 slopes greater than 10 feet in height,  
26            with the implementation of mitigation measures (refer to Project Resolution Attachment  
27            “A”, Mitigation Monitoring and Reporting Program).*

28           8.    Project Impact(s): Implementation of the Project will result in a change to the

1 topography or ground surface relief features, and will create cut and fill slopes. The  
2 proposed Project will grade the whole development and instead of a uniform slope  
3 the site topography will be altered to a series of terraces. This alteration will  
4 maintain the overall topographic qualities of the site, the impact from this change in  
5 surface relief is considered a less than significant impact. This Project includes  
6 slopes greater than 2:1 and more than 10 feet in height, as shown on Figure 3-5,  
7 TTM No. 36060. Grading activities will initially dominate the project site and  
8 prior to development these slopes will be exposed to the elements (wind and  
9 water). The onsite slopes greater than 10 feet are incorporated into the site design  
10 in order to maintain the overall slope of the project site. The Project will be  
11 required to comply with the recommendations contained within the 2004  
12 Geotechnical Evaluation and 2016 Update as it relates to cut and/or fill slopes.  
13 This is a standard requirement with measures as summarized in this Chapter, and  
14 not considered unique mitigation under CEQA. (DEIR, p. 4-92.)

- 15 9. Mitigation: The potential for significant impacts to be experience ground  
16 subsidence issues can be reduced to a less than significant level with  
17 implementation of standard design requirements. MMs 4.7-1 is provided to ensure  
18 that the design measures outlined in the Geotechnical Study are implemented for  
19 the proposed Project. Furthermore, the Project will be required to adhere to the  
20 latest California Building Standards Code, which are updated every three years.  
21 (DEIR, p. 4-93.)

22 **Impact:** *Be located on an expansive soil, as defined in Section 1802.3.2 of the California*  
23 *Building Code (2007), creating substantial risks to life or property*

24 **Threshold:** *Project construction and implementation would not expose the future*  
25 *development to significant expansive soil impacts, with the implementation of mitigation*  
26 *measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and*  
27 *Reporting Program).*

- 28 10. Project Impact(s): According to the 2004 Geotechnical Evaluation, geotechnical

1 explorations indicated that the proposed development is underlain by surficial  
2 materials comprised of topsoil and older alluvium, underlain by weathered granitic  
3 rock at increasing depth. Based on the data contained in the Geotechnical  
4 Evaluation, it is not anticipated that the Project will be located on any expansive  
5 soil. The 2004 Geotechnical Evaluation contains recommendations for the  
6 preparation of on-site soils in order to allow development on the site. The Project  
7 will be required to comply with the recommendations contained within the 2004  
8 Geotechnical Evaluation as it relates to all grading on the slope. (DEIR, p. 4 92  
9 93.)

- 10 11. Mitigation: The potential for significant impacts to be located on expansive soils  
11 that would create a risk to life or property through implementation of standard  
12 design requirements. MMs 4.7-1 is provided to ensure that the design measures  
13 outlined in the Geotechnical Study are implemented for the proposed Project.  
14 Furthermore, the Project will be required to adhere to the latest California Building  
15 Standards Code, which are updated every three years. (DEIR, p. 4-93.)

16 *Impact: Result in substantial soil erosion or the loss of topsoil; change deposition,*  
17 *siltation, or erosion that may modify the channel or stream or bed of a lake; or result in*  
18 *any increase in water erosion either on or off site.*

19 *Threshold: Project construction and implementation would not result in significant soil*  
20 *erosion or sedimentation, with the implementation of mitigation measures (refer to Project*  
21 *Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

- 22 12. Project Impact(s): Implementation of the Project may result in potential impacts  
23 that could result in substantial soil erosion or the loss of topsoil; change deposition,  
24 siltation, or erosion that may modify the channel or stream or bed of a lake; result  
25 in any increase in water erosion either on or off site; or be impacted by or result in  
26 an increase in wind erosion and blows and, either on or off site. Impacts to these  
27 resources are discussed in greater detail in Section 4.10 (Hydrology and Water  
28 Quality) of the Draft EIR and the findings. During the process of construction, site

1 disturbance will expose soil to both wind and water erosion. A potential for  
2 significant adverse erosion impact both during construction and after development  
3 will result from Project implementation. (DEIR, p. 4-93.)

- 4 13. Mitigation: The significant adverse erosion impact both during construction and  
5 after development can be minimized through the implementation of MM 4.10-2,  
6 MM 4.10-3, and MM 4.10-4. MM 4.10-2 will ensure that the developer implements  
7 a Storm Water Pollution Prevention Plan (SWPPP) with specific Best Management  
8 Practices (BMPs). MM 4.10-3 will ensure that the developer implements a Water  
9 Quality Management Plans (WQMP), which will define the bioretention basins on  
10 site as permanent BMPs to prevent long-term surface runoff from discharging  
11 pollutants from site on which construction has been completed. MM 4.10-4 ensures  
12 that a detention basin management plan for maintenance operations and water  
13 quality shall be submitted to the County for review and approval. With the  
14 implementation of the above mitigation measures, erosion impacts from the Project  
15 are less than significant. (DEIR, p. 4-158.)

16 **F. Greenhouse Gas.**

17 ***Impact:*** Generate GHG emissions, either directly or indirectly, that may have a significant  
18 impact on the environment; or conflict with an applicable plan, policy, or regulation  
19 adopted for the purpose of reducing the emissions of GHGs.

20 ***Threshold:*** Project construction and implementation would not exceed regional GHG  
21 emission thresholds or conflict with any adopted plan, policy or regulation for reducing  
22 GHG emissions, with the implementation of mitigation measures (refer to Project  
23 Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

- 24 1. Project Impact(s): Construction emissions: All construction activities associated  
25 with the proposed Project that consume fuels will result in emissions of GHG  
26 pollutants (measure in tons of CO2 equivalent emissions) from construction  
27 activities. The Air Quality and Greenhouse Gas Impact Analysis calculations  
28 concluded that GHG impacts from construction are below SCAQMD thresholds.



1 Operational emissions: Operational activities associated with the previously  
2 approved project and the currently proposed Project will result in emissions of  
3 GHG gases, such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Total project GHG emissions are  
4 substantially above the proposed significance threshold of 3,000 MT suggested by  
5 the SCAQMD. The CAP shows that a reduction of 41.2 percent of forecast year  
6 2020 GHG emissions is necessary to meet emissions reduction targets plus off-set  
7 the effects of growth. Based on the measures selected by the Project applicant, the  
8 Project is able to obtain a score of 116 points. Any score greater than 100 points  
9 indicates that a project can be implemented consistent with the CAP. With full  
10 CAP compliance and with all state programs at assumed optimum efficiency, the  
11 project-related GHG burden (CO<sub>2</sub>(e)) would be deemed less than significant.  
12 (DEIR, p. 4-108-111.)

- 13 2. Mitigation: The proposed Project would not exceed the SCAQMD suggested GHG  
14 threshold of 3,000 MT/year with implementation of all reasonably available  
15 mitigation measures, and therefore full CAP compliance would support a finding of  
16 less than significant impact. Thus, the Project as currently proposed, including  
17 identified mitigation measures, would reduce GHG emissions ~32.98% from the  
18 Project BAU conditions. The Project would meet a GHG emissions reduction target  
19 of 30%. The Project is consistent with, or otherwise not in conflict with,  
20 recommended measures and actions in the California Air Resources Board (CARB)  
21 December 2008 Scoping Plan (CARB Scoping Plan) and 2014 Update. Refer to Air  
22 Quality MMs 4.4-20 through 4.4-30 and MM 4.8-1 which requires the site  
23 developers shall implement all measures identified in the Table 1: Screening Table  
24 for GHG Implementation Measures for Residential Development at Vista Nuevo.  
25 (DEIR, p. 4-111.)

26 **G. Hazards & Hazardous Materials.**

27 *Impact: Create a significant hazard to the public or the environment through the routine*  
28 *transport, use, or disposal of hazardous materials; create a significant hazard to the public*

1 or the environment through reasonably foreseeable upset and accident conditions  
2 involving the release of hazardous materials into the environment; emit hazardous  
3 emissions or handle hazardous or acutely hazardous materials, substances, or waste  
4 within one-quarter mile of an existing or proposed school; be located on a site which is  
5 included on a list of hazardous materials sites compiled pursuant to Government Code  
6 Section 65962.5 and, as a result, would it create a significant hazard to the public or the  
7 environment.

8 **Threshold:** Project construction and implementation would not expose the public to  
9 significant hazards through routine transport of hazardous materials, including near any  
10 existing school, nor will it expose people to existing contamination, with the  
11 implementation of mitigation measures (refer to Project Resolution Attachment "A",  
12 Mitigation Monitoring and Reporting Program).

- 13 1. Project Impact(s): Grading: Grading operations have the greatest potential to create  
14 a significant hazard to the public. Under any circumstance the proposed Project will  
15 not handle acutely hazardous materials. The emissions of fugitive dust, diesel  
16 exhaust and nitrogen oxides from construction activities do not constitute acutely  
17 hazardous materials and the evaluation of Local Significance Thresholds indicates  
18 concentrations of these pollutants will not expose students to significant  
19 concentrations of hazardous materials. During construction there are activities that  
20 can expose the public to significant hazards from accidental circumstances. This  
21 type of impact is readily mitigated by immediately stopping the construction  
22 activity; controlling the accidental release; and carrying out remediation of the area  
23 contaminated by the spill. Another circumstance that could occur would occur  
24 when contaminants below the ground surface are exposed during construction. The  
25 exposure of such contamination typically occurs over a very limited area and with  
26 proper mitigation the potential hazard to humans and the environment can be  
27 managed so it will not significantly impact either humans or the environment. Both  
28 during construction and once the Project is occupied, the transport of hazardous

1 materials (such as petroleum products (gasoline), pesticides/herbicides, and pool  
2 chlorine) to the Project site can result in additional potential for accidental spills,  
3 leaks, or other hazards such as fire or explosion. The existing regulatory structures  
4 already in place are sufficient to control potential hazards and prevent accidents,  
5 such that any impacts will remain less than significant. No mitigation is required to  
6 ensure that the transport of hazardous materials/wastes in conjunction with the  
7 proposed Project will not cause significant adverse impact to humans or the  
8 environment.

- 9 2. Specific impacts, regulatory database search: The proposed Project does not  
10 include any activities that will routinely use hazardous materials or generate  
11 substantial volumes of hazardous waste, it will not conflict with either County  
12 Policy S 6.1 or S 7.1.
- 13 3. Specific impacts, review of division of oil, gas and geothermal resources files:  
14 based on the available data regarding historic site contamination by toxic materials,  
15 there does not appear to be any evidence of historic toxic contamination on the  
16 Project site that could be disturbed by implementing the Project.
- 17 4. Other environmental constraints/issues: The presence of Asbestos-Containing  
18 Materials (ACM) has a low probability of occurring, but to ensure ACM does not  
19 occur on the property, the area surrounding the former structures will be tested for  
20 ACM and if any ACM contamination is discovered, it will be removed and  
21 properly disposed of at an appropriately licensed facility. A potential does exist for  
22 the soil surrounding the foundations to contain lead based paint material. Based on  
23 the thresholds of exposure to radon, the 2002 ESA Consultant concluded that radon  
24 is not a significant environmental concern at the Project site at this time.
- 25 5. Site reconnaissance: There were some identified uses/activities/facilities on the  
26 Project site that could be potentially hazardous, however, it is not anticipated that  
27 significant contamination exists at the site.
- 28 6. Limited agricultural chemical survey: Even though the 2017 ESA consultant

1 suggested that further tests be conducted, the report's author did not have access to  
2 the 2014 test data which concludes that no pesticides remain at detectable levels in  
3 the onsite soils. Since no agricultural activities have occurred since 2014 at the  
4 site, no mitigation is required to address the residual pesticide issue.

5 7. Blasting: Areas that may require blasting have been preliminarily identified on site;  
6 however, specific areas will be refined and identified at the grading plan check  
7 stage. Materials would be classified to have the potential to create a significant  
8 hazard to the public or the environment through the use of hazardous materials.

9 8. Occupancy: To ensure that future residents can and will effectively manage their  
10 household hazardous wastes, the following mitigation measure shall be  
11 implemented. The County and local jurisdictions (cities) maintain programs for  
12 collection and disposal of small quantities of “household hazardous  
13 materials/wastes” to ensure that these materials are not disposed of with typical  
14 municipal solid waste. (DEIR, p. 4-121-126.)

15 9. Mitigation: Grading: MM 4.9-1 is provided below to address the accidental spill  
16 circumstance, and with full implementation of this measure, no residual  
17 contamination will remain to harm either humans or the environment after an  
18 accidental spill. MM 4.9-2 is provided to ensure that measures are in place to  
19 address accidental exposure of a contaminated location on the Project site during  
20 initial ground disturbance. These mitigation measures will also ensure that any  
21 hazardous impacts related to being located adjacent to the new high school—should  
22 it be operating before construction is completed for this Project—are minimized to  
23 a level of less than significant.

24 10. Specific impacts, regulatory database search: MM 4.9-3 will ensure that this Project  
25 informs future home owners of the proper method of disposing of household  
26 hazardous waste and the programs available in Riverside County to facilitate proper  
27 disposal of such material.  
28



1 11. Other environmental constraints/issues: MM 4.9-4 would ensure that ACM does  
2 occur on the property by testing for ACM and if any ACM contamination is  
3 discovered, it will be removed and properly disposed of at an appropriately licensed  
4 facility. MM 4.9-4 would also ensure that the area surrounding the former  
5 structures will be tested for lead and if any lead contamination is discovered, it will  
6 be removed and properly disposed of at an appropriately licensed facility.

7 12. Site reconnaissance: MM 4.9-4 would be implemented to ensure that the illegally  
8 dumped materials are removed prior to any site grading. This will eliminate the  
9 potential that any surface wastes that currently exist on the Project site contain any  
10 hazardous materials and ensure that any wastes encountered at these sites are  
11 properly disposed prior to ground disturbance.

12 Blasting: MM 4.9-5 will ensure that specific contents within the contents blasting  
13 report, which will be required to be prepared, will be submitted and approved by  
14 the County, at the time of grading plan check submittal. With the incorporation of  
15 the performance standards in this measure, any blasting impacts will be reduced to  
16 a less than significant level.

17 13. Occupancy: Mitigation Measure 4.9-3 shall be implemented to ensure residents are  
18 informed of household hazardous waste collection programs in the local area with  
19 the objective of minimizing future improper disposal of such wastes.

20 Implementation of Measure 4.9-3 may not eliminate all improper disposal of such  
21 wastes, but it can provide residents with information that will assist in minimizing  
22 such disposal in the future.

23 The preliminary data (2002 Phase 2) indicate that the site does not have significant  
24 contamination by pesticides. However, due to the age of these tests the County  
25 requires that MM 4.9-8 is implemented which will ensure that soil sampling at the  
26 Project site will occur to verify presence or absence of pesticide contamination and  
27 ensure that proper treatment occurs should such contamination exist at the site.

28 With implementation of MMs 4.9-1 through 4.9-5 and 4.9-8, the proposed Project

1 would have a less than significant potential to expose the public to significant  
2 hazards through routine transport of hazardous materials, including near any  
3 existing school, or expose people to existing contamination. (DEIR, p. 4-129-132.)

4 ***Impact:*** *Impair implementation of or physically interfere with an adopted emergency*  
5 *response plan or an emergency evacuation plan.*

6 ***Threshold:*** *Project construction and implementation would not impair or conflict with*  
7 *any emergency response plan or evacuation plan, with the implementation of mitigation*  
8 *measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and*  
9 *Reporting Program).*

10 14. **Project Impact(s):** A limited potential to interfere with an emergency response or  
11 evacuation plan will occur during construction, both roadway improvements and  
12 infrastructure improvements (water, wastewater and storm drains). During such  
13 construction on area roadways, control of access will ensure emergency access is  
14 maintained to the site and Project area during construction. Following construction,  
15 emergency access to the Project site and area will be enhanced relative to the  
16 existing emergency access over maintained and unmaintained dirt roads. This is  
17 because the paved and maintained roadways provide all-weather and permanent  
18 access compared to the existing graded dirt roads surrounding the Project site.  
19 (DEIR, p. 4-127-128.)

20 15. **Mitigation:** Mitigation Measure 4.9-6 will be implemented to require the  
21 preparation and approval of a Traffic Management Plan during construction in  
22 accordance with County and City of Menifee requirements, with a focus on  
23 provision of emergency access to properties in the surrounding vicinity of  
24 construction activities. The key performance standard for this measure is to ensure  
25 access to all occupied properties on adjacent roadways during construction. MM  
26 4.9-6 also addresses consistency with County Policies S 7.2 and S 7.4 because it  
27 supports the creation of a neighborhood self-sufficiency program regarding local  
28 emergencies. With incorporation of this mitigation measure, any impacts to

1 emergency access will be reduced to a less than significant level. (DEIR, p. 4-131.)

2 **Impact:** *Expose people or structures to a significant risk of loss, injury or death involving*  
3 *wildland fires, including where wildlands are adjacent to urbanized areas or where*  
4 *residences are intermixed with wildlands.*

5 **Threshold:** *Project construction and implementation would not expose people or*  
6 *structures to significant wildland fire hazards, with the implementation of mitigation*  
7 *measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and*  
8 *Reporting Program).*

9 16. **Project Impact(s):** According to the RCLIS the proposed development area is not  
10 located in "High Fire and Responsibility Areas." However, the area being  
11 preserved to the immediate east and south of the subdivision are identified as  
12 having a "High" wildfire hazard. It is incumbent upon the site developer and future  
13 home owners to maintain an adequate buffer zone along the south and east side of  
14 the subdivision between the developed area and native shrub habitat of the adjacent  
15 hillsides (wildland fire hazard area). Finally, the Project has been designed in  
16 accordance with and supportive of the County's Fire Protection Master Plan.  
17 (DEIR, p. 4-128-129.)

18 18. **Mitigation:** With implementation of MM 4.9-7, which shall be implemented to  
19 ensure that an adequate wildland fire hazard buffer is installed if the Project is  
20 approved, wildland fire impacts would be less than significant. (DEIR, p. 4-131.)

21 **H. Hydrology & Water Quality.**

22 **Impact:** *The existing drainage pattern of the site will be modified in a manner that could*  
23 *cause substantial erosion or sedimentation, but no streams or rivers will be altered.*

24 **Threshold:** *Project construction and implementation would not cause degradation of*  
25 *water quality or substantial increase in surface runoff, with the implementation of*  
26 *mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring*  
27 *and Reporting Program).*

28 1. **Project Impact(s):** The Project engineer estimates that the proposed grading will

1 balance on the Project site. Under current conditions there is no stream channel  
2 that carries flows across that portion of the property to be developed and  
3 historically it does not appear that significant runoff, other than sheet flow, leaves  
4 the property. Note that the 100-year flood hazard area encroaches onto the  
5 southeastern edge of the development envelope, but it does not discharge across the  
6 property. After development of the proposed Project, the site drainage will consist  
7 of subsurface storm drain systems (reinforced concrete pipe), runoff in future  
8 roadway sections to the storm drains, and the two bioretention basins. These  
9 facilities will protect the Project site from onsite flood hazards, treat onsite flows  
10 for water quality purposes, and mitigate flows for increased runoff, and address  
11 hydromodification to the Project site. A total of two bioretention basins are  
12 proposed to handle future surface runoff and address onsite hydromodification.  
13 These basins are labeled Basin A and Basin B. The remaining volume of the basins  
14 will be utilized to address hydromodification and offset future increased runoff.  
15 The unnamed creek channel on the southeastern edge of the property is identified  
16 by DWR as a 100 year flood hazard zone which is accepted by the County. The  
17 site development does not enter into this channel and the channel will be avoided.  
18 (DEIR, p. 4-151.)

- 19 2. Mitigation: MM 4.10-1 requires that inlets and outlet discharge from the Project  
20 site are controlled. This mitigation measure would ensure that the outlet facility  
21 control the energy of the release of stormwater to the downstream watershed to  
22 ensure that no new downstream erosion is initiated from the point of discharge.  
23 MM 4.10-2 would ensure that the future developer shall prepare and implement a  
24 SWPPP that will be implemented to prevent construction pollutants from  
25 contacting stormwater and with the performance standard of keeping all products of  
26 erosion from moving offsite. MM 4.10-3 will ensure that the Project Specific  
27 WQMPs, which define the bioretention basins as permanent Best Management  
28 Practices, are implemented to prevent long-term surface runoff from discharging



1 pollutants from site on which construction has been completed by achieving a  
2 reduction in pollutants following construction to control urban runoff pollution to  
3 the maximum extent practicable based on available technology. MM 4.10-4 would  
4 ensure that the Project submit a detention basin management plan for maintenance  
5 operations and water quality monitoring to the County for review and approval,  
6 which will protect human health and safety related to water quality issues, vectors  
7 and odors within the basins. With implementation of the above mitigation  
8 measures, drainage impacts on site will be less than significant. (DEIR, p. 4-158.)

9 **Impact:** *Violate water quality standards or waste discharge requirements or otherwise*  
10 *substantially degrade water quality.*

11 **Threshold:** *Project construction and implementation would not violate water quality standards or*  
12 *discharge requirements, with the implementation of mitigation measures (refer to Project*  
13 *Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

14 3. Project Impact(s): The domestic wastewater will be delivered to a wastewater  
15 reclamation plant (WRP) that will be operated by Eastern Municipal Water District  
16 (EMWD or District). Any discharges from the WRP will be required to meet  
17 discharge standards/waste discharge requirements established by the Santa Ana  
18 Regional Water Quality Control Board to protect water quality, and no violation of  
19 water quality standards or waste discharge requirements is forecast to result from  
20 the future discharge of domestic wastewater to an area WRP. The discharges of  
21 stormwater runoff from the onsite bioretention basins will be directed north to the  
22 Santa Jacinto River Watershed and ultimately the Santa Ana River Watershed. The  
23 future stormwater discharges to the watershed have a potential to degrade water  
24 quality or to contribute to violations of water quality standards in the downstream  
25 surface water bodies and watershed. In order to meet the current and future MS4  
26 stormwater quality discharge requirements, the future developers will be required  
27 to install water quality management systems (Best Management Practices) as  
28 defined in the EIR. During construction a variety of BMPs are available to control

1 generation of sediment and control of any pollutant discharges (trash and petroleum  
2 substances). These prospective BMPs include: silt fencing, sand bags, fiber rolls,  
3 spray-on hydroseed cover, mulch, housekeeping measures to control trash and  
4 clean-up any accidental spills during construction, and small sediment basins that  
5 can contain runoff from areas under active construction. During periods when water  
6 is being stored in the bioretention basins, it is essential that these surface water  
7 bodies be managed in a manner to sustain both water quality objectives. This can  
8 be achieved through the preparation of a Bioretention Basin Management Plan that  
9 shall establish ongoing management actions required to achieve these applicable  
10 water quality standards. (DEIR, p. 4-151-152, 156.)

11 4. Mitigation: The SWPPP that must be implemented during construction will utilize  
12 the proposed onsite extended bioretention basins. Regardless, MM 4.10 2 is  
13 provided to ensure that during construction the SWPPP will be implemented to  
14 control any discharges from the site to minimize potential water quality  
15 degradation. MM 4.10-3 is also identified to ensure that the Project Specific  
16 WQMP will be implemented in a manner comparable to that identified and  
17 required for the Santa Ana River Watershed. MM 4.10-2 is provided below to  
18 ensure implementation of adequate BMPs during construction (through  
19 implementation of a Project specific SWPPP) to ensure that stormwater discharges  
20 from the Project site during construction activities will be controlled to a level that  
21 does not violate any water quality standards or substantially degrade water quality  
22 at the time in the future when the proposed Project is implemented. Furthermore,  
23 with implementation of the MM 4.10-3 the Project would meet water quality  
24 standards at the time the proposed Project is implemented in the 2019 timeframe  
25 and this would be accomplished without causing substantial degradation of onsite  
26 or downstream water quality or violation of any water quality or public health  
27 standards. MM 4.10-1 requires that inlets and outlet discharge from the Project site  
28 are controlled. This measure would ensure that the outlet facility control the energy

1 of the release of stormwater to the downstream watershed to ensure that no new  
2 downstream erosion is initiated from the point of discharge. Therefore, with the  
3 implementation of MM 4.10-1 through 4.10-3, water quality impacts would be less  
4 than significant. (DEIR, p. 4-158.)

5 **Impact:** *Substantially deplete groundwater supplies or interfere substantially with ground-*  
6 *water recharge such that there would be a net deficit in aquifer volume or a lowering of*  
7 *the local groundwater table level (e.g., the production rate of pre-existing nearby wells*  
8 *would drop to a level which would not support existing land uses or planned uses for*  
9 *which permits have been granted.*

10 **Threshold:** *Project construction and implementation would not adversely impact*  
11 *groundwater supplies, with the implementation of mitigation measures (refer to Project*  
12 *Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

13 5. **Project Impact(s):** Historically, there has been no groundwater extraction at or in  
14 the immediate vicinity of the Project site. A small portion of the runoff that would  
15 have left the site historically would be captured and may be percolated. Nuevo and  
16 EMWD can handle the future water demand from Tentative Tract Map No. 36030  
17 without incurring a significant adverse impact. Thus, within the currently available  
18 sources of water supply these water supply agencies do not forecast any significant  
19 adverse impact from the proposed Project's contribution to cumulative demand for  
20 groundwater within the EMWD water supply capacity. (DEIR, p. 4-153.)

21 6. **Mitigation:** With implementation of the mitigation measures that apply to  
22 controlling surface runoff (MM 4.10-1 through 4.10-3), no adverse impact to  
23 groundwater resources is forecast to occur. The purpose of these measures are  
24 discussed in detail under subsection 1 and 2 above. (DEIR, p. 4-158.)

25 **Impact:** *Create or contribute runoff water that would exceed the capacity of existing or*  
26 *planned stormwater drainage systems or provide substantial additional sources of polluted*  
27 *runoff or otherwise substantially degrade water quality.*

28 **Threshold:** *Project construction and implementation would not contribute runoff that*

1 would exceed the capacity of existing or planned stormwater drainage system or provide  
2 an additional source of polluted runoff, with the implementation of mitigation measures  
3 (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting  
4 Program).

5 7. Project Impact(s): The proposed Project drainage design could substantially  
6 increase runoff without mitigation. The proposed Project will discharge stormwater  
7 to the watershed without substantially altering the rate or volume of discharge only  
8 through implementation of mitigation. (DEIR, p. 4-153-155.)

9 8. Mitigation: The proposed water quality treatment provided by the bioretention  
10 basins will not add substantial sources of polluted runoff with implementation of all  
11 the mitigation measures identified below (MM 4.10-1 through 4.10-4). Thus, the  
12 impact of the proposed Project discharges to downstream storm runoff is forecast to  
13 be less than significant on downstream drainage systems and water quality. The  
14 purpose of these measures are discussed in detail under subsection 1 and 2 above.  
15 (DEIR, p. 4-158.)

16 ***Impact:*** Place housing within a 100-year flood hazard area, as mapped on a federal  
17 Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation  
18 map; or place within a 100-year flood hazard area structures which would impede or  
19 redirect flood flows.

