

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

**DATE:** March 11, 2010

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** Resolution 2010-88 for SP342/EIR471, Ordinance No. 348.4679 for CZ7055 and Resolution 2010-89 for 1<sup>st</sup> Cycle General Plan Amendment for 2010.

(Charge your time to these case numbers)

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

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

**Designate Newspaper used by Planning Department for Notice of Hearing: \*\*SELECT\*\***

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

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

Notice of Determination

Fish & Game Receipt (CFG5289)

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

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

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 24, 2010

**SUBJECT:** Resolution No. 2010-88 Certifying Environmental Impact Report No. 471 and Adopting Specific Plan No. 342, Resolution No. 2010-89 Amending the Riverside County General Plan (First Cycle General Plan Amendments for 2010), and Ordinance No. 348.4679 Adopting Change of Zone No. 7055

**RECOMMENDED MOTION:**

**ADOPTION** of Resolution No. 2010-88 Certifying Environmental Impact Report No. 471 and Adopting Specific Plan No. 342 (The Villages of Lake Lakeview) in accordance with the Board of Supervisors' previous actions;

**ADOPTION** of Ordinance No. 348.4679 for Change of Zone No. 7055 amending the zoning classification of the subject site as shown on Map Nos. 2.2321, 55.038 and 17.102 and to incorporate the Specific Plan Zoning Ordinance text in accordance with the Board of Supervisors' previous actions; and,

**ADOPTION** of Resolution No. 2010-89 Amending the Riverside County General Plan (First Cycle General Plan Amendments for 2010) in accordance with the Board of Supervisors' previous actions taken on General Plan Amendment (GPA) Nos 720 and 721.

RG:ar

  
Ron Goldman  
Planning Director  
(Continued on attached page)

**FINANCIAL  
DATA**

|                               |      |                         |     |
|-------------------------------|------|-------------------------|-----|
| Current F.Y. Total Cost:      | \$ 0 | In Current Year Budget: | N/A |
| Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment:      | N/A |
| Annual Net County Cost:       | \$ 0 | For Fiscal Year:        | N/A |

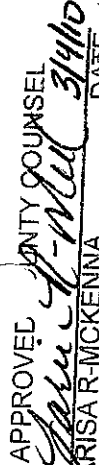
**SOURCE OF FUNDS:**

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☐

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

**County Executive Office Signature**

FORM APPROVED BY:   
COUNTY COUNSEL  
BY: LARISA R-MCKENNA  
DATE: 3/4/10  
Departmental Concurrence

☒ Policy  
☐ Policy  
☐ Consent  
☐ Consent

Dept Recd.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: 2/23/10, Item 16.4

District: FIFTH

Agenda Number:

To the Honorable Board of Supervisors

**RE: RESOLUTION NO. 2010-88, RESOLUTION NO. 2010-89, and ORDINANCE NO.348.4679**

Date: February 24, 2010

Page 2 of 2

**BACKGROUND:**

On December 2, 2009, the Riverside County Planning Commission recommended that the Board of Supervisors tentatively certify Environmental Impact Report No. 471, approve Specific Plan No. 342, approve General Plan Amendment Nos. 720 (Land Use) and 721 (Circulation), and approve Change of Zone No. 7055.

This case was heard before the Board of Supervisors December 15, 2009, continued to January 26, 2010, and continued to February 23, 2010.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on February 23, 2010 as Agenda Item No. 16.4:

**TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings incorporated in the EIR, and subject to resolution adoption;

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NOS. 720 (Land Use) and 721 (Circulation)**, amending the Land Use Designation for the subject property from Land Use: Community Development; Very Low Density Residential- Community Development (VLDR-CD), Agriculture with a Community Development Overlay, Medium Density Residential (MDR) (2-5 du/ac), Heavy Industrial (HI 0.15 - 0.50 FAR), Light Industrial (LI 0.25 - 0.60 FAR), Open Space: Open Space Conversation (OS-C), Rural Community: Very Low Density Residential- Rural Community (VLDR-RC), Low Density Residential- Rural Community (LDR-RC), Rural: Rural Residential (RR), Rural Mountainous (RM), Agriculture: Agriculture (AG), to Specific Plan as reflected by the land use diagram; amend roadway and trail classifications per attached exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution;

**TENTATIVE APPROVAL of SPECIFIC PLAN NO. 342**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7055**, amending the zoning classification for the subject property from Light Agriculture 10 acre min. (A-1-10), Heavy Agriculture 10 acre Min. (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Commercial Retail (C-R), Manufacturing- Service Commercial (M-SC), One- Family Dwelling (R-1), Residential Agriculture (R-A), Residential Agriculture 1 acre Min. (R-A-1), Residential Agriculture 10 acre Min. (R-A-10), Residential Agriculture 2 ½ acre Min. (R-A-21/2), Rural- Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; an amendment to Ordinance 348 to incorporate the Specific Plan Zoning Ordinance; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption.

**RESOLUTION NO. 2010-88  
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 471,  
AND ADOPTING SPECIFIC PLAN NO. 342  
(THE VILLAGES OF LAKEVIEW)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on December 15, 2009, the public hearing was closed on December 15, 2009; the decision and deliberation was deferred to January 26, 2010, then deferred once more to February 23, 2010 at which hearing the Board tentatively approved certification of Environmental Impact Report No. 471 and Specific Plan No. 342 (The Villages of Lakeview); and a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 16, 2009, October 21, 2009, November 4, 2009, November 18, 2009, and December 2, 2009 to consider Specific Plan No. 342 (The Villages of Lakeview); and,

**WHEREAS**, all the procedures of the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and the Riverside County CEQA implementing procedures have been met, and Environmental Impact Report No. 471 ("EIR"), prepared in connection with Specific Plan No. 342 and related cases, including General Plan Amendment No. 720 (GPA00720) and No. 721 (GPA00721), and Change of Zone No. 7055 (referred to collectively herein as "the project" or "the proposed project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and procedures; and,

**WHEREAS**, on July 20, 2006, the County published and circulated a Notice of Preparation and Initial Study for a period of thirty (30) days from July 20 to August 21, 2006, and the comments received in response to the Notice of Preparation were considered by the County in preparing the EIR and were included as Appendix A to the EIR; and

FOR: APPROVED COUNTY COUNSEL  
BY: *[Signature]* 3/17/10  
DATE  
BY: LARISA R. MORENO



1       **WHEREAS**, on February 19, 2009, the County issued a Notice of Completion and  
2 Notice of Availability of a Draft EIR, and published the Draft EIR for public review and  
3 comment for a period of 45-days which period was extended by fifteen (15) days for a sixty (60)  
4 comment period terminating on April 22, 2009; and

5       **WHEREAS**, in August, 2009, the County published a Final EIR and has presented the  
6 Final EIR to the decision-making body for its consideration of the proposed project, and which  
7 Final EIR consists of the following:

- 8       (1) Draft EIR and Appendices A-N, dated February, 2009;
- 9       (2) Comments received on the Draft EIR and Responses to those Comments,  
10       published in Final EIR, dated August, 2009; and
- 11       (3) Annotated Draft EIR which consists of the Draft EIR with corrections and  
12       additions that were identified in the Responses to Comments, dated August, 2009.

13       **WHEREAS**, CEQA Section 21081 requires that "No public agency shall approve or  
14 carry out a project for which an environmental impact has been certified which identifies one or  
15 more significant effects on the environment that would occur if the project is approved or carried  
16 out unless both of the following occur:

17       (a) The public agency makes one or more of the following findings with respect to  
18 each significant effect:

- 19       (1) Changes or alterations have been required in, or incorporated into, the  
20       project which mitigate or avoid the significant effects on the environment.
- 21       (2) Those changes or alterations are within the responsibility and jurisdiction  
22       of another public agency and have been, or can and should be, adopted by that  
23       other agency.
- 24       (3) Specific economic, legal, social, technological, or other considerations,  
25       including considerations for the provision of employment opportunities for highly  
26       trained workers, make infeasible the mitigation measures or alternatives identified  
27       in the environmental impact report.

1 (b) With respect to significant effects which were subject to a finding under  
2 paragraph (3) of subdivision (a), the public agency finds that specific overriding  
3 economic, legal, social, technological, or other benefits of the project outweigh the  
4 significant effects on the environment; and

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

7 **WHEREAS**, the County reviewed and considered all comments, both oral and written,  
8 presented during the Planning Commission and Board of Supervisor hearings, and reviewed and  
9 considered the responses to the comments received after publication of the Final EIR, which  
10 responses have been included in and are made part of the record before the County.

11  
12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**  
13 **ORDERED** by the Board of Supervisors of the County of Riverside, in regular session  
14 assembled on March 23, 2010, that:

15 A. Specific Plan No. 342 is a 2,786-acre planned community located northerly of  
16 Wolfskill Avenue and Pulsar View Road, south of Marvin Road, east of the San  
17 Jacinto River, and west of the border of the City of San Jacinto. It proposes the  
18 construction of a maximum of 11,150 dwelling units on 1,037 acres, of which no  
19 more than 1,500 will be developed north of Ramona Expressway. Land uses  
20 include: 1,037 acres designated for residential uses which may include 8,050  
21 dwelling units, 288 acres for a mixed-use town center area which may include  
22 500,000 square feet of commercial uses maximum and 3,100 dwelling units, 155  
23 acres of park areas, 156 acres of public facility areas, 1,003 acres of open space,  
24 and 147 acres for major roads.

25 B. Specific Plan No. 342 is associated with General Plan Amendments No.'s 720 and  
26 721, which were considered concurrently at the public hearing before the Planning  
27 Commission and the Board of Supervisors. General Plan Amendment No. 720  
28

1 proposes to change the existing land use designations on the subject site from  
2 Agriculture, Open Space – Conservation, Open Space-Conservation Habitat, Rural  
3 Mountainous, Rural Residential, Very Low Density – Rural Community, Low  
4 Density-Rural Community, Commercial Retail, Very Low Density Residential,  
5 Low Density Residential, and Light Industrial to Specific Plan No. 342. General  
6 Plan Amendment No. 721 proposes the upgrading and downgrading of numerous  
7 trails and roadway designations, including but not limited to: the elimination of 9<sup>th</sup>  
8 Street/Yucca Avenue as a through street through the project easterly; the rerouting  
9 of 10<sup>th</sup> Street/Wolfskill Avenue as a Major roadway east of Hanson Avenue, the  
10 reclassification of Hanson Avenue from a Major Roadway to a Collector Street;  
11 and Bridge Street, 3<sup>rd</sup> Street, 5<sup>th</sup> Street, and 6<sup>th</sup> Street will be eliminated on the  
12 project site; and access to the Ramona Expressway will be shifted to Town Center  
13 and Park Center Boulevards. General Plan Amendment No. 721 will also amend  
14 the Circulation Element Trails and Bikeway System to include the Community  
15 Trail designation for a number of the trails proposed within the project boundary.

- 16 C. Specific Plan No. 342 is associated with Change of Zone Case No. 7055, which  
17 was considered concurrently at the public hearing before the Planning  
18 Commission and the Board of Supervisors. Change of Zone Case No. 7055  
19 proposes to change the existing zoning classifications of A-1-10 (Light  
20 Agriculture with a 10-acre minimum lot size), A-2-10 (Heavy Agriculture with a  
21 10-acre minimum lot size), A-P (Light Agriculture with Poultry), C-R  
22 (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1  
23 (Residential Agricultural with a 1-acre minimum lot size), R-A-10 (Residential  
24 Agricultural with a 10-acre minimum lot size), and R-R (Rural Residential), R-A  
25 (Residential Agricultural), R-A-2 1/2 (Residential Agricultural with a 2-1/2 acre  
26 minimum lot size), and N-A-640 (Natural Assets) to SP (Specific Plan). The SP  
27  
28

1 zoning classification would establish those development standards required to  
2 implement the Specific Plan.  
3

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following  
5 environmental impacts identified in the EIR No. 471 and associated with adoption and  
6 implementation of The Villages of Lakeview Project, including Specific Plan No. 342 were  
7 determined to be less than significant through compliance with existing laws, regulations and  
8 policies and/or implementation of project design considerations, all of which were identified and  
9 discussed in the DEIR, and for which no mitigation measures were required. These  
10 determinations were based upon substantial evidence in the record, and no substantial evidence  
11 was submitted to or identified by the County which would indicate that the impacts set forth  
12 below were significant and required mitigation:

13 (1) Aesthetics: The project will not interfere with the night time use of the  
14 Mt. Palomar Observatory, as protected through Riverside County  
15 Ordinance No. 655, as a result of the project's compliance with existing  
16 regulatory requirements.

17 (2) Air Quality: The project has a less than significant impact on CO Hot  
18 Spots, as it will not violate any State or federal standards with respect to  
19 CO emissions at measured "hot spots." The project will not expose  
20 sensitive receptors located within one mile of the project site to substantial  
21 point source emissions generated by the project. Although the project will  
22 involve the construction of sensitive receptors located within one mile of  
23 the Nutrilite facility, and existing point source emitter, the project's  
24 proximity to the Nutrilite facility will not exposes sensitive receptors to  
25 toxic air contaminants that exceed the threshold of significance, or a  
26 hazard index of 1.0 or greater for chronic non-cancer risks associated with  
27 toxic air contaminants.  
28

(3) Biology: The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy, as a result of project design considerations and compliance with existing regulatory requirements.

(4) Geology: The project and project site is potentially subject to strong seismic groundshaking that could expose people and structures to potential substantial adverse effects, but this potential impact was determined to be less than significant through compliance with existing Riverside County Standards relating to groundshaking and compliance with the State Alquist-Priolo Act. The project could be subject to geologic hazards such as seiche, mudflow, or dam failure, but this impact was determined to be less than significant through compliance with existing required State law (California Civil Code Section 1103-1103.4) and General Plan policies. The project will have a less than significant impact on deposition, siltation, or erosion which may modify the channel of a river or stream or the bed of a lake as a result of compliance with existing regulations, such as preparation and compliance with a Stormwater Pollution Prevention Plan and Water Quality Management Plan. The project's impact with respect to encountering areas with organic material in soil that exceed County requirements can be reduced to less than significant through compliance with existing regulations, such as County Requirements for Methane Mitigation Protocol on Vacant Lots.

(5) Hazards: The project will not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials because it is required to comply with existing federal and state regulations that regulate the manufacture, transport, and packing of hazardous materials. The project will not impair implementation of or

1 physically interfere with an adopted emergency response plan through  
2 compliance with existing regulations, specifically County of Riverside  
3 Ordinance No. 787.1, General Plan policy S5.1, and compliance with the  
4 Uniform Fire Code. The project will not have a significant impact on  
5 emitting hazardous emissions or handling hazardous or acutely hazardous  
6 materials as a result of compliance with existing regulations, specifically  
7 County Fire Code, the requirements of the California Health and Safety  
8 requiring the preparation and implementation of Business Emergency  
9 Plans.