20 ***Threshold:*** Project construction and implementation would not place housing within a  
21 100-year flood hazard area or place other structures that could impede or redirect flood  
22 flows, with the implementation of mitigation measures (refer to Project Resolution  
23 Attachment "A", Mitigation Monitoring and Reporting Program).

24 9. Project Impact(s): All runoff from the future developed site will be managed  
25 including future storms up to the 100-year storm. For the east side of the property,  
26 a roadway will be installed and serve as a buffer/barrier to control the 100-year  
27 flood hazard flows and eliminate the potential for damage to the Project site to the  
28 west of the roadway. Flood Control has expressed concern that the runoff in the



1 eastern channel will undercut the slope below the roadway; therefore, the western  
2 wall of the channel beneath the roadway will need to be hardened to minimize the  
3 potential for damage within the subdivision.

4 The Project's area of impact, including offsite facilities, does not include any 100-  
5 year flood hazard areas. As indicated in the Project introduction and the preceding  
6 evaluation, recently available data indicates that a channel that originates offsite to  
7 the east of the property will encroach slightly onto the Project site. Within the  
8 subdivision, all roadways and offsite pipeline infrastructure will accommodate all  
9 surface flows generated from upstream watershed areas and deliver them to the  
10 downstream side of the site. On the east side of the site the access roadway will be  
11 constructed to serve as a barrier to protect the site from 100-year flows and  
12 maintain the flow within the existing channel. This will include hardening the  
13 western channel wall of this unnamed creek to prevent undercutting the channel  
14 wall and causing damage within the inhabitable portion of the site. (DEIR, p. 4-  
15 156.)

- 16 10. Mitigation: MM 4.10-5 would ensure that a channel wall protection system is  
17 designed to prevent erosion of the western slope of the unnamed stream channel on  
18 the eastern edge of the property. This measure would minimize flood hazards on  
19 the site such that a less than significant impact would occur. (DEIR, p. 4-158-  
20 159.)

21 **Impact:** *Include new or retrofitted stormwater Treatment Control Best Management*  
22 *Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands),*  
23 *the operation of which could result in significant environmental effects (e.g., increased*  
24 *vectors and odors).*

25 **Threshold:** *Project construction and implementation would not include BMPs that could*  
26 *result in significant effects from vectors or odors, with the implementation of mitigation*  
27 *measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and*  
28 *Reporting Program).*

1           11.    Project Impact(s): There are no stormwater treatment facilities within the Project  
2           site under existing conditions. The proposed Project will install or implement new  
3           stormwater management facilities, including the new storm drains, the onsite  
4           bioretention basins and structural and occupancy measures required to meet Low  
5           Impact Development (LID) requirements. A potential for odors does exist if the  
6           bioretention basins are not maintained and organic matter not removed periodically.  
7           Mitigation is required to ensure that impacts remain less than significant. (DEIR, p.  
8           4-156-157.)

9           12.    Mitigation: To ensure that onsite surface water features are managed in a manner  
10          that prevents vector breeding and vector nuisances, mitigation is provided below  
11          (MM 4.10-4) to minimize future breeding and other nuisances. This measure  
12          contains requirements that minimize the potential for surface water facilities to  
13          function as vector breeding areas or to create a significant vector nuisance for the  
14          local population. The required maintenance to prevent accumulation of organic  
15          matter and potential anaerobic decomposition is required by the mitigation measure  
16          (MM 4.10-4). No other significant environmental effects have been identified from  
17          constructing and operating the proposed stormwater treatment facilities that must  
18          be installed to support the proposed Project. (DEIR, p. 4-158.)

19          ***Impact:*** *Expose people or structures to a significant risk of loss, injury or death involving*  
20          *flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation*  
21          *Area).*

22          ***Threshold:*** *Project construction and implementation would not expose people or*  
23          *structures to a significant risk of loss, injury or death involving flooding, with the*  
24          *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
25          *Mitigation Monitoring and Reporting Program).*  
26          *Reporting Program).*

27          13.    Project Impact(s): As indicated in the preceding evaluation, the Project site is not  
28          exposed to significant flooding due to normal stormwater runoff in the general

1 vicinity of the Project site. There are no known levees in the Project area that could  
2 fail and expose the Project site to inundation. The potential for exposure to  
3 catastrophic dam inundation is considered negligible because there are no surface  
4 water bodies upstream of the Project site. (DEIR, p. 4-157.)

- 5 14. Mitigation: MM 4.10-5 is provided to protect the unnamed stream channel on the  
6 southeast side of the Project site to ensure that it does not erode (undercut) the  
7 slope beneath the proposed roadway on the eastern boundary of the Project. With  
8 implementation of MM 4.10-5, the proposed Project would have a less than  
9 significant potential to cause impacts related to flooding. (DEIR, p. 4-158-159.)

10 **I. Noise**

11 ***Impact:*** *Exposure of persons to or generation of noise in excess of standards established*  
12 *in the local general plan or noise ordinance, or applicable standards of other agencies; A*  
13 *substantial temporary or periodic increase in ambient noise levels in the project vicinity*  
14 *above levels existing without the project; or a substantial permanent increase in ambient*  
15 *noise levels in the project vicinity above levels existing without the project.*

16 ***Threshold:*** *Project construction and implementation would not cause significant*  
17 *construction or permanent noise impacts, with the implementation of mitigation measures*  
18 *(refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting*  
19 *Program).*

- 20 1. Project Impact(s): Construction noise is unavoidable and sensitive land uses  
21 adjacent to the Project site could potentially be impacted during construction  
22 activity. These impacts would be temporary and limited to the duration of the  
23 construction in any one location. However, these temporary impacts will cease  
24 once each Project component is completed. If blasting is conducted closer than 400  
25 feet from a residence, the blasting contractor uses a formula called "scaled  
26 distance" to reduce the charge weight and reduce the underground vibration. With  
27 the likely distance separation between any likely blasting location and the existing  
28 homes (approximately 1,000 feet), blasting activity impact potential is less than

1 significant. Thus, a minimal potential exists that there will be impacts from  
2 blasting activities.

3 Off-site traffic noise would be significant if Project-related traffic were to increase  
4 noise levels by +3 dB or more. The largest Project-related impact is +2.9 dB  
5 CNEL on North Drive, north of Nuevo Road. By 2019, at Project build-out,  
6 background traffic noise levels are expected to increase and dilute the Project  
7 impact. In 2019, the Project contribution to traffic noise decreases to +1.6 dB  
8 CNEL, which is less than significant.

9 While the traffic noise level along Nuevo Road is predicted to be as high as 76.5  
10 dBA CNEL at 50 feet from the roadway centerline, because of the increased  
11 setback of the lots and intervening slope, actual onsite noise exposure will be  
12 substantially less, though it will not negate the need for noise mitigation. An  
13 acoustical report is typically required for any noise sensitive development in an  
14 area of potentially excessive noise to document that adequate mitigation is included  
15 in project design.

16 The County's exposure criteria for new residential construction require that the  
17 interior noise environment, attributable to outside sources, be limited to 45 dB  
18 CNEL. Use of dual-paned windows is required by the California Building Code for  
19 energy conservation in new residential construction. Interior noise standards would  
20 therefore be met with only the use of closed dual-paned windows at the noisiest  
21 units. It is noted that where window closure is a requirement for interior noise  
22 control, the Building Code requires provision of supplemental ventilation at a  
23 specified rate with a specified fraction of fresh make-up air. The provision of  
24 supplemental ventilation is a standard construction practice for a residential project.  
25 Supplemental ventilation, in conjunction with air conditioning, is required in any  
26 livable space where window closure to shut out roadway noise is needed to meet  
27 interior standards.

28 In terms of stationary noise sources, which include the parks proposed by the



1 Project, the County Code of Ordinances identifies exemptions from these standards  
2 in Section 9.52.020, which include public or private schools and school-sponsored  
3 activities. The noise levels from the proposed park at the nearby sensitive receptors  
4 are required to comply with the stationary noise source limits. Due to the use of a  
5 tall landscaped berm along Nuevo Road, the only existing off-site sensitive  
6 receptors that would be affected would be those residences due north of Nuevo  
7 Road and west of North Drive. None of these residences will have a direct line of  
8 sight to the park, but close proximity to the park could expose them to excess noise  
9 levels. The combination of the berm along Nuevo Road and distance from the park  
10 (more than 100 feet) will attenuate park activity noise to less than 64 dBA Leq,  
11 which is lower than the existing noise level along Nuevo Road. (DEIR, p. 4 204  
12 215.)

- 13 2. Mitigation: Although construction related noise impacts are predicted to be less than  
14 significant, the MM 4.13-1 through 4.13-9 and MM 4.13-11 through 4.13-13 shall be  
15 incorporated into the project contract specifications to minimize noise nuisance impacts  
16 and protect the sensitive residential uses surrounding the project from unacceptable  
17 noise levels during construction.

18 **MM 4.13-1** requires a limit on the hours of construction allowed for Project  
19 development.

20 **MM 4.13-2** requires that, during construction, all equipment shall be operated in  
21 the quietest manner feasible.

22 **MM 4.13-3** requires that equipment staging areas are located at the greatest  
23 distance between construction-related noise sources and the nearest noise sensitive  
24 receivers during construction.

25 **MM 4.13-4** requires limitations on music or electronically reinforced speech during  
26 construction.

27 **MM 4.13-5** requires that portable noise barriers are placed near the noise-  
28 producing equipment between the noise source and the receptors for activities

1 where the anticipated noise at the sensitive receptor would exceed 60 dBA.

2 **MM 4.13-6** requires that noise barriers are developed early in the construction  
3 phasing to minimize construction noise at off-site sensitive receptors.

4 **MM 4.13-7** requires that employees that will be exposed to excessive noise are  
5 provided with adequate hearing protection.

6 **MM 4.13-8** requires that the construction methods and/or equipment utilized  
7 provide the lowest level of noise impact at nearby sensitive receptors.

8 **MM 4.13-9** requires the development of a noise complaint/response program.

9 **MM 4.13-11** requires that the noisiest operations are scheduled to occur  
10 simultaneously to avoid prolonged sequential periods of construction activity  
11 annoyance.

12 **MM 4.13-12** enforces a limit on acceptable hours for blasting.

13 **MM 4.13-13** requires that the contractor/consultant prepare a comprehensive  
14 Blasting Plan to the extent blasting required.

15 An acoustical report is typically required for any noise sensitive development in an  
16 area of potentially excessive noise to document that adequate mitigation is included  
17 in project design. With the recommended perimeter walls, setback, or design  
18 strategies enforced through the implementation of MM 4.13-14, it is anticipated  
19 that the recreational threshold of 65 dB CNEL can be met at all residential project  
20 lots exposed to General Plan build-out traffic noise levels at all homes abutting  
21 Nuevo Road.

22 A supplemental acoustical analysis should be submitted in conjunction with the  
23 issuance of building permits to verify that adequate structural noise protection  
24 exists in perimeter residences adjoining surrounding roadways to meet the 45 dBA  
25 CNEL interior standard, which will be enforced through the implementation of  
26 MM 4.13-15 and MM 4.13-16, which will ensure that a final noise study is  
27 prepared and that the mitigation measure identified within the study are  
28 implemented.

1 The proposed park noise levels would represent a less than significant noise level  
2 impact on the adjacent residential lots at off-site adjacent residences with the  
3 implementation of MM 4.13-17, which places limitations on hours of operation at  
4 the park on site. (DEIR, p. 4-218-221.)

5 ***Impact:*** *Exposure of persons to or generation of excessive groundborne vibration or*  
6 *groundborne noise level.*

7 ***Threshold:*** *Project construction and implementation would not result in significant*  
8 *vibration impacts, with the implementation of mitigation measures (refer to Project*  
9 *Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

10 3. **Project Impact(s):** The on-site construction equipment that will create the  
11 maximum potential vibration is a large bulldozer or loaded truck. The nearest  
12 residential structures to the Project site are at least 100 feet from the nearest site  
13 perimeter and heavy equipment activity. The majority of project equipment will  
14 operate at much greater separation distances. Vibration levels from heavy  
15 equipment could be as high as 75 VdB at the closest existing residences which  
16 although could be perceptible, is well below any damage thresholds. Using the  
17 construction vibration assessment methods provided by the FTA, construction on  
18 the proposed project site would not include nor require equipment, facilities, or  
19 activities that would generate vibration levels exceeding the FTA maximum  
20 acceptable vibration standard of 80 (VdB) at off-site sensitive receptor locations.  
21 Residential land uses do not include activities that generate substantial vibration.  
22 Heavy truck activity is minimal and no other uses occur that can produce  
23 substantial vibrations. Therefore, occupancy vibration impacts are forecast to be  
24 less than significant. (DEIR, p. 4-215-216.)

25 4. **Mitigation:** Mitigation is provided that will require construction staging and haul  
26 routes to be located as far as possible from sensitive receptor locations. Moreover,  
27 construction at the Project site would be restricted to daytime hours consistent with  
28 County requirements thereby eliminating potential vibration impact during the

1 sensitive nighttime hours. On this basis the potential for the Project to result in  
2 exposure of persons to, or generation of, excessive ground-borne vibration is  
3 determined to be less than significant. MM 4.13-10 is required to ensure vibration  
4 field tests are conducted at the nearest occupied residences, and that actions to  
5 minimize vibration are taken. MM 4.13-12 is required to limit acceptable hours in  
6 which blasting—which can cause vibration to occur—is allowable in support of  
7 constructing the proposed project. (DEIR, p. 4-219-220.)

8 **J. Public Services.**

9 **Fire Protection**

10 **Impact:** *Result in substantial adverse physical impacts associated with the provision of*  
11 *new or physically altered fire service facilities, the construction of which could cause*  
12 *significant environmental impacts, in order to maintain acceptable service ratios, response*  
13 *times, or other performance objectives.*

14 **Threshold:** *Project construction and implementation would not result in significant*  
15 *impacts to fire facilities and services, with the implementation of mitigation measures*  
16 *(refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting*  
17 *Program).*

- 18 1. **Project Impact(s):** The proposed development of 314 residential units on the site  
19 would not independently surpass the County threshold of 2,000 dwelling units (for  
20 a specific project) that would require establishment of a new fire station. The  
21 proposed Project would be required to participate in the Development Impact Fee  
22 Program (currently \$694/du for Fire Protection) as adopted by the Riverside  
23 County Board of Supervisors to help offset the cost of providing new fire facilities  
24 as required to maintain acceptable response times. Because the Project does not  
25 propose to construct 2,000 dwelling units, is expected to be served by an existing  
26 fire station(s) within the identified RCFD Rural standard TRT of ten minutes 30  
27 seconds, would cluster housing in a manner that is less expensive to provide FPER  
28 service and would comply with mandatory requirements and pay mandatory fees,

1 no significant adverse impact to FPER is anticipated with implementation of the  
2 proposed Project. (DEIR, p. 4-243-245.)

- 3 2. Mitigation: Payment of development impact fees pursuant to Ordinance No. 659  
4 and development of the Project in accordance with the appropriate sections of  
5 Riverside County Ordinance No. 460 and/or No. 787 are considered standard  
6 conditions. In conjunction with payment of mandatory fees to offset Project-  
7 related demand for fire protection services, MM 4.15.2-1 would reduce the  
8 potential for wildland fire and project-related significant impacts to the existing fire  
9 hazards at the suburban/Wildland interface where residential development and  
10 conserved open space abut at the southern end of the Project area. MM 4.15.2-1 is  
11 designed to eliminate or reduce the potential significant adverse impacts related to  
12 Fire Services to a less than significant impact level based on the thresholds  
13 discussed above. (DEIR, p. 4-245.)

14 **Sheriff Protection**

15 ***Impact:*** Result in substantial adverse physical impacts associated with the provision of  
16 new or physically altered sheriff service facilities, the construction of which could cause  
17 significant environmental impacts, in order to maintain acceptable service ratios, response  
18 times, or other performance objectives.

19 ***Threshold:*** Project construction and implementation would not result in significant  
20 impacts to sheriff facilities and services, with the implementation of mitigation measures  
21 (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting  
22 Program).

- 23 3. Project Impact(s): The County development review process and building permit  
24 plan check process include review by the County Sheriff Department to ensure  
25 incorporation of defensible space concepts in site design and construction.  
26 Additionally, development fees required by Riverside County Ordinance No. 659  
27 may be used at the County's discretion to provide additional facilities for the  
28 Sheriff Department. A portion of the development impact fees/tax revenue can be



1 used to fund the acquisition of land, buildings, staffing, and equipment necessary to  
2 offset project-related law enforcement demand impacts. (DEIR, p. 4-248.)

- 3 4. Mitigation: In conjunction with payment of mandatory fees to offset Project-related  
4 demand for law enforcement services, MM 4.15.3-2 is provided to reduce the  
5 potential for in home trespass and burglary crimes and Project-related significant  
6 impacts to the existing Sheriff Services to the Project area. MM 4.15.3-2 is  
7 designed to eliminate or reduce the potential significant adverse impacts related to  
8 Sheriff Services to a less than significant impact level based on the thresholds  
9 discussed above. (DEIR, p. 4-249.)

10 **K. Traffic & Transportation.**

11 ***Impact:*** Cause an effect upon, or a need for new or altered maintenance of roads.

12 ***Threshold:*** Project construction and implementation would not cause an effect upon, or a  
13 need for new or altered maintenance of roads, with the implementation of mitigation  
14 measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and  
15 Reporting Program).

- 16 1. Project Impact(s): The Project is proposed to have a total of four (4) vehicle access  
17 points: three (3) vehicle access points are proposed to serve the Project along  
18 Nuevo Road and one (1) vehicle access point is proposed to serve the Project on  
19 Central Avenue. (Refer to Figure 3-6, Tentative Tract Map 36030). Roadway  
20 improvements necessary to provide site access and on-site circulation are assumed  
21 to be constructed in conjunction with site development and are described below.  
22 These improvements shall be in place prior to occupancy. These new roads, both  
23 onsite and offsite, will enter into the County's system of roads and will require  
24 long-term maintenance. All roadways will be constructed to the County's design  
25 standards by the Project developer and maintenance of these roadways will be  
26 funded by annual payments of property taxes. (DEIR, p. 4-293-294.)
- 27 2. Mitigation: If all transportation/traffic facilities identified below as mitigation are  
28 completed in a timely manner (as developed in the TIA), then all future Project

1 specific and cumulative impacts to on-site, area and regional transportation/traffic  
2 facilities can be mitigated to a less than significant level. The County requested  
3 that Project access should align with Garden Drive rather than Sky Drive because  
4 Garden Drive is an existing County paved road and Sky Drive is private/not  
5 dedicated for public use. However, the off-site improvement recommended at the  
6 intersection of Menifee Road and Nuevo Road is beyond the control of the future  
7 Project developers. The TIA found that the proposed Project would contribute  
8 54.31% of overall AM peak hour growth in traffic for Project Completion Year  
9 (2019) at this intersection and 59.75% of overall PM peak hour traffic growth.  
10 With consideration of Cumulative Projects, The TIA found that the proposed  
11 Project would contribute 24.29% of overall AM peak hour growth in traffic for  
12 Project Completion Year (2019) at this intersection and 26.11% of overall PM peak  
13 hour traffic growth. MM 4.17 1 would ensure that all roadway improvements  
14 discussed in the EIR are implemented by the developer. MM 4.17-3 will ensure that  
15 the applicant participate in funding off-site roadway improvements. (DEIR, p. 4-  
16 296-297.)

17 ***Impact:*** Result in inadequate emergency access or access nearby uses.

18 ***Threshold:*** Project construction and implementation would not result in inadequate  
19 emergency access or access nearby uses, with the implementation of mitigation measures  
20 (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting  
21 Program).

22 3. **Project Impact(s):** The proposed Project will construct roadways within and  
23 surrounding the Project site to their ultimate or half-width paved sections. As a result,  
24 both routine and emergency access will be enhanced once the Project site is developed.  
25 However, during roadway construction there will be periods when adequate routine  
26 access and emergency access may be diminished. (DEIR, p. 4 295.)

1           4.     Mitigation: As part of the County-approved Construction Traffic Management  
2                     Plan, the developer shall include measures to assure routine access and emergency  
3                     access to occupied parcels of land in the vicinity of the Project site. MM 4.17-2 to  
4                     ensure that adequate routine and emergency access is maintained during all  
5                     construction activities. With inclusion of this measure, potential access impacts  
6                     (routine and emergency) can be maintained during construction and the Project's  
7                     impact on access will be controlled to a less than significant impact level.  
8                     Additionally, MM 4.9-6 requires a traffic management plan to be prepared for  
9                     construction activities. Implementation of these mitigation measures will ensure  
10                    adequate emergency access at the Project site. (DEIR, p. 4-297.)

11     L.     Utilities & Service Systems.

12           Water, Sewer and Recycled Water

13           ***Impact:** Require or result in the construction of new water treatment facilities or*  
14           *expansion of existing facilities, the construction of which would cause significant*  
15           *environmental effects; or have insufficient water supplies available to serve the project*  
16           *from existing entitlements and resources, or are new or expanded entitlements needed.*

17           ***Threshold:** Project construction and implementation would not cause significant impacts*  
18           *from constructing new water treatment facilities or causing a significant demand for new*  
19           *water supply, with the implementation of mitigation measures (refer to Project Resolution*  
20           *Attachment "A", Mitigation Monitoring and Reporting Program).*

21           1.     Project Impact(s): Nuevo Water Company has determined that it will be able to  
22                     provide adequate water supply to meet the potable water demand for the project in  
23                     addition to existing and future demands. The developer of this Project is required  
24                     to meet with Nuevo Water Company staff to develop a Plan of Service. This  
25                     document evaluates the primary infrastructure requirements to the water,  
26                     wastewater and recycled water requirements to serve the Project. If available,  
27                     recycled water will be used to the greatest extent possible on the proposed Project,  
28                     particularly irrigation of park and athletic fields. The proposed Project can be

1 served water by Nuevo Water Company without causing a significant adverse  
2 impact. Furthermore, the Project includes the development of a 1.0 MG water  
3 storage reservoir on-site that will be constructed by the developer at the southern  
4 boundary of the developed area and a small parcel will be dedicated to Nuevo  
5 Water Company to install a new water reservoir adjacent to the existing reservoir.  
6 This reservoir and the potential for a second reservoir on site will significantly  
7 improve the reliability of Nuevo Water Company's water supply and will also  
8 significantly improve fire flow within Nuevo Water Company's service area.  
9 (DEIR, p. 4 330 333.)

- 10 2. Mitigation: The proposed Project includes installation of water conservation  
11 measures; a requirement to use native drought-resistant landscaping planting; use  
12 of water-saving technologies; consistency with EMWD's UWMP and verification  
13 that adequate water is available, after payment of fees, to meet the demands of the  
14 proposed Project. MM 4.18,1 1 enforces water conservation measures that will be  
15 applied to reduce water consumption and wastewater generation. With the  
16 implementation of this mitigation measure, impacts under this issue are less than  
17 significant. (DEIR, p. 4-335.)

18 *Impact: Have insufficient water supplies available to serve the project from existing*  
19 *entitlements and resources, or are new or expanded entitlements needed.*

20 *Threshold: Project construction and implementation would not have insufficient water*  
21 *supplies available to serve the project from existing entitlements and resources, or are new*  
22 *or expanded entitlements needed, with the implementation of mitigation measures (refer to*  
23 *Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

- 24 3. Project Impact(s): Based upon the information provided in the review and analysis  
25 above, the lead agency has determined that adequate water supply is available to  
26 serve the Project. As such, the Project proponent is required to meet with Nuevo  
27 Water Company staff to develop a Plan of Service. If there is a change in the  
28 circumstances, Nuevo Water Company will address the changes in the Plan of



1 Service for the project. Modifications at the Plan of Service stage could reduce the  
2 amount of water available to serve this project which would fall within the scope of  
3 the findings in this Draft EIR. If new or additional facilities are required beyond  
4 those identified in this document, follow-on environmental documentation in  
5 accordance with Section 15162 of the State CEQA Guidelines will be followed.  
6 (DEIR, p. 4-333.)

- 7 4. Mitigation: Based on current circumstances, the proposed Project, with MM  
8 4.18.1-1, will not cause the two serving water agencies to exceed their available  
9 water supplies. MM 4.18.1-1 enforces water conservation measures that will be  
10 applied to reduce water consumption and wastewater generation. With the  
11 implementation of this mitigation measure, impacts under this issue are less than  
12 significant. (DEIR, p. 4-335.)

13 ***Impact:*** *Require or result in the construction of new wastewater treatment facilities,*  
14 *including septic systems, or expansion of existing facilities, the construction of which*  
15 *would cause significant environmental effects.*

16 ***Threshold:*** *Project construction and implementation would not require or result in the*  
17 *construction of new wastewater treatment facilities resulting in a significant environmental*  
18 *effect, with the implementation of mitigation measures (refer to Project Resolution*  
19 *Attachment "A", Mitigation Monitoring and Reporting Program).*

- 20 5. Project Impact(s): The Project would construct approximately 8,000 lineal feet of  
21 8-inch to 30-inch diameter sewer pipe within the existing Nuevo Road right-of-way  
22 westerly from the Project site to connect with an existing 27-inch sewer a regional  
23 trunk line located within Pico Avenue. The proposed off-site sewer facilities must  
24 be installed prior to occupation of development on the proposed Project site.  
25 Project related sewer facilities may result in short-term construction related impacts  
26 which have been addressed throughout this Draft EIR. Potential adverse short-term  
27 impacts associated with wastewater line installation may include short-term air  
28 quality, GHG, noise and traffic/transportation impacts (traffic interruptions on



1 Nuevo Road). Mitigation has been incorporated to the relevant sections of this  
2 Draft EIR to reduce the short-term impacts of construction activities to the extent  
3 feasible. Linear construction projects such as the proposed sewer line installation  
4 progress along the line of installation and thus impact to any particular nearby  
5 sensitive receptor would occur for a lesser period time of time than would  
6 construction of the Project site. (DEIR, p. 4-333-335.)

- 7 6. **Mitigation:** Mitigation is addressed in individual sections to minimize impacts  
8 related to the development of wastewater facilities associated with the proposed  
9 project. Specific to this section—Utilities and Service Systems—the Project will  
10 implement MM 4.18.1-1, which enforces water conservation measures that will be  
11 applied to reduce water consumption and wastewater generation. With the  
12 implementation of this mitigation measure, impacts under this issue are less than  
13 significant. (DEIR, p. 4-335.)

14 Energy (Electricity, Natural Gas and Dry Utilities)

15 **Impact:** *The project would impact electricity requiring or resulting in the construction of*  
16 *new facilities or the expansion of existing facilities, the construction of which could cause*  
17 *significant environmental effects.*

18 **Threshold:** *Project construction and implementation would not impact electricity*  
19 *requiring or resulting in the construction of new facilities or the expansion of existing*  
20 *facilities, the construction of which could cause significant environmental effects, with the*  
21 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
22 *Mitigation Monitoring and Reporting Program).*

- 23 7. **Project Impact(s):** The proposed Project will generate additional demand for  
24 electricity. Peak demand will generally happen during the summer months. Based  
25 on data projections provided by Southern California Edison (SCE) for similar  
26 residential projects, each of the proposed ~314 residential units estimated daily  
27 demand for electricity is forecast to be about 2,000 kw averaged over the year.  
28 Overall electrical consumption will increase as a result of the proposed Project and

1 cumulative development in the general vicinity. SCE has established that  
2 additional transmission capacity will be necessary to provide the power and power  
3 grid necessary to support future growth in the Project vicinity. SCE is expanding  
4 transmission capacity in the general Project area, and the potential impacts  
5 associated with construction of transmission facilities has been or will be evaluated  
6 under CEQA by SCE. (DEIR, p. 4-339-340.)

- 7 8. Mitigation: Measures 4.4-19 through 4.4-23 are designed to increase the water and  
8 energy efficiency of the buildings such that the per capita electrical demand of the  
9 residences would be substantially lower than in conventionally built homes. MM  
10 4.18.2-1 through 4.18.2-4 are provided to address the potentially significant  
11 impacts to the existing electricity and natural gas systems within the Project area.  
12 These measures are designed to eliminate or reduce the potential significant  
13 adverse impacts related to provision of adequate electricity and natural gas  
14 resources to a less than significant impact level based on the thresholds discussed  
15 above. (DEIR, p. 4-341.)

16 ***Impact:** The project would impact natural gas requiring or resulting in the construction of*  
17 *new facilities or the expansion of existing facilities, the construction of which could cause*  
18 *significant environmental effects.*

19 ***Threshold:** Project construction and implementation would not impact natural gas*  
20 *requiring or resulting in the construction of new facilities or the expansion of existing*  
21 *facilities, the construction of which could cause significant environmental effects, with the*  
22 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
23 *Mitigation Monitoring and Reporting Program).*

- 24 9. Project Impact(s): New gas main extensions will be required to serve the proposed  
25 Project. All new distribution lines will be constructed concurrently with Project  
26 development by phase. Thus, construction of new and replacement gas lines needed  
27 on site is addressed in the analyses of construction impacts throughout the Draft  
28 EIR. Therefore, impacts to the surrounding environment from the construction of

1 on-site natural gas facilities are considered to be less than significant. Since no  
2 natural gas is presently utilized onsite, there will be no interruption of existing gas  
3 service to the project site. However, some interruption could occur offsite. This  
4 could be a significant adverse impact if existing lines do not remain operable while  
5 replacement lines are being constructed or connected to the adjacent gas mains.  
6 (DEIR, p. 4-340-341.)

- 7 10. Mitigation: Measures 4.4-19 through 4.4-23 are designed to increase the water and  
8 energy efficiency of the buildings such that the per capita electrical demand of the  
9 residences would be substantially lower than in conventionally built homes. MM  
10 4.18.2-1 through 4.18.2-4 are provided to address the potentially significant  
11 impacts to the existing electricity and natural gas systems within the Project area.  
12 These measures are designed to eliminate or reduce the potential significant  
13 adverse impacts related to provision of adequate electricity and natural gas  
14 resources to a less than significant impact level based on the thresholds discussed  
15 above. (DEIR, p. 4-341.)

16 **Solid Waste**

17 ***Impact:*** *Is the proposed project served by a landfill with sufficient permitted capacity to*  
18 *accommodate the project's solid waste disposal needs.*

19 ***Threshold:*** *Project construction and implementation would be project served by a landfill*  
20 *with sufficient permitted capacity to accommodate the project's solid waste disposal needs,*  
21 *with the implementation of mitigation measures (refer to Project Resolution Attachment*  
22 *"A", Mitigation Monitoring and Reporting Program).*

- 23 1. Project Impact(s): It is assumed that about two tons of Project-related construction  
24 waste will be delivered to the area landfills. Based on the proposed 314 residences  
25 that would be constructed as part of the proposed Project, this equates to disposal of  
26 628 tons of construction waste over a 4-year period (2016 through 2019), or about  
27 157 tons of construction waste per year on average. Riverside County Waste  
28 Management Department requires that the Project submit a Waste Recycling Plan

1 (WRP) prior to issuance of building permits and demonstrable evidence of  
2 compliance with the WRP prior to issuance of occupancy permits. Riverside  
3 County Waste Management Department recommends including a detailed  
4 mitigation measure within the EIR to ensure compliance with AB 939. The  
5 program requires the recycling, reuse, compost, and/or salvage of a minimum of  
6 50% by weight of the material and/or waste generated on site during construction.  
7 Given the limited contribution of solid waste anticipated to be generated by the  
8 proposed Project, development of the project site will not substantially contribute  
9 to the exceedance of the permitted capacity of the designated landfills on an annual  
10 basis. Also, considering the Project's future residents' participation in the source  
11 reduction and household hazardous waste programs offered by the County, the  
12 solid waste stream generated by the Project may be reduced over time. Project-  
13 specific operational impacts to the existing landfills are expected to be less than  
14 significant. (DEIR, p. 4-346-348.)

- 15 2. Mitigation: Implementation of MM 4.18.3-1 would significantly reduce the  
16 construction waste from the proposed Project, and allow the Project to meet current  
17 County requirements and reduce construction waste disposal at local landfills to a  
18 less than significant level (estimated to be 157 tons of waste per year from 2016  
19 through 2019). Because further reductions in the waste stream can reduce not only  
20 landfill impacts, but also reduce hauling trips to the landfills which reduce traffic,  
21 air, noise, and greenhouse gas (GHG) emissions, mitigation is provided to require  
22 green waste composting to reduce this source of waste in the waste stream MM  
23 4.18.3-3. MM 4.18.3-2 also is provided to assure that the California Solid Waste  
24 Reuse and Recycling Act of 1991 is implemented to provide recycling collection  
25 facilities, i.e., impacts are less than significant but the mitigation measures further  
26 reduce any impact to regional landfills. (DEIR, p. 4-348-349.)

27 **M. Tribal Resources.**

28 ***Impact:*** *Would the project cause a substantial adverse change in the significance of a*



1           tribal cultural resource, defined in Public Resources Code section 21074 as either a site,  
2           feature, place, cultural landscape that is geographically defined in terms of the size and  
3           scope of the landscape, sacred place, or object with cultural value to a California Native  
4           American Tribe, and that is: (i) Listed or eligible for listing in the California Register of  
5           Historical Resources, or in a local register of historical resources as defined in Public  
6           Resources Code section 5020.1(k), or (ii) A resource determined by the lead agency, in its  
7           discretion and supported by substantial evidence, to be significant pursuant to criteria set  
8           forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria  
9           set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall  
10          consider the significance of the resource to a California Native American tribe; or restrict  
11          existing religious or sacred uses within the potential impact area.

12          **Threshold:** Project construction and implementation would not cause a significant impact  
13          on any tribal cultural resources, with the implementation of mitigation measures (refer to  
14          Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

15          1.     Project Impact(s): According to the findings in the cultural resources study  
16                (Appendix 4 of Volume 2), the proposed Project may alter or destroy an historic  
17                site; or cause a substantial adverse change in the significance of a historical  
18                resource as defined in California Code of Regulations, Section 15064.5. Based on  
19                the research results summarized in the EIR, a total of 10 of the 24 recorded sites  
20                occur within a portion of the Project site that would be developed. The remaining  
21                14 recorded sites are located within an area which would be designated as an open  
22                space reserve by the proposed Project, and as such would not be impacted by the  
23                proposed development activities. The ten recorded sites that would potentially be  
24                adversely impacted by the proposed Project were found not to be eligible for listing  
25                as an "historical resource" by the 2008 Study or the more recent CRM TECH  
26                studies.

27                Based upon the identified Project impact boundaries, the determination of  
28                ineligibility of ten recorded sites and with implementation of identified mitigation



1 measures designed to minimize the impact of the Project to any unidentified  
2 subsurface artifacts (described in the mitigation section below), potential impacts to  
3 tribal cultural resources can be reduced to a less than significant impact level.  
4 According to the letter received from the NAHC, the Project site is not identified as  
5 containing any sacred sites. Based on this input from the NAHC, implementation  
6 of the proposed Project has no potential to restrict existing religious or sacred uses.  
7 (DEIR, p. 4-356-357.)

- 8 4. Mitigation: Some of the mitigation measures, listed below, are also provided in  
9 Subchapter 4.6, Cultural Resources. These measures will be implemented during  
10 ground disturbance over the life of the proposed Project, to reduce any potential  
11 cultural resource impacts from the proposed Project to a less than significant level.

12 **MM 4.19-1** addresses the procedures that are required should a discovery of  
13 cultural resources occur during ground disturbing activities.

14 **MM 4.19-2** requires the developer to provide evidence that an Environmental  
15 Constraints Sheet has been included in the Grading Plans.

16 **MM 4.19-3** requires archaeological monitoring during construction.

17 **MM 4.19-4** requires a pre-grading meeting with the contractors to provide Cultural  
18 Sensitivity Training for all Construction Personnel.

19 **MM 4.19-5** requires the developer/permit applicant to enter into an agreement with  
20 and retain a Luiseno Native American Monitor from the appropriate Tribe. (DEIR,  
21 p. 4 357 359.)

22 N. **Paleontological Resources.**

23 ***Impact:*** Will the project directly or indirectly destroy a unique paleontological resources  
24 or site or a unique geologic feature.

25 ***Threshold:*** Project construction and implementation would not have a significant effect  
26 on any paleontological resources, with the implementation of mitigation measures (refer to  
27 Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).  
28

- 1           1.     Project Impact(s): Based on the findings in the Project Geotechnical Study, the  
2           Project site is located within an area of granodioritic bedrock and the potential of  
3           finding any unique paleontological resources or other unique geologic features on  
4           the Project is negligible. The alluvium on the site where development is proposed  
5           consists of young alluvium with a low potential for the occurrence of  
6           paleontological resource. The potential for adverse impact to such resources at this  
7           site is considered very low. (DEIR, p. 4-361.)
- 8           2.     Mitigation: MM 4.20-1 is a contingency mitigation measure that will ensure  
9           adequate management of any paleontological resources accidentally exposed on the  
10          site. The implementation of measure 4.20-1 will address any accidental exposure of  
11          any paleontological resources and ensure that such exposure does not result in a  
12          significant adverse impact to any such resources found onsite. (DEIR, p. 4-361.)

13           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts  
14          potentially resulting from the adoption of the EIR No. 500 cannot be fully mitigated and will be only  
15          partially avoided or lessened in consideration of existing regulations, Project Design Features or  
16          mitigation measures specified in Attachment A (Mitigation Monitoring and Reporting Program,  
17          incorporated by reference into this document). Accordingly, and as further explained below, the County  
18          makes the following findings as to each of the following impacts as allowed by State CEQA Guidelines  
19          Section 15091(a): “Changes or alterations [that might further reduce Project impacts] are within the  
20          responsibility and jurisdiction of another public agency and not the [County]. Such changes have been  
21          adopted by such other agency”; or Specific economic, legal, social, technological, or other considerations,  
22          make infeasible the mitigation measures or project alternatives identified in the final EIR.” Therefore, a  
23          statement of overriding considerations consistent with State CEQA Guidelines Sections 15093, 15216(b),  
24          and 15126.2(b) and discussed in the Final EIR Section 15132 is required and included herein:

25           A.     Aesthetics.

26                   *Impact: Substantially damage scenic resources, including, but not limited to, trees, rock*  
27                   *outcroppings and unique or landmark features.*

28                   *Threshold: Project construction and implementation would substantially damage scenic*

1 *resources, including, but not limited to, trees, rock outcroppings and unique or landmark*  
2 *features.*

3 1. Project Impact(s): In summary, the future view from the nearest residences adjacent  
4 to Nuevo Road will be limited to the landscaped berm across the property. Views  
5 to the Lakeview Mountain front will be further limited due to the landscaped berm.  
6 The proposed landscape berm and vegetation will block views across the property  
7 to the south to a greater extent than at present. The view of the landscaped berm  
8 itself will not be negative, just different. The top of the new Vista Nuevo  
9 residences may be visible to the first tier of residences along Nuevo Road (north  
10 side of road), but travelers along Nuevo Road will not have visual access to the  
11 residences within the Project site except at entry roads. The views from a distance  
12 (views 2 and 3 in the EIR) will have access to the development, but these views  
13 will blend into the existing developed portions of the Nuevo community. Visual  
14 access to the background ridge of the Lake Mountains will not be substantially  
15 altered by the proposed Project from these distant views. Since the objective of the  
16 proposed site development is the conversion of the site to a suburban residential  
17 development, no mitigation or alternative is available to reduce these impacts to the  
18 existing visual setting. Therefore, the visual impact on the existing scenic resources  
19 at this site is considered to be a significant unavoidable adverse impact for the  
20 nearest residences and travelers along Nuevo Road. (DEIR, p. 4-9-10.)

21 2. Cumulative Impact(s): Development of the proposed Project will contribute to the  
22 change of the general area with an intensification of development substantially  
23 greater than that which presently occurs in the immediate surrounding vicinity.  
24 There will be an associated change in views, both to and from the Project site. The  
25 middle ground visual change is considered to represent a cumulatively considerable  
26 adverse visual change. This is due to this Project's contribution to the change in  
27 the area's existing landscape from middle ground viewpoints. The proposed  
28 Project modifications to the onsite landscape were not identified as being a

1 significant adverse aesthetic/visual impact from the foreground (Nuevo Road) or  
2 the background, about one mile north of the Project site. Thus, the proposed  
3 Project's overall cumulative visual/aesthetic impact is concluded to rise to a level  
4 of a cumulatively considerable adverse impact. (DEIR, p. 4-13.)

- 5 3. Mitigation: The proposed Project cannot be fully mitigated below a level of  
6 significance for this issue area. There is no feasible mitigation that is applicable to  
7 the Project to reduce the significant impact and impacts will remain significant and  
8 unavoidable.

9 ***Impact:*** *Offensive Site Open to Public View*

10 ***Threshold:*** *Project construction and implementation would result in the creation of an*  
11 *aesthetically offensive site open to public view.*

- 12 4. Project Impact(s): Along Nuevo Road will visual access to the Lakeview  
13 Mountains be diminished relative to the existing visual setting. The present view  
14 from Nuevo Road is partially limited by existing trees on the Project site. Views to  
15 the Lakeview Mountain front exist from Nuevo Road, but are somewhat  
16 marginalized by the trees onsite that partially attenuate visual access. After  
17 development the proposed landscaped berm adjacent to the south side of Nuevo  
18 Road will eliminated visual access to the background mountain ridges, except  
19 where roadways enter the property from Nuevo Road. The proposed housing  
20 development is nestled below the Lakeview Mountains front on the property.  
21 Although the foreground views to the Mountains will be further limited, the scenic  
22 views from a distance will not be substantially altered by the development of the  
23 proposed Project. Thus, the proposed Project is forecast to alter the foreground  
24 views across the property will be substantially changed relative to the existing  
25 scenic views that presently exist across the property. (DEIR, p. 4-10.)

- 26 5. Cumulative Impact(s): Development of the proposed Project will contribute to the  
27 change of the general area with an intensification of development substantially  
28 greater than that which presently occurs in the immediate surrounding vicinity.

1 There will be an associated change in views, both to and from the Project site. The  
2 middle ground visual change is considered to represent a cumulatively considerable  
3 adverse visual change. This is due to this Project's contribution to the change in  
4 the area's existing landscape from middle ground viewpoints. The proposed  
5 Project modifications to the onsite landscape were not identified as being a  
6 significant adverse aesthetic/visual impact from the foreground (Nuevo Road) or  
7 the background, about one mile north of the project site. Thus, the proposed  
8 Project's overall cumulative visual/aesthetic impact is concluded to rise to a level  
9 of a cumulatively considerable adverse impact. (DEIR, p. 4-13.)

- 10 6. **Mitigation:** The proposed Project cannot be fully mitigated below a level of  
11 significance for this issue area. There is no feasible mitigation that is applicable to  
12 the Project to reduce the significant impact and impacts will remain significant and  
13 unavoidable.

14 **B. Land Use & Planning.**

15 **Impact:** *Be compatible with existing surrounding zoning.*

16 **Threshold:** *Project construction and implementation would not be compatible with*  
17 *existing surrounding zoning.*

- 18 1. Implementing the Project as proposed would substantially alter the zoning of the  
19 proposed site; the change in zone would have a significant impact on the character  
20 of the immediate Project area due to development of a traditional subdivision  
21 within an area that generally consists of low-density development. The Nuevo  
22 community core has comparable density, but was developed without traditional  
23 subdivisions. However, in the context of the existing development immediately  
24 north of a portion of the site that is zoned and developed R-1, and the substantial  
25 area ~1/4 mile west of the site that is zoned for commercial development and the 76  
26 acres that would remain undeveloped as part of the clustered development proposed  
27 by the Project, the proposed Project would not be incompatible with the existing  
28 surrounding zoning. The proposed residential use will result in the same activity



1 patterns as currently occur on the property immediately north of the project site in  
2 the community of Nuevo. In the future the onsite residential uses will generally  
3 have few intrusive night time activities; residents normally travel to work each  
4 morning; return in the evening; and residential subdivisions are not large sources of  
5 stationary emissions or stationary noise.

6 Approval of the Change of Zone would modify the zoning of the site and be  
7 consistent with the area as it transitions to a more suburban community. Buffers  
8 have been included in the TTM along all of the property boundaries that abut rural  
9 uses to diminish the impact of the proposed changes on the adjacent properties.  
10 Thus, the proposed Project zoning is found not be incompatible with the existing  
11 surrounding zoning; it would not result in a significant impact on the existing  
12 adjacent rural zoned properties due to buffers and comparable type of use. (DEIR,  
13 p. 4-182.)

- 14 2. Cumulative Impact(s): Development of the proposed Project will result in  
15 substantial change of the zoning and density of land development of the general  
16 Project area. Approval of the proposed Project will cause an intensification of  
17 development greater than that which presently occurs on the site and currently in  
18 the area. The proposed Project impacts, even with the incorporation of these  
19 buffers, will make a Project-specific change within the existing land uses in the  
20 Project vicinity in terms of type, intensity and extension of infrastructure to the site  
21 and surrounding area. However, this site is surrounded on the west and east by  
22 residential development and such development also occurs to the northeast of the  
23 Project site. In conjunction with nearby suburban development, existing MDR land  
24 use designations to the west, and existing commercial retail designations to the east  
25 and west, the extent and scope of changes in zoning and development on the  
26 Project site is considered to be growth inducing, but since there are no other  
27 proposed developments within the Project area, the proposed Project is not forecast  
28 to cause a cumulative significant adverse land use and planning impact. There is

1 no adjacent land in the immediate Project area to be converted to new suburban  
2 uses; therefore, the Project does not have to potential to cause cumulative land use  
3 or planning impacts. (DEIR, p. 4-188.)

- 4 3. Mitigation: The proposed Project cannot be fully mitigated below a level of  
5 significance for this issue area. There is no feasible mitigation that is applicable to  
6 the Project to reduce the significant impact and impacts will remain significant and  
7 unavoidable.

8 ***Impact:*** *Be consistent with the land use designations and policies of the Comprehensive*  
9 *General Plan (including those of any applicable Specific Plan).*

10 ***Threshold:*** *Project construction and implementation would not be consistent with the*  
11 *land use designations and policies of the Comprehensive General Plan (including those of*  
12 *any applicable Specific Plan).*

- 13 4. Project Impact(s): the proposed Project includes both aspects that are consistent and  
14 others that are inconsistent with respect to the SCAG RTP/SCS Regional Goals.  
15 The proposed Project would be consistent with the land use designations, but  
16 requires a Change of Zone for this higher density subdivision to be considered  
17 consistent with the zoning. The proposed Project would be inconsistent with  
18 several SCAG RTP/SCS Regional Goals. The proposed Project would include  
19 trails and sidewalks; however, it would not be located in close proximity to  
20 substantial employment opportunities or retail destinations and would therefore  
21 conflict with SCAG Goals #2, #5, #6 and #8, which encourage land use and growth  
22 patterns that facilitate active transportation (non-motorized transportation, such as  
23 bicycling and walking) and transit to protect air quality, health and the productivity  
24 of the transportation system. The Project would contribute traffic to some facilities  
25 that are already considered deficient, and because infrastructure improvements  
26 would depend upon other projects and entities, the Project may add traffic to the  
27 deficient locations before the identified improvements have been completed.  
28 (DEIR, p. 4 183-187.)

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5. Cumulative Impact(s): Development of the proposed Project will result in substantial change of the zoning and density of land development of the general project area. Approval of the proposed Project will cause an intensification of development greater than that which presently occurs on the site and currently in the area. The proposed Project impacts, even with the incorporation of these buffers, will make a Project-specific change within the existing land uses in project vicinity in terms of type, intensity and extension of infrastructure to the site and surrounding area. However, this site is surrounded on the west and east by residential development and such development also occurs to the northeast of the Project site. In conjunction with nearby suburban development, existing MDR land use designations to the west, and existing commercial retail designations to the east and west, the extent and scope of changes in zoning and development on the Project site is considered to be growth inducing, but since there are no other proposed developments within the Project area, the proposed Project is not forecast to cause a cumulative significant adverse land use and planning impact. There is no adjacent land in the immediate Project area to be converted to new suburban uses; therefore, the Project does not have the potential to cause cumulative land use or planning impacts. (DEIR, p. 4-188.)

6. Mitigation: The proposed Project cannot be fully mitigated below a level of significance for this issue area. There is no feasible mitigation that is applicable to the Project to reduce the significant impact and impacts will remain significant and unavoidable.

C. Population & Housing.

*Impact: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).*

1            ***Threshold:*** *Project construction and implementation would induce substantial population*  
2            *growth in an area, either directly or indirectly.*

3            1.     **Project Impact(s):** The Project is proposing a significant intensification of  
4            population and housing over the current zoning based upon the clustering of  
5            residential development onto 166 acres of the site and designating 76 acres as Open  
6            Space. New infrastructure will be built as part of this Project which will contribute  
7            to extending improved services into the area. Based on the analysis in this  
8            document, both a wastewater and recycled water pipeline will be extended to the  
9            Project site from near the Pico Avenue/Nuevo Road intersection, located about  
10           8,000 feet west of the Project site. Clustering of housing on the portion of the site  
11           that would be developed represents a change in the intensity of the development  
12           that would occur on the site from that which the existing zoning would allow. The  
13           lack of sewer service within this area currently limits development to one-half acre  
14           per dwelling unit, which is the minimum size lot for septic systems. Therefore,  
15           extension of new sewer service facilities to the Project area is required. The  
16           addition of sewer lines and service into the Project area are sized to meet the  
17           growth projections of EMWD. This infrastructure improvement eliminates existing  
18           septic system constraints and will make it much easier to propose residential  
19           development at higher densities within the Project vicinity. Any increase in density  
20           or change in land use on nearby parcels would require a separate environmental  
21           review. However, these improvements contribute significantly to eliminating  
22           constraints to development, thus making the Project growth inducing relative to the  
23           existing rural environment. (DEIR, p. 4-234-235.)

24           2.     **Cumulative Impact(s):** The proposed Project would slightly decrease the buildout  
25           population of the LVNAP by ~9 residents. The approximate number of dwelling  
26           units within the Area Plan would decrease by ~3. In the context of the population  
27           projections for the Project area, the Project would have no significant impact on the  
28           overall 2035 population and dwelling units. The proposed Project would not



1 exacerbate the region's jobs/housing imbalance. Therefore, the residential  
2 population growth from the Project is not cumulatively considerable and is not a  
3 significant adverse population or housing impact. However, as indicted in the  
4 preceding text the proposed Project may have a significant growth inducing impact  
5 on the community due to the Project's location. (DEIR, p. 4-236.)

- 6 3. Mitigation: The proposed Project cannot be fully mitigated below a level of  
7 significance for this issue area. There is no feasible mitigation that is applicable to  
8 the Project to reduce the significant impact and impacts will remain significant and  
9 unavoidable.

10 **D. Transportation &Traffic.**

11 *Impact: Cumulative Circulation System Impacts*

12 *Threshold: Project construction and implementation would result in cumulative*  
13 *circulation system impacts.*

- 14 1. Project Impact(s): The analysis contained in the TIA for the proposed Project  
15 determined that the identified off-site intersection improvements at Nuevo Road  
16 and Menifee Road are needed with implementation of the proposed Project.  
17 Because the improvements required to address cumulative traffic at this intersection  
18 are not under the control of the proposed Project, they may not be in place at the  
19 completion and occupancy of the proposed Project. Therefore, the proposed  
20 Project is forecast to make a cumulatively considerable contribution to the further  
21 decline in the LOS at the intersection of Nuevo Road and Menifee Road.  
22 Cumulative circulation system effects are forecast to be significant (cumulatively  
23 considerable) based on the fact that circulation improvements at this intersection  
24 are dependent on other projects and funding sources beyond the control of the  
25 proposed Project. Without the ability to assure construction of the required  
26 improvements prior to actual impact, a finding of cumulatively considerable  
27 adverse impact to the area circulation system is warranted. (DEIR, p. 4-298.)  
28

- 1                   2.     Cumulative Impact(s): See the discussion above. (DEIR, p. 4-298.)
- 2                   3.     Mitigation: The proposed Project cannot be fully mitigated below a level of
- 3                                   significance for this issue area. There is no feasible mitigation that is applicable to
- 4                                   the Project to reduce the significant impact and impacts will remain significant and
- 5                                   unavoidable.

6                   **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following

7 alternatives identified in EIR No. 500 in light of the environmental impacts which cannot be avoided or

8 substantially lessened and has rejected those alternatives as failing to meet most of the Project's

9 objectives, as failing to reduce or avoid the Project's significant impacts or as infeasible for the reasons

10 hereinafter stated:

- 11           A.     Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section
- 12                   15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
- 13                   location. Section 15126.6(a) places special emphasis on focusing the discussion on
- 14                   alternatives which provide opportunities for eliminating any significant adverse
- 15                   environmental impacts, or reducing them to a level of insignificance, even if the alternative
- 16                   would impede to some degree the attainment of the project objectives, or would be more
- 17                   costly. In this regard, the EIR must identify an environmentally superior alternative among
- 18                   the other alternatives. As with cumulative impacts, the discussion of alternatives is
- 19                   governed by the "rule of reason." The EIR need not consider an alternative whose effect
- 20                   cannot be reasonably ascertained, or does not contribute to an informed decision-making
- 21                   and public participation process. The range of alternatives is defined by those alternatives,
- 22                   which could feasibly attain the objectives of the project. As directed in State CEQA
- 23                   Guidelines Section 15126.6(a), an EIR shall include alternatives to the Project that could
- 24                   feasibly accomplish most of the basic objectives of the Project.
- 25           B.     The Project has been developed to achieve the following objectives:
- 26                   •     Develop up to 317 single-family dwelling units on the proposed Project site.
- 27                   •     Develop the Project site in a manner consistent with the Multiple-Species Habitat
- 28                   Conservation Plan (MSHCP).