- 10 (6) Hydrology: The project will not substantially alter existing drainage  
11 pattern of the site or area, including the alteration of the course of a stream  
12 or river, in a manner which would result in substantial erosion or siltation  
13 on- or off-site through compliance with existing regulations, such as the  
14 Water Quality Management Plan, General Plan policies OS 3.3, OS 5.3  
15 and the Specific Plan Drainage Plan Development Standards. The project  
16 will not violate any water quality standards or waste discharge  
17 requirements through compliance with existing laws and regulations such  
18 as the National Pollutant Discharge Elimination System (NPDES), Water  
19 Quality Management Plan, and General Plan policy OS 3.3. The project  
20 will not substantially deplete groundwater supplies or interfere  
21 substantially with groundwater recharge such that there would be a net  
22 deficit in aquifer volume or a lowering of the local groundwater table level  
23 through implementation of design considerations, specifically The  
24 Villages of Lakeview Specific Plan Drainage Plan Development Standards  
25 and Drainage Plan. The project will not place housing within a 100 year  
26 flood plain or in a FEMA mapped area. The project will have a less than  
27 significant impact with respect to placing structures within a 100-year  
28

1 flood hazard area by implementation of design considerations, specifically  
2 construction of the proposed backbone drainage facilities, passive parks,  
3 Line A and water quality basins. The project will not otherwise  
4 substantially degrade water quality through compliance with existing  
5 regulations such as the Stormwater Pollution Prevention Plan, General  
6 Plan policy OS 3.3 and the Water Quality Management Plan which is a  
7 design consideration. These same design considerations and compliance  
8 with design guidelines for swales and debris basins will result in a less  
9 than significant impact on the operation of new or retrofitted storm water  
10 Treatment Control Best Management Practices (BMPs) (e.g., water quality  
11 treatment basins, constructed treatment wetlands). The project will not  
12 result in a change in absorption rates or the rate and amount of surface  
13 run-off through compliance with existing regulatory requirements, and  
14 project design considerations (open space preservation, parks and tree  
15 planting, and increasing floodplain storage capacity). The project will not  
16 expose people or structures to a significant risk of loss, injury or death  
17 involving flooding through compliance with existing regulatory  
18 requirements. The project will not change the amount of surface water in  
19 any water body through implementation of design considerations,  
20 specifically the Project Master Drainage Plan.

21 (7) Land Use: The project will not have an adverse significant effect on land  
22 use within a city sphere of influence and/or within adjacent city or county  
23 boundaries. The project will not be inconsistent with the site's existing or  
24 proposed zoning. The project will not disrupt or divide the physical  
25 arrangement of an established community.

26 (8) Public Services: The project will not result in a substantial adverse  
27 physical impacts associated with the provision of new or physically altered  
28

1 medical service facilities, the construction of which could cause  
2 significant environmental impacts because the project is required to  
3 comply with and implement existing regulations and previously-adopted  
4 requirements such as Mitigation Measure 4.15.7A of the County General  
5 Plan EIR as well as project design considerations such as providing health  
6 clinics, educational programming, and medical clinics on-site. The project  
7 will not result in significant impacts to library services through  
8 compliance with Ordinance No. 659.6 and project design considerations  
9 which include providing a library as part of the project. The project will  
10 not adversely affect school facilities through compliance with State law  
11 which requires the payment of school mitigation fees. The project will not  
12 result in an adverse impact on the sheriff services through compliance  
13 with Ordinance No. 659.6 and General Plan policy LU 5.1.

- 14 (9) Recreation: The project provision of recreational facilities will not have a  
15 significant adverse physical effect on the environment due to compliance  
16 with General Plan policies OS 20.4, OS 20.5 and OS 20.6. The project  
17 provides adequate park land and/or fees through compliance with required  
18 regulations, specifically Riverside County Ordinance No. 460.143, Section  
19 10.35 and project design considerations, specifically Specific Plan  
20 Standard B.1.d.12. The project includes neighborhood and regional parks  
21 to avoid impacts to existing neighborhood and regional parks. This impact  
22 is addressed through compliance with existing regulations Riverside  
23 County Ordinance No. 460.143, Section 10.35, and project design  
24 considerations, specifically Specific Plan Standard B.1.d.12. The project  
25 also provides recreational trails that connect to regional and local trails.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following  
27 environmental impacts associated with The Villages of Lakeview project, including Specific  
28



1 Plan No. 342, are potentially significant unless otherwise indicated, but each of these impacts  
2 will be avoided or substantially lessened by the identified mitigation measures, and that for each  
3 of the following impacts, the Board of Supervisors finds, based upon substantial evidence in the  
4 record and, in accordance with CEQA Section 21081(a)(1), that "Changes or alterations have  
5 been required in, or incorporated into, the project which mitigate or avoid the significant effects  
6 on the environment," as follows:

7 A. Aesthetics

8 1. Impacts:

9 The development of the project will have a substantial effect upon  
10 Ramona Expressway, a County Eligible Scenic Highway corridor.  
11 Additionally, the project has the potential to substantially damage  
12 scenic resources on site, and will create of an aesthetically  
13 offensive site open to public view from Wolfskill Avenue, Mike  
14 Lane and Poppy Lane. These are significant impacts which will be  
15 mitigated to below a level significance. Aesthetic impacts to  
16 Ramona Expressway will be mitigated by compliance with  
17 General Plan policies LU 13.1, 2 and 5, and OS 21.1, 22.1, and  
18 22.3 which require among other design components a 50-foot  
19 setback from Ramona Expressway, and undergrounding utility  
20 lines on Ramona Expressway, and compliance with MM  
21 Aesthetics 1 and 2. Potential aesthetic impacts to scenic resources  
22 on the project site will be mitigated through regulatory compliance  
23 with General Plan policies regarding avoiding the blocking of  
24 public views with solid walls, and incorporation of project design  
25 considerations such as providing a 30-foot equestrian trail along  
26 the project's southern boundary and trail access to the Lakeview  
27 Mountains) as well as compliance with MM Aesthetics 3 which  
28

1 requires the preservation of existing mature trees and the potential  
2 replacement of trees along the entry to the thoroughbred farm, if  
3 required. Finally, the project minimizes potential impacts to the  
4 obstruction of prominent scenic vistas or views open to the public  
5 through compliance with General Plan policies regarding  
6 avoidance of public view blockage and preserving views of the  
7 Lakeview Mountains as set forth in LU 13.1, 2, and 5 and OS 21.1,  
8 22.1 and 22.3., as well as compliance with MM Aesthetics 4.

9 2. Mitigation:

10 *Mitigation Measure Aesthetics 1* has been adopted and made a  
11 condition of the project to reduce potential impacts to Ramona  
12 Expressway as follows: the water tank(s) to be located within  
13 Planning Area 81 in the Lakeview Mountains shall be screened  
14 using landscaping and paint colors that blend in with the  
15 surrounding hills. A combination of earthen berms and landscaping  
16 may be used. The landscape screening plans shall be submitted to  
17 Eastern Municipal Water District for approval prior to approval of  
18 final construction documents for the tank(s).

19 *Mitigation Measure Aesthetics 2* has also been adopted and made  
20 a condition of the project to reduce potential impacts on scenic  
21 highways as follows: landscaping shall be provided adjacent to the  
22 Mixed-Use Town Center Village to address foreground views from  
23 Ramona Expressway (a County Eligible Scenic Highway corridor).  
24 The extent and nature of the landscaping shall be reviewed and  
25 approved by the County during the Village Refinement Process for  
26 this village. The landscaping shall include drought-tolerant, low  
27 groundcover and shrubs with mulch or rock to provide an  
28

1 attractive ground plain. Because views of the Lakeview  
2 Mountains may be afforded, trees shall be grouped in such a way  
3 as to allow open areas of intermittent views (i.e., no solid row of  
4 trees).

5 ***Mitigation Measure Aesthetics 3*** has been adopted and made a  
6 condition of the project to reduce potential impacts to scenic  
7 resources: the landscaping of the Hansen Avenue area park shall  
8 include the preservation of existing mature trees, if possible, and  
9 the use of white split rail fences. The preservation of the trees shall  
10 be confirmed at the approval of the VRP for the Garden Village  
11 and finalized prior to building permit issuance for the last adjacent  
12 residential unit. If the 24 existing trees along the entry to the  
13 thoroughbred farm cannot be preserved, then they shall be replaced  
14 within the planned park at a ratio of 1:1 by the planting of new 36-  
15 inch box trees of the same species as the mature trees being  
16 removed. The Multi-Purpose Community Trail along Hansen and  
17 Wolfskill Avenues and Poppy Road shall also include trees spaced  
18 so as not to block views and white split-rail fences. Prior to  
19 grading permits, landscape plans shall be submitted to the Building  
20 Department for approval. Construction of trail and landscaping  
21 shall occur commensurate with adjacent implementing tracks and  
22 finalized prior to Final Inspection of last adjacent residential unit.  
23 Construction of the park elements shall be completed as required  
24 per unit number triggers in the Specific Plan (No. 342) as reflected  
25 in the Parkland Tracking Report.

26 ***Mitigation Measure Aesthetics 4*** has been adopted and made a  
27 condition of the project to reduce potential impacts to prominent  
28

1 scenic vistas from Wolfskill Avenue, Mike Lane, and Poppy Lane:  
2 grading plans for the portions of Planning Areas 57 and 58 which  
3 about Wolfskill or Poppy, shall be reviewed by the Building  
4 Department to ensure that slopes which are higher than existing  
5 roads are no higher or longer than the Conceptual Grading  
6 Diagram in Specific Plan 342 indicates. Building layouts and  
7 setbacks shall also be reviewed to ensure that some views over or  
8 between proposed buildings are maintained along Wolfskill  
9 Avenue. Some means of achieving the intent of this mitigation  
10 may include, but are not limited to: reduced-height homes along  
11 the frontage with existing local roads, larger setbacks, stepped  
12 grading, etc.

13 B. Agricultural Resources

14 1. Impacts:

15 The project will cause development of non-agricultural uses within  
16 300 feet of agriculturally zoned property (County of Riverside  
17 Ordinance No. 625, Right-to-Farm). This would be a significant  
18 impact which can be mitigated to less than significant with  
19 mitigation.

20 2. Mitigation:

21 *Mitigation Measure Ag 1* has been adopted and made a condition  
22 to the project to reduce potential impacts due to incompatibility  
23 between agricultural uses and proposed suburban development as  
24 follows: proposed residences, school buildings, and commercial  
25 structures shall be setback 300 feet from existing active  
26 agricultural uses of an offensive nature, which are defined as:  
27 corrals, chicken houses, dairy waste ponds, manure stockpiles, or  
28

1 commercial livestock. This setback shall not apply to areas of the  
2 project where Ramona Expressway intervenes between active  
3 agriculture and proposed development because the expressway  
4 will act as the buffer. The 300-foot buffer area may include public  
5 road rights-of-way, parking lots, and service or maintenance areas.  
6 In addition to project edge conditions, the 300-foot setback shall  
7 also apply to interim conditions on-site between occupied project-  
8 related buildings and existing on-site agricultural uses of an  
9 offensive nature (e.g., chicken ranch) that are located in a later  
10 phase of project development and may remain operational while  
11 earlier phases of development are being built.

12 C. Biological Resources

13 1. Impacts:

14 The development of this project has the potential to significantly  
15 conflict with the provisions of the Western Riverside County  
16 Multi-Species Habitat Conservation Plan (WRCMSHCP). The  
17 project will introduce new sources of nighttime lighting and glare  
18 near conservation areas for outdoor security purposes and the  
19 residences located on site. Proposed land uses immediately  
20 adjacent to the SJWA (northern interface) consist of conservation  
21 and open space with drainage facilities (including but not limited  
22 to drainage facilities, water quality basins, and passive parks).  
23 Proposed land uses adjacent to the Lakeview Mountains (southern  
24 interface) consist of residential development (including a fuel  
25 modification zone for fire protection) and park use. Potential  
26 impacts from introduced lights include impacts to migratory birds  
27 that use constellations to guide them during migration and impacts  
28

1 to foraging, reproduction, and circadian rhythms of other species.  
2 The development of the project may create a significant impact to  
3 the Conservation Area from the adjacent residential land uses, and  
4 the domestic pets of those residential areas. In addition, the  
5 project may have a substantial adverse effect to the habitat of the  
6 coastal California gnatcatcher, interfere substantially with sensitive  
7 bird species, have a substantially adverse effect on sensitive  
8 natural habitat, and have a substantially adverse effect on federally  
9 protected wetlands. Also, the development of the project may  
10 have a substantial adverse effect on federally protected wetlands as  
11 defined by Section 404 of the Clean Water Act through direct  
12 removal, filling, hydrological interruption, or other means. Each  
13 of these potentially significant impacts can be mitigated to a less  
14 than significant level with mitigation. The project's conflicts with  
15 the provisions of an adopted Habitat Conservation Plan, Natural  
16 Communities Conservation plan, or other approved local, regional,  
17 or state conservation plan can be mitigated to less than significant  
18 with implementation of Mitigation Measures Bio 1, 2, 3, 4, 9, 10,  
19 11, 11a, 11b, 12, 13 and 14. The project's impact on any  
20 endangered or threatened species, or any species identified as  
21 candidate, sensitive, or special status can be mitigated to less than  
22 significant through compliance with Mitigation Measures Bio 1, 2,  
23 3, 4, 5, 11b, and 13 and compliance with the requirements of the  
24 Multi-Species Habitat Conservation Plan, the Stephens' kangaroo  
25 rat Habitat Conservation plan, and Design Considerations  
26 including preservation of Lakeview Mountains and open space  
27 near the San Jacinto River, adherence to a ban on all invasive plant  
28

1 species, and establishment of a 500-foot setback from the San  
2 Jacinto Wildlife Area. The project's impact on wildlife movement  
3 and the use of established wildlife corridors can be mitigated to  
4 less than significant with implementation of Mitigation Measures  
5 Bio 6 and 13. The project's impact on any riparian habitat or other  
6 sensitive natural community can be mitigated to less than  
7 significant with implementation of Mitigation Measures Bio 7, 8, 9  
8 and 13. The project's potential impact on federally protected  
9 wetlands as defined by the Clean Water Act can be mitigated to  
10 less than significant with implementation of Mitigation Measures  
11 Bio 7, 8 and 9 and 13.

12 2. Mitigation:

13 *Mitigation Measure Bio 1* has been adopted and made a condition  
14 of the project in order to reduce potential impacts of lighting from  
15 the development on the Conservation Area: The CC&Rs and  
16 Homeowners' Associations will ensure that lighting is not  
17 projected into the Conservation Area at either interface. Street  
18 lighting will be designed with internal baffles to direct the lighting  
19 towards the ground and have a zero side angle cut off to the  
20 horizon. At the interface with the Lakeview Mountains, street  
21 lighting will be at least 50 feet away from the Conservation Area.  
22 North of Ramona Expressway, street lighting will be at least 400  
23 feet from the project's proposed conservation areas and at least  
24 500 feet away from the existing SJWA. The shielded lighting and  
25 adequate setback will ensure that there will be no spillage of  
26 lighting into the Conservation Area. The CC&Rs shall be  
27 submitted to the Planning Department and County Counsel prior to  
28

1 Map Recordation and will restrict the placement and use of  
2 lighting on private residential properties, such that individual  
3 residences will not direct lighting into the Conservation Area.