- 1 • Provide adequate circulation facilities, water resources, and sewer facilities to meet  
2 the demands of the proposed residential land use.
- 3 • Design setbacks and other design elements to buffer residential units to the extent  
4 possible from the impacts of abutting agricultural, roadway, commercial, and  
5 industrial uses.
- 6 • Establish activity centers within or near residential neighborhoods that contain  
7 services such as child or adult-care, recreation, public meeting rooms, convenience  
8 commercial uses, or similar facilities.
- 9 • Design residential areas to maximize integration with and connectivity to nearby  
10 community centers, rural villages, and neighborhood centers.
- 11 • Design residential units/areas in consideration with their surroundings in a manner  
12 that visually enhances, not degrades, the character of the immediate area.
- 13 • Provide for the establishment of a residential community which is sensitive to the  
14 environment and surrounding uses, as well as aesthetically pleasing.
- 15 • Incorporate topographic, geologic, hydrologic, and environmental opportunities  
16 and constraints to create a design that compliments the condition of the land by  
17 maintaining and using basic landforms, where practical.
- 18 • Protect valuable scenic resources located on the Project site to preserve and  
19 enhance the visual character and identity of the community and region.
- 20 • Develop guidelines for architecture, landscaping, color treatments, paving, walls,  
21 fencing, signage, and entry treatments that are consistent with the Lakeview Nuevo  
22 Design Guidelines and that reinforce the identity of the community and vicinity.
- 23 • Develop an environment that is visually attractive and efficiently and effectively  
24 organized, including a pleasing, drought-tolerant landscape palette.
- 25 • Integrate the proposed Project with the character of the surrounding community,  
26 particularly with edge-treatments to create transitions between the future residences  
27 and the existing residences in the Nuevo Community.
- 28 • Provide new trail improvements and connections and maintain access to existing

1 equestrian, community, and regional trails.

2 These Project objectives were defined consistent with the development proposal for this  
3 location and consistent with the need to provide benefits to the surrounding area.

4 As directed in State CEQA Guidelines section 15126.6(a), an EIR shall include  
5 alternatives to the project that could avoid or substantially reduce one or more of the  
6 significant effects. Because not all significant effects can be substantially reduced to a  
7 less-than-significant level, either by adoption of mitigation measures, Project Design  
8 Features, existing regulations, or by standard conditions of approval, the following section  
9 considers the feasibility of the Project alternatives as compared to the proposed Project.  
10 As explained below, these findings describe and reject, for reasons documented in the  
11 Final EIR No. 500 and summarized below, each one of the Project alternatives. The  
12 evidence supporting these finding is presented in Chapter 5, Alternatives, of the Draft EIR  
13 and elsewhere in the administrative record as a whole.

14 C. Alternative 1 – No Project Alternative (NPA)

- 15 1. Under this alternative, the environmental impacts that would occur if the proposed  
16 Project is not approved and implemented are identified. This is a true no project  
17 alternative in that it assumes the property remains undeveloped and that the  
18 property remains in open space, which is consistent with its use over the past  
19 decade or more. In addition to the no project alternative, the second alternative of  
20 developing the Project site under the existing General Plan and zoning  
21 designations, 154.6 acres of Residential Agriculture 1-Acre Minimum (R-A-1)  
22 which allows up to 1.0 DU/AC for a maximum of 154 residences and 87.4 acres of  
23 Rural Mountainous (RM) which allows 1.0 DU/10AC for a maximum of 8 houses.  
24 Total number of potential residences under this Alternative 2 is 162, and they  
25 would be spread over the 242 acres of the site.
- 26 2. With respect to the NPA, Project objectives are not attained because no  
27 development is included as a part of the NPA. With respect to the significant  
28 unavoidable impacts of Project, the NPA would avoid the few unavoidable



1 significant impacts of the Project; however, no fees and funding would be provided  
2 to upgrade regional transportation infrastructure and public services and utilities.  
3 Perhaps the most important adverse impact from implementing the NPA  
4 Alternative is the failure to commit the 76.4 acres to conservation under the  
5 MSHCP. This is an unavoidable significant adverse impact of the NPA alternative.  
6 In addition, much needed regional recreational facilities would not be installed.  
7 Since none of the Project objectives would be met under this alternative, it is not  
8 considered a feasible alternative.

- 9 3. The Board of Supervisors rejects Alternative 1, the No Project Alternative on the  
10 following ground, which individually provides sufficient justification for rejection  
11 of this alternative: (1) Alternative 1 fails to meet any of the Project objectives.  
12 Therefore, Alternative 1 is eliminated from further consideration.

13 D. Alternative 2 – Development Under the Existing General Plan Land Use and Zoning  
14 Designations (Without MSHCP Conservation) (EGP Alternative)

- 15 1. Under this alternative, the second alternative consists of developing the Project site  
16 under the existing General Plan designation and zoning classification, which  
17 consists of 154.6 acres of R-A-1 and 87.4 acres R-A-10. With 1 unit per acre the  
18 154.6 acres would yield about 154 units after installation of all roadways and other  
19 infrastructure requirements. On the remaining 87.4 acres one unit per 10 acres  
20 could be developed for a total of eight units on the upland portion of the property.  
21 Under this alternative there would be no density transfer on the property and small  
22 ranches of 10 acres would occupy the area currently proposed for conservation.  
23 This alternative (Alternative 2) is assumed to require standard subdivision  
24 improvements, such as paved access roads, managing drainage and undergrounding  
25 of utilities being delivered to each one-acre lot. Because of the size of the lots,  
26 each home would have an individual subsurface septic tank leach line system for  
27 managing wastewater. However, water would have to be delivered to the site since  
28 the geology data indicates there would not be sufficient groundwater available to

1 meet the demands from 154 homes using an onsite well. All mitigation measures  
2 identified for the proposed Project would be implemented for this alternative.

3 2. With respect to the EGP Alternative, the reduced number of units has a negative  
4 environmental effect on the ability of the project to meet overall development  
5 objectives, i.e., development feasibility, and certain Project objectives may not be  
6 attained because certain improvements, including the community park and other  
7 infrastructure improvements, may not be feasible. This alternative would not meet  
8 the following objectives: permanent retention of the MSHCP area; and develop a  
9 master-planned community consisting of traditional and innovative housing  
10 opportunities and recreational areas.

11 Regardless, development of the EGP Alternative would result in substantially  
12 greater impact because it would not be consistent with the MSHCP and would not  
13 fulfill the HANS negotiated conservation of 76 acres on the property. For the land  
14 use issue, the 51.6% reduction in impacts by the EGP Alternative would not  
15 eliminate unavoidable significant adverse impact caused by the proposed Project  
16 because this alternative would remain inconsistent with regional planning policies.

17 3. The Board of Supervisors rejects Alternative 2, the EGP Alternative, on the  
18 following ground, which individually provides sufficient justification for rejection  
19 of this alternative: (1) Alternative 2 fails to meet the Project objectives or Project  
20 feasibility. Therefore, Alternative 2 is eliminated from further consideration.

21 E. Alternative 3 – Development Under the Existing General Plan Land Use and Zoning  
22 Designations (With the HANS Negotiated 76-Acre Conservation Area)

23 1. This alternative is similar to Alternative 2, but it would include conserving the 76  
24 acres negotiated for permanent conservation through the County's HANS process.  
25 The total number of units developable on the front 154 acres of the property is  
26 estimated at 154 units after installation of roads and other infrastructure. This  
27 alternative does not include any area recreation areas because there is no need for a  
28 retention basin which provides the 6.5 acre combined stormwater management and

1 recreation facility.

2 2. With respect to Alternative 3, the reduced number of units has a reduced negative  
3 effect on the ability of the Project to meet overall development objectives, i.e.,  
4 development feasibility, and certain Project objectives may not be attained because  
5 certain improvements, including the community park and other infrastructure  
6 improvements may not be feasible. This alternative would not meet the following  
7 objectives: develop a master-planned community consisting of traditional and  
8 innovative housing opportunities and recreational areas.

9 Regardless, development of Alternative 3 would result in lower overall  
10 development impacts and because it would include setting aside the 76 acres for  
11 permanent conservation, it would be consistent with the MSHCP and would fulfill  
12 the HANS negotiated conservation commitment on the property. For the land use  
13 issue, the 51% reduction in impacts by Alternative 3 would not eliminate  
14 unavoidable significant adverse planning impacts caused by the proposed Project.

15 3. The Board of Supervisors rejects Alternative 3, the Reduced Project Alternative on  
16 the following grounds, each of which individually provides sufficient justification  
17 for rejection of this alternative: (1) the AL Alternative is not feasible, due to the  
18 fact the Project proponent does not own the property. Therefore, Alternative 3 is  
19 eliminated from further consideration.

20 F. Environmentally Superior Alternative

21 Section 15126 6(e)(2) of the State CEQA Guidelines indicates that an analysis of  
22 alternatives to a proposed Project shall identify an environmentally superior alternative  
23 among the alternatives evaluated in an EIR. This issue is evaluated in Section 5.5 of the  
24 Final EIR. Here, Alternative 3 has been determined to be the environmentally superior  
25 alternative.

26 **BE IT FURTHER RESOLVED** consistent with CEQA's requirements, the EIR for the Project  
27 includes an analysis of cumulative impacts. The Board of Supervisors hereby finds as follows:

28 1. Aesthetics: As described in Subchapter 4.2, development of the proposed Project

1 will contribute to the change of the general area with an intensification of  
2 development substantially greater than that which presently occurs in the  
3 immediate surrounding vicinity. There will be an associated change in views, both  
4 to and from the Project site. The proposed Project modifications to the onsite  
5 landscape were not identified as being a significant adverse aesthetic/visual impact.  
6 Thus, the proposed Project's cumulative visual/aesthetic impact does not rise to a  
7 level of a cumulatively considerable adverse impact as no other changes in the  
8 areas visual setting are proposed at this time. Thus, this Project's contribution to the  
9 change in the area's landscape and scenic views has been identified as less than  
10 cumulatively considerable and a less than significant Project-specific adverse  
11 aesthetic impact. (DEIR, p. 1-4 to 1-5, 1-10.)

12 2. Agriculture: As described in Subchapter 4.3, the County General Plan and  
13 Lakeview/Nuevo Area Plan have eliminated continued use of the Project area for  
14 agricultural purposes and shifted land use to rural or estate density residential uses.  
15 As described in the project-specific impact analysis, the nearest area designated for  
16 agricultural use in the Area Plan is located approximately five miles to the north.  
17 Hence, the elimination of long-term, large scale agricultural activity in the Project  
18 area has already occurred, i.e., it is the baseline condition. Since the proposed  
19 Project will not have adverse impacts to significant agricultural resources or  
20 resource values, it cannot make a cumulatively considerable contribution to such  
21 resources or values. (DEIR, p. 1-5.)

22 3. Air Quality: As described in Subchapter 4.4, the Project area is designated as an  
23 extreme non-attainment area for ozone and a non-attainment area for PM10 and  
24 PM2.5.

25 4. Criterion 1: Regional Analysis

26 The Project-specific evaluation of emissions presented in the Subchapter 4.4  
27 analysis demonstrates that after implementation of the recommended mitigation  
28 measures, construction of the proposed Project would not result in exceedances of



1 regional air quality thresholds for NOx. Therefore, the proposed Project  
2 construction-source air emissions would be considered a less than cumulatively  
3 considerable impact.

4 Project operational-source emissions will not exceed applicable SCAQMD regional  
5 thresholds for emissions with implementation of the recommended mitigation  
6 measures. Per SCAQMD significance guidance, these impacts at the Project level  
7 are considered to have a less than cumulatively considerable impact over the life of  
8 the Project.

9 5. Criterion 2: List Approach

10 A list approach is used, in accordance with Section 15130(b) of the CEQA  
11 Guidelines, which states the following:

12 The following elements are necessary to an adequate discussion of significant  
13 cumulative impacts: 1) Either: (A) A list of past, present, and probable future  
14 projects producing related or cumulative impacts, including, if necessary, those  
15 projects outside the control of the agency, or (B) A summary of projections  
16 contained in an adopted general plan or related planning document, or in a prior  
17 environmental document which has been adopted or certified, which described or  
18 evaluated regional or area wide conditions contributing to the cumulative impact.  
19 Projects in the vicinity of the proposed Project could contribute to an existing or  
20 projected air quality exceedance because the Basin is currently in nonattainment for  
21 ozone, PM10, and PM2.5. With regard to determining the significance of the  
22 contribution from the proposed Project, the SCAQMD recommends that any given  
23 project's potential contribution to cumulative impacts should be assessed using the  
24 same significance criteria as for project-specific impacts. Therefore, this analysis  
25 assumes that individual projects that do not generate operational or construction  
26 emissions that exceed the SCAQMD's recommended daily thresholds for project-  
27 specific impacts would also not cause a cumulatively considerable increase in  
28 emissions for those pollutants for which the Basin is in nonattainment, and,

1 therefore, would not be considered to have a significant, adverse air quality impact.  
2 This assumption is included in the SCAQMD CEQA Air Quality Handbook that  
3 establishes the thresholds of significance for both project-specific and cumulative  
4 projects. Refer to the criteria contained in Table 4.4-5 of this document. (DEIR, p.  
5 1-5 to 1-6.)

6 6. Biological Resources: As described in Subchapter 4.5, cumulative biological  
7 impacts are defined as those impacts resulting from the development within the  
8 MSHCP Plan Area as a result of build out of the Cities and County's General  
9 Plans. (MSHCP EIR/EIS) The MSHCP establishes the management of biological  
10 resources in western Riverside County that defines cumulative biological resource  
11 values and measures the loss of biology resources that constitute a cumulative  
12 adverse impact. Development of the proposed Project will contribute to the change  
13 of the general area with an intensification of development substantially greater than  
14 that which presently exists or can occur on the site or in the surrounding vicinity.  
15 The reason for this greater intensity is that the site developer will permanently  
16 conserve 76 acres of the Project site in three cells on the property and to implement  
17 this conservation, the proposed Project must shift density from the 76 acres to the  
18 remainder of the property in order to create a feasible development. With  
19 implementation of the mitigation measures, the proposed Project will not cause  
20 adverse cumulative effects related to the reduction of sensitive vegetation  
21 communities or degradation of other biology values present in western Riverside  
22 County. This is because the proposed Project will conserve 76 acres of habitat  
23 within MSHCP Cells 2849, 2964, and 2976 (Figure 4.5-1). No significant  
24 biological resources were identified within the remainder of the proposed  
25 development envelope that occurs on the Project site. Based on compliance with  
26 the required mitigation and the overall lack of any habitat in the development area  
27 to support sensitive species (in the development envelope) or a substantial wildlife  
28 population, the proposed Project will not result in adverse cumulative biology

1 resource impacts that rise to a cumulatively considerable level. Project biological  
2 impacts are less than significant. (DEIR, p. 1-6.)

3 7. Cultural Resources: As described in Subchapter 4.6, implementation of the  
4 proposed Project can proceed without causing any unavoidable significant adverse  
5 impacts to cultural resources. Because the implementation of the proposed Project  
6 is not forecast to cause any direct, significant adverse impact to any significant  
7 cultural resources with implementation of identified mitigation measures, the  
8 proposed Project has no potential to make a cumulatively considerable contribution  
9 to cultural resource impacts in the Project area or Riverside County in general. The  
10 cultural resources on the Project site that would be adversely impacted by the  
11 proposed Project do not contain any significant cultural value that could be added  
12 to impacts from other projects in a manner that could be considered cumulatively  
13 considerable. Twelve of the sixteen recorded sites on the property would be  
14 avoided and preserved in perpetuity. (DEIR, p. 1-6.)

15 8. Geology and Soils: As described in Subchapter 4.7, development of the Project will  
16 be affected by geotechnical constraints on the property. None of the future on-site  
17 or off-site Project-related activities are forecast to cause significant changes to  
18 geology or soils in the Project area and all geology/soils related constraints  
19 affecting the Project area can be fully mitigated. Therefore, the Project has no  
20 potential to make a cumulatively considerable contribution to any significant  
21 geology or soil impact. (DEIR, p. 1-6.)

22 9. Greenhouse Gases: As described in Subchapter 4.8, Greenhouse Gas (GHG)  
23 emissions are assumed to be cumulative. An individual project such as the  
24 proposed Project cannot generate enough greenhouse gas emissions to effect a  
25 discernible change in global climate. However, the proposed Project may  
26 contribute to global climate change by its incremental contribution of greenhouse  
27 gasses. With implementation of the recommended Air Quality mitigation measures  
28 identified in Section 4.3.5 of the Air Quality Section of this Draft EIR, the

1 proposed Project would reduce GHG emissions by 47.5% from BAU. Thus, the  
2 proposed Project would not result in significant GHG impacts nor would it result in  
3 a substantial increase in the severity of GHG impacts with implementation of the  
4 mitigation measures identified in Section 4.4.5 of the Air Quality Section. Project-  
5 related GHG emissions are not considered to be cumulatively considerable and  
6 would not result in a significant impact on global climate change. (DEIR, p. 1-6 to  
7 1-7.)

- 8 10. Hazards and Hazardous Wastes: As described in Subchapter 4.9, the Project is not  
9 forecast to make a cumulatively considerable contribution to on- or off-site hazards  
10 and hazardous material issues. For those potential hazards or hazardous material  
11 issues with a potential for direct significant impact, mitigation measures have been  
12 provided that can reduce the Project's contribution to cumulative impacts to a less  
13 than significant level. Because most of the Project impacts contribute to cumulative  
14 demand for emergency services or protection of the public from hazards, all of the  
15 mitigation measures identified in Subchapter 4.9.5 mitigate potentially  
16 cumulatively considerable adverse environmental effects, with the exception of  
17 blasting measure 4.9-5. Hazards associated with blasting will be of short duration  
18 and mitigated to a less than significant level onsite. No cumulatively considerable  
19 impacts are anticipated from blasting with implementation of Mitigation Measure  
20 4.9-5.

21 On the other hand as the County grows, the demand for public service resources to  
22 respond to hazard and hazardous material grows incrementally. The Project will  
23 add to the cumulative demand for such resources. The demand for such resources  
24 can only be offset by generation of sufficient funds to pay for such services. The  
25 proposed Project will pay Development Impact Fees and install new infrastructure  
26 that will offset demand for such services. Based on this finding, the Project will not  
27 make a cumulatively considerable contribution to demand for public service  
28 resources that provide hazard and hazardous material responses as described in the



preceding paragraph. (DEIR, p. 1-7.)

11. Hydrology and Water Quality: As described in Subchapter 4.10, the proposed Project has been evaluated as having a potential to cause significant flood hazards and a potential to substantially degrade water quality onsite and downstream. Specific mitigation measures and design measures to control the proposed Project's contributions to flood hazards and water quality degradation have been defined and are available to control future flood hazards and water quality degradation to a less than significant impact level. With implementation of the proposed stormwater management design, as outlined in the PHS and the Project Specific WQMP (Appendices 7a and 7b, Volume 2, Technical Appendices) and the above mitigation measures, future stormwater runoff after development of the Project site is not forecast to make a cumulatively considerable contribution to downstream flood hazards and water quality in the Santa Ana River Watershed. This conclusion is based on the findings that the proposed mitigation and design measures will not substantially increase runoff from the Project site and will provide adequate attenuation of water quality pollutants in runoff from this residential area so as not to make a cumulatively considerable contribution to the runoff volume or water quality within the watershed found on the property. (DEIR, p. 1-7.)

12. Land Use and Planning: As described in Subchapter 4.11, development of the proposed Project will result in substantial change of the zoning of the general Project area. Approval of the proposed Project will cause an intensification of development greater than that which presently occurs on the site and currently in the area. The proposed Project design includes buffers around boundary portions of the Project site which abut adjacent lower density uses. Regardless, the proposed Project impacts, even with the incorporation of these buffers, will make a project specific change within the existing land uses in project vicinity in terms of type, intensity and extension of infrastructure to the site and surrounding area. In conjunction with nearby MDR development, existing MDR land use designations

1 to the west, and existing commercial retail designations to the east and west, the  
2 extent and scope of changes in zoning and development on the Project site is  
3 considered to be growth inducing, but since there are no other proposed  
4 development within the Project area, the proposed Project will not cause a  
5 cumulative significant adverse land use and planning impact. Design measures  
6 incorporated into the subdivision design (landscape buffers, incorporation of night  
7 sky lighting, etc.) are available to reduce direct conflicts with adjacent land uses to  
8 the extent feasible, but as noted the scope of the change in the community due to  
9 extending suburban development into the area is not considered to be cumulatively  
10 significant if the proposed Project is implemented as proposed. (DEIR, p. 1-7, 1-  
11 10.)

12 13. Minerals: As described in Subchapter 4.12, the project site and surrounding area do  
13 not contain any existing mineral development nor any identified potential for  
14 mineral resource development. Development of the proposed Project will not cause  
15 any adverse impacts to mineral resources or values. As a result, the proposed  
16 Project has no potential to contribute to any cumulative loss of mineral resources or  
17 values. The Project will have no cumulative adverse impact to mineral resources.  
18 (DEIR, p. 1-7.)

19 14. Noise: Based on the cumulative impact significance criteria described in Section  
20 4.13.3.1 of this document, the Project contributions to the cumulative noise  
21 environment are as follows. The future construction noise impacts can be  
22 controlled to a less than significant impact with implementation of standard  
23 Conditions of Approval and required mitigation measures. Thus, there less  
24 significant cumulative noise impact is expected during construction activity at all  
25 locations.

26 The proposed Project contribution to on-site noise levels can also be reduced to a  
27 less than significant level with implementation of the required mitigation measures.  
28 Finally, the off-site roadway noise level increases would not cause a significant

1 noise level increase along the roadways evaluated in this section. No mitigation is  
2 required to reduce forecast noise level impacts to a less than significant impact.  
3 Consequently, the Project's traffic noise impacts on the surrounding land uses will  
4 be less than significant over the long term. Please note that based on the evaluation  
5 of Nuevo Road as a County Major roadway, existing residences fronting on Nuevo  
6 Road could be exposed to cumulatively considerable noise levels over the long-  
7 term, but the proposed Project's contribution is considered to be less than  
8 significant. (DEIR, p. 1-8.)

9 15. Population and Housing: As described in Subchapter 4.14, the proposed Project  
10 would slightly decrease the buildout population of the LVNAP by ~9 residents. The  
11 approximate number of dwelling units within the Area Plan would decrease by ~3.  
12 In the context of the population projections for the Project area, the Project would  
13 have no significant impact on the overall 2035 population and dwelling units. The  
14 proposed Project would not exacerbate the region's jobs/housing imbalance.  
15 Therefore, the residential population growth from the Project is not cumulatively  
16 considerable and is not a significant adverse population or housing impact. (DEIR,  
17 p. 1-8, 1-10 to 1-11.)

18 16. Public Services: As described in Subchapter 4.15, the Lakeview Nuevo Area Plan  
19 (LNAP) anticipates 27,277 residential units and 82,682 residents at buildout. This  
20 cumulative change in type and amount of development within the planning area  
21 will require an increase in public services commensurate with development levels,  
22 population and location. The proposed Project contributes approximately one  
23 percent of the total residential units anticipated within the LNAP at buildout, which  
24 is a small, but cumulative contribution. Thus, the Project will have a cumulative  
25 adverse impact on public service provider's ability to provide an acceptable level of  
26 service without mitigation. These impacts are forecast to include an increased  
27 number of emergency and public service calls due to the increased presence of  
28 structures and population and to generate more population and thus more demand

1 for school, library and health services.

2 17. The proposed Project would be required to participate in the Development Impact  
3 Fee Program as adopted by the Riverside County Board of Supervisors to mitigate  
4 a portion of these impacts. The fee program is intended to provide funding to  
5 expand services to meet service demands and offset the impacts of new projects  
6 and population. The payment of impact fees commensurate with each project's  
7 level of impact is considered adequate fair share contribution to cumulative impacts  
8 associated with development which leads to a determination of less than  
9 significant. Individual public service departments (Sheriff, Fire, etc.) reserve the  
10 right to negotiate developer agreements associated with the development of land  
11 and/or construction of support facilities to meet service demands.

12 The Project's potentially cumulative impacts to public services can be reduced to a  
13 less than significant contribution by the payment of development impact fees,  
14 compliance with mandatory design and construction measures intended to reduce  
15 demand for public services (e.g., reduce fire hazards and support emergency  
16 response in accordance with FPER requirements), implementation of identified  
17 mitigation measure 4.15.3-1, and payment of annual taxes generated by the  
18 proposed development. Based on this analysis, cumulative impacts are considered  
19 less than significant. (DEIR, p. 1-8 to 1-9.)

20 18. Recreation: As described in Subchapter 4.16, the proposed Project would generate  
21 a population that is anticipated to exceed the capacity of existing local park and  
22 recreation facilities. The proposed Project would provide Active Park and  
23 recreation facilities that are expected to meet or exceed the required 6.5 acres of  
24 parkland based on the population that would be generated by the Project. The  
25 Project would contribute a fair share contribution, and potentially a beneficial share  
26 as the Project proposes to create ~8.5 acres of gross parkland and trail acreage  
27 (~6.5 acres for the community park; ~.5 acres of neighborhood parks; ~1.5 acres  
28 for multi-use for trails). The cumulative impacts associated with development of



1 the Project would be less than significant impact to area recreation resources.  
2 (DEIR, p. 1-9)

3 19. Traffic and Transportation: As described in Subchapter 4.17, the proposed Project  
4 would generate additional traffic on local and regional roadways. The proposed  
5 Project is consistent with the land use for the site as identified in the County's  
6 adopted General Plan, and it is consistent with the General Plan's Circulation  
7 Element. Based upon the TIA prepared for the proposed Vista Nuevo (Tract 36060)  
8 residential project, the project can be accommodated with implementation of the  
9 recommended mitigation measures.

10 The analysis contained in the TIA for the proposed Project determined that the  
11 identified off-site intersection improvements at Nuevo Road and Menifee Road are  
12 needed with implementation of the proposed Project. Because the improvements  
13 required to address cumulative traffic at this intersection are not under the control  
14 of the proposed Project, they may not be in place at the completion and occupancy  
15 of the proposed Project. Therefore, the proposed Project is forecast to make a  
16 cumulatively considerable contribution to the further decline in the LOS at the  
17 intersection of Nuevo Road and Menifee Road. Cumulative circulation system  
18 effects are forecast to be significant (cumulatively considerable) based on the fact  
19 that circulation improvements at this intersection are dependent on other projects  
20 and funding sources beyond the control of the proposed Project. Without the ability  
21 to assure construction of the required improvements prior to actual impact, a  
22 finding of cumulatively considerable adverse impact to the area circulation system  
23 is warranted. (DEIR, p. 1-11).

24 20. Utilities: As described in Subchapter 4.18, development proposed at the project site  
25 would result in a permanent and continued use of electricity and natural gas  
26 resources. Sufficient power and distribution capabilities exist to provide electrical  
27 services to the proposed project, but additional transmission capacity will be  
28 necessary to provide power to support the current and future cumulative growth in

1 the vicinity. As stated in the 2006 California Gas Report, SoCalGas projects that  
2 cumulative gas demand for residential meters will increase at an average annual  
3 rate of 1.3 percent from 2006 to 2025. When all market sectors are taken into  
4 account, average annual demand for natural gas is projected to occur at a rate of  
5 0.15 percent over the same time period. For residential customers, use per meter is  
6 forecasted to decline due to the expected energy savings from higher building and  
7 appliance standards and energy efficiency programs, such as those required in the  
8 project.

9 However, demand will be influenced by growth. By 2025, residential demand is  
10 expected to reach 279 Billion cubic feet (Bcf), an increase of 25 Bcf from 2005.  
11 Commercial and industrial market segments are also projected to decrease due to  
12 the California Public Utilities Commission authorized energy efficiency programs.  
13 Since the project would: constitute only approximately 0.00568 percent of the  
14 residential customer base in 2004 and the proposed Project has been required to  
15 install Energy Star-rated models of appliances and would be served by existing and  
16 planned service and transmission lines within and around the Project area, this  
17 Project's cumulative energy impacts are concluded to a less than significant  
18 cumulative impact.

19 Project impacts to landfill capacity from construction and demolition debris were  
20 found to be less than significant based on the information and analysis provided.  
21 Mitigation measures address construction debris recycling and reuse to achieve a  
22 reduction in waste beyond the County requirement of a 50 percent reduction by  
23 weight. Implementation of this measure would reduce the construction waste from  
24 the proposed Project at a higher level than required by the County. Therefore,  
25 because the proposed Project will comply with County Conditions of Approval and  
26 will exceed those requirements with implementation of mitigation measures  
27 identified in Subchapter 4.18, the Project increment of construction-related solid  
28 waste for cumulative projects in the area will be less than significant. Compared to

1 landfill capacity, the Project increment will represent less than 0.1 percent of total  
2 annual permitted landfill capacity.

3 Cumulative impacts to landfill capacity will be less than significant due to the  
4 project construction debris representing a less than substantial cumulative  
5 increment with mitigation.

6 With regard to ongoing operations of the cumulative projects, the discussion and  
7 analysis presented demonstrated that solid waste generated from the project area  
8 will account for a fraction of available landfill capacity. The proposed Project  
9 would contribute approximately 17.5 tons of solid waste per week at build-out. If  
10 all solid waste from the Project went to one landfill or the other, the solid waste  
11 generated by the proposed project would contribute 0.0625 percent of the Badlands  
12 Landfill daily capacity (once per week), or 0.025 percent of El Sobrante Landfill's  
13 weekly capacity, or 0.125 percent of the daily capacity (once per week) at Moreno  
14 Valley Transfer Station. Based on the small contribution of the proposed Project to  
15 the landfill capacity, this Project, even in conjunction with other projects within the  
16 area, will not contribute to cumulatively significant impacts to landfill capacity  
17 such that all landfills exceed their capacity. As noted above, the proposed Project's  
18 contribution to cumulative demand for landfill capacity is less than 0.1 percent of  
19 annual landfill capacity demand. Therefore, due to available capacity and  
20 implementation of the above mitigation measures, which provide for recycling on  
21 site to reduce Project operational waste, cumulative impacts to the existing landfills  
22 resulting from waste generated by the Project during operation is considered less  
23 than significant. (DEIR, p. 1-9)

- 24 21. Tribal Cultural Resources: The cultural studies found limited Tribal Cultural  
25 Resource potential within the development footprint of the Vista Nuevo property.  
26 Regardless mitigation is provided to ensure that any Tribal Cultural Resources are  
27 properly managed through inclusion of the Luiseno tribes in management  
28 decisions. Because Tribal Cultural Resources are site specific and potential adverse

1 impact has been identified as less than significant, the potential for cumulative  
2 impact from implementing the proposed Project is considered less than significant,  
3 i.e., the impact is not considered cumulatively considerable. (DEIR, p. 1-9)

4 22. Paleontological Resources: The cultural studies found limited potential for  
5 paleontological resources due to the onsite geology within the development  
6 footprint of the Vista Nuevo property. Regardless mitigation is provided to ensure  
7 that any accidentally exposed paleontological resources are properly managed.  
8 Because paleontological resources are site specific and potential adverse impact has  
9 been identified as less than significant, the potential for cumulative impact from  
10 implementing the proposed Project is considered less than significant, i.e., the  
11 impact is not considered cumulatively considerable. (DEIR, p. 1-9)

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to CEQA  
13 Guidelines Section 15093, balanced the “economic, legal, social, technological, and other benefits” of the  
14 Project, against the unavoidable adverse environmental effects described herein, and has determined that  
15 each and every one of the following benefits individually outweigh and render acceptable each and every  
16 one of those environmental effects:

- 17 A. The proposed Project will protect and preserve the acreage on site in the amount of 76  
18 acres, which will be dedicated to the Western Riverside County Multiple Species Habitat  
19 Conservation Plan (MSHCP). A Habitat Evaluation and Acquisition Negotiation Strategy  
20 (HANS) process was initiated, completed, and approved (HANS00235) through a Joint  
21 Project Review (JPR) process. The Planning Department-Environmental Programs  
22 Division (EPD) confirmed that the HANS and JPR process was approved for APNs 429-  
23 020-021, 429 020-028, and 429-160-002—which encompasses the 76-acre portion of the  
24 site that falls within the Sub Unit SU2-Lakeview Mountains West Cell Group Q between  
25 Cells 2849, 2964, and 2976 within the Project site—and that no further action is necessary.  
26 Through this process the southeastern portion of the Project site will be preserved as  
27 permanent open space and shall remain undeveloped.
- 28 B. Within the developed portion of the site, approximately 17 acres of rock outcroppings and



1 open space area will be maintained permanently as natural open space in addition to the 76  
2 acres set aside for permanent open space through the HANS process, thereby further  
3 minimizing that impact to the natural environment within the site as a result of  
4 implementing the proposed development.

5 C. The Project includes the development of a 1.0 MG water storage reservoir on-site that will  
6 be constructed by the developer at the southern boundary of the developed area and a small  
7 parcel will be dedicated to Nuevo Water Company to install a new water reservoir adjacent  
8 to the existing reservoir. This reservoir and the potential for a second reservoir on site will  
9 significantly improve the reliability of Nuevo Water Company's water supply and will also  
10 significantly improve fire flow within Nuevo Water Company's service area, which is  
11 important, given that the Community of Nuevo is located in an area that is susceptible to  
12 wildfires.

13 D. The Project includes 4 pocket parks scattered throughout the proposed developed area and  
14 a 6.5-acre public park (gross acres) located immediately south of Nuevo Road. The 6.5-  
15 acre public park would accommodate up to two soccer or base-ball/softball fields or other  
16 recreational facilities as ultimately determined during final amenity selection. The  
17 development of these parks would contribute to the available park acreage within the  
18 County of Riverside, and would be serve members of the Community of Nuevo beyond  
19 those who reside at the Project site.

20 E. At present, the site itself is experiencing trespass by way of waste disposal, as well as  
21 damage due to off-road vehicles; the development of the Project will remove all of the  
22 existing waste on the site and will eliminate off-road trespass at the site.

23 F. The development of the Project will install or participate in the installation of a major  
24 drainage infrastructure improvements within the Community of Nuevo. A 36-inch  
25 diameter storm drain will connect to the regional flood control system (Nuevo Channel)  
26 approximately one mile to the north of the proposed project site and will deliver discharge  
27 from the property into Nuevo channel and the San Jacinto River. This major drainage  
28 improvement will minimize future surface flows that could harm the community.

1 G. The Community of Nuevo has been developed using septic tanks and this Project will  
2 develop a sewer line that will connect to the site which will enable other wastewater  
3 connections for the whole of the Community of Nuevo, which would ultimately eliminate  
4 pollution from septic tanks, particularly nitrate pollution that has resulted from the  
5 concentration of septic tanks in the Community.

6 H. The Project will improve Nuevo Road, which is a primary roadway in the Community of  
7 Nuevo. These improvements will enhance the flow of traffic within the Community.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines  
9 (Section 15126(g)) require an EIR to discuss how a proposed Project could directly or indirectly lead to  
10 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to  
11 growth, taxes, community service facilities, or encourages other activities which cause significant  
12 environmental effect. The discussion is as follows.

13 **Direct Growth**

14 A. The Project is proposing a substantial intensification of population and housing over the  
15 current zoning based upon the clustering of residential development onto 166 acres of the  
16 site and designating 76 acres as Open Space. As noted previously, clustering of housing  
17 on the portion of the site that would be developed represents a change in the intensity of  
18 the development that would occur on the site from that which the existing zoning would  
19 allow. Policy LU 8.4 (Policy LU 9.4 in the proposed GPA 960, allows “development  
20 clustering and/or density transfers in order to preserve open space, natural resources,  
21 cultural resources, and/or biologically sensitive resources. ...” The proposed Project  
22 zoning amendment is consistent with this Land Use policy in both the existing and  
23 proposed County General Plan because it would cluster development via density transfer in  
24 order to preserve biologically and culturally sensitive resources.

25 B. Based on a population factor of 3.18 persons per unit, the proposed 314 unit Project would  
26 generate a build-out residential population of ~999 people. The existing land use  
27 designation density for the site (2 DU/1 AC on 154.6 acres; 1 DU/10 AC on 87.4 acres)  
28 would allow construction of 317 dwelling units. Development of the property in

1 accordance with the existing land use designation density would generate a buildout  
2 population of ~1,008 people. Therefore, the proposed Project is expected to result in ~9  
3 fewer residents of the site than could occur under the existing land use designations. The  
4 proposed Project would not increase the population generated beyond that envisioned by  
5 the General Plan land use designations or more than would occur if it were developed  
6 under the existing zoning. Thus, the proposed Project would NOT be directly growth-  
7 inducing.

### 8 **Indirect Growth**

- 9 C. New infrastructure will be built as part of this Project which will contribute to extending  
10 improved services into the area. Based on the analysis in this document, both a wastewater  
11 and recycled water pipeline will be extended to the project site from near the Pico  
12 Avenue/Nuevo Road intersection, located about 8,000 feet west of the project site. In  
13 addition, a new drainage pipeline will be extended about one mile along North Drive to the  
14 Nuevo Channel. These extensions can serve the surrounding area and have a potential to  
15 induce growth on surrounding land designed for low density residential uses.  
16 Suburbanization of the Project site could potentially influence the timing of development  
17 of adjacent properties by providing or extending roadways, water and sewer service, and  
18 other utility services (infrastructure) to the immediate area. This could eliminate potential  
19 constraints for future development in this area of the County. New streets within the  
20 Project site are proposed that will connect to existing adjacent roadways. The roadway  
21 improvements are expected to be incremental and should beneficially impact the overall  
22 traffic conditions in the area anticipated from the Project; but this itself is an inducement to  
23 growth, i.e., enhanced access to the Project area. These improvements will have an indirect  
24 impact to population growth by extending and/or increasing capacity of the existing  
25 roadways, thus eliminating some of the constraints to growth in the area.
- 26 D. Existing EMWD sewer facilities do not extend to proposed Project site. The lack of sewer  
27 service within this area currently limits development to one-half acre per dwelling unit,  
28 which is the minimum size lot for septic systems in this area. Therefore, extension of new

1 sewer service facilities to the Project area is required. The addition of sewer lines and  
2 service into the Project area are sized to meet the growth projections of EMWD. This  
3 infrastructure improvement eliminates existing septic system constraints and will make it  
4 much easier to propose residential development at higher densities within the Project  
5 vicinity. Any increase in density or change in land use on nearby parcels would require a  
6 separate environmental review. However, these improvements contribute significantly to  
7 eliminating constraints to development.

- 8 E. Ultimately, the proposed infrastructure improvements have the potential to facilitate  
9 development of undeveloped parcels in the immediate vicinity of the site, thus the Project  
10 may indirectly induce population growth. Therefore, this impact is considered significant  
11 under this evaluation criterion.

12 **Conclusion**

- 13 F. The proposed Project would NOT result in an increased expected population on the site  
14 from that which has been planned for in the existing General Plan. Thus, the proposed  
15 Project would NOT be directly growth-inducing. Implementation of the proposed Project  
16 would result in the extension of major infrastructure into an area not currently served  
17 (particularly true for sewer infrastructure), potentially inducing premature development.  
18 The proposed project would indirectly induce population growth by extending  
19 infrastructure which may cause adjacent land to become more suitable for development.  
20 The proposed Project would NOT be a new large project with the potential to create a  
21 “multiplier effect” that has not already been provided for in the local land use planning  
22 documents and that could induce growth beyond that anticipated in those planning  
23 documents. Finally, the project would NOT create or change a land use plan that might  
24 cause a potential for growth because the available land and the land uses permitted result in  
25 the attraction of new development.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Change of Zone No. 7544;  
27 Tentative Parcel Map No 36031; and Tentative Tract Map No. 36030 are consistent with the Riverside  
28 County General Plan.



1  
2           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
3 the EIR in evaluating Change of Zone No. 7544; Tentative Parcel Map No. 36031; and Tentative Tract  
4 Map No. 36030 , and that the EIR is an accurate and objective statement that complies with the California  
5 Environmental Quality Act and reflects the County's independent judgment, and that EIR No. 500 is  
6 incorporated herein by this reference.

7           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of  
8 overriding consideration, **CERTIFIES** EIR No. 500 and **ADOPTS** the Mitigation Monitoring and  
9 Reporting Plan attached as Attachment A hereto. To the extent that there are any inconsistencies between  
10 the mitigation measures as set forth in EIR No. 500, and those set forth in the Mitigation Monitoring and  
11 Reporting Program, the more restrictive mitigation measures shall control.

12           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Change of Zone No. 7544;  
13 Tentative Parcel Map No. 36031; and Tentative Tract Map No. 36030, on file with the Clerk of the Board,  
14 including the final exhibits and related cases, is hereby approved for the real property described and  
15 shown in Change of Zone No. 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No.  
16 36030, and said real property shall be developed substantially in accordance with Change of Zone No.  
17 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No. 36030, unless they are amended by  
18 the Board of Supervisors.

19           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Change of Zone No. 7544;  
20 Tentative Parcel Map No. 36031; and Tentative Tract Map No. 36030 and related cases shall be placed on  
21 file in the Office of the Clerk of the Board, in the Office of the County Planning Department, and the  
22 Office of the Building and Safety Director, and that the custodian of these documents upon which this  
23 decision is based is the Clerk of the Board of Supervisors and the County Planning Department and that  
24 such documents are located at 4080 Lemon Street, Riverside, California.

25           **BE IT FURTHER RESOLVED** that the Board of Supervisors directs staff to file a Notice of  
26 Determination for the Project with the Office of Planning and Research and the County Clerk's Office  
27 within five working days of the Project's approval.  
28

2 **RESOLUTION 2020-244**

3 **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**  
4 **RIVERSIDE CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 500 FOR**  
5 **CHANGE OF ZONE NO. 7544; TENTATIVE PARCEL MAP NO. 36031; AND**  
6 **TENTATIVE TRACT MAP NO. 36030**

7 ADOPTED by Riverside County Board of Supervisors on November 17, 2020.

8 **ROLL CALL:**

9 **Ayes:** Jeffries, Spiegel, Washington, Perez and Hewitt  
10 **Nays:** None  
11 **Absent:** None

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

15 KECIA R. HARPER, Clerk of said Board

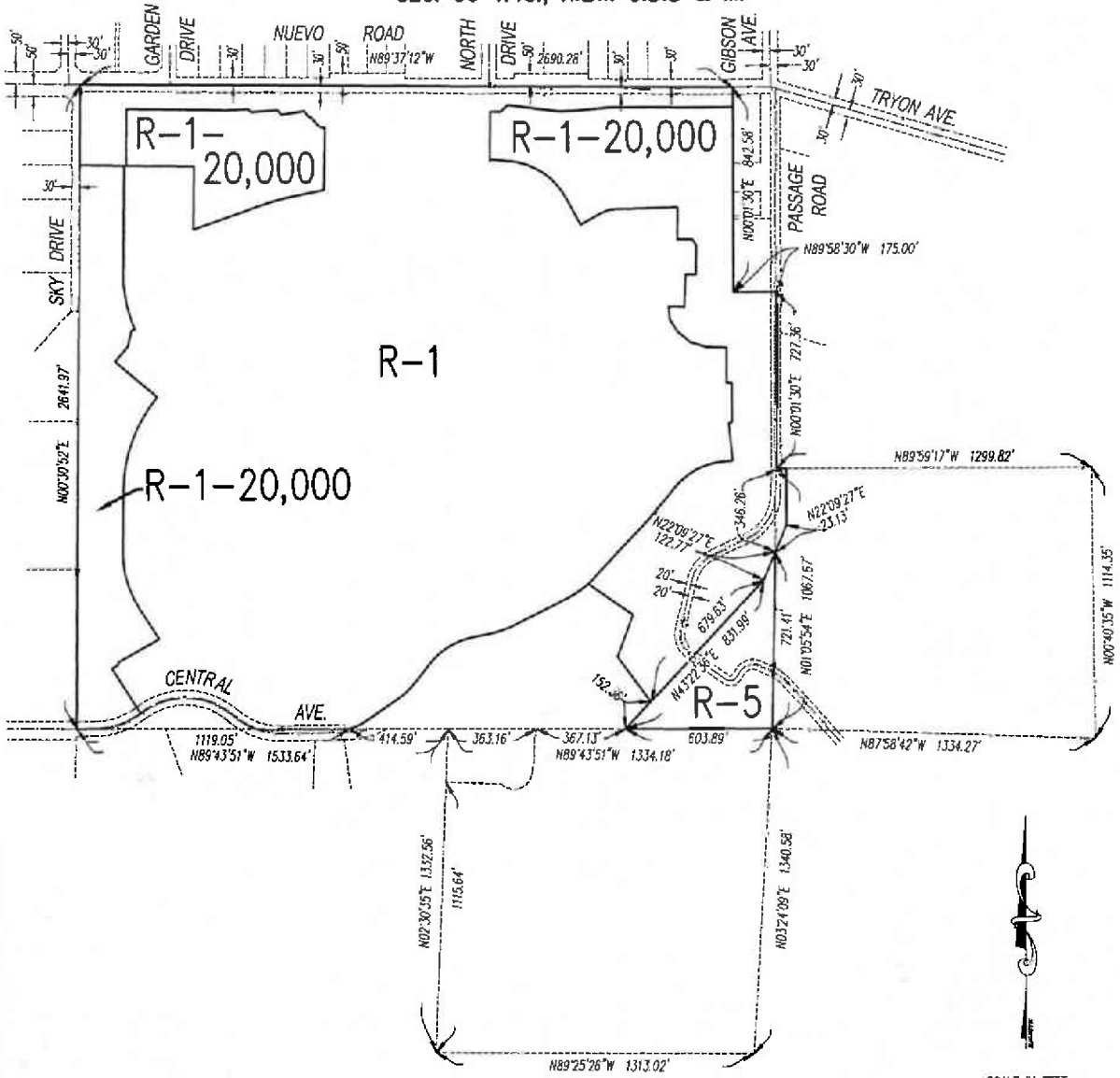
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17 Deputy

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NUEVO AREA  
 SEC. 30 T.4S., R.2W. S.B.B & M.



- R-1** ONE-FAMILY DWELLINGS
- R-1-20,000** ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5** OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS

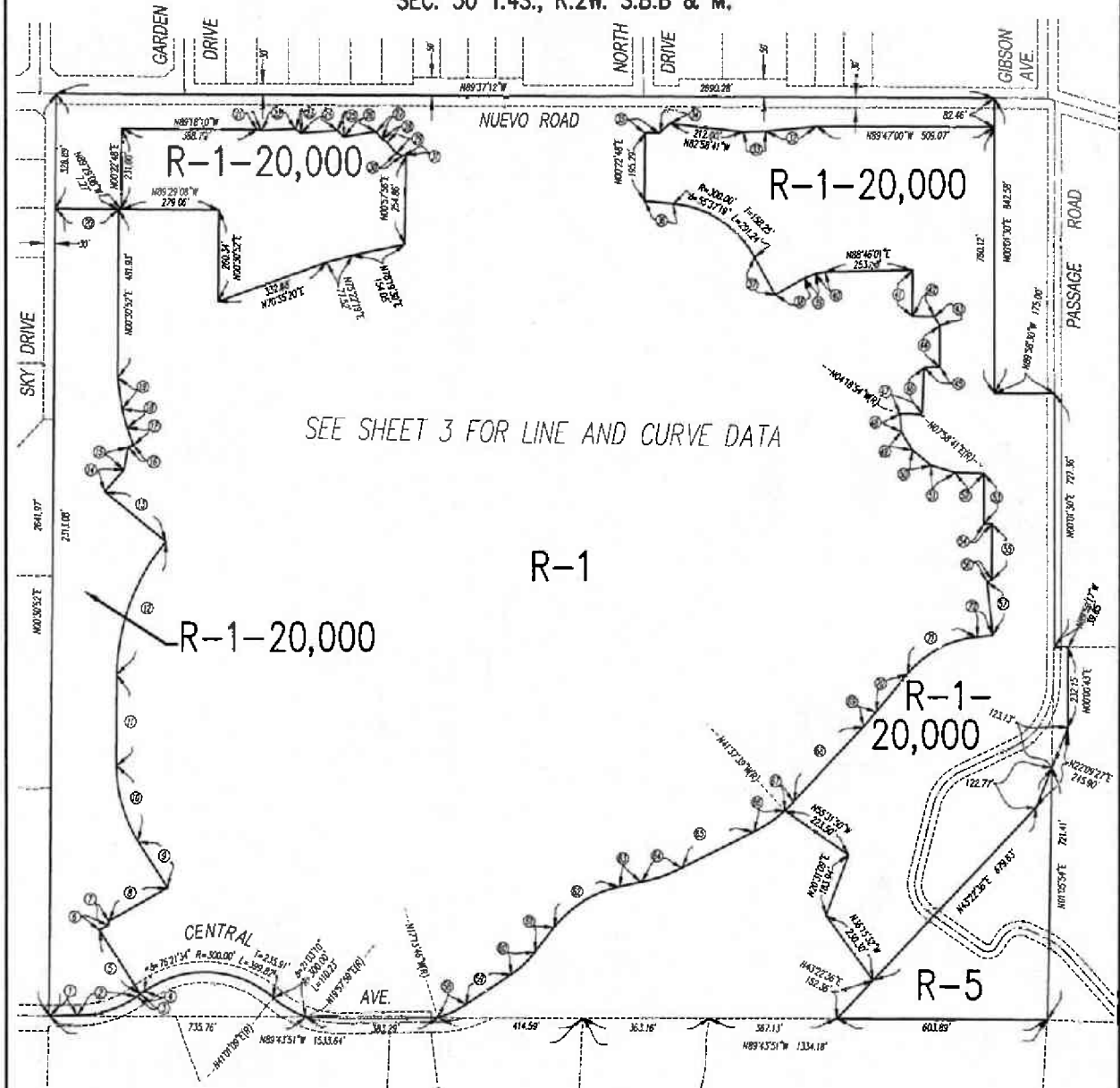
MAP NO. 2.2448  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7544

ADOPTED BY ORDINANCE NO. 348.4944  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BK. NO.  
 429-020-021  
 429-020-028



NUEVO AREA  
 SEC. 30 T.4S., R.2W. S.B.B & M.



- R-1** ONE-FAMILY DWELLINGS
- R-1-20,000** ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5** OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS

MAP NO. 2.2448

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7544

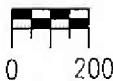
ADOPTED BY ORDINANCE NO. 348.4944

DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET



**NUEVO AREA  
SEC. 30 T.4S., R.2W. S.B.B & M.**

LINE AND CURVE DATA

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|---|--|
| <p>① N89°25'09"E 80.00'</p> <p>② Δ=34°45'34" R=300.00' L=182.00' T=93.90'</p> <p>③ N54°39'35"E 11.74'</p> <p>④ N54°39'35"E 13.26'</p> <p>⑤ N32°22'17"W 217.28'</p> <p>⑥ N61°04'25"E 29.54'</p> <p>⑦ N01°35'32"E 11.63'</p> <p>⑧ N60°17'29"E 191.92'</p> <p>⑨ N32°07'45"W 156.58'</p> <p>⑩ Δ=32°32'37" R=400.00' L=227.20' T=116.76'</p> <p>⑪ N00°24'53"E 262.40'</p> <p>⑫ Δ=39°26'34" R=600.00' L=413.04' T=215.08'</p> <p>⑬ N50°08'34"W 225.00'</p> <p>⑭ N40°11'26"E 82.95'</p> <p>⑮ N11°01'54"E 65.45'</p> <p>⑯ N69°56'51"E 16.00'</p> <p>⑰ N20°07'11"W 54.00'</p> <p>⑱ N14°56'27"W 56.00'</p> <p>⑲ N07°50'43"W 90.00'</p> <p>⑳ N89°29'08"W 180.00'</p><br><p>㉑ N80°12'13"W 12.00'</p> <p>㉒ N87°12'09"E 98.00'</p> <p>㉓ N50°49'29"W 18.00'</p> <p>㉔ N86°20'35"E 108.00'</p> <p>㉕ N45°19'29"W 25.00'</p> <p>㉖ N81°26'29"E 96.00'</p> <p>㉗ N36°24'44"W 26.00'</p> <p>㉘ N62°51'17"W 18.00'</p> <p>㉙ N37°44'07"W 41.00'</p> <p>㉚ N69°07'19"W 20.00'</p> <p>㉛ N86°01'04"E 11.00'</p> | <p>㉜ N84°49'32"E 146.00'</p> <p>㉝ N88°28'21"E 65.00'</p> <p>㉞ N46°53'00"E 40.00'</p> <p>㉟ N89°37'12"W 41.96'</p> <p>㊱ N84°37'12"W 80.86'</p> <p>㊲ N28°59'53"W 123.06'</p> <p>㊳ N61°11'09"E 97.00'</p> <p>㊴ N67°58'16"E 34.00'</p> <p>㊵ N81°23'54"E 28.00'</p> <p>㊶ N00°23'58"E 131.30'</p> <p>㊷ N89°36'03"W 62.26'</p> <p>㊸ N33°24'13"W 30.07'</p> <p>㊹ N00°07'48"E 120.00'</p> <p>㊺ N89°34'26"E 45.00'</p> <p>㊻ N02°17'06"E 135.86'</p> <p>㊼ Δ=12°17'34" R=300.00' L=64.37' T=32.31'</p> <p>㊽ N04°18'54"W 50.90'</p> <p>㊾ N31°43'57"W 62.00'</p> <p>㊿ N50°07'45"W 69.00'</p> <p>① N73°30'11"W 71.00'</p> <p>② N88°13'12"W 81.00'</p> <p>③ N00°01'30"E 144.68'</p> <p>④ N89°58'30"W 22.58'</p> <p>⑤ N00°01'30"E 161.00'</p> <p>⑥ N73°50'18"E 15.00'</p> <p>⑦ N06°26'35"W 153.79'</p><br><p>⑧ Δ=16°41'21" R=300.00' L=87.38'</p> <p>⑨ N56°04'53"E 156.03'</p> <p>⑩ Δ=18°01'55" R=300.00' L=94.42' T=47.60'</p> <p>⑪ N38°02'58"E 88.38'</p> <p>⑫ Δ=40°05'08" R=320.00' L=223.88' T=116.74'</p> <p>⑬ N78°08'06"E 63.79'</p> <p>⑭ Δ=14°23'47" R=500.00' L=125.63' T=63.15'</p> <p>⑮ N63°44'19"E 230.16'</p> <p>⑯ Δ=15°21'58" R=400.00' L=107.28'</p> <p>⑰ Δ=05°04'10" R=400.00' L=35.39'</p> <p>⑱ N43°18'11"E 295.80'</p> <p>⑲ Δ=04°04'14" R=800.00' L=56.84' T=28.43'</p> <p>⑳ N39°13'57"E 139.80'</p> <p>㉑ Δ=44°19'28" R=300.00' L=232.08' T=122.20'</p> <p>㉒ N83°33'25"E 44.75'</p> |
|---|--|

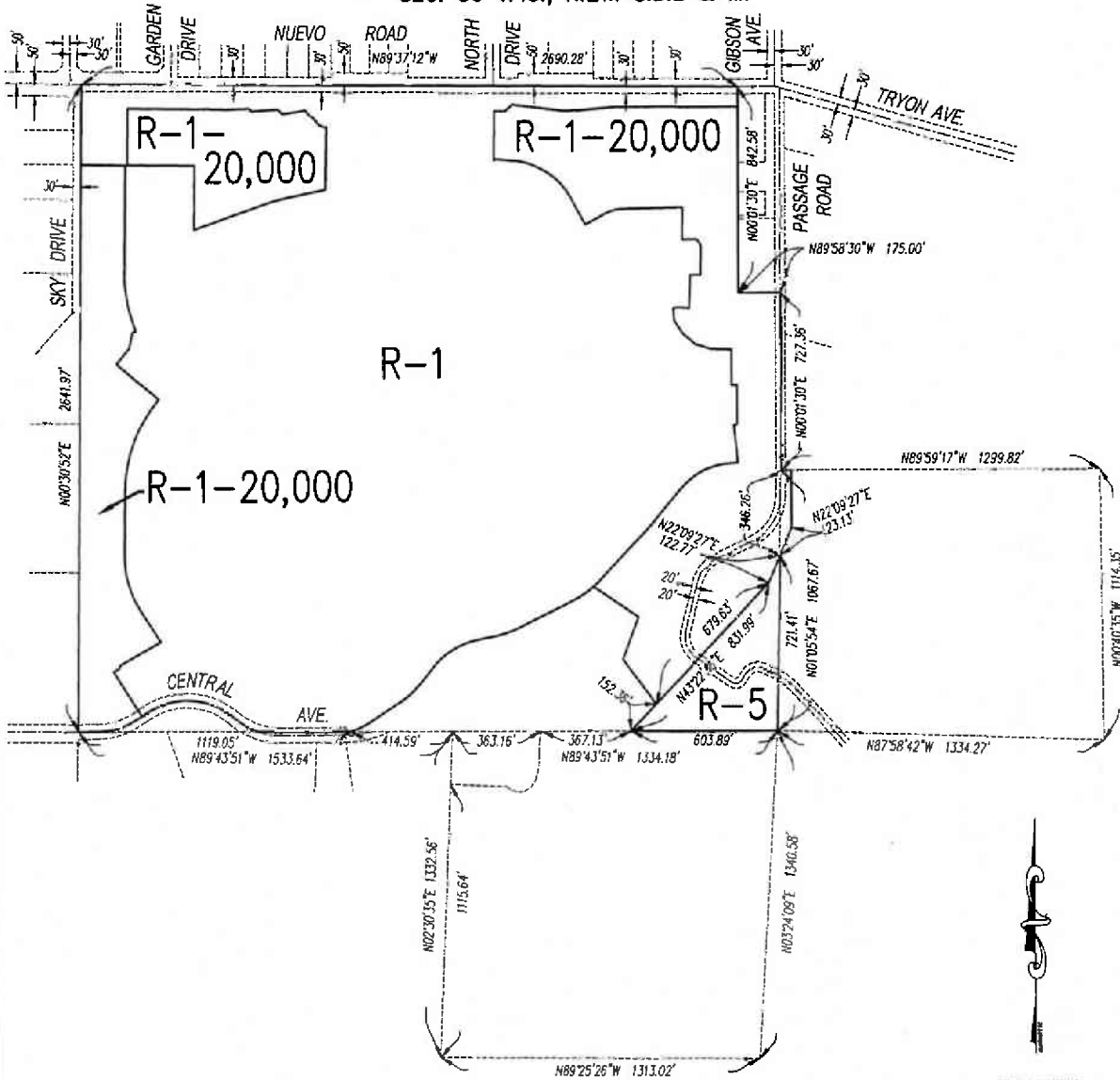
**MAP NO. 2.2448**  
**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2 ORDINANCE NO. 348**  
**CHANGE OF ZONE CASE NO. 7544**  
**ADOPTED BY ORDINANCE NO. 348.4944**

DATE: \_\_\_\_\_

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**

SHEET 3 OF 3 SHEETS

NUEVO AREA  
 SEC. 30 T.4S., R.2W. S.B.B & M.