4 ***Mitigation Measure Bio 2*** has been adopted and made a condition  
5 of approval of the project in order to minimize impacts to the  
6 Conservation Area from the adjacent residential development:  
7 Planning Areas and roads adjacent to the SJWA, Proposed  
8 Constrained Linkage 20 (wildlife corridor) and the Lakeview  
9 Mountains will incorporate barriers (as appropriate) to minimize  
10 unauthorized public access, domestic animal predation, illegal  
11 trespass, or unauthorized dumping. The exception will be public  
12 access locations, which will direct the public into authorized  
13 access areas within the Conservation Area (i.e., SJWA and the  
14 Lakeview Mountains). All barriers will be placed within the  
15 boundaries of the development and will be outside of the  
16 Conservation Areas. Barriers will be located between the  
17 SJWA/Lakeview Mountains and houses/paved roads. Barriers will  
18 be designed to accommodate wildlife movement, but directing  
19 wildlife away from residential areas. Barriers may consist of, but  
20 not be limited to, walls, plants, fences, berms, and other  
21 means (such as horizontal distance and vertical distance) or  
22 combination of means to achieve the desired result. The final  
23 design of the barriers shall be completed based on consultation  
24 between the developer, County Planning Department, and as  
25 approved by the County Environment Programs Department when  
26 tentative tract maps and/or road plans are approved. California  
27 Department of Fish and Game San Jacinto Wildlife Area  
28



1 representatives will be consulted regarding final design of barriers  
2 along the SJWA edge. Where barriers are required between  
3 established conservation areas and other areas of the project site,  
4 impacts to cultural resources shall be taken into consideration with  
5 respect to location, design, and installation such that cultural  
6 resources adjacent to the conservation areas are avoided and that  
7 the setting is respected or enhanced. The County Archaeologist, or  
8 designee thereof, shall review all barrier plans proposed adjacent  
9 to conservation areas on-site to assure consistency with this  
10 mitigation measure.

11 ***Mitigation Measure Bio 3*** has been adopted and made a condition  
12 of approval of the project in order to minimize impacts to the  
13 Conservation Area from the domestic animals residing in the  
14 adjacent residential development: The project Conditions,  
15 Covenants and Restrictions shall restrict the number of domestic  
16 animals (e.g., dogs, cats and other predatory animals) allowed per  
17 residence to two, thus further limiting potential impacts. Cats shall  
18 be limited to indoors. Copies of the CC&Rs shall be provided to  
19 the County Planning Department prior to Map Recordation. This  
20 mitigation measure applies to development north of Ramona  
21 Expressway (Resort Village) and the following planning areas  
22 south of Ramona Expressway: 58, 66-69, 73, and 77.

23 ***Mitigation Measure Bio 4*** has been adopted and made a condition  
24 of the project in order to reduce impacts to Burrowing Owl habitat:  
25 No more than 30 days prior to ground disturbance associated with  
26 the development of the project regarding clearing, grading, or  
27 demolition, a qualified biologist will conduct a pre-construction  
28

1 burrowing owl survey to satisfy Objective Number 5 of the  
2 MSHCP species-specific objectives for the burrowing owl. If  
3 breeding burrowing owls are detected on site, the Master  
4 Developer will coordinate with the County of Riverside  
5 Environmental Programs Department (EPD) to determine if the  
6 occupied habitat will need to be avoided, or if the owls can be  
7 relocated from the site. If the relocation of owls is approved, the  
8 Master Developer will prepare a plan of relocation (passive or  
9 active) to be approved by EPD and the responsible wildlife  
10 agencies (i.e., U.S. Fish and Wildlife Service and CDFG). If  
11 approved, relocation will be conducted outside of the breeding  
12 season. If non-breeding owls are identified on site, including  
13 wintering owls, the proponent will also notify EPD, and will  
14 relocate the owls following a protocol to be approved by EPD and  
15 the wildlife agencies.

16 ***Mitigation Measure Bio 5*** has been adopted and made a condition  
17 of the project in order to reduce impacts to gnatcatchers habitat: If  
18 habitat suitable to support the coastal California gnatcatcher is to  
19 be removed between March 1 and August 15, focused surveys  
20 shall first be conducted to determine if the habitat is occupied by  
21 gnatcatchers. If gnatcatchers are present and are determined to be  
22 nesting, the occupied areas shall be avoided until after August 15.

23 ***Mitigation Measure Bio 6*** has been adopted and made a condition  
24 of the project in order to reduce impacts to sensitive bird species:  
25 The removal of potential nesting vegetation of sensitive bird  
26 species will be conducted outside of the nesting season (February 1  
27 to August 31) to the extent that this is feasible. If vegetation must  
28

1 be removed during the nesting season, a qualified biologist will  
2 conduct a nesting bird survey of potentially suitable nesting  
3 vegetation prior to removal. Surveys will be conducted no more  
4 than three (3) days prior to scheduled removals. If active nests are  
5 identified, the biologist will establish buffers around the vegetation  
6 containing the active nest (500 feet for raptors and 200 feet for non  
7 raptors). The vegetation containing the active nest will not be  
8 removed, and no grading will occur within the established buffer,  
9 until a qualified biologist has determined that the nest is no longer  
10 active (i.e., the juveniles are surviving independent from the nest).  
11 If clearing is not conducted within three days of a negative survey,  
12 the nesting survey must be repeated to confirm the absence of  
13 nesting birds.

14 ***Mitigation Measure Bio 7*** has been adopted and made a condition  
15 of approval of the project in order to minimize impacts to  
16 jurisdictional waters of the United States: Prior to the issuance of a  
17 grading permit, individual projects will obtain the necessary  
18 authorizations from the regulatory agencies for proposed impacts  
19 to jurisdictional waters. Authorizations may include, but are not  
20 limited to, a Section 404 permit from the Army Corps of  
21 Engineers, a Section 401 Water Quality Certification from the  
22 Regional Board, and a Section 1602 Streambed Alteration  
23 Agreement from California Department of Fish and Game.

24 ***Mitigation Measure Bio 8*** has been adopted and made a condition  
25 of approval of the project in order to further minimize impacts to  
26 jurisdictional waters: Project-specific impacts to jurisdictional  
27 waters will be mitigated at a 3:1 ratio in a manner to be determined  
28

1 by the Master Developer and to be approved by the Army Corps of  
2 Engineers, California Department of Fish and Game, and the  
3 Regional Board through the permitting process.

4 ***Mitigation Measure Bio 9*** has been adopted and made a condition  
5 of the project in order to minimize impacts to the natural  
6 hydrological function of the area: To allow for future flexibility in  
7 the hydrological function of the project drainage system so as to  
8 best meet the needs of the off-site wetlands and on-site vernal pool  
9 areas, the Central Park detention basin shall be designed to allow  
10 flows to be detained (as currently planned) or to bypass  
11 (completely or partially) the basin such that greater flows can be  
12 released to the wetland area to most closely mimic existing  
13 conditions in the 2-year and 10-year storm.

14 ***Mitigation Measure Bio 10*** has been adopted and made a  
15 condition of approval of the project in order to minimize other  
16 impacts to the MSHCP: The County of Riverside is a participating  
17 entity or permittee of the MSHCP. The purpose of the MSHCP is  
18 to conserve open space and habitat on a county-wide, cumulative  
19 basis. Take authorization for the MSHCP was granted by the  
20 USFWS and CDFG on June 22, 2004. The County of Riverside  
21 will be allowed to utilize its allotted authorized take for projects in  
22 compliance with the MSHCP. Compliance with the MSHCP fee  
23 requirements will provide adequate mitigation for potential  
24 impacts to the burrowing owl and other species and plant  
25 communities determined to be adequately conserved by the  
26 MSHCP. To address the impacts associated with the cumulative  
27 loss of habitat for special status birds by the loss of habitat, the  
28

1 proposed project shall be conditioned to pay Riverside County  
2 MSHCP mitigation fees as set forth under Ordinance No. 810.2.

3 ***Mitigation Measure Bio 11*** has been adopted and made a  
4 condition of approval of the project: In order to increase public  
5 awareness and knowledge about local environmental issues and  
6 reduce potential significant indirect effects of development near to  
7 Conservation Areas, the Master Developer of the proposed project  
8 shall provide an Environmental Stewardship Program. The  
9 program will include methods of community education such as  
10 interpretive and directional signs, demonstrations, and pamphlets.  
11 The types of information presented shall include, but not be  
12 limited to: lighting, noise, keeping on trails, wildlife, plants,  
13 habitats, barriers, domestic animals, toxics such as pesticides, and  
14 invasive species. The Environmental Stewardship Program shall  
15 include a fund to be administered by the Lakeview Community  
16 Services Organization and a portion of the fund shall be used for  
17 SJWA management items, including feral animal trapping,  
18 removal of trash, invasive species removal and enforcement. The  
19 budget will be developed in consultation with the California  
20 Department of Fish and Game.

21 ***Mitigation Measure Bio 11a*** has been adopted and made a  
22 condition of the project in order to reduce the potential significant  
23 indirect effects of invasive species to Conservation Areas. This  
24 measure requires that the Specific Plan will design landscaped  
25 areas adjacent to the SJWA and Lakeview Mountains to avoid the  
26 use of invasive plant species identified in Table 6-2 of the MSHCP  
27 document. Of the 86 species identified in the MSHCP table (see  
28

1 also Appendix D (CD #3) and Appendix C (CD #3) of the Specific  
2 Plan), 71 of them will be outright prohibited within the Specific  
3 Plan. Of the remaining 15 plants, if used, they shall be placed at  
4 least 150 feet from the existing and proposed conservation areas in  
5 the Lakeview Mountains and shall not be used within 500 feet of  
6 the San Jacinto Wildlife Area and the downstream conservation  
7 areas along the San Jacinto River. CC&Rs will be enforced  
8 through the Home Owners' Association to exclude 71 invasive  
9 species from properties throughout the project and 86 invasive  
10 species from properties within the above-prescribed distances from  
11 the urban/wildland interfaces. Maintenance of landscaping in these  
12 areas will include the removal of invasives that may establish  
13 through natural dispersal mechanisms. Such maintenance shall be  
14 funded through the Environmental Stewardship Program.

15 *Mitigation Measure Bio 11b* has been adopted and made a  
16 condition of the project in order to further minimize impacts to the  
17 Conservation Area from the proposed adjacent residential uses: In  
18 order to reduce the potential significant indirect effects of  
19 pesticides and rodenticides to conservation areas, the  
20 Environmental Stewardship Program established under MM Bio  
21 11, shall include an Integrated Pest Management (IPM) program.  
22 The IPM program will 1) Establish minimum action thresholds for  
23 the application of pesticides; 2) Provide educational materials to  
24 promote accurate identification of pests by homeowners, so  
25 appropriate control decisions can be made in conjunction with  
26 action thresholds; 3) Educate homeowners to promote the  
27 prevention of pests before infestation occurs; and 4) Recommend  
28

1 thresholds for utilization of control methods. Compliance with the  
2 IPM program will be made a requirement of the project  
3 Conditions, Covenants and Restrictions, and enforced through the  
4 homeowners association.

5 ***Mitigation Measure Bio 12*** has been adopted and made a  
6 condition of the project in order to further minimize impacts to the  
7 Conservation Area from the proposed adjacent residential uses:  
8 Where barriers are required between established conservation areas  
9 and other areas of the project site, impacts to cultural resources  
10 shall be taken into consideration with respect to location, design,  
11 and installation such that cultural resources adjacent to the  
12 conservation areas are avoided and that the setting is respected or  
13 enhanced. The County Archaeologist, or designee thereof, shall  
14 review all barrier plans proposed adjacent to conservation areas  
15 on-site to assure consistency with this mitigation measure.

16 ***Mitigation Measure Bio 13*** has been adopted and made a  
17 condition of the project in order to further minimize impacts to the  
18 Conservation Area from the proposed adjacent residential uses:  
19 Prior to issuance of grading permit for all Planning Areas located  
20 adjacent to a conservation area that will come under Riverside  
21 Conservation Authority Management, sensitive resources  
22 (conservation areas) shall be delineated with temporary  
23 construction fencing. Training for construction workers and  
24 construction management personnel shall have occurred which  
25 informs project workers of their responsibilities in regards to  
26 avoiding and minimizing impacts to sensitive biological resources  
27 through avoiding the fenced areas.  
28

1                    *Mitigation Measure Bio 14* has been adopted and made a  
2                    condition of the project in order to further minimize impacts to the  
3                    Conservation Area from the proposed adjacent residential uses:  
4                    To further deter wildlife from entering developed areas, trash  
5                    receptacles and refuse containers located within the Greenbelt and  
6                    parks located within 100 feet of all Conservation Areas shall be  
7                    provided with mechanisms which prevent scavenging animals  
8                    from gaining access to the contents of such trash containers.

9                    D.     Cultural

10                            1.     Impacts:

11                    The development of the project may cause a substantial adverse  
12                    change in the significance of a historical or archaeological resource  
13                    as defined in California Code of Regulations Section 15064.5. In  
14                    addition, during the construction phase of the project, human  
15                    remains may be disturbed or a unique paleontological resource  
16                    may be destroyed. There are 23 recorded cultural resource sites  
17                    that may be impacted by the development of the project. The list  
18                    of these sites are as follows: CA-RIV-6726H, CA-RIV-8712, CA-  
19                    RIV 4156H, CA-RIV 8710H, CA-RIV 394, CA-RIV 8707, CA-  
20                    RIV 397, CA-RIV 806, CA-RIV 2585, CA-RIV 4155, CA-RIV  
21                    8698, CA-RIV 8699, CA-RIV 8700, CA-RIV 8704, CA-RIV  
22                    8705, CA-RIV 8711, CA-RIV 1842, CA-RIV 4156H, CA-RIV  
23                    4158, CA-RIV 8702, CA-RIV 8703, CA-RIV 8706, and CA-RIV  
24                    8712. A description of each, the project's potential impacts, and  
25                    the appropriate mitigation measures are listed below. To address  
26                    potential impacts to historical resources as defined in California  
27                    Code of Regulations Section 15064.5 of Title 14, the project shall  
28



1 implement MM Cultural 1. To address potential impacts to  
2 archaeological resources, the project shall implement MM Cultural  
3 1 and MM Cultural 2. Potential impacts to the disturbance of  
4 human remains, if inadvertently discovered are addressed through  
5 compliance with MM Cultural 1 and 2. Impacts to paleontological  
6 resources are addressed by compliance with MM Paleontology 1  
7 and MM Paleontology 2. Each of these potentially significant  
8 impacts can be mitigated to a less than significant level with  
9 mitigation.