- R-1** ONE-FAMILY DWELLINGS
- R-1-20,000** ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5** OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS

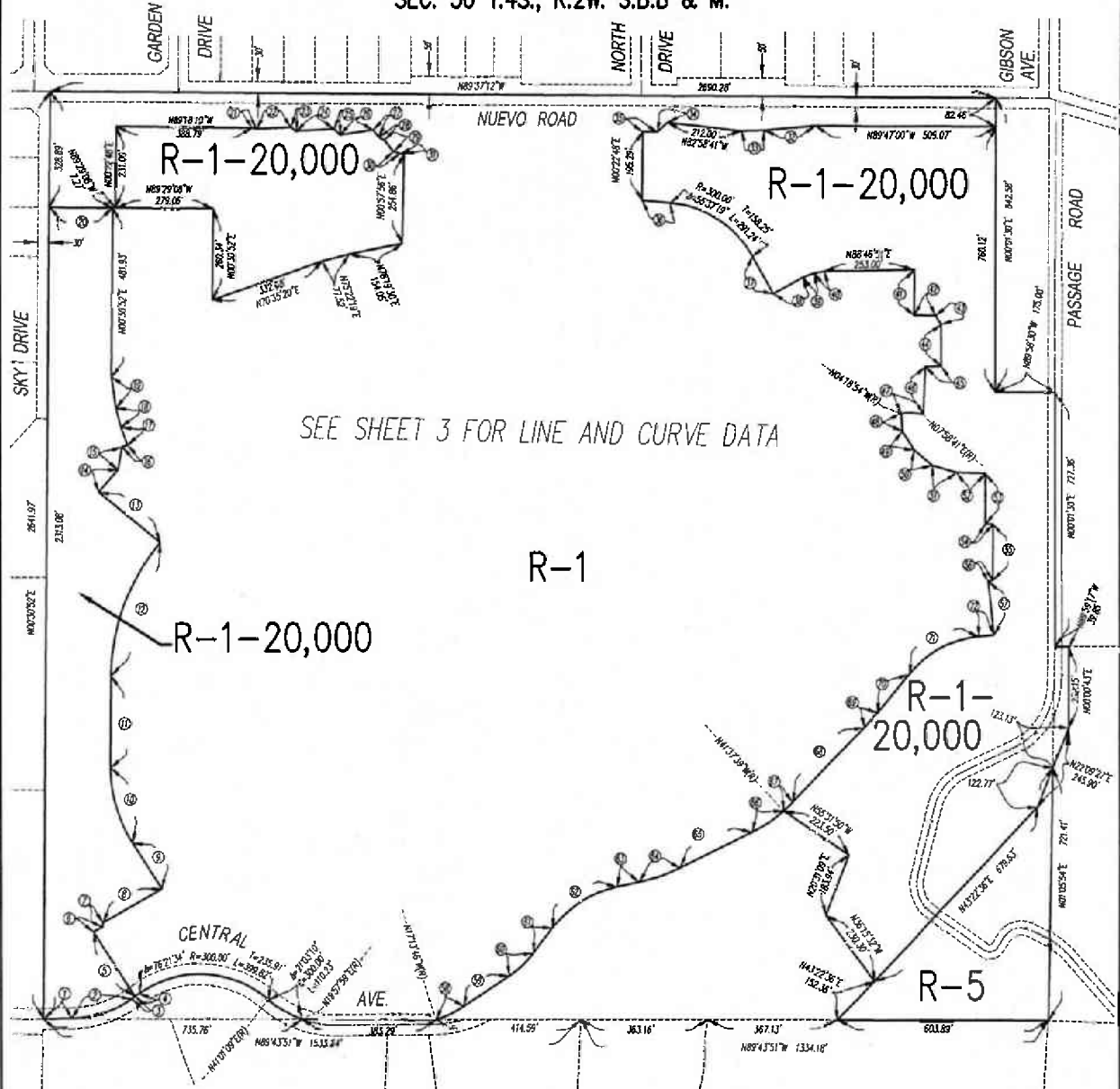
MAP NO. 2.2448  
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 CHANGE OF ZONE CASE NO. 7544

ADOPTED BY ORDINANCE NO. 348.4944  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BK. NO.  
 429-020-021  
 429-020-028

SHEET 1 OF 3 SHEETS

NUEVO AREA  
SEC. 30 T.4S., R.2W. S.B.B & M.



- R-1** ONE-FAMILY DWELLINGS
- R-1-20,000** ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5** OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS

MAP NO. 2.2448  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7544  
ADOPTED BY ORDINANCE NO. 348.4944  
DATE: \_\_\_\_\_



ASSESSORS BK. NO.  
429-020-021  
429-020-028

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SHEET 2 OF 3 SHEETS

NUEVO AREA  
SEC. 30 T.4S., R.2W. S.B.B & M.

LINE AND CURVE DATA

- |   |  |
|---|--|
| ① N89°25'09"E 80.00'                        | ③② N84°49'32"E 146.00'                       |
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|   | ⑦④ N83°33'25"E 44.75'                        |

MAP NO. 2.2448

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7544

ADOPTED BY ORDINANCE NO. 348.4944

DATE: \_\_\_\_\_



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

2020 DEC -8 PM 12:05  
CLERK / BOARD OF SUPERVISORS

Receipt #: 20-391906

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 11/04/2020

County Agency of Filing: RIVERSIDE Document No: E-202001338

Project Title: NOPH CZ NO. 7544, TPM NO. 36031, TTM NO. 36030

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \_\_\_\_\_ \$0.00
    - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
    - Project that is exempt from fees (Notice of Exemption)
- Total Received** \_\_\_\_\_ **\$0.00**

Signature and title of person receiving payment:

U. Sandral

Deputy

Notes:

11/17/20 21.2  
2020-12-148425

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/NUEVO AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 7544**, which proposes to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. **Tentative Parcel Map No. 36031**, which proposes a Schedule "T" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030**, which proposes a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trail, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. This project is located southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage road and easterly of Menifee Road in the Lakeview/Nuevo Area Plan of Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt Resolution No. 2020-224, certifying Environmental Impact Report No. 500, approve Change of Zone 7544, adopt Ordinance No. 348.4944, approve Tentative Parcel Map No. 36031, and approve Tentative Tract Map No. 36030.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemor 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: October 30, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202001338  
11/04/2020 11:57 AM Fee: \$ 0.00

Page 1 of 1  
DEC 07 2020

Removed:

By:

Deputy





# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH-CZ7544, TR36030, and PM36031 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**11/06/2020**

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

Date: November 06, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011422581-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/ NUEVO AREA PLAN, FIFTH SUPERVISORIAL DISTRICT

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Dated: October 30, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanaw, Board Assistant  
Press-Enterprise: 11/06

*TUMA-Planning  
Item 21.2 of 11/17/20*



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

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

October 30, 2020

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

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: CZ7544, TR36030, AND PM36031

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, November 06, 2020.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/NUEVO AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 7544**, which proposes to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. **Tentative Parcel Map No. 36031**, which proposes a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030**, which proposes a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trail, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. This project is located southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage road and easterly of Menifee Road in the Lakeview/Nuevo Area Plan of Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt Resolution No. 2020-224, certifying Environmental Impact Report No. 500, approve Change of Zone 7544, adopt Ordinance No. 348.4944, approve Tentative Parcel Map No. 36031, and approve Tentative Tract Map No. 36030.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: October 30, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



# CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 04, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ7544, TR36030, AND PM36031

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** November 17, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: November 04, 2020  
Hannah Lumanauw

# CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 04, 2020, I mailed a copy of the following document:

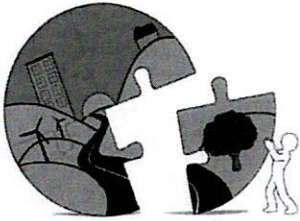
## NOTICE OF PUBLIC HEARING

CZ7544, TR36030, AND PM36031

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** November 17, 2020 @ 10:00 a.m.

SIGNATURE: *Hannah Lumanauw*      DATE: November 04, 2020  
Hannah Lumanauw



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**DATE: October 26, 2020**

**TO: Clerk of the Board of Supervisors – November 17, 2020 BOS meeting**

**FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646**

**SUBJECT: CZ7544, TR36030 and PM36031**

(Charge your time to these case numbers)

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - \*\*SELECT Advertisement\*\***
  - \*\*SELECT CEQA Determination\*\*
    - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

2020 OCT 29 AM 9:40

FILED  
CLERK / BOARD OF SUPERVISORS

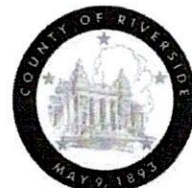
Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*



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



**ITEM:**

(ID # 13741)

**MEETING DATE:**

Tuesday, November 17, 2020

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Change of Zone No. 7544, Tentative Parcel Map No. 36031, Tentative Tract Map No. 36030, and Environmental Impact Report No. 500 - Notice to Certify an Environmental Impact Report -Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) - **REQUEST:** CHANGE OF ZONE NO. 7544 is a proposal to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. **TENTATIVE PARCEL MAP NO. 36031** is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **TENTATIVE TRACT MAP NO. 36030** is a proposal for a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. [Applicant fees 100%]

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

1. **ADOPT RESOLUTION NO. 2020-244** certifying Environmental Impact Report No. 500 for Change of Zone No. 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No. 36030; and,
2. **APPROVE CHANGE OF ZONE NO. 7544** that changes the zoning classification from Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200 Square Foot Minimum (R-1) and One-Family Dwelling 20,000 Square Foot Minimum (R-1-



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

20,000), and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

3. **ADOPT ORDINANCE NO. 348.4944** amending the zoning in the Nuevo Zoning Area shown on Map No. 2.2448, Change of Zone No. 7544, attached hereto and incorporated by reference; and,
4. **APPROVE TENTATIVE PARCEL MAP NO. 36031**, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report; and,
5. **APPROVE TENTATIVE TRACT MAP NO. 36030**, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report.

**ACTION:**

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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: \$ N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: N/A</b>	

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

**BACKGROUND:**

**Summary**

This Project includes the following components: Change of Zone No. 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No. 36030 (herein identified as the "Project").

**CHANGE OF ZONE NO. 7544** is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 square foot minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5).

**TENTATIVE PARCEL MAP NO. 36031** is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres.

**TENTATIVE TRACT MAP NO. 36030** is a proposal for a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space.

**Environmental Impact Report**

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft EIR was circulated for public review on December 11, 2018. All impacts, including significant and unavoidable impacts related to Aesthetics, Land Use and Planning, Population and Housing, and Traffic and Transportation are included in EIR No. 500, as well as summarized in Resolution No. 2020-244.

Comment letters were received from the Governor's Office of Planning and Research, State Clearinghouse Planning Unit (2), the South Coast Air Quality Management District, and a

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

member of the public. These comments were addressed in the Response to Comments in the FEIR and was determined that recirculation of the DEIR was not required.

The Planning Commission considered the Project during a regularly scheduled public hearing on May 6, 2020. A memo was provided to the Planning Commissioner with a letter of opposition. The Planning Commission closed the public hearing and recommended approval of the Project to the Board of Supervisors on a 5-0 vote.

**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 and State law.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes.**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report**
- D. Final EIR No. 500**
- E. Resolution No. 2020-244**
- F. Ordinance No. 348.4944**
- G. Tentative Parcel Map No. 36031 – Exhibits**
- H. Tentative Tract Map No. 36030 – Exhibits**
- I. Change of Zone Exhibit**



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 25, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07544 / TR36030 / PM36031 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

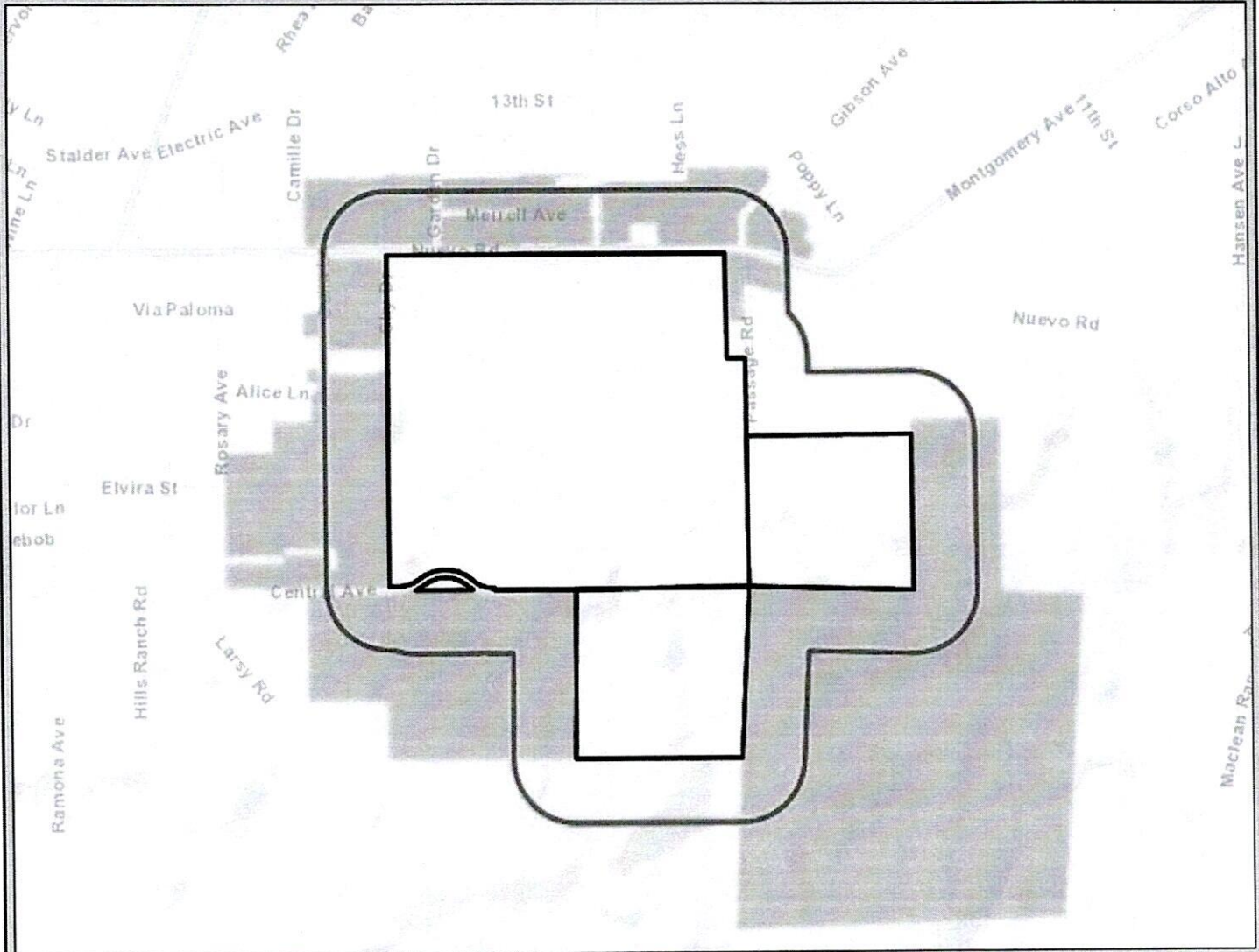
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158





# Riverside County GIS Mailing Labels

CZ07544 / TR36030 / PM36031

( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
- World Street Map

### Notes



0 1,505 3,009 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 2/25/2020 2:11:50 PM

© Riverside County RCIT

307350001  
JOSE GARCIA REYES  
29860 NUEVO RD  
NUEVO CA 92567

307350002  
RAFAEL SERNA  
29896 NUEVO RD  
NUEVO CA 92567

307350003  
JOSE RIVERA ANAYA  
21921 SKY DR  
NUEVO CA 92567

307350004  
MARIBEL SORIANO  
21941 SKY DR  
NUEVO CA 92567

307350005  
THOMAS J. DAVISON  
29930 NUEVO RD  
NUEVO CA 92567

307350006  
ROQUE MORALES  
29980 NUEVO RD  
NUEVO CA 92567

307350008  
SALVADOR TORRES BARAJAS  
12817 BANBROOK DR  
WHITTIER CA 90602

307350009  
BENITO GAONA SANCHEZ  
21945 GARDEN DR  
NUEVO CA 92567

307350010  
GRACIANO BACA  
21965 GARDEN DR  
NUEVO CA 92567

307350011  
MICHAEL MOUNTAIN  
425 W RIDER ST STE C7  
PERRIS CA 92571

307350017  
DAVID LOPEZ  
189 HUNTERS HORN LN  
WINSTON SALEM NC 27107

307350018  
ESTEBAN MARTINEZ R  
21960 SKY DR  
NUEVO CA 92567

307350019  
JAVIER TORRES  
21940 SKY DR  
NUEVO CA 92567

309130007  
DANNY E. FERGUSON  
P O BOX 310  
NUEVO CA 92567



309130058  
ERIC C. STENGEL  
29905 NUEVO RD  
NUEVO CA 92567

309130060  
PARNELL MARTIN  
P O BOX 457  
NUEVO CA 92567

309130061  
JASON E. GREENLEAF  
29904 ALICE LN  
NUEVO CA 92567

309130062  
STEVE C. LOPEZ  
29971 NUEVO RD  
NUEVO CA 92567

309130063  
STEVE LOPEZ  
22065 SKY DR  
NUEVO CA 92567

309130064  
GARY A. MEIER  
17432 E SANTA CLARA  
SANTA ANA CA 92705

309130065  
GONZALO N. DIAZ  
17792 LERENE DR  
YORBA LINDA CA 92887

309130071  
THEODORE C C KING  
711 CHURCH HILL RD  
LA HABRA HEIGHTS CA 90631

309130072  
ADAMS H. MILES  
43422 CALLE DE VELARDO  
TEMECULA CA 92592

309130074  
WESLEY T. CARR  
29942 CENTRAL AVE  
NUEVO CA 92567

309140026  
LORI LYN GONZALES  
P O BOX 107  
NUEVO CA 92567

309140033  
CURT ANDERSON  
P O BOX 270  
NUEVO CA 92567

309140034  
ANN MARIE WILHITE  
P O BOX 451  
NUEVO CA 92567

427042001  
JOSE RODRIGUEZ HERNANDEZ  
30217 WESTBROOK DR  
NUEVO CA 92567

427042002  
ANTHONY J. DIPETTA  
P O BOX 227  
NUEVO CA 92567

427042003  
VILLALOVOS JESSIE TRUST 8/15/18  
30181 WESTBROOK DR  
NUEVO CA 92567

427042004  
ROCKY J. TREMBLAY  
PO BOX 404  
NUEVO CA 92567

427042005  
RICHARD LEE SWEENEY  
30143 WESTBROOK DR  
NUEVO CA 92567

427042006  
KATHRYN R. BROWN  
30127 WESTBROOK DR  
NUEVO CA 92567

427042007  
ROBERT JOHN BECKMAN  
30111 WESTBROOK DR  
NUEVO CA 92567

427042008  
DAVID K. BURBECK  
PO BOX 156  
NUEVO CA 92567

427042009  
DANIEL HOLGUIN  
30126 MERRELL AVE  
NUEVO CA 92567

427042010  
ALAN L. DIETZ  
30142 MERRELL AVE  
NUEVO CA 92567

427042011  
FEDERAL HOME LOAN MORTGAGE CORP  
3476 STATEVIEW BLV  
FORT MILL SC 29715

427042012  
KIM BAKOS  
30180 MERRELL AVE  
NUEVO CA 92567

427042013  
AURORA CERVANTES  
30200 MERRELL AVE  
NUEVO CA 92567

427042014  
MAGIN SANCHEZ  
30216 MERRELL AVE  
NUEVO CA 92567

427043001  
MICHAEL A. SERNA  
30217 MERRELL AVE  
NUEVO CA 92567



427043002  
RAY H. MADRID  
30201 MERRELL AVE  
NUEVO CA 92567

427043003  
JESSE A. ROMO  
30181 MERRELL AVE  
NUEVO CA 92567

427043004  
SHAWN MICHAEL LOPEZ  
PO BOX 1497  
PERRIS CA 92572

427043005  
TYLER THOMAS CASTLEMAN  
30143 MERRELL AVE  
NUEVO CA 92567

427043006  
ALLEN SADDLER STRIBLING  
30127 MERRELL AVE  
NUEVO CA 92567

427043007  
JAMES D. HUMPHLETT  
30111 MERRELL AVE  
NUEVO CA 92567

427043008  
JESUS MARTINEZ  
21990 GARDEN DR  
NUEVO CA 92567

427043009  
DICKIE TAYLOR  
30190 NUEVO RD  
NUEVO CA 92567

427043012  
OSCAR RESENDIZ  
30240 NUEVO RD  
NUEVO CA 92567

427043013  
AARON GARCIA  
30200 NUEVO RD  
NUEVO CA 92567

427043014  
DOENCH EMMA L  
30216 NUEVO RD  
NUEVO CA 92567

427043015  
ALEX TANNER  
30192 NUEVO RD  
NUEVO CA 92567

427043017  
SUSAN D. BALDASSARI  
30194 NUEVO RD  
NUEVO CA 92567

427050009  
RAYMOND R. TURNER  
30340 NUEVO RD  
NUEVO CA 92567

427050012  
SALVADO FRANCO  
30380 NUEVO RD  
NUEVO CA 92567

427050013  
JUAN RAMON BECERRA  
30390 NUEVO RD  
NUEVO CA 92567

427050014  
ONORIO PACHECO  
5871 NORWOOD AVE  
RIVERSIDE CA 92505

427050016  
JAIME PALACIOS  
30422 NUEVO RD  
NUEVO CA 92567

427050020  
REGINA C. RITCHIE  
31297 MONTGOMERY AVE  
NUEVO CA 92567

427050021  
KIMBERLY B. WINCHESTER  
P O BOX 190  
HEMET CA 92546

427050027  
DEYANIRA ISABEL SANCHEZ  
30288 NUEVO RD  
NUEVO CA 92567

427050028  
EVERARDO BARAJAS  
2290 KEARNY AVE  
SAN DIEGO CA 92113

427050029  
ANA MARGARITA TAULANE  
P O BOX 95  
NUEVO CA 92567

427050030  
THERESA M. MARIN  
30332 NUEVO RD  
NUEVO CA 92567

427050044  
GENARO DOMINGUEZ  
26513 LIDO DR  
MURRIETA CA 92563

427050045  
DAVID GARCIA  
21950 NORTH DR  
NUEVO CA 92567

427050046  
LAURELYN C. FLORES  
30360 NUEVO RD  
NUEVO CA 92567

427050049  
ALBERTO BALTAZAR  
30240 MERRELL AVE  
NUEVO CA 92567



427050050  
GILBERTO ROBLES  
21959 NORTH DR  
NUEVO CA 92567

427050051  
ERIC KEVIN BREWER  
P O BOX 247  
NUEVO CA 92567

427050052  
ERIC BREWER  
PO BOX 247  
NUEVO CA 92567

427120009  
CARMEN Y. DUQUE  
21970 GIBSON AVE  
NUEVO CA 92567

427120010  
KIRK DEVRIES  
30560 NUEVO RD  
NUEVO CA 92567

427120025  
EFREN CAZAREZ LOPEZ  
31357 BROWN ST  
NUEVO CA 92567

427120033  
HARVEY DALE RATLIFF  
P O BOX 576  
NUEVO CA 92567

429020010  
OSCAR O. SEGOVIA  
123 E 88TH PL  
LOS ANGELES CA 90003

429020017  
TRAVIS MARK RYE  
P O BOX 1386  
NUEVO CA 92567

429020018  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

429020023  
RODNEY HEFINGTON  
30421 NUEVO RD  
NUEVO CA 92567

429020026  
NUEVO WATER CO  
30427 11TH ST  
NUEVO CA 92567

429160004  
DONALD P. WANG  
392 LOMA DR NO 201  
LOS ANGELES CA 90017

429160006  
KENNETH HICKS  
PO BOX 272  
NUEVO CA 92567

429160007  
KENNETH A. HICKS  
PO BOX 272  
NUEVO CA 92567

429160008  
JRH CONSULTING & DESIGN INC  
P O BOX 272  
NUEVO CA 92567

429160009  
ADAMS STEVEN & TERESA ADAMS 2019 LIVING  
30055 CENTRAL  
NUEVO CA 92567

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612



Palm Springs Fish and Wildlife Office  
777 E. Tahquitz Canyon Way, Suite 208  
Palm Springs, California 92262

California Dept of Fish & Wildlife  
Eastern Sierra, Inland Desert Region  
3602 Inland Empire Blvd., C-220  
Ontario, CA 91764

Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, CA 92501

U.S. Army Corps of Engineers  
Regulatory Division  
5900 La Place Court, Suite 100  
Carlsbad, CA 92008

SCAG  
Attn: Intergovernmental Review  
818 West 7th Street, 12th Fl  
Los Angeles, CA 90017-3435

South Coast AQMD  
Attn: CEQA Review  
21865 Copley Drive  
Diamond Bar, CA 91765

Southern California Edison  
Attention: Jeff Clark  
P.O. Box 800  
Rosemead, CA 91770

San Diego RWQCB  
2375 Northside Drive, Suite 100  
San Diego, CA 92108

Pechanga Band of Luiseño Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

California Dept of Fish and Wildlife  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123

Western Riverside County Regional  
Conservation Authority  
3403 10<sup>th</sup> St., #320  
Riverside, CA 92501

Soboba Band of Luiseño Mission Indians  
P.O. Box 487  
San Jacinto, CA 92581

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

City of San Jacinto  
595 S. San Jacinto Ave  
San Jacinto, CA 92583

Cole Realty Advisors  
Atten: Michael Cole  
1438 Dorothea Road  
La Habra Heights, CA 90631

City of Menifee  
29714 Haun Road  
Menifee, CA 92586

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507.