10 2. Mitigation

11 *Mitigation Measure Cultural 1* has been adopted and made a  
12 condition of approval of the project in order to minimize potential  
13 impacts to known cultural, paleontological, archeological, and  
14 other culturally significant resources: A master Cultural Resources  
15 Management Plan (CRMP) was prepared and is contained in  
16 Chapter 9 of the Cultural Resources Study. The master CRMP  
17 contains mitigation measures for prehistoric sites and strategies to  
18 implement the mitigation measures over the course of the project  
19 development. When a tentative tract or other development project  
20 within the Specific Plan area is filed on land containing, or within  
21 500 feet of, prehistoric sites, an addendum to the master CRMP  
22 will be prepared to address the sites affected by that tentative tract  
23 or project. Each such addendum to the CRMP will be prepared in  
24 consultation with the Native American tribes consulted for the  
25 project, the Tribal Traditional Resources Advisory Committee, and  
26 landowners and shall be reviewed and approved by the County.  
27 Riverside County Transportation Commission shall also be  
28

1 consulted during preparation of any addendums to the master  
2 CRMP for properties located adjacent to the MCP project.

3  
4 As required by CEQA Guidelines Sections 15064.5(e) and (f), the  
5 CRMP addendum shall contain detailed provisions for the  
6 treatment of unanticipated discoveries during project construction,  
7 including human remains. The provisions of the CRMP should be  
8 consistent with state law as contained in Health and Safety Code  
9 Section 7050.5, and PRC Sections 5097.94 and 5097.98. Such  
10 mitigation shall be addressed in a manner consistent with the  
11 following:

- 12 a. If buried materials of potential historical, cultural or  
13 archaeological significance are accidentally discovered  
14 during any earth-moving operations associated with the  
15 proposed project, all work in that area shall be halted or  
16 diverted until a qualified archaeologist can evaluate the  
17 nature and significance of the finds. If the find is  
18 determined to be an historical or unique archaeological  
19 resource, as defined in Section 15064.5 of the California  
20 Code of Regulations (State CEQA Guidelines), avoidance  
21 or other appropriate measures as discussed in the CRMP  
22 shall be implemented.
- 23 b. If evidence of potentially significant prehistoric or historic  
24 resources is uncovered during project-related grading  
25 outside of the high sensitivity areas in which archaeological  
26 and Native American monitoring has already been required,  
27 the extent of monitoring shall be amended and the presence  
28

1 of a Native American monitors shall be incorporated into  
2 the monitoring program for all areas in the affected  
3 tentative tract.

- 4 c. If human remains are encountered, California Health and  
5 Safety Code Section 7050.5 states that no further  
6 disturbance shall occur until the Riverside County Coroner  
7 has made the necessary findings as to whether the remains  
8 are Native American. If the Riverside County Coroner  
9 determines the remains to be Native American, the Native  
10 American Heritage Commission (NAHC) shall be  
11 contacted pursuant to the law, and the NAHC shall identify  
12 the most likely descendant. The most likely descendant  
13 shall then make recommendations in the time frames set  
14 forth in the Public Resources Code, and engage in  
15 consultation with the project proponent and landowner  
16 concerning the treatment of the remains as provided in  
17 Public Resources Code Section 5097.98. Pursuant to  
18 California Public Resources Code Section 5097.98(b)  
19 remains shall be left in place and free from disturbance  
20 until the most likely descendant has made his or her  
21 recommendation regarding the treatment and disposition of  
22 the human remains and any associated grave goods. Should  
23 the most likely descendant fail to make a recommendation  
24 or the landowner or his or her authorized representative  
25 rejects the recommendation of the descendant, the  
26 landowner (or authorized representative) is required to inter  
27 the human remains and associated grave goods with  
28

1 appropriate dignity on the property in a location not subject  
2 to further and future subsurface disturbance.

3 In addition to unanticipated discoveries, the CRMP addendum  
4 shall incorporate the following recommendations to mitigate  
5 impacts to identified cultural resources:

6 d. CA-RIV-6726H is the historical-period Colorado River  
7 Aqueduct (CRA). The CRA is currently in use and will not  
8 be modified by the proposed TVOL plan. SRI does not  
9 recommend any archaeological work in association with  
10 the CRA corridor. Two benchmarks that associated with  
11 the CRA are located within the TVOL project area and  
12 outside of the CRA corridor. Each is located within a  
13 separately recorded prehistoric site. One benchmark,  
14 Feature 2, is located within Locus C of site RIV-8712, and  
15 will be preserved in place. The other, Feature 1, is located  
16 on a boulder within site RIV-4156/H, which is in an area  
17 subject to direct impacts from development. These  
18 benchmarks are considered contributing elements to the  
19 CRA and should be preserved in place if possible. If  
20 preservation is not feasible, as may be the case with Feature  
21 1, the affected benchmark shall be fully documented and  
22 relocated or salvaged for interpretive uses. Treatment of  
23 the benchmark recorded as RIV-6762H Feature 1 shall be  
24 documented as part of the Data Recovery Plan for site RIV-  
25 4156/H to be prepared in an addendum to the CRMP.

26 e. RIV-8710H is a historical-period refuse dump that most  
27 likely derives from a construction camp for the CRA. The  
28

1 dump has good integrity and is eligible due to its  
2 association with the CRA and the potential of the site  
3 contents to provide additional information about  
4 chronology of the dump, subsistence at the camps, the  
5 relationship between the camp and the local and regional  
6 economies, and the technology of CRA construction. The  
7 site is situated at the northern edge of the TVOL project  
8 area, adjacent to the San Jacinto Wildlife Area, and is  
9 believed to be located on land owned by Lewis Operating  
10 Corp. Because the site will be subject to indirect impacts  
11 from possible illicit artifact collection due to the increased  
12 population of the project area, a data recovery plan in the  
13 form of detailed recording and mapping of all items at the  
14 dump, along with photographic documentation or  
15 collection of diagnostic and unique items shall be  
16 implemented. Although subsurface deposits are unlikely at  
17 the site, a limited set of shovel probe excavations to  
18 determine if any dump materials have become completely  
19 buried shall be implemented, and recovery of a  
20 representative sample of such materials, if present shall be  
21 conducted.

22 The recommended data recovery work shall be conducted prior to  
23 issuance of a grading permit for Phase 1a of the TVOL project.  
24 Prior to conducting the fieldwork, the California Department of  
25 Fish and Game, and the U.S. Army Corps of Engineers shall be  
26 notified and provided with a plan of work for the data recovery.  
27 The results of the data recovery investigations at site RIV-8710H  
28

1 shall be documented in a professional quality technical report, and  
2 as public interpretive information to be presented in the form of  
3 brochures, public lectures, and signage placed within public parks  
4 and facilities.

5 f. Sites RIV-394 and RIV-8707 are not to be subject to direct  
6 adverse impacts, and are to be preserved in place in their  
7 entirety. Current plans for the Public Facilities planning  
8 area call for water tanks to be placed and a pipeline to be  
9 installed south and west of the sites. To mitigate potential  
10 indirect effects from possible vandalism, future  
11 development within the Public Facilities planning area, and  
12 activities within the nearby fuel modification zone, the Site  
13 Preservation Plan for these sites will include provisions for  
14 the sites to be flagged and avoided, and for archaeological  
15 and Native American monitors from the tribes consulted for  
16 the project to be present during all activities that could  
17 cause ground disturbance within 100 feet of the sites.

18 g. CA-RIV-397 consisting of a boulder outcrop and  
19 rockshelter with pictographs and an associated midden  
20 area, is located at the edge of a Medium High Residential  
21 planning area near the toe of the slope of the Lakeview  
22 Mountains. The boulder containing the rockshelter and rock  
23 art is located in the Open Space planning area, and thus will  
24 be avoided and preserved from direct impacts. The  
25 remainder of the site will be added to the Open Space  
26 planning area and preserved from development, which will  
27  
28

1 prevent direct impacts to all known cultural deposits, and  
2 provide a buffer between residential development the Split  
3 Rock boulder and associated rock art panels. To mitigate  
4 potential indirect effects from possible vandalism, illicit  
5 artifact collection, and changes in the integrity if setting,  
6 feeling, and association resulting from the proximity of the  
7 residential use, a Site Preservation Plan shall be prepared  
8 prior to approval of any tentative tract within 500 feet of  
9 the site. The Site Preservation Plan shall be based on  
10 consultation among the Tribes, Tribal Traditional  
11 Resources Advisory Committee, Regional Conservation  
12 Authority, and, if possible and culturally appropriate, the  
13 County, and shall include provisions for removal of modern  
14 graffiti, detailed recording of rock art elements by a  
15 recognized rock art expert, capping of exposed cultural  
16 deposits with fill and restoration of native vegetation, and  
17 protection of the site area from vandalism through  
18 appropriate fencing, landscaping, and interpretation.

- 19 h. Sites CA-RIV-806, 2585, 4155, 8698, 8699, 8700, 8704,  
20 8705, and 8711 consist of varying numbers of milling  
21 features, including both slicks and mortars, some with  
22 associated cultural deposits, all located within Open Space  
23 planning areas. The sites are not subject to grading or other  
24 ground disturbances associated with development and  
25 therefore no direct impacts to these sites are anticipated;  
26 however, indirect impacts could occur as a result of the  
27 proximity of residential areas, the recreational use of  
28

1 nearby trails, and activities within adjacent fuel  
2 modification zones. No mitigation measures are proposed  
3 for RIV-806 because of the distance to the trails. For the  
4 remainder of the sites, to provide long term management  
5 and protection, a Site Preservation Plan shall be prepared  
6 prior to approval of any tentative tract within 500 feet of  
7 the site. The Site Preservation Plans for these sites should  
8 include provisions for the sites to be flagged and avoided,  
9 and for archaeological and Native American monitors from  
10 the tribe(s) consulted for the project to be present during all  
11 activities that could cause ground disturbance within 100  
12 feet of the sites.

- 13 i. CA-RIV-1842 is a small- to moderate-size milling complex  
14 site in the center of THE VILLAGES OF LAKEVIEW Specific  
15 Plan area. It includes two milling features with milling  
16 slicks. Trenching investigations identified ground stone  
17 fragments, flaked stone artifacts, a faunal bone, and midden  
18 deposit approximately 1.3 to 2.6 feet west of the milling  
19 feature area. A midden deposit was encountered as deep as  
20 4 feet below ground surface. Overall, whereas the surface  
21 condition of the site is fair, the midden deposits suggest  
22 some subsurface integrity and the potential to hold  
23 additional cultural materials. The northern boundary of the  
24 site has not been clearly defined. The Data Recovery Plan  
25 for RIV-1842 shall include provisions for additional testing  
26 to determine firmly the northern boundary of the site and  
27 assess the composition and structure of the subsurface  
28



1 deposits. Based on the testing data, a representative sample  
2 of subsurface cultural deposits shall be excavated,  
3 analyzed, and interpreted. The results of the data recovery  
4 shall be documented in a professional report and public  
5 interpretive information. The appropriate disposition of all  
6 cultural resource collections resulting from data recovery  
7 excavations will be determined in consultation with the  
8 applicant, the County and consulted tribes, and documented  
9 in the data recovery plans contained in addenda to the  
10 CRMP.

- 11 j. CA-RIV-4156/H contains four milling features with a total  
12 of six slicks and one mortar. Although three trenches were  
13 excavated in the vicinity of the site with negative results,  
14 the immediate site area was not tested and subsurface  
15 deposits cannot be ruled out. The Data Recovery Plan for  
16 RIV-4156/H shall include provisions for testing to confirm  
17 the presence or absence of subsurface deposits. If the  
18 testing indicates that a subsurface deposit is present, a  
19 representative sample of subsurface cultural deposits shall  
20 be excavated, analyzed, and interpreted. The results of the  
21 data recovery shall be documented in a professional report  
22 and public interpretive information. The appropriate  
23 disposition of all cultural resource collections resulting  
24 from data recovery excavations will be determined in  
25 consultation with the applicant, the County and consulted  
26 tribes, and documented in the data recovery plans contained  
27 in addenda to the CRMP.  
28

1 k. CA-RIV-4158, which is believed to be a re-deposited  
2 assortment of artifacts removed from other nearby sites.  
3 Trenching results indicate that, although RIV-4158 appears  
4 to contain sparse subsurface archaeological deposits, this  
5 site may retain relatively little subsurface integrity. The  
6 Data Recovery Plan for RIV-4158 shall include provisions  
7 for additional testing to assess the composition and  
8 structure of the subsurface deposits. Based on the testing  
9 data, a representative sample of subsurface cultural deposits  
10 shall be excavated, analyzed, and interpreted. The results of  
11 the data recovery shall be documented in a professional  
12 report and public interpretive information. The appropriate  
13 disposition of all cultural resource collections resulting  
14 from data recovery excavations will be determined in  
15 consultation with the applicant, the County and consulted  
16 tribes, and documented in the data recovery plans contained  
17 in addenda to the CRMP.

18 l. Sites RIV-8702, 8703, and 8706, with three slicks, each on  
19 a separate boulder, will be subject to direct adverse effects  
20 from grading for residential uses. Each will require  
21 preparation and implementation of a Data Recovery Plan to  
22 mitigate adverse impacts from site destruction. The Data  
23 Recovery Plans for these sites shall include provisions for  
24 testing to confirm the presence or absence of subsurface  
25 deposits. If the testing indicates that a subsurface deposit is  
26 present, a representative sample of subsurface cultural  
27 deposits shall be excavated, analyzed, and interpreted. The  
28

1 results of the data recovery shall be documented in a  
2 professional report and public interpretive information.  
3 The appropriate disposition of all cultural resource  
4 collections resulting from data recovery excavations will be  
5 determined in consultation with the applicant, the County  
6 and consulted tribes, and documented in the data recovery  
7 plans contained in addenda to the CRMP.

- 8 m. Site RIV-8712 covers an area of 78.5 acres containing five  
9 previously recorded sites, now defined as loci within the  
10 larger site complex. The portions of the site containing the  
11 rock art and milling features and having the highest surface  
12 artifact density are within an Open Space planning area that  
13 covers 47 acres (60 percent) of the site area. Approximately  
14 12.5 acres (16 percent) of the site have already been  
15 disturbed by previous construction of the CRA and the IFP.  
16 The remaining portions of the site, approximately 19 acres, or  
17 24 percent of the site area, will be subject to direct adverse  
18 effects. To provide for long-term management and  
19 protection of the portions of site 8712, a Site Preservation  
20 Plan shall be prepared prior to approval of any tentative  
21 tract within 500 feet of the site. The Site Preservation Plan  
22 shall be based on consultation among the Tribes, Tribal  
23 Traditional Resources Advisory Committee, Regional  
24 Conservation Authority, and the County, and shall include  
25 provisions for protection of the site area from vandalism  
26 through appropriate fencing, landscaping, and  
27 interpretation. The Data Recovery Plan for the portion of  
28

1 RIV-8712 subject to direct impacts shall include provisions  
2 for additional testing to assess the composition and  
3 structure of the subsurface deposits. Based on the testing  
4 data, a representative sample of subsurface cultural deposits  
5 shall be excavated, analyzed, and interpreted. The results of  
6 the data recovery shall be documented in a professional  
7 report and public interpretive information. The appropriate  
8 disposition of all cultural resource collections resulting  
9 from data recovery excavations will be determined in  
10 consultation with the applicant, the County and consulted  
11 tribes, and documented in the data recovery plans contained  
12 in addenda to the CRMP.

- 13 n. Isolates 6 and 7 are subsurface items identified during the  
14 excavation of trenches 51 and 68. Located approximately  
15 197 feet apart, the materials do not meet the criteria for  
16 consideration as a site. However, one flaked stone artifact  
17 was identified on the surface between two trenches and, as  
18 it is possible that additional materials are present below the  
19 surface between trenches 51 and 68; therefore, it is  
20 recommended by SRI that this area is includes additional  
21 subsurface investigation. SRI recommends excavation of  
22 four additional trenches around TRs 51 and 68 and four  
23 more between TRs 65 and 50 to the east. This work should  
24 be conducted for and reported in the CRMP Addendum to  
25 be prepared for the tentative tract containing these  
26 resources. If the results of the testing indicate the presence  
27 of an intact subsurface cultural deposit, a Data Recovery  
28

1 Plan for the newly identified site shall be prepared  
2 according to the provisions of the CRMP. The DRP shall  
3 contain monitoring during ground-disturbing activities,  
4 preparation of a professional report and public interpretive  
5 information, and curation of the collection. The DRP shall  
6 be reviewed and accepted by the County archaeologist prior  
7 to approval of any tentative tract containing or within 500  
8 feet of the site. All DRP measures for the site shall be  
9 implemented prior to issuance of a grading permit for the  
10 associated tentative tract. A technical report of findings,  
11 including disposition of the recovered archaeological  
12 collection, for the DRP shall be submitted and approved by  
13 the County archaeologist prior to issuance of occupancy  
14 permits for the associated tentative tract.

15 *Mitigation Measure Cultural 2* has been adopted and made a  
16 condition of the project in order to minimize potential impacts to  
17 as-yet undiscovered archeological, paleontological, and other  
18 cultural resources: Even after full implementation of data recovery  
19 through MM Cultural 1, it is possible that significant buried  
20 resources could be present in many areas that will be graded.  
21 Therefore, to mitigate for discovered buried sites, the entire area  
22 designated as having high sensitivity for buried sites shall be  
23 monitored by a qualified archaeologist and a Native American  
24 monitor during any ground-disturbing activities. Full time  
25 archaeological and Native American monitoring during  
26 excavations shall be conducted in these areas. A full report of all  
27 monitoring activities, including disposition of all resulting  
28

1 collections, shall be prepared according to the provisions of the  
2 Cultural Resources Management Plan.

3 ***Mitigation Measure Paleontology 1*** has been adopted and made a  
4 condition of the project to minimize potential impacts to as-yet  
5 undiscovered paleontological resources not determined to be a  
6 significant resource: Should any paleontological resources be  
7 accidentally discovered during construction, construction activities  
8 shall be moved to other parts of the project site and a qualified  
9 paleontologist shall be contacted to determine the significance of  
10 these resources. If the find is determined to be a significant  
11 paleontological resource, and if the area was identified as having a  
12 "Low" sensitivity for containing paleontological resources, similar  
13 sediments may be reassigned as "High" sensitivity and would be  
14 subject to MM Paleontology 2.

15 ***Mitigation Monitoring Paleontology 2*** has been adopted and made  
16 a condition of approval of the project to minimize potential  
17 impacts to as-yet undiscovered significant paleontological  
18 resources: For areas of the site identified as having a "High"  
19 sensitivity for finding paleontological resources, prior to the  
20 issuance of a grading permit, a qualified paleontologist shall be  
21 retained and a Paleontological Resource Monitoring and Treatment  
22 Plan (PRMTP) shall be prepared. Once the PRMTP is approved by  
23 the County of Riverside Planning Department, grading and  
24 construction activities may commence under the provisions of the  
25 PRMTP. The plan should include the following:

- 26 1. Pregrade meeting with a qualified paleontologist. The  
27 paleontologist will explain the likelihood for encountering  
28

1 paleontological resources, what resources may be  
2 discovered, and the methods that will be employed if  
3 anything is discovered.

4 2. In areas mapped with High B rating, a qualified vertebrate  
5 paleontologic monitor shall be present during construction  
6 excavation. The monitor shall inspect fresh cuts and/or  
7 spoils piles to recover paleontological resources. The  
8 monitor shall be empowered to temporarily divert  
9 construction equipment away from the immediate area of  
10 the discovery.

11 3. If the qualified paleontologist is not present when fossil  
12 remains are uncovered by earth-moving activities, these  
13 activities shall be stopped and a qualified paleontologist  
14 shall be called to the site immediately to evaluate the  
15 significance of the fossil remains.

16 4. It is recommended that native sediments occasionally be  
17 spot-screened through one-eighth to one-twentieth-inch  
18 mesh screens to determine whether microfossils are  
19 present. If microfossils are encountered, additional  
20 sediment samples as determined by the paleontological  
21 monitor shall be collected and processed to recover  
22 additional fossils.

23 5. If the qualified paleontologist determines that insufficient  
24 fossil remains have been found after fifty percent of earth  
25 moving activities have been completed, monitoring can be  
26 reduced or discontinued.

6. Any recovered specimens shall be prepared to the point of identification and permanent preservation, which may include the picking of any washed mass samples to recover small invertebrate and vertebrate fossils, if present, the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the hardeners/stabilizers to fragile specimens.
7. Specimens shall be identified to the lowest taxonomic level possible and curated at an institutional repository approved by the County of Riverside.
8. A report shall be prepared that details the methods and results of the monitoring program, even if the results are negative. If applicable, this shall include an appended itemized inventory of identified specimens. This report shall be submitted by the project paleontologist to the County of Riverside, Planning Department, prior to the issuance of the final grading inspection for the area under each grading permit issued.

E. Geology

1. Impacts:

A portion of the project site is located on a geologic unit that is potentially unstable. In particular, the southeast portions of the project site area (the Foothill Village) may be subject to rockfall hazards. With the adoption of Mitigation Measure Geo 1, together with implementation of measures set forth in the geotechnical reports included in Appendix F of the DEIR, and compliance with existing regulatory requirements, such as County Ordinance No.



1 457 and the Uniform Building Code, those impacts are mitigated to  
2 below a level of significance. Portions of the project may also be  
3 located on a geologic unit or soil that is either unstable, may  
4 become unstable as a result of the project and potentially result in  
5 ground subsidence. This impact will be reduced to less than  
6 significant through implementation of project design  
7 considerations, specifically over-excavation and re-compaction of  
8 on-site alluvial soil, and compliance with Mitigation Measures Geo  
9 2 and 3. The project may result in a change in topography or  
10 ground surface relief features, or create cut or fill slopes greater  
11 than 2:1 or higher than 10 feet. This impact will be reduced to less  
12 than significant with implementation of project design  
13 considerations, specifically compliance with the Slope Stability  
14 Report, submission of a landscaping and irrigation plan to the  
15 County Building and Safety Department with the rough grading  
16 plan submittal for areas where cut and fill slopes are created higher  
17 than 10 feet, and compliance with Specific Plan Development  
18 Standards regarding water and sewer together with implementation  
19 of Mitigation Measure Geo 3. The project may result in substantial  
20 soil erosion or the loss of top soil, and/or be located on expansive  
21 soil. This impact will be reduced to less than significant through  
22 implementation of project design considerations, specifically the  
23 preparation of site specific detailed soil reports and geotechnical  
24 studies before final grading activities occur, and compliance with  
25 Mitigation Measure Geo 3. The project may result in an increase  
26 in water induced erosion either on or offsite. This impact will be  
27 reduced through compliance with existing regulations and  
28

1 regulatory requirements such as preparation and implementation of  
2 a Stormwater Pollution Prevention Program and implementation of  
3 project design considerations, specifically maintenance of all  
4 common areas, recreational facilities and open space through  
5 landscaping and irrigation together with implementation of  
6 Mitigation Measure Geo 3. The proposed project could also result  
7 in methane levels that exceed Riverside County standards. This  
8 impact will be mitigated to less than significant through  
9 implementation of project design considerations, specifically  
10 preparation of a detailed soils report and geotechnical investigation  
11 per Section 7 of the Specific Plan prior to initial grading activities  
12 together with implementation of Mitigation Measure Geo 3.

13 2. Mitigation:

14 *MM Geo 1* has been adopted and made a condition of approval of  
15 the project: To protect life, occupied buildings and water tanks,  
16 rockfall hazards shall be addressed to planning areas adjacent to  
17 the Lakeview Mountains. Evidence of past rockfalls exist onsite;  
18 consequently, based upon field investigation, the majority of the  
19 areas adjacent to the slopes have at least a minimal level for  
20 rockfall hazard. Therefore, slope areas have been delineated by  
21 three distinct rockfall hazard zones, RH Zone 1 has the least  
22 potential, and RH Zone 3 has the highest potential. The following  
23 recommendations for remediation are based upon the Preliminary  
24 Rockfall Hazard Evaluation. Adherence to these remediation  
25 measures will reduce the level of impact to less than significant.

26 RH Zone 1 – Due to the isolated nature of hazards within this zone,  
27 the hazard of individual rock falls can be generally neutralized by  
28

1 the removal of individual rocks and/or construction of low impact  
2 walls. Blasting may be required in this zone in order to completely  
3 remove the individual rock hazard.  
4

5 RH Zone 2 – Local areas in this zone may only require a few  
6 isolated rocks to be removed while other areas may require a more  
7 regional alternative. The following measures are provided as  
8 options for remediation in Zone 2:

- 9 • Construction of a debris ditch with a 5-foot tall, 1.5:1  
10 (horizontal to vertical) manufactured slope, which will  
11 capture falling debris. Due to the granular nature of on-site  
12 soils, the slope will need to be reinforced with geogrid,  
13 which is a synthetic polymer-coated material that is used to  
14 reinforce an earth-fill slope, wall, and base layer  
15 construction. Geogrid provides a stabilizing force within  
16 the soil structure itself and will improve the surficial  
17 stability of fill slopes inclined at 1.5:1. This manufactured  
18 slope should be a minimum of 15 feet from the toe of the  
19 natural slope. Fencing at the top of the manufactured slope  
20 will be constructed to provide additional protection.
- 21 • Construction of a debris ditch with a 5-foot tall, 2:1  
22 manufactured slope and 3-foot tall, top of slope impact  
23 wall. The impact wall should be designed using an  
24 equivalent fluid pressure of 125 pounds per cubic foot  
25 (pcf). The toe of the manufactured slope should be a  
26 minimum 15 feet from the toe of the natural slope.  
27  
28

- Construction of a debris ditch with a 3-foot tall retaining wall. The base of the wall should be a minimum 15 feet from the toe of the natural slope.
- Construct a 6-foot tall Caltrans-type rock fence that should be setback a minimum of 15 feet from the toe of the natural slope.
- Implementation of a 50-foot setback from the toe of the natural slope to the property line of the proposed lots and construct fencing that will provide some additional measure of protection from rockfall hazards.

RH Zone 3 – Due to the abundant hazards in this zone, a regional remediation measure is recommended, as opposed to individual remediation/removal of specific hazardous rocks. However, due to the existence of local, large, rounded boulders located high up on the perimeter slopes in these areas, local blasting of these large fragments may be required in addition to the implementation of rockfall zone mitigation measures.

- Construction of a debris ditch with an 8-foot tall, 1.5:1 (horizontal to vertical) manufactured slope. Due to the granular nature of on-site soils, the slope will need to be reinforced with geogrid. This manufactured slope should be a minimum of 15 feet from the toe of the natural slope. A 5-foot tall fence constructed at the top of the manufactured slope will provide additional protection.
- Construction of debris ditch with a 5-foot tall, 2:1 manufactured slope and 5-foot tall top of slope impact wall. The impact wall should be designed using an equivalent

1 fluid pressure of 125 pcf. The toe of the manufactured  
2 slope should be a minimum 15 feet from the toe of the  
3 natural slope.

- 4 • Construction of a debris ditch with a 5-foot tall retaining  
5 wall. The base of the wall should be a minimum 15 feet  
6 from the top of the natural slope.
- 7 • Construct a 6-foot tall Caltrans-type rock fence that should  
8 be setback a minimum of 15 feet from the toe of the natural  
9 slope.
- 10 • Implementation of a 75-foot setback from the toe of the  
11 natural slope to the future property line of the proposed lots  
12 and construct fencing that will provide some additional  
13 measure of protection from rockfall hazards.

14 *Mitigation Measure Geo 2* has been adopted and made a  
15 condition of approval of the project to address potential  
16 construction on a geologic unit or soil that is unstable or result in  
17 ground subsidence: The upper 5 to 15 feet of alluvial soil is  
18 considered to be slightly, to moderately compressible, therefore,  
19 partial removal and re-compaction of this material will be  
20 necessary in areas where structures are planned, in order to reduce  
21 the potential for excessive total and differential settlement of the  
22 structures. The depth of removal and recompaction will be  
23 determined in the field based on conditions exposed but is  
24 expected to include complete removal of manure and organic-rich  
25 soil, complete removal of uncontrolled fill soils and removal of the  
26 upper 5 to 8 feet of alluvial soil.

1                    *Mitigation Measure Geo 3* has been adopted and made a condition  
2 of approval of the project to address potential construction on a  
3 geologic unit or soil that is unstable or result in ground subsidence;  
4 the project's potential to change topography or ground surface  
5 relief features; substantial soil erosion or the loss of top soil; the  
6 potential for an increase in water-induced erosion; and the  
7 potential exceedance of acceptable levels of methane: Prior to  
8 issuance of a grading permit on any implementing project, an  
9 updated soils report and geotechnical study reviewing the most  
10 current development plan shall be prepared to analyze on-site soil  
11 conditions and slope stability and include appropriate measures to  
12 provide foundation stability, seismic design, and limit damage  
13 from erosion.