Theodore King  
711 Church Hill Road  
La Habra Heights, CA 90631

Lansing Companies  
Atten: Greg Lansing  
12671 High Bluff Drive, Suite 150  
San Diego, CA 92130

City of Banning  
99E Ramsey Street  
Banning, CA 92220

City of Hemet  
445 E. Florida Avenue  
Hemet, CA 92543

Tom Dobson & Associates  
2150 North Arrowhead Avenue  
San Bernardino, CA 92405

Clinton E. Stoutenburgh  
22450 Wybenga Lane  
Nuevo, CA 92567

Katherine Guy-Verstraete  
29086 San Jacinto Ave.  
Nuevo, CA 92567-9103

Providence Residential Development  
Group, LLC  
Atten: Oliver Cagle  
32371 Alipaz Street, Suite 68  
San Juan Capistrano, CA 92675

David Jeffers Consulting, Inc.  
Atten: David T. Jeffers  
19 Spectrum Pointe Dr., Suite 609  
Lake Forest, CA 92630

San Bernardino Valley Audubon  
Society  
Atten: Drew Feldmann  
P.O. Box 10973  
San Bernardino, CA 92423-0973

Nuevo Union School District  
Atten: Jeff Simmons, Chief Business  
Offical  
29780 Lakeview Ave.  
Nuevo, CA 92567

Perris Union High School District  
Atten: Hector Gonzalez, Director of  
Facilities  
155 E. 4<sup>th</sup> Street  
Perris, CA 92570





# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

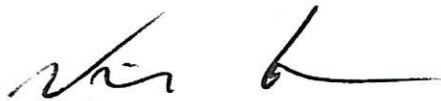
Ad Desc.: NOH-CZ7544, TR36030, and PM36031 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**11/06/2020**

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

Date: November 06, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011422581-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/ NUEVO AREA PLAN, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 7544**, which proposes to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. **Tentative Parcel Map No. 36031**, which proposes a Schedule "1" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030**, which proposes a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trail, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. This project is located southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage road and easterly of Menifee Road in the Lakeview/Nuevo Area Plan of Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt Resolution No. 2020-224, certifying Environmental Impact Report No. 500, approve Change of Zone 7544, adopt Ordinance No. 348.4944, approve Tentative Parcel Map No. 36031, and approve Tentative Tract Map No. 36030.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: October 30, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 11/06



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
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The Riverside County Planning Department recommends that the Board of Supervisors **adopt Resolution No. 2020-224, certifying Environmental Impact Report No. 500, approve Change of Zone 7544, adopt Ordinance No. 348.4944, approve Tentative Parcel Map No. 36031, and approve Tentative Tract Map No. 36030.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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Dated: October 30, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 11/06



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Dated: October 30, 2020

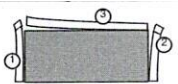
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanaw, Board Assistant

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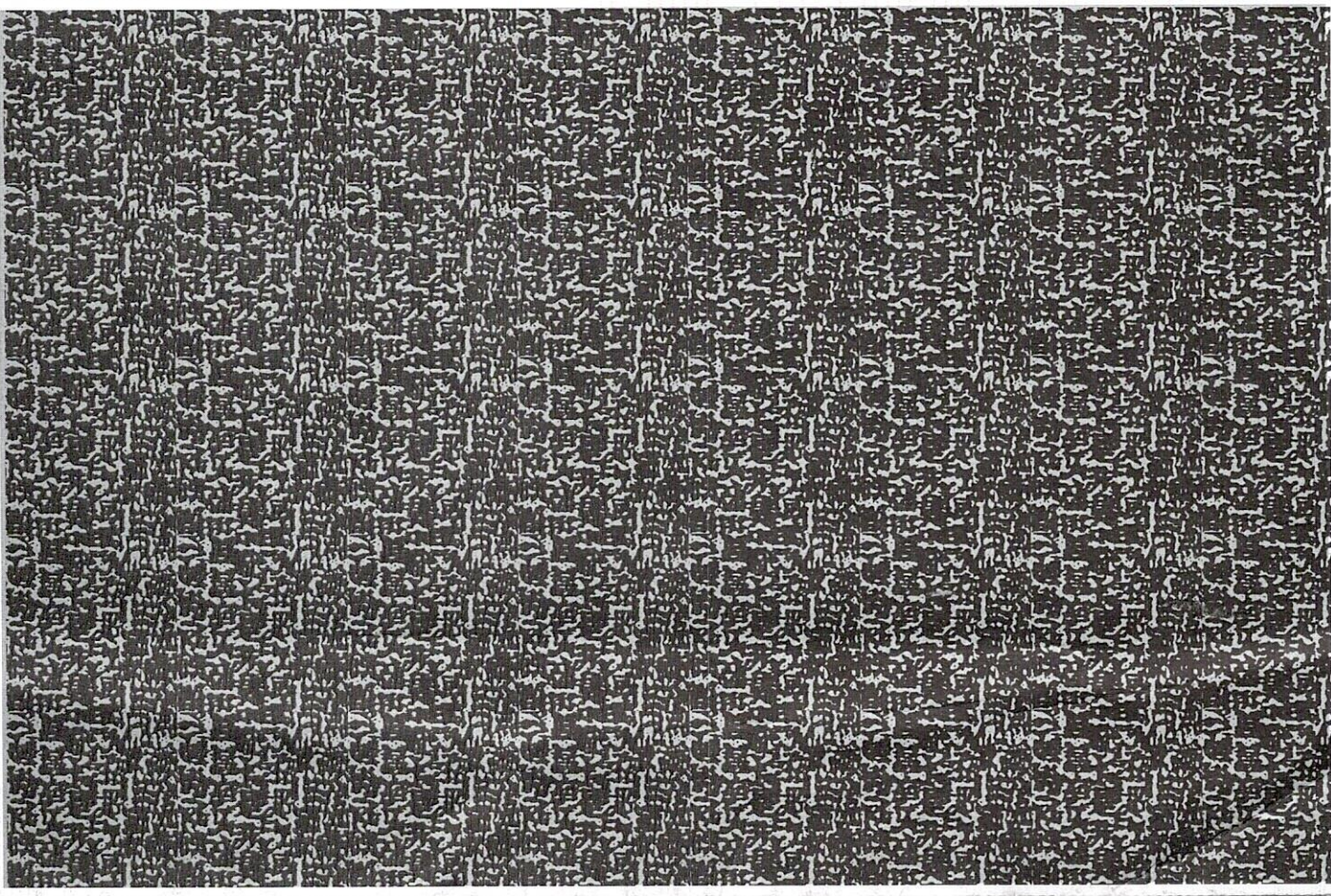




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County Administrative Center  
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Riverside, CA 92502-1147

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/NUEVO AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

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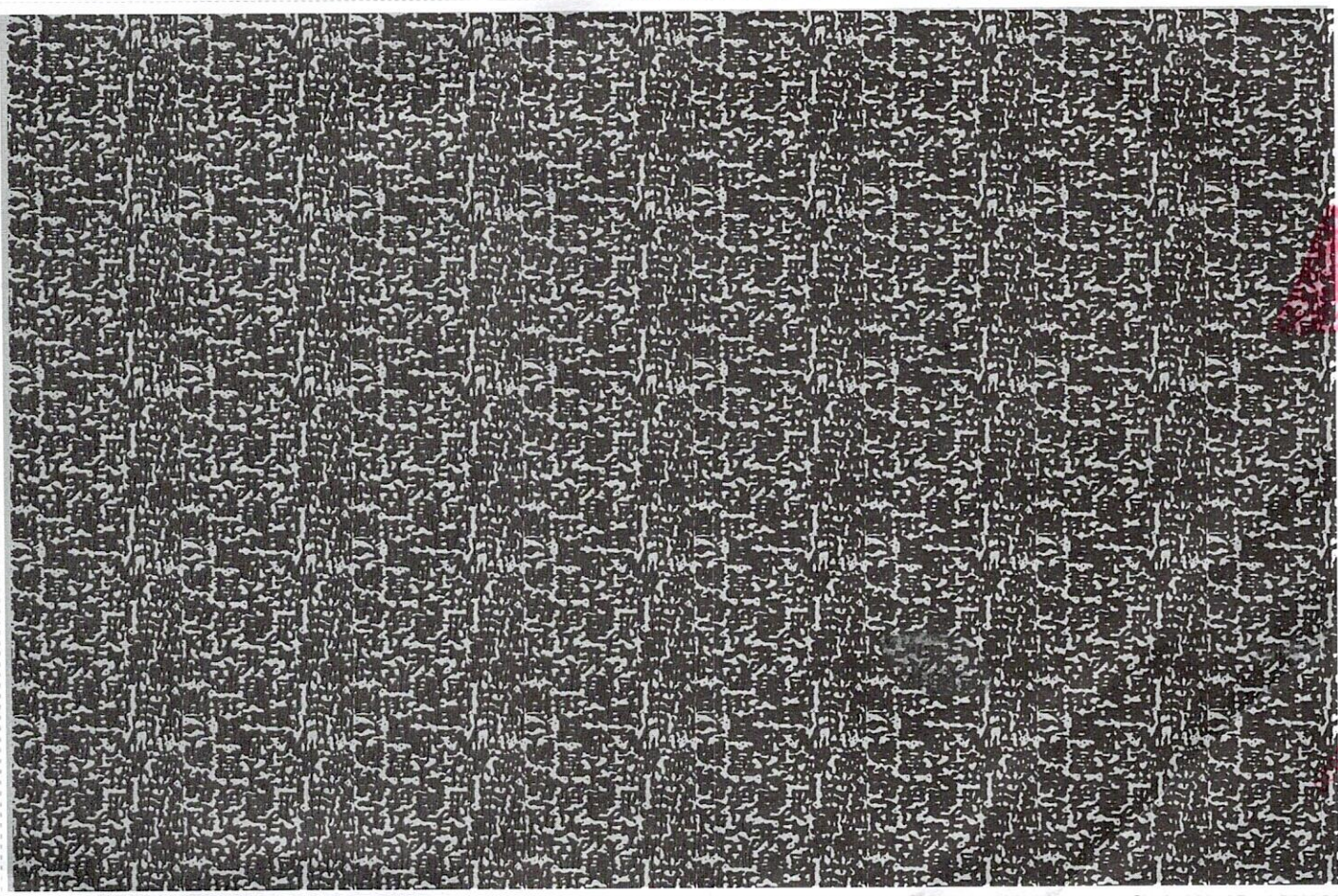
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Riverside County Clerk of the Board  
County Administrative Center  
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Riverside, CA 92502-1147

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: October 30, 2020

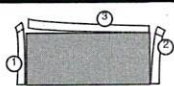
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

PSEMPV

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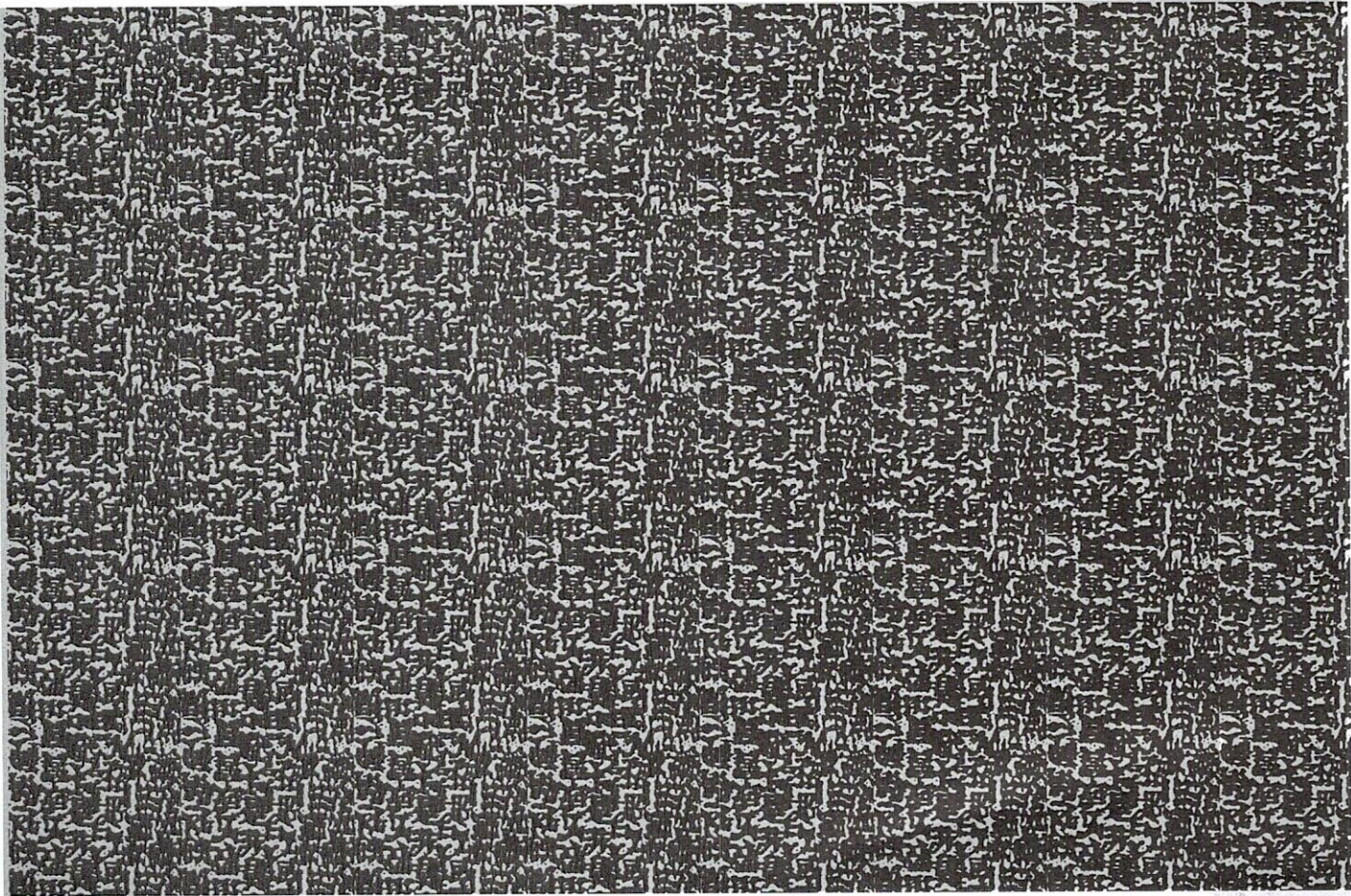




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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/NUEVO AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 7544**, which proposes to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. **Tentative Parcel Map No. 36031**, which proposes a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030**, which proposes a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trail, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. This project is located southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage road and easterly of Menifee Road in the Lakeview/Nuevo Area Plan of Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt Resolution No. 2020-224, certifying Environmental Impact Report No. 500, approve Change of Zone 7544, adopt Ordinance No. 348.4944, approve Tentative Parcel Map No. 36031, and approve Tentative Tract Map No. 36030.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

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Dated: October 30, 2020

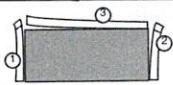
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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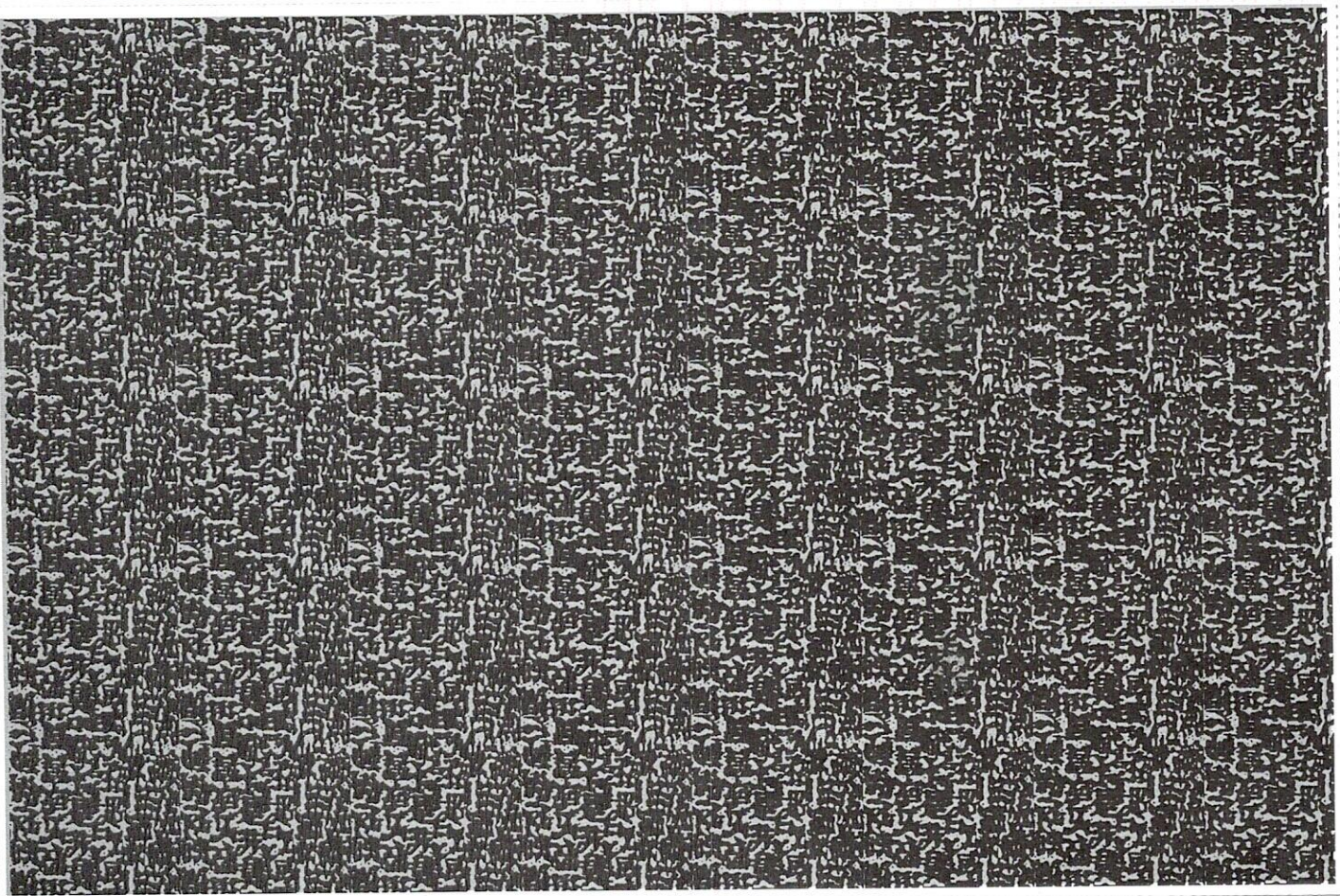




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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
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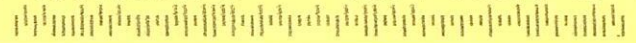
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/NUEVO AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

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Dated: October 30, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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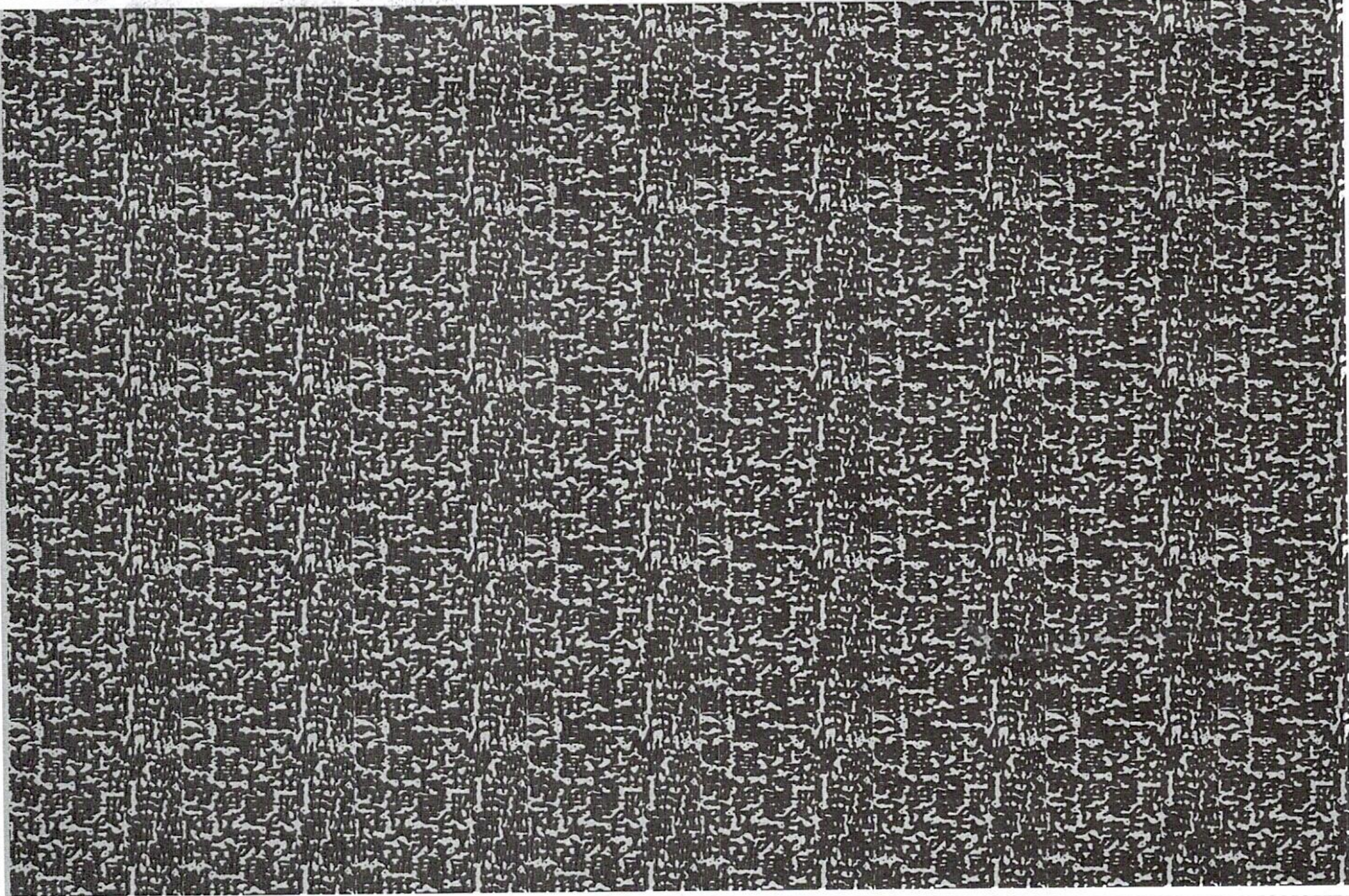
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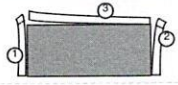
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Dated: October 30, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

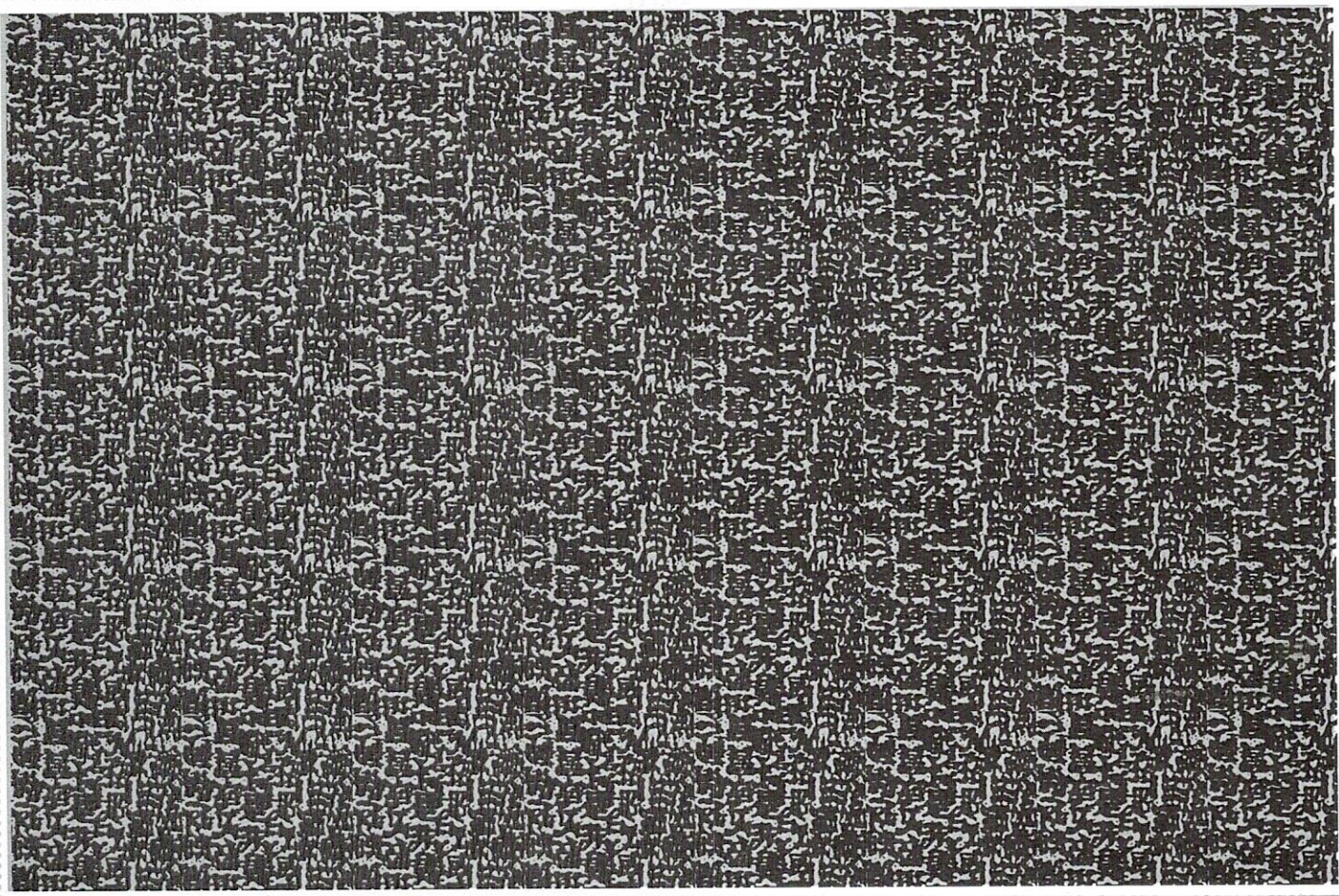




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Riverside, CA 92507  
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951-368-9018 FAX