14            F.        Hazards

15                    1.        Impacts:

16                    The development of the project may create a significant hazard to  
17 the public or the environment through reasonably foreseeable upset  
18 and accident conditions involving the release of hazardous  
19 materials into the environment. These impacts would be generated  
20 through the development of properties that have been previously  
21 used for agricultural purposes, or by the routine use of hazardous  
22 materials during the construction of the site, or by the removal of  
23 existing structures. These impacts can be reduced to less than  
24 significant through implementation of Mitigation Measure  
25 Hazards-Mat 1, 2, 3, 3a, and 4a, as well as compliance with  
26 existing regulations, such as SCAQMD Rules and Regulations  
27 pertaining to asbestos, Department of Transportation Office of  
28

1 Hazardous Materials Safety, and pertinent provisions of Titles 8 22  
2 and 26 of the California Code of Regulations. Additionally, the  
3 project site is located on a site which is included on a list of  
4 hazardous materials sites compiled pursuant to Government Code  
5 Section 65962.5 and, as a result, would create a significant hazard  
6 to the public or the environment. This impact is reduced to less  
7 than significant through compliance with Mitigation Measure  
8 Hazards-Mat 4. The project is also located within a County High  
9 Fire Area, which may expose people or structures to a significant  
10 risk of loss, injury, or death involving wildland fires, including  
11 where wildlands are adjacent to urbanized areas or where  
12 residences are intermixed with wildlands. This impact is reduced to  
13 less than significant through implementation of design  
14 considerations such as 100-foot fuel modification zone, 500 feet of  
15 open space/regional park between the closest development area to  
16 the San Jacinto Wildlife Area, and Mitigation Measures Hazards-  
17 Fire 5 and 6. With the adoption of the following mitigation  
18 measures, those impacts are mitigated to below a level of  
19 significance.

20 2. Mitigation:

21 *Mitigation Measure Hazards-Mat 1* has been adopted and made a  
22 condition of approval of the project to minimize impacts to the  
23 future residents of the subject site from the current agricultural  
24 uses: To assure that contaminated soils are not used on-site or  
25 improperly exported off-site, appropriate soils testing and handling  
26 shall occur. Prior to approval of tentative tract maps, site plans, or  
27 other discretionary approvals for a given phase of development or  
28

1 specific plan area, the County shall confirm that a Phase I ESA has  
2 been prepared for the area that is the subject of the discretionary  
3 action. If a Phase I ESA has not been previously prepared for the  
4 area, a Phase I ESA shall be performed by a registered  
5 environmental assessor (REA) prior to the approval of the  
6 discretionary action. If the property had historically been used for  
7 agricultural activities, the Phase I ESA shall address the potential  
8 for pesticide residues. If potential hazardous materials or  
9 conditions are identified in the Phase I report, the  
10 recommendations of the ESA shall be implemented. Such  
11 recommendations could include surficial sampling and chemical  
12 analysis within agricultural areas or where soil staining was  
13 observed. The Phase I ESA shall be provided to the County of  
14 Riverside and shall be included in any CEQA analysis prepared in  
15 connection with the consideration of the future discretionary  
16 approvals for development.

17 ***Mitigation Measure Hazardous-Mat 2*** has been adopted and made  
18 a condition of approval of the project to address impacts related to  
19 a release of hazardous materials into the environment: An asbestos  
20 and lead paint survey will be required prior to issuance of a  
21 demolition permit for the demolition of existing site structures.  
22 Recommendations of the study shall be implemented in  
23 compliance with all applicable regulations.

24 ***Mitigation Measure Hazards-Mat 3*** has been adopted and made a  
25 condition of approval of the project to address impacts related to a  
26 release of hazardous materials into the environment: Removal of  
27 structures including buildings, tanks, or buried materials from  
28



1 contaminated areas will require monitoring by a Hazardous  
2 Materials trained archaeologist. If buried materials of potential  
3 historical, cultural or archaeological significance are accidentally  
4 discovered during any earth-moving operations associated with the  
5 proposed project, all work in that area shall be halted or diverted  
6 until a qualified archaeologist can evaluate the nature and  
7 significance of the finds. If the find is determined to be an  
8 historical or unique archaeological resource, as defined in Section  
9 15064.5 of the California Code of Regulations (State CEQA  
10 Guidelines), avoidance or other appropriate measures as discussed  
11 in the Cultural Resources Management Plan shall be implemented  
12 (See MM Cultural 1 in Section 5.5 for further information).

13 ***Mitigation Measure Hazards-Mat 3a*** has been adopted and made  
14 a condition of approval of the project to address impacts related to  
15 a release of hazardous materials into the environment: If, while  
16 performing any excavation as part of project construction, material  
17 that is believed to be hazardous waste is discovered, as defined in  
18 Section 25117 of the California Health & Safety Code, the  
19 developer shall contact the County of Riverside Community Health  
20 Agency, Department of Environmental Health. Excavation shall be  
21 stopped until the material has been tested and the presence of  
22 hazardous waste has been confirmed. If no hazardous waste is  
23 present, excavation may continue. If hazardous waste is  
24 determined to be present, the County Department of  
25 Environmental Health will provide guidance regarding necessary  
26 oversight so that the material is be removed and disposed of  
27 pursuant to applicable provisions of California law.  
28

1                   **Mitigation Measure Hazards-Mat 4** has been adopted and made a  
2                   condition of approval of the project in order to minimize impacts  
3                   to the project from a burn dump that is within the project site: If  
4                   the burn dump is not fully remediated by the time development  
5                   starts, a 300-foot buffer from the burn dump site is required from  
6                   any proposed development until remediation of the burn dump site  
7                   is complete, or other measure acceptable to the RCWMD, such as  
8                   a barrier, to eliminate exposure pathways will be completed. No  
9                   setbacks or other measures to eliminate exposure pathways are  
10                  required if remediation has been completed and cleared by the  
11                  County and State Departments of Health.

12                 **Mitigation Measure Hazards-Mat 4a** has been adopted and made  
13                 a condition of approval of the project to address impacts related to  
14                 a release of hazardous materials into the environment: To properly  
15                 assess the suitability of on-site soils to be used as fill, a  
16                 geotechnical evaluation shall be performed by a qualified  
17                 professional prior to the approval of all Tentative Tract maps or  
18                 site plans for a given phase of development. This evaluation will  
19                 include an analysis of the organic matter content of soils on the  
20                 site. If the organic matter content of the soils is greater than 2  
21                 percent when mixed with subsurface soils and/or imported fill,  
22                 then manure will be removed from the site and properly disposed  
23                 of, or mixed with other soils to reduce the organic matter to less  
24                 than 2 percent prior to grading operations.

25                 **Mitigation Measure Hazards-Fire 5** has been adopted and made a  
26                 condition of approval of the project in order to reduce impacts on  
27                 the development from the County High Fire Area: All buildings  
28

1 shall be constructed with fire retardant roofing material as  
2 described in Section 1503 of the Uniform Building Code.

3 *Mitigation Measure Hazards-Fire 6* has been adopted and made a  
4 condition of approval of the project in order to reduce impacts to  
5 the project from potential fire fuel areas: Prior to the approval of  
6 any development plan for lands adjacent to open space areas  
7 (Planning Areas 58, 66, 68, 69, 73, and 81), a fire  
8 protection/vegetation management (fuel modification) plan shall be  
9 submitted to the fire department for review and approval. The  
10 Homeowners' Association or appropriate management entity shall  
11 be responsible for maintaining the elements of the plan. If  
12 significant eligible cultural resources are located within or adjacent  
13 to a fuel modification zone, the fire protection/vegetation  
14 management plan shall be prepared in conjunction with parties  
15 knowledgeable about the cultural resources such as the County  
16 Archaeologist, and Native American representatives.

17 G. Hydrology

18 1. Impacts:

19 The project has the potential to create or contribute runoff water  
20 which would exceed the capacity of existing or planned storm  
21 water drainage systems or provide substantial additional sources of  
22 polluted run-off. This impact can be reduced to less than  
23 significant through compliance with local and state regulations,  
24 such as General Plan policy OS 3.3, the Water Quality  
25 Management Plan, and implementation of project design  
26 considerations such as roadside swales and water quality basins,  
27 together with compliance with MM Hydro 1 set forth below. In  
28

1 addition, the development of the project will substantially alter the  
2 existing drainage pattern of the site or area, including the alteration  
3 of the course of a stream or river, or substantially increase the rate  
4 or amount of surface runoff in a manner which would result in  
5 flooding on- or off-site. This potential impact will be mitigated to  
6 less than significant through compliance with MM Hydro 1 set  
7 forth below, and compliance with the Water Quality Management  
8 Plan, General Plan policies Os 4.3, S 4.8, S 4.9 and S 4.18, as well  
9 as implementation of project design considerations, specifically the  
10 Master Drainage Plan.

11 2. Mitigation:

12 *Mitigation Measure Hydro 1* has been adopted and made a  
13 condition of approval of the project in order to address potential  
14 significant adverse environmental impacts associated with interim  
15 conditions that may exist prior to the completion of the overall  
16 project storm drain and water quality treatment system: Prior to  
17 approval of future Tentative Tract maps within THE VILLAGES OF  
18 LAKEVIEW SPECIFIC PLAN which are proposed prior to completion  
19 of the overall project drainage improvements, hydrology studies  
20 will be required to analyze potential impacts and identify any  
21 needed improvements within the tract and/or within the Specific  
22 Plan or offsite which are required to accommodate storm water  
23 flows and address water quality, as required by the County of  
24 Riverside and Regional Water Quality Control Board. Potential  
25 operational BMPs may include vegetated swales, sand filtration  
26 systems, water quality inlets, mechanical separators, and/or other  
27  
28

1 proprietary devices as needed to treat expected pollutants from  
2 development. (See Table 5.8-D.)

3 H. Land Use

4 1. Impacts:

5 The project lies adjacent to, and in otherwise close proximity to  
6 properties that have agricultural and rural zoning. This introduces  
7 a significant conflict between the higher densities within the  
8 specific plan and the surrounding residential areas. The project is  
9 potentially incompatible with existing and planned surrounding  
10 land uses. However, both of these impacts will be reduced to  
11 below a level of significance with the mitigation measures Land  
12 Use 1 and 2, below, and with implementation of design  
13 considerations (such as the equestrian trail) and compliance with  
14 hunting regulations within the San Jacinto Wildlife Area. The  
15 project has potential inconsistencies with policies in the General  
16 Plan which will be addressed by Mitigation Measure Land Use 3,  
17 below.

18 2. Mitigation:

19 *Mitigation Measure Land Use 1* has been adopted and made a  
20 condition of approval of the project in order to reduce potential  
21 significant adverse impacts due to incompatibility between  
22 agricultural uses and proposed suburban development: Proposed  
23 residences, school buildings, and commercial structures shall be  
24 setback 300 feet from existing active agricultural uses of an  
25 offensive nature which are defined as: corrals, chicken houses,  
26 dairy waste ponds, manure stockpiles, or commercial livestock.  
27 This setback shall not apply to areas of the project where Ramona  
28

1 Expressway intervenes between active agriculture and proposed  
2 development because the expressway will act as the buffer. The  
3 300-foot buffer area may include public road rights-of-way,  
4 parking lots, and service or maintenance areas. In addition to  
5 project edge conditions, the 300-foot setback shall also apply to  
6 interim conditions on-site between occupied project-related  
7 buildings and existing on-site agricultural uses of an offensive  
8 nature (e.g., chicken ranch) that are located in a later phase of  
9 project development and may remain operational while earlier  
10 phases of development are being built.

11 ***Mitigation Measure Land Use 2*** has been adopted and made a  
12 condition of approval in order to reduce potential land use  
13 density/intensity conflicts between existing rural residences on  
14 Mike Lane and future residential homes within Planning Areas 55,  
15 57, and 58: A sight line study or evidence showing avoidance of  
16 views from proposed residences into existing homes on Mike Lane  
17 shall be submitted at the time of Tract Map submittal, or as  
18 otherwise approved by the Planning Director. Conflicts may be  
19 avoided through use of various means including but not limited to:  
20 location of windows and balconies, landscaping, walls, elevation  
21 differences, or setbacks.

22 ***Mitigation Measure Land Use 3*** has been adopted and made a  
23 condition of approval in order to eliminate inconsistencies with  
24 policy LU 4.1 in the County's General Plan: To eliminate  
25 inconsistencies with General Plan Policy LU.4.1, which  
26 encourages public art, and to provide a mechanism for  
27 interpretation of some of the historic land uses of the project site,  
28

1 public art and/or historic interpretation art or exhibits, shall be  
2 incorporated into the project in a minimum of three locations. At  
3 least one exhibit will focus on the project site's prehistoric  
4 archaeological resources and interpretation at a location(s) to be  
5 determined at a later date depending on subject matter. Examples  
6 of the other exhibits may include but are not limited to:  
7 interpretative exhibits regarding the thoroughbred farm located  
8 within the park to be built in PA 53, art as a part of community  
9 entry monumentation, or art within fountains at a plaza within a  
10 pedestrian-oriented commercial center.

11 I. Noise

12 1. Impacts:

13 The development of the project will create a substantial [5 dBA or  
14 greater] temporary or periodic increase in ambient noise levels in  
15 the project vicinity above levels existing without the project. This  
16 potentially significant impact can be reduced to less than  
17 significant with implementation of Mitigation Measures Noise 1  
18 through 7a. In addition, the development of the project would  
19 create an exposure of persons to or generation of noise levels that  
20 exceed Riverside County General Plan standards. These impacts  
21 will be reduced to below a level of significance with  
22 implementation of Mitigation Measures Noise 8 through 11 set  
23 forth below. Finally, the project may expose people to excess  
24 ground-borne vibration or ground-borne noise levels; however this  
25 impact can be reduced to less than significant through  
26 implementation of Mitigation Measures Noise 1 through 7, set  
27 forth below.  
28

2. Mitigation:

*Mitigation Measures Noise 1 through 7a* have been adopted and made conditions of approval of the project in order to minimize impacts from temporary noise sources:

*MM Noise 1:* Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6 p.m. and 6 a.m. during the months of June through September and between 6 p.m. and 7 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

*MM Noise 2:* Provide portable barriers for high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors. The barrier is to be placed near the mass-producing equipment, between the noise source and the receptors. These barriers may be constructed on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thick) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch (3 1/2") thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier.

*MM Noise 3:* All construction vehicles and equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.



1 *MM Noise 4:* To the extent feasible, the noisiest operations shall  
2 be scheduled to occur simultaneously in the construction program  
3 to avoid prolonged periods of annoyance.

4 *MM Noise 5:* The construction contractor shall locate  
5 equipment/vehicle staging and stockpiling as far as practicable  
6 from existing residential dwellings and other noise-sensitive  
7 receptors.

8 *MM Noise 6:* Have no music or electronically reinforced speech  
9 from construction workers audible at noise-sensitive property.

10 *MM Noise 7:* All project workers exposed to noise levels above  
11 80 dBA shall be provided with personal protective equipment for  
12 hearing protection (i.e., earplugs and/or earmuffs); areas where  
13 noise levels are routinely expected to exceed 80 dBA shall be  
14 clearly posted with signs requiring hearing protection be worn.

15 *MM Noise 7a:* The developer shall notify neighboring residents  
16 within ¼ mile of any areas that will require blasting, as to the  
17 timing and duration of any potential blasting activities associated  
18 with the proposed project. Notification shall take place a minimum  
19 of five working days prior to anticipated blasting activities.

20 *Mitigation Measures Noise 8 through 11* have been adopted and  
21 made conditions of approval of the project in order to minimize  
22 impacts from permanent noise sources:

23 *MM Noise 8:* Prior to approval of each tentative tract and plot  
24 plan, an acoustical impact analysis shall be submitted with the  
25 required acoustical review application form and fees to Riverside  
26 County Department of Environmental Health Office of Industrial  
27 Hygiene for review and approval. The acoustical impact analysis  
28

1 will address the noise that might be produced from traffic with  
2 respect to residential structures and stationary noise sources and  
3 will identify the sound barrier requirements for each tentative tract  
4 or plot plan to ensure that the 65 dBA exterior standard for  
5 sensitive receptors is met. Sound barrier heights will be based upon  
6 specific lot configurations, landscaping, and other details provided  
7 with the tentative tract maps and plot plans. Required sound  
8 barriers shall be constructed prior to building permit issuance of  
9 the last residential/commercial unit. To retain visibility and access,  
10 a combination of setbacks, berms, and walls may be used to  
11 achieve acceptable noise levels.

12 ***MM Noise 9:*** Prior to issuance of building permits within a tract, a  
13 final noise study shall be submitted with the required acoustical  
14 review application form and fees to the Riverside County  
15 Department of Environmental Health Office of Industrial Hygiene  
16 for review and approval. The final noise study will verify the  
17 effectiveness of mitigation measures proposed in acoustical impact  
18 analysis required in MM Noise 8 and will calculate necessary  
19 Sound Transmission Class (STC) sound ratings for the windows of  
20 homes subject to exterior noise impacts greater than 65 dBA and  
21 provide the structural requirements necessary to meet an interior  
22 level of 45 dBA. A unit-to-unit transmission analysis should be  
23 performed for multi-family structures for structures containing  
24 more than one use (e.g., residential and commercial live-at-work  
25 buildings). This type of analysis attempts to ensure that noise does  
26 not spill from one unit over into another.

1 *MM Noise 10:* Prior to approval of a site development permit for  
2 commercial/office development, a noise study will be required for  
3 the final version of the commercial portions of the project site to  
4 ensure that noise from the commercial area will not impact  
5 adjacent residential land uses by exceeding the County's noise  
6 limits of 65 dBA during the day and 45 dBA at night in any ten  
7 minute period. To retain visibility and access, setbacks, berms, and  
8 walls may be used to achieve acceptable noise levels.

9 *MM Noise 11:* To inform future residents of The Village of  
10 Lakeview that hunting is allowed in the San Jacinto Wildlife Area,  
11 and their proximity to said hunting, which may cause loud  
12 intermittent noises from gunshots, a disclosure statement shall be  
13 provided to prospective buyers prior to the purchase of homes  
14 within the proposed project. A copy of the Department of Real  
15 Estate (DRE) White Report shall be given to the County Planning  
16 Department that the sales staff/escrow officers, for each housing  
17 area being sold have included such notification prior to Final  
18 Inspection.

19 J. Public Services: Fire Protection

20 1. Impacts:

21 Development of the proposed project will increase the demand for  
22 fire protection services. As its fair share contribution to the cost of  
23 new facilities, development impact fees pursuant to Riverside  
24 County Ordinance No. 659.6 shall be paid, a portion of which are  
25 designated for fire protection services. In addition, design criteria  
26 and other mitigation measures as listed below are required to  
27  
28

1 minimize impacts to fire protection services to below a level of  
2 significance.

3 2. Mitigation:

4 ***Mitigation Measure Fire 1*** has been adopted and made a condition  
5 of approval of the project in order to assure that the project  
6 development does not proceed faster than adequate fire service  
7 facilities are provided: The necessary fire station shall be  
8 constructed and operational prior to issuance of building permit for  
9 the 5,500<sup>th</sup> dwelling unit within the project, to accommodate the  
10 equipment and staff necessary to serve all development within The  
11 Villages of Lakeview Specific Plan in accordance with the terms of  
12 The Villages of Lakeview Development Agreement or other  
13 agreement with Riverside County.

14 ***Mitigation Measure Fire 2*** has been adopted and made a condition  
15 of approval of the project in order to ensure that adequate fire  
16 stations are provided to serve project development: The Master  
17 Developer shall pay fire services development impact fees  
18 pursuant to Ordinance 659.7 or, provide land and/or facilities to  
19 satisfy Fire Department services standards and ensure the  
20 construction and operations of adequate fire stations in accordance  
21 with the terms of The Villages of Lakeview Development  
22 Agreement or other agreement with the Riverside County Fire  
23 Department.

24 ***Mitigation Measure Fire 3*** has been adopted and made a condition  
25 of approval of the project in order to provide adequate facilities for  
26 fire protection services: All water mains and fire hydrants  
27 providing required fire flows shall be constructed in accordance  
28

1 with the appropriate sections of Riverside County Ordinance No.  
2 460 and/or No. 787, subject to review and approval by the  
3 Riverside County Fire Department.

4 K. Transportation and Traffic

5 1. Impacts:

6 Upon completion, the project will exceed, either individually or  
7 cumulatively, a level of service standard established by the county  
8 congestion management agency for designated roads or highways  
9 and/or cause an increase in traffic which is substantial in relation  
10 to the existing traffic load and capacity of the street system. In  
11 addition, the project will cause an effect upon circulation during  
12 the project's construction, and substantially increase hazards to a  
13 design feature (e.g., sharp curves or dangerous intersections) or  
14 incompatible uses (e.g., farm equipment). Some of these impacts  
15 will be reduced to a level of significance with the following  
16 mitigation measures.

17 2. Mitigation:

18 *Mitigation Measures Trans 1 through 11*, exclusive of Mitigation  
19 Measures Trans 6, 8 and 10, will reduce impacts to the local road  
20 system to below a level of significance through the project's  
21 participation in the County's Transportation Uniform Mitigation  
22 Fee, Road and Bridge Benefit District, and Development Impact  
23 Fee programs:

24 *MM Trans 1:* All roads shall be improved to the recommended  
25 General Plan or Specific Plan designation, as approved by the  
26 County Board of Supervisors, or as approved by the Transportation  
27 Department. If there is a conflict between the General Plan and  
28

1 Specific Plan, the General Plan designation would prevail unless  
2 specific findings are made by the County that the Specific Plan  
3 improvement is consistent with the General Plan.

4 ***MM Trans 2:*** The project proponent shall prepare a traffic impact  
5 study for each "Village" of development within the SP. The  
6 Village-level traffic analysis will be a refinement of the SP Traffic  
7 Impact Analysis. Traffic studies for individual implementing  
8 projects may be required for individual implementing projects  
9 within the boundaries of Specific Plan No. 342, at the discretion of  
10 the Transportation Department. Traffic studies for individual  
11 implementing projects, if needed, shall identify the impacts of the  
12 implementing project and needed roadway improvements to be  
13 constructed prior to each implementing project. If development  
14 within the Project occurs in a different order than the phasing  
15 assumptions stated in County Condition of Approval 10. TRANS.1  
16 , or if phases overlap substantially, a new traffic study may be  
17 required to determine if any improvements from the prior un-built  
18 phase need to be constructed to mitigate impacts by the phase  
19 being developed.

20 ***MM Trans 3:*** Roadways internal to the project shall be constructed  
21 as needed for development; as determined on the basis of Village-  
22 level traffic studies.

23 ***MM Trans 4:*** Prior to the 1<sup>st</sup> occupancy, applicant shall widen  
24 Ramona Expressway to four lanes from westerly of Lakeview  
25 Avenue to easterly of Hansen Avenue, and signalize the  
26 intersection at Lakeview Avenue and Ramona Expressway.

1 *MM Trans 5:* At such time as the project phasing requires the  
2 construction of AA Street and its connection via Reservoir Avenue  
3 to Ramona Expressway, applicant shall install a traffic signal at the  
4 intersection of Reservoir Avenue and Ramona Expressway,  
5 connect Reservoir Avenue to Lakeview Avenue via an alignment  
6 approved by the Transportation Department, and close the  
7 intersection at Lakeview Avenue and Ramona Expressway. The  
8 new signal at Reservoir Avenue and Ramona Expressway is  
9 eligible for traffic signal fee credit in accordance with the County's  
10 DIF Program. As an alternative, the project proponent shall  
11 provide a village-level traffic study to demonstrate that an  
12 interim/temporary solution is possible to mitigate the traffic  
13 impacts of the project and to provide accessibility until the grade  
14 separated interchange at Reservoir Avenue and Ramona  
15 Expressway is completed.

16 *MM Trans 7:* Prior to the issuance of occupancy permits for the  
17 1,201<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
18 building permits, applicant shall install a traffic signal at Bridge  
19 Street/Ramona Expressway, and widen Ramona Expressway to 4  
20 through lanes through the intersection, this improvement is eligible  
21 for traffic signal fee credit, or

22 The County shall have awarded a construction contract, with full  
23 funding in place, for this improvement.

24 *MM Trans 9:* Prior to the issuance of the 2,391<sup>st</sup> residential  
25 occupancy permit, or building permit for an equivalent amount of  
26 non-residential buildings, the applicant shall construct Reservoir  
27  
28

1 Avenue as a two-lane facility between Nuevo Road and 10<sup>th</sup> Street,  
2 OR funding for this improvement shall be assured, otherwise.

3 **MM Trans 11:** Prior to the issuance of the 2,741<sup>st</sup> residential  
4 occupancy permit, or building permit for an equivalent amount of  
5 non-residential buildings, the applicant shall improve Nuevo Road  
6 from two lanes to four lanes between Foothill Avenue and Meniffee  
7 Road, OR funding for this improvement shall be assured,  
8 otherwise.

9 **Mitigation Measures Trans 12 and 13** will reduce impacts to the  
10 local road system. To the extent that others have not installed the  
11 signals prior to the time they are needed for the Project, the  
12 proponent of the Project and all subsequent implementing projects  
13 within the Specific Plan shall be responsible for design,  
14 construction, and installation of traffic signals at the following off-  
15 site intersections or as approved by the Transportation Department.  
16 The timing of the off-site signal needs in each phase will be  
17 determined based on detailed Village-level traffic studies. The  
18 need for signals at on-site intersections will be determined based  
19 on detailed Village-level traffic studies.

20 **MM Trans 12:** The following signals shall be installed prior to the  
21 issuance of the 1,601<sup>st</sup> residential occupancy permit, or the  
22 issuance of an equivalent amount of non-residential building  
23 permits, or earlier if determined to be necessary on the basis of  
24 village-level traffic studies:

- 25 • Bridge Street (NS) at Ramona Expressway (EW)
- 26  
27  
28



- Lakeview Avenue (NS) at Ramona Expressway (EW) - temporary connection, disconnected when signal or grade separation is installed at Reservoir Avenue (realigned) (NS) at Ramona Expressway (NS).
- Hansen Avenue/Davis Road (NS) at Ramona Expressway (EW) (modification)
- On-site signals as needed to support development

*MM Trans 13:* The following signals shall be installed prior to the issuance of the 3,201st residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:

- Reservoir Avenue (NS) at 10th Street (EW)
- Menifee Road (NS) at Nuevo Road (EW)
- 5th Street/Town Center Boulevard (NS), or location in vicinity, at Ramona Expressway (EW) – temporary signal, disconnected when Town Center is connected to Ramona Expressway at its ultimate location.
- On-site signals as needed to support development

*Mitigation Measures Trans 14 through 19,* exclusive of Mitigation Measure Trans 17, will reduce impacts to the following intersection improvements to below a level of significance, which shall be provided prior to the issuance of the 1,601st residential occupancy permit, or the issuance of an equivalent amount of non-

1 residential building permits, or earlier if determined to be  
2 necessary on the basis of village-level traffic studies:

3 ***MM Trans 14:*** The City of Perris and the County of Riverside are  
4 coordinating with Caltrans on the improvements at the I-215  
5 interchange ramps. The following geometrics are included in the  
6 current Caltrans improvement plan for this intersection and are  
7 expected to be completed by this phase. The intersection of I-215  
8 Southbound Ramps at Ramona Expressway shall be improved to  
9 provide the following geometrics:

10 Northbound: Not applicable.

11 Southbound: One left turn lane. One shared left turn and  
12 through lane. One right turn lane

13 Eastbound: One through lane. One shared through and  
14 right turn lane.

15 Westbound: One left turn lane. Two through lanes

16 ***MM Trans 15:*** Improve the intersection of Hansen Avenue/Davis  
17 Road and Ramona Expressway to include the following  
18 geometrics:

19 Northbound: One left turn lane. One shared through and  
20 right turn lane.

21 Southbound: One left turn lane. One shared through and  
22 right turn lane.

23 Eastbound: One left turn lane. One through lane. One  
24 shared through and right turn lane.

25 Westbound: One left turn lane. One through lane. One  
26 shared through and right turn lane.

1 **MM Trans 16:** Improve the intersection of Lakeview Avenue and  
2 Ramona Expressway to provide signalization and include the  
3 following geometrics:

4 Northbound: One left turn lane. One shared through and  
5 right turn lane.

6 Southbound: One left turn lane. One shared through and  
7 right turn lane.

8 Eastbound: One left turn lane. One through lane. One  
9 right turn lane.

10 Westbound: One left turn lane. One through lane. One  
11 right turn lane.

12 **MM Trans 18:** Improve the intersection of Reservoir Avenue and  
13 10th Street to include the following geometrics:

14 Northbound: One shared left turn, through, and right turn  
15 lane.

16 Southbound: One shared left turn, through, and right turn  
17 lane.

18 Eastbound: One shared left turn, through, and right turn  
19 lane.

20 Westbound: One shared left turn, through, and right turn  
21 lane.

22 **MM Trans 19,** which may be waved at the direction of the County:  
23 Improve the intersection of Bridge Street and Ramona Expressway  
24 to include the following geometrics:

25 Northbound: Not applicable.

26 Southbound: One left turn lane. One right turn lane.

27 Eastbound: One left turn lane. Two through lanes.  
28

1 Westbound: One left turn lane. Two through lanes. One  
2 right turn lane.

3 Mitigation Measures Trans 20 through 22, will reduce impacts to  
4 the following intersection improvements, which shall be provided  
5 prior to the issuance of the 3,201st residential occupancy permit,  
6 or the issuance of an equivalent amount of non-residential building  
7 permits, or earlier if determined to be necessary on the basis of  
8 village-level traffic studies:

9 ***MM Trans 20:*** Improve the intersection of Reservoir Avenue  
10 and Ramona Expressway to include the following geometrics:

11 Northbound: One left turn lane. One through lane. One  
12 right turn lane.

13 Southbound: One left turn lane. One shared through and  
14 right turn lane.

15 Eastbound: One left turn lane. One through lane. One  
16 right turn lane.

17 Westbound: One left turn lane. One shared through and  
18 right turn lane.

19 OR

20 A village-level traffic study shall be provided to  
21 demonstrate that an interim/temporary solution is possible  
22 to mitigate the traffic impacts of the project and to provide  
23 accessibility until the grade separated interchange at  
24 Reservoir Avenue and Ramona Expressway is completed.