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4944 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**11/30/2020**

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

Date: November 30, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

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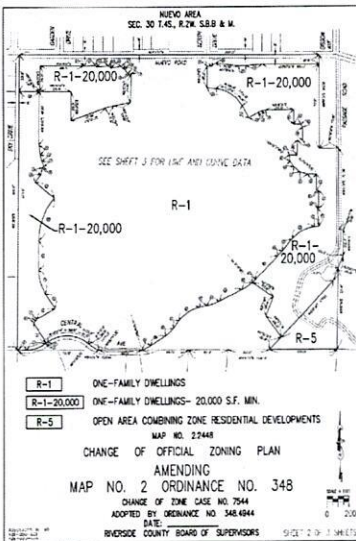
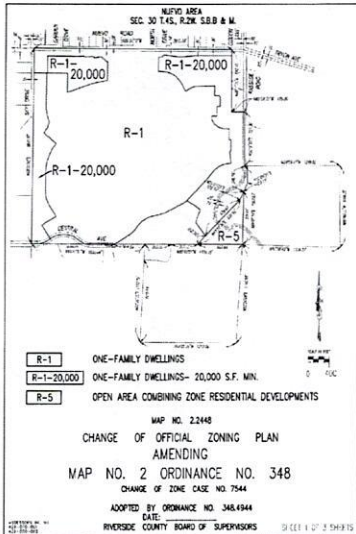
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**ORDINANCE NO. 348,4944**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Nuevo Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 2,448, Change of Zone Case No. 7544" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 17, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
 NAYS: None  
 RECUSE: None

Kecia R. Harper, Clerk of the Board  
 By: Hannah Luttmanow, Board Assistant



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

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

November 23, 2020

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4944

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, November 30, 2020**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to  
KECIA R. HARPER, CLERK OF THE BOARD



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

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INSERT ATTACHMENTS

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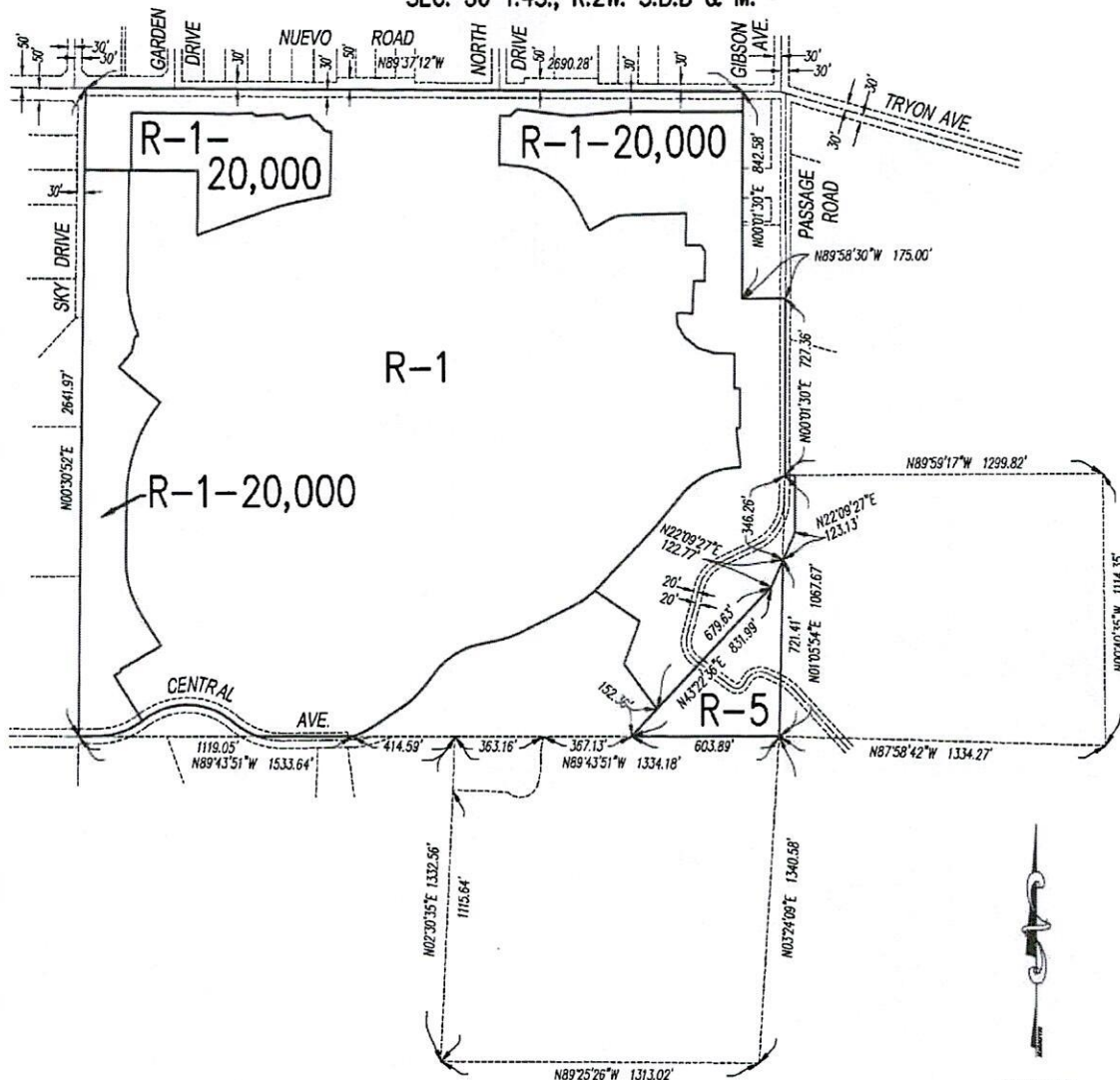
NAYS: None

RECUSE: None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

NUEVO AREA  
 SEC. 30 T.4S., R.2W. S.B.B & M.



- R-1 ONE-FAMILY DWELLINGS
- R-1-20,000 ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5 OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS



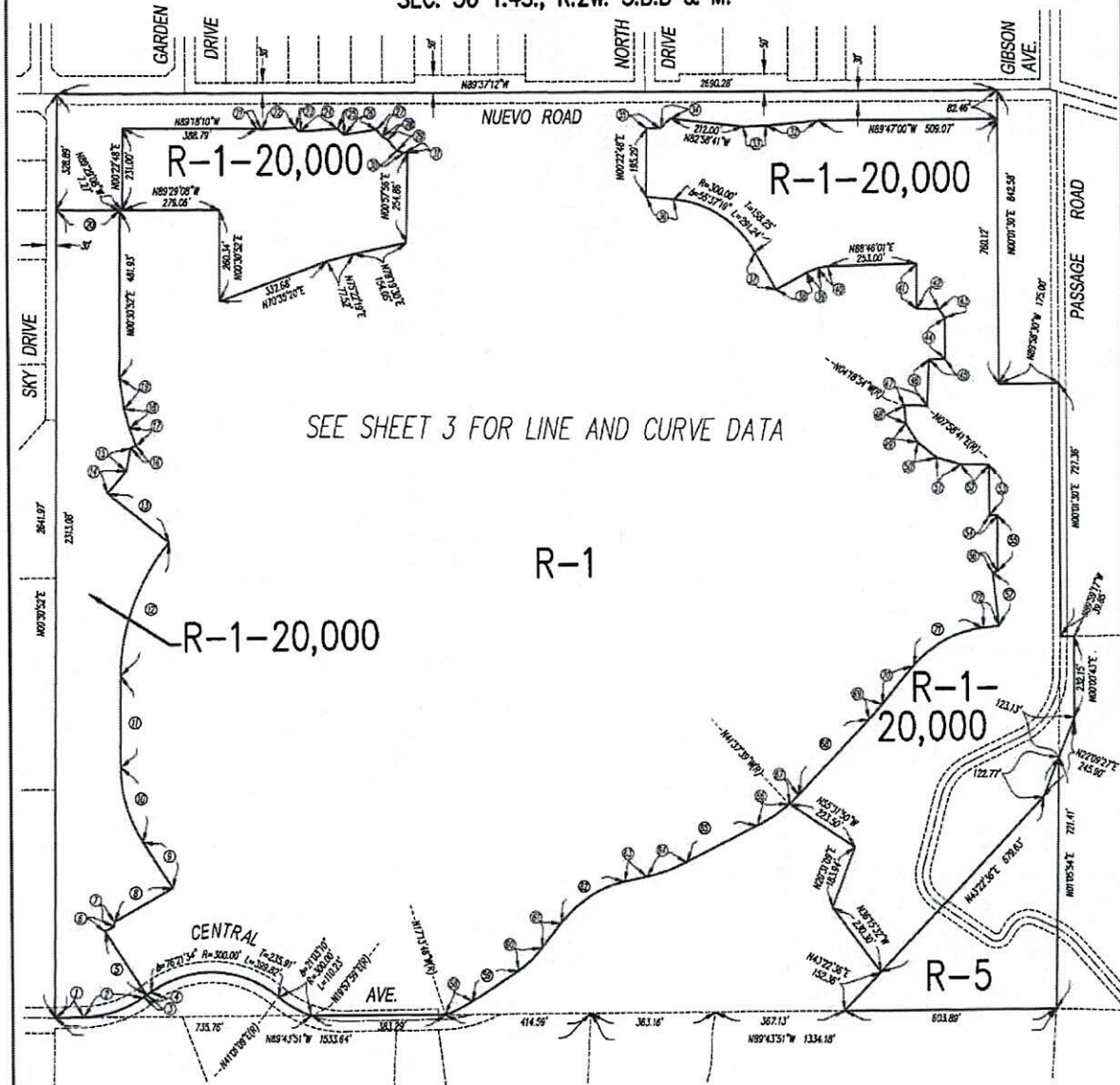
MAP NO. 2.2448  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7544

ADOPTED BY ORDINANCE NO. 348.4944  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BK. NO.  
 429-020-021  
 429-020-028

SHEET 1 OF 3 SHEETS

NUEVO AREA  
SEC. 30 T.4S., R.2W. S.B.B & M.



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- R-1-20,000** ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5** OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS

MAP NO. 2.2448

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7544

ADOPTED BY ORDINANCE NO. 348.4944

DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS





**NUEVO AREA  
SEC. 30 T.4S., R.2W. S.B.B & M.**

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|---|--|

MAP NO. 2.2448  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7544

ADOPTED BY ORDINANCE NO. 348.4944

DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SHEET 3 OF 3 SHEETS

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4944 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**11/30/2020**

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

Date: November 30, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011426603-01

P.O. Number:

Ad Copy:

*TRMA - Planning  
Item 21.2 of 11/17/20*

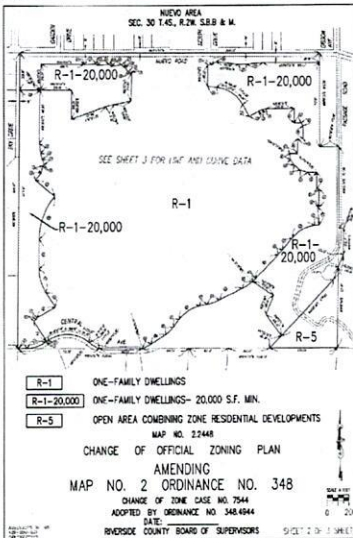
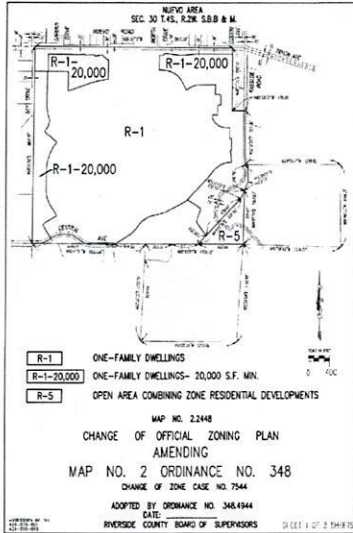
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**ORDINANCE NO. 348,494**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Nuevo Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 2,248, Change of Zone Case No. 7544" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 17, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
RECUSE: None

Kecia R. Harper, Clerk of the Board  
By: Marnatt Lammeneuw, Board Assistant





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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

November 23, 2020

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4944

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, November 30, 2020**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to  
KECIA R. HARPER, CLERK OF THE BOARD

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

**ORDINANCE NO. 348.4944**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Nuevo Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 2.2448, Change of Zone Case No. 7544" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

INSERT ATTACHMENTS

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 17, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt

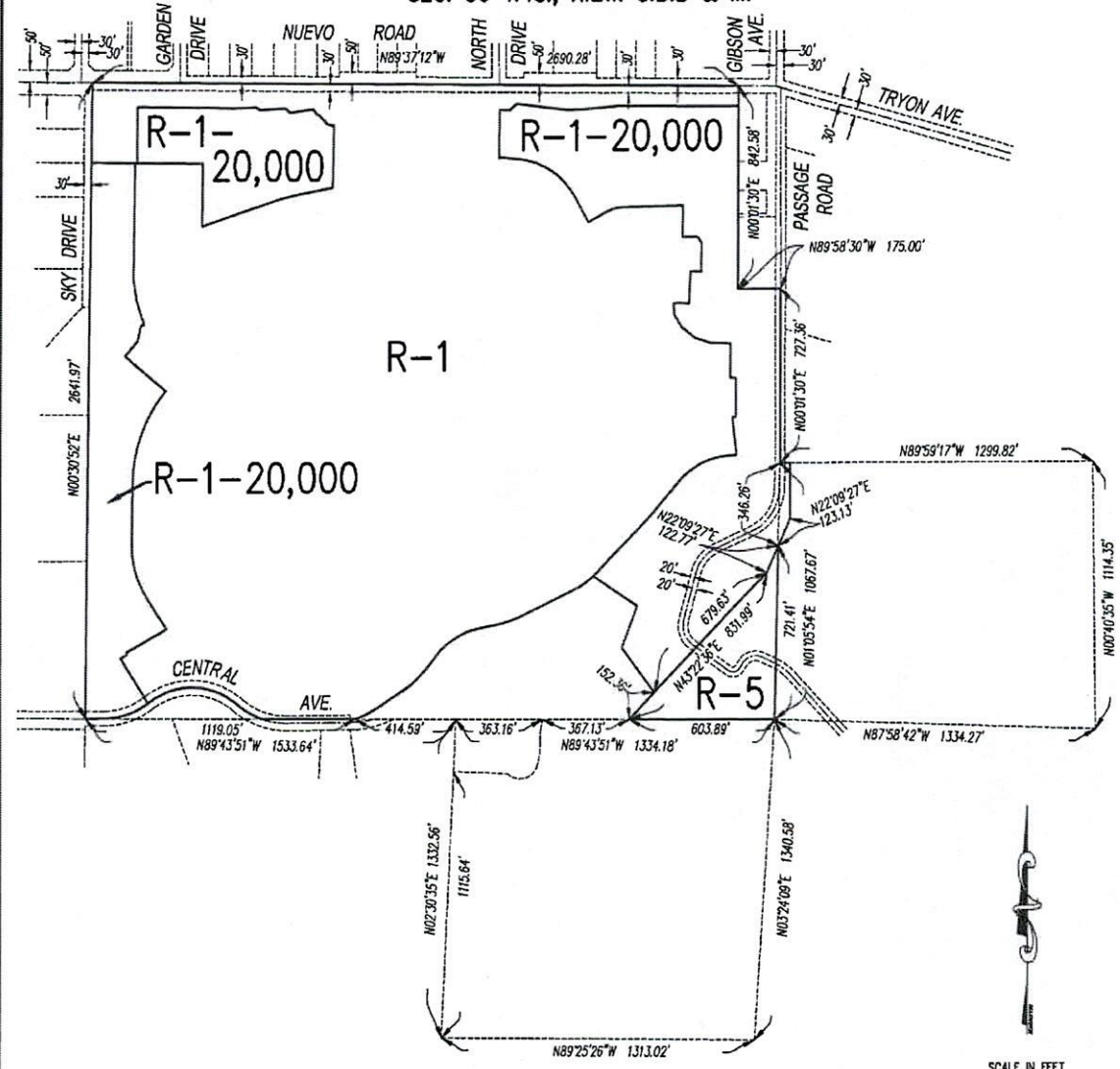
NAYS: None

RECUSE: None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

NUEVO AREA  
 SEC. 30 T.4S., R.2W. S.B.B & M.



- R-1 ONE-FAMILY DWELLINGS
- R-1-20,000 ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5 OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS



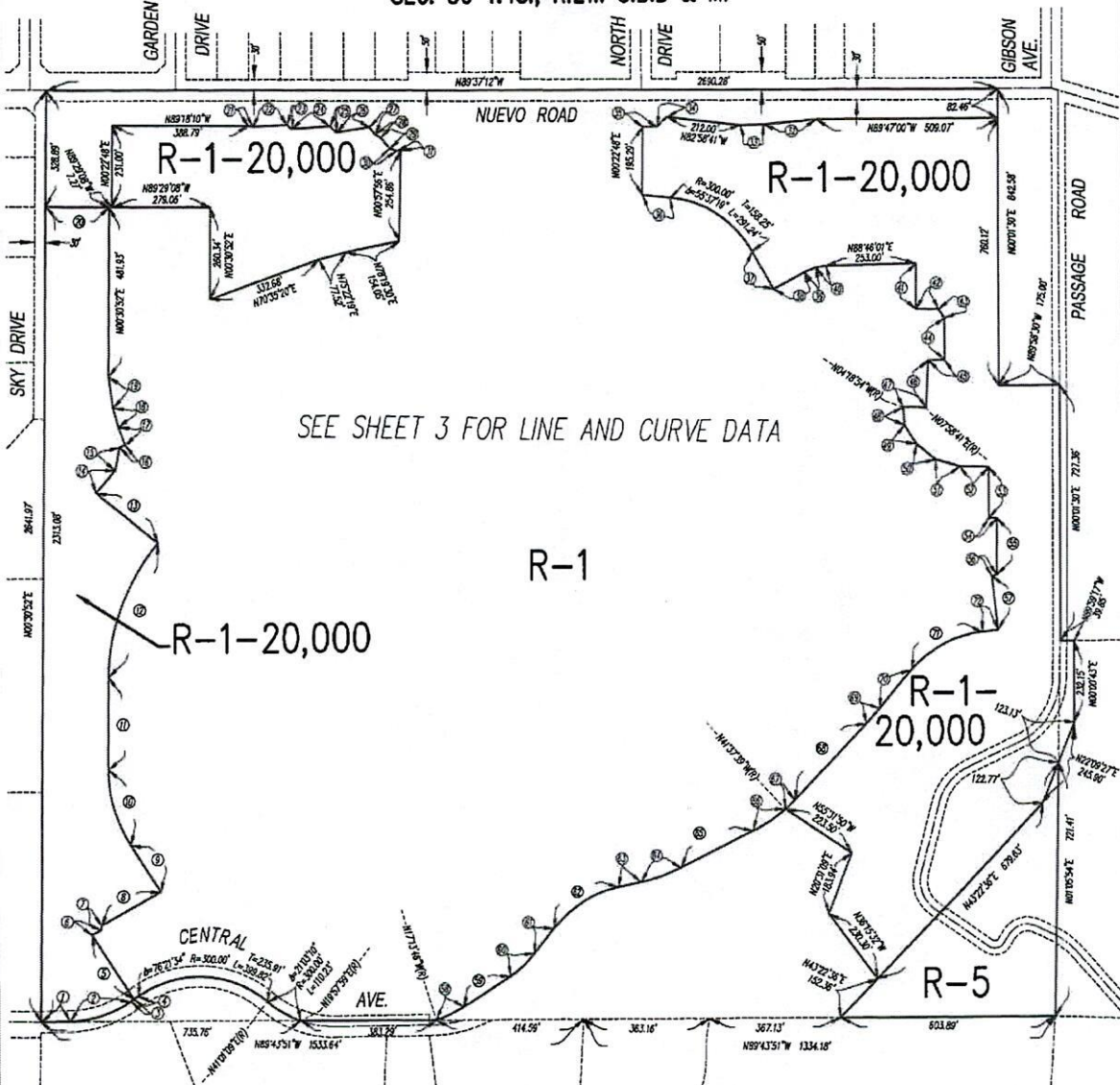
MAP NO. 2.2448  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7544

ADOPTED BY ORDINANCE NO. 348.4944  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BK. NO.  
 429-020-021  
 429-020-028



NUEVO AREA  
SEC. 30 T.4S., R.2W. S.B.B & M.



- R-1** ONE-FAMILY DWELLINGS
- R-1-20,000** ONE-FAMILY DWELLINGS- 20,000 S.F. MIN.
- R-5** OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS

MAP NO. 2.2448  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7544  
ADOPTED BY ORDINANCE NO. 348.4944  
DATE: \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



**NUEVO AREA**  
**SEC. 30 T.4S., R.2W. S.B.B & M.**  
**LINE AND CURVE DATA**

- |   |  |
|---|--|
| <p>① N89°25'09"E 80.00'</p> <p>② Δ=34°45'34" R=300.00' L=182.00' T=93.90'</p> <p>③ N54°39'35"E 11.74'</p> <p>④ N54°39'35"E 13.26'</p> <p>⑤ N32°22'17"W 217.28'</p> <p>⑥ N61°04'25"E 29.54'</p> <p>⑦ N01°35'32"E 11.63'</p> <p>⑧ N60°17'29"E 191.92'</p> <p>⑨ N32°07'45"W 156.58'</p> <p>⑩ Δ=32°32'37" R=400.00' L=227.20' T=116.76'</p> <p>⑪ N00°24'53"E 262.40'</p> <p>⑫ Δ=39°26'34" R=600.00' L=413.04' T=215.08'</p> <p>⑬ N50°08'34"W 225.00'</p> <p>⑭ N40°11'26"E 82.95'</p> <p>⑮ N11°01'54"E 65.45'</p> <p>⑯ N69°56'51"E 16.00'</p> <p>⑰ N20°07'11"W 54.00'</p> <p>⑱ N14°56'27"W 56.00'</p> <p>⑲ N07°50'43"W 90.00'</p> <p>⑳ N89°29'08"W 180.00'</p><br><p>㉑ N80°12'13"W 12.00'</p> <p>㉒ N87°12'09"E 98.00'</p> <p>㉓ N50°49'29"W 18.00'</p> <p>㉔ N86°20'35"E 108.00'</p> <p>㉕ N45°19'29"W 25.00'</p> <p>㉖ N81°26'29"E 96.00'</p> <p>㉗ N36°24'44"W 26.00'</p> <p>㉘ N62°51'17"W 18.00'</p> <p>㉙ N37°44'07"W 41.00'</p> <p>㉚ N69°07'19"W 20.00'</p> <p>㉛ N86°01'04"E 11.00'</p> | <p>㉜ N84°49'32"E 146.00'</p> <p>㉝ N88°28'21"E 65.00'</p> <p>㉞ N46°53'00"E 40.00'</p> <p>㉟ N89°37'12"W 41.96'</p> <p>㊱ N84°37'12"W 80.86'</p> <p>㊲ N28°59'53"W 123.06'</p> <p>㊳ N61°11'09"E 97.00'</p> <p>㊴ N67°58'16"E 34.00'</p> <p>㊵ N81°23'54"E 28.00'</p> <p>㊶ N00°23'58"E 131.30'</p> <p>㊷ N89°36'03"W 62.26'</p> <p>㊸ N33°24'13"W 30.07'</p> <p>㊹ N00°07'48"E 120.00'</p> <p>㊺ N89°34'26"E 45.00'</p> <p>㊻ N02°17'06"E 135.86'</p> <p>㊼ Δ=12°17'34" R=300.00' L=64.37' T=32.31'</p> <p>㊽ N04°18'54"W 50.90'</p> <p>㊾ N31°43'57"W 62.00'</p> <p>㊿ N50°07'45"W 69.00'</p> <p>① N73°30'11"W 71.00'</p> <p>② N88°13'12"W 81.00'</p> <p>③ N00°01'30"E 144.68'</p> <p>④ N89°58'30"W 22.58'</p> <p>⑤ N00°01'30"E 161.00'</p> <p>⑥ N73°50'18"E 15.00'</p> <p>⑦ N06°26'35"W 153.79'</p><br><p>⑧ Δ=16°41'21" R=300.00' L=87.38'</p> <p>⑨ N56°04'53"E 156.03'</p> <p>⑩ Δ=18°01'55" R=300.00' L=94.42' T=47.60'</p> <p>⑪ N38°02'58"E 88.38'</p> <p>⑫ Δ=40°05'08" R=320.00' L=223.88' T=116.74'</p> <p>⑬ N78°08'06"E 63.79'</p> <p>⑭ Δ=14°23'47" R=500.00' L=125.63' T=63.15'</p> <p>⑮ N63°44'19"E 230.16'</p> <p>⑯ Δ=15°21'58" R=400.00' L=107.28'</p> <p>⑰ Δ=05°04'10" R=400.00' L=35.39'</p> <p>⑱ N43°18'11"E 295.80'</p> <p>⑲ Δ=04°04'14" R=800.00' L=56.84' T=28.43'</p> <p>⑳ N39°13'57"E 139.80'</p> <p>㉑ Δ=44°19'28" R=300.00' L=232.08' T=122.20'</p> <p>㉒ N83°33'25"E 44.75'</p> |
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**MAP NO. 2.2448**  
**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2 ORDINANCE NO. 348**  
**CHANGE OF ZONE CASE NO. 7544**

ADOPTED BY ORDINANCE NO. 348.4944  
 DATE: \_\_\_\_\_

ASSESSORS BK. NO.  
 429-020-021  
 429-020-028

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SHEET 3 OF 3 SHEETS