25 ***MM Trans 21:*** Improve the intersection of 5th Street and Ramona  
26 Expressway to include the following geometrics:

27 Northbound: One left turn lane. One right turn lane.  
28

1 Southbound: Not applicable.

2 Eastbound: Two through lanes. One right turn lane.

3 Westbound: One left turn lane. Two through lanes.

4 ***MM Trans 22:*** Improve the intersection of Reservoir Avenue and  
5 10th Street to provide signalization and include the following  
6 geometrics:

7 Northbound: One left turn lane. One shared through and  
8 right turn lane.

9 Southbound: One left turn lane. One shared through and  
10 right turn lane.

11 Eastbound: One left turn lane. One shared through and  
12 right turn lane.

13 Westbound: One left turn lane. One shared through and  
14 right turn lane.

15 ***Mitigation Measures Trans 24 through 34*** will reduce impacts to  
16 the following roadways internal to the project, and shall be  
17 constructed as needed for Phase I development per the following  
18 geometrics and as determined on the basis of Village-level traffic  
19 studies:

20 ***MM Trans 24:*** Construct the intersection of Reservoir Avenue and  
21 AA Street to include the following geometrics:

22 Northbound: One shared through and right turn lane.

23 Southbound: One shared left turn and through lane.

24 Eastbound: Not applicable.

25 Westbound: One shared left turn and right turn lane. Stop  
26 controlled.

1 **MM Trans 25:** Construct the intersection of AA Street and NN  
2 Street to include the following geometrics:

3 Northbound: One shared left turn and right turn lane. Stop  
4 controlled.

5 Southbound: Not applicable.

6 Eastbound: One shared through and right turn lane.

7 Westbound: One shared left turn and through lane.

8 **MM Trans 26:** Construct the intersection of CC Street and BB  
9 Street to include the following geometrics:

10 Northbound: Not applicable.

11 Southbound: One shared left turn and right turn lane. Stop  
12 controlled.

13 Eastbound: One shared left turn and through lane.

14 Westbound: One shared through and right turn lane.

15 **MM Trans 27:** Construct the intersection of School Access and PP  
16 Street to include the following geometrics:

17 Northbound: Not applicable.

18 Southbound: One shared left turn and right turn lane. Stop  
19 controlled.

20 Eastbound: One shared left turn and through lane.

21 Westbound: One shared through and right turn lane.

22 **MM Trans 28:** Construct the intersection of QQ Street and PP  
23 Street to include the following geometrics:

24 Northbound: One shared left turn and right turn lane.

25 Southbound: Not applicable.

26 Eastbound: One shared through and right turn lane. Stop  
27 controlled.  
28

1 Westbound: One shared left turn and through lane. Stop  
2 controlled.

3 **MM Trans 29:** Construct the intersection of Hansen Avenue and  
4 Project Access to include the following geometrics:

5 Northbound: One shared through and right turn lane.

6 Southbound: One shared left turn and through lane.

7 Eastbound: Not applicable.

8 Westbound: One shared left turn and right turn lane. Stop  
9 controlled.

10 **MM Trans 30:** Construct the intersection of SS Boulevard and  
11 Project Access to include the following geometrics:

12 Northbound: One shared left turn, through, and right turn  
13 lane. Stop controlled.

14 Southbound: One shared left turn, through, and right turn  
15 lane. Stop controlled.

16 Eastbound: One shared left turn, through, and right turn  
17 lane.

18 Westbound: One shared left turn, through, and right turn  
19 lane.

20 **MM Trans 31:** Construct the intersection of SS Boulevard and MM  
21 Street to include the following geometrics:

22 Northbound: One shared left turn, through, and right turn  
23 lane.

24 Southbound: One shared left turn, through, and right turn  
25 lane.

26 Eastbound: One shared left turn, through, and right turn  
27 lane. Stop controlled.

1 Westbound: One shared left turn, through, and right turn  
2 lane. Stop controlled.

3 **MM Trans 32:** Construct the intersection of SS Boulevard and  
4 Lakeview Avenue to include the following geometrics:

5 Northbound: One shared left turn and through lane.

6 Southbound: One shared through and right turn lane.

7 Eastbound: One shared left turn and right turn lane. Stop  
8 controlled.

9 Westbound: Not applicable.

10 **MM Trans 33:** Construct the intersection of Town Center  
11 Boulevard and Retail Access to include the following geometrics:

12 Northbound: One shared through and right turn lane.

13 Southbound: One shared left turn and through lane.

14 Eastbound: Not applicable.

15 Westbound: One shared left turn and right turn lane. Stop  
16 controlled.

17 **MM Trans 34:** Construct the intersection of SS Boulevard - RR  
18 Street and Town Center Boulevard - Park Center Boulevard to  
19 include the following geometrics:

20 Northbound: One shared left turn and through lane. Stop  
21 controlled.

22 Southbound: One shared through and right turn lane. Stop  
23 controlled.

24 Eastbound: One shared left turn and right turn lane.

25 Westbound: Not applicable.

26 Mitigation Measure Trans 40 will reduce impacts to the following  
27 roadways internal to the project, and shall be constructed as needed  
28



1 for development; as determined on the basis of the Village-level  
2 traffic studies:

3 **MM Trans 40:** Prior to the issuance of the 4,331<sup>st</sup> residential  
4 occupancy permit, or building permit for an equivalent amount of  
5 non-residential buildings, the applicant shall improve 10<sup>th</sup> Street  
6 from two to four lanes between Reservoir Avenue and Hanson  
7 Avenue, OR funding for this improvement shall be assured,  
8 otherwise.

9 Mitigation Measure Trans 41 will reduce significant impacts to  
10 traffic signals on off-site intersections. To the extent that others  
11 have not installed the signals prior to the time they are needed for  
12 the Project, the proponent of the Project and all subsequent  
13 implementing projects within the Specific Plan shall be responsible  
14 for design, construction, and installation of traffic signals at the  
15 following off-site intersections or as approved by the  
16 Transportation Department.

17 The timing of the off-site signal needs in each phase will be  
18 determined based on detailed village-level traffic studies. The  
19 need for signals at on-site intersections will be determined based  
20 on detailed village-level traffic studies.

21  
22 **MM Trans 41:** The following signals shall be installed prior to the  
23 issuance of the 5,101<sup>st</sup> residential occupancy permit, or the  
24 issuance of an equivalent amount of non-residential building  
25 permits, or earlier if determined to be necessary on the basis of  
26 village-level traffic studies:

- 27 • Bridge Street (NS) at Gilman Springs Road (EW)
- 28

- Yucca Avenue (NS) at 10<sup>th</sup> Street (EW)
- On-site signals as needed to support development.

Mitigation Measures Trans 42 through 54 will reduce impacts to the following intersection improvements, which shall be provided prior to the issuance of the 5,101st residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:

*MM Trans 42*, which may be waived at the discretion of the County: Improve the intersection of Antelope Road and Ramona Expressway to include the following geometrics:

Northbound: One shared left turn and right turn lane.

Southbound: Not applicable.

Eastbound: One through lane. One shared through and right turn lane.

Westbound: One left turn lane. Two through lanes.

*MM Trans 43*, which may be waived at the discretion of the County: Improve the intersection of Bernasconi Road and Ramona Expressway to include the following geometrics:

Northbound: One left turn lane. One shared through and right turn lane.

Southbound: One left turn lane. One shared through and right turn lane.

Eastbound: One left turn lane. One through lane. One shared through and right turn lane.

Westbound: One left turn lane. One through lane. One shared through and right turn lane.

1 *MM Trans 44*, which may be waived at the discretion of the  
2 County: Improve the intersection of Hansen Avenue/Davis Road  
3 and Ramona Expressway to include the following geometrics:

4 Northbound: One left turn lane. One shared through and  
5 right turn lane.

6 Southbound: One left turn lane. One shared through and  
7 right turn lane.

8 Eastbound: One left turn lane. Two through lanes. One  
9 right turn lane.

10 Westbound: One left turn lane. Two through lanes. One  
11 right turn lane.

12 *MM Trans 45*, which may be waived at the discretion of the  
13 County: Improve the intersection of Town Center Boulevard and  
14 Ramona Expressway to include the following geometrics:

15 Northbound: One left turn lane. One shared through and  
16 right turn lane.

17 Southbound: One left turn lane. One shared through and  
18 right turn lane.

19 Eastbound: One left turn lane. Two through lanes. One  
20 right turn lane.

21 Westbound: One left turn lane. One through lane. One  
22 shared through and right turn lane.

23 *MM Trans 46*, which may be waived at the discretion of the  
24 County: Improve the intersection of Park Center Boulevard and  
25 Ramona Expressway to include the following geometrics:

26 Northbound: One left turn lane. One right turn lane.

27 Southbound: Not applicable.  
28

1 Eastbound: Two through lanes. One right turn lane.

2 Westbound: One left turn lane. Two through lanes.

3 **MM Trans 47:** Improve the intersection of Hansen Avenue and  
4 10th Street - Wolfskill Avenue to provide signalization and include  
5 the following geometrics:

6 Northbound: One left turn lane. One shared through and  
7 right turn lane.

8 Southbound: One left turn lane. One shared through and  
9 right turn lane.

10 Eastbound: One left turn lane. One through lane. One  
11 shared through and right turn lane.

12 Westbound: One left turn lane. One through lane. One  
13 shared through and right turn lane.

14 **MM Trans 48:** Improve the intersection of Bridge Street and  
15 Gilman Springs Road to include the following geometrics:

16 Northbound: One left turn lane. One right turn lane.

17 Southbound: Not applicable.

18 Eastbound: One shared through and right turn lane.

19 Westbound: One left turn lane. One through lane.

20 **MM Trans 49:** Improve the intersection of Reservoir Avenue and  
21 10th Street to include the following geometrics:

22 Northbound: One left turn lane. Two through lanes. One  
23 free-flow right turn lane.

24 Southbound: One left turn lane. One through lane. One  
25 shared through and right turn lane.

26 Eastbound: One left turn lane. One through lane. One  
27 shared through and right turn lane.  
28

1 Westbound: Two left turn lanes. Two through lanes. One  
2 right turn lane.

3 **MM Trans 50:** Improve the intersection of Reservoir  
4 Road/Meniffee Road and Nuevo Road to include the following  
5 geometrics:

6 Northbound: One left turn lane. One through lane. One  
7 right turn lane.

8 Southbound: One left turn lane. One through lane. One  
9 right turn lane.

10 Eastbound: One left turn lane. One shared through and  
11 right turn lane.

12 Westbound: One left turn lane. One shared through and  
13 right turn lane.

14 **MM Trans 51:** Improve the intersection of Yucca Avenue and 10th  
15 Street to include the following geometrics:

16 Northbound: One left turn lane. One shared through and  
17 right turn lane.

18 Southbound: One left turn lane. One shared through and  
19 right turn lane.

20 Eastbound: One left turn lane. One through lane. One  
21 shared through and right turn lane.

22 Westbound: One left turn lane. One through lane. One  
23 shared through and right turn lane.

24 **MM Trans 52:** Improve the intersection of Antelope Road and  
25 Nuevo Road to include the following geometrics:

26 Northbound: Not applicable.

27 Southbound: One shared left turn and right turn lane.  
28

1 Eastbound: One left turn. Two through lanes.

2 Westbound: One through lane. One shared through and  
3 right turn lane.

4 **MM Trans 53:** Improve the intersection of Lakeview Avenue and  
5 10th Street to provide signalization and include the following  
6 geometrics:

7 Northbound: One left turn lane. One shared through and  
8 right turn lane.

9 Southbound: One left turn lane. One shared through and  
10 right turn lane.

11 Eastbound: One left turn. One through lane. One shared  
12 through and right turn lane.

13 Westbound: One left turn. One through lane. One shared  
14 through and right turn lane.

15 **MM Trans 54:** The intersection of Hansen Avenue (NS) at 10<sup>th</sup>  
16 Street (EW) shall be signalized and improved to provide the  
17 following geometrics:

18 Northbound: one left-turn lane, one shared through/right-  
19 turn lane.

20 Southbound: one left-turn lane, one shared through/right-  
21 turn lane.

22 Eastbound: one left-turn lane, one through lane, one shared  
23 through/right-turn lane.

24 Westbound: one left-turn lane, one through lane, one  
25 shared through/right-turn lane.

26 Mitigation Measures Trans 55 through 77, exclusive of Trans 73,  
27 will reduce impacts to the following roadways internal to phase  
28

1 two of the project, and shall be constructed as needed for  
2 development; as determined on the basis of the Village-level traffic  
3 studies:

4 **MM Trans 55:** Construct the signalized intersection of QQ Street  
5 and PP Street to include the following geometrics:

6 Northbound: One shared left turn and right turn lane.

7 Southbound: Not applicable.

8 Eastbound: One shared through and right turn lane.

9 Westbound: One left turn lane. One through lane.

10 **MM Trans 56:** Construct the signalized intersection of SS  
11 Boulevard and Project Access to include the following geometrics:

12 Northbound: One left turn lane. One shared through and  
13 right turn lane.

14 Southbound: One left turn lane. One shared through and  
15 right turn lane.

16 Eastbound: One left turn lane. One shared through and  
17 right turn lane.

18 Westbound: One left turn lane. One shared through and  
19 right turn lane.

20 **MM Trans 57:** Construct the signalized intersection of SS  
21 Boulevard and MM Street to include the following geometrics:

22 Northbound: One left turn lane. One through lane. One  
23 right turn lane.

24 Southbound: One left turn lane. One shared through and  
25 right turn lane.

26 Eastbound: One left turn lane. One shared through and  
27 right turn lane.  
28

1 Westbound: One left turn lane. One shared through and  
2 right turn lane.

3 **MM Trans 58:** Construct the signalized intersection of SS  
4 Boulevard - RR Street and Town Center Boulevard - Park Center  
5 Boulevard to include the following geometrics:

6 Northbound: One left turn lane. One through lane. One  
7 right turn lane.

8 Southbound: One left turn lane. One shared through and  
9 right turn lane.

10 Eastbound: One left turn lane. One through lane. One  
11 right turn lane.

12 Westbound: One left turn lane. One shared through and  
13 right turn lane.

14 **MM Trans 59:** Construct the signalized intersection of EE Street  
15 and Park Center Boulevard to include the following geometrics:

16 Northbound: One left turn lane. One shared through and  
17 right turn lane.

18 Southbound: One left turn lane. One shared through and  
19 right turn lane.

20 Eastbound: One left turn lane. One shared through and  
21 right turn lane.

22 Westbound: One left turn lane. One shared through and  
23 right turn lane.

24 **MM Trans 60:** Construct the signalized intersection of MM Street  
25 and Park Center Boulevard to include the following geometrics:

26 Northbound: One left turn lane. One right turn lane.

27 Southbound: Not applicable.  
28



1 Eastbound: One shared through and right turn lane.

2 Westbound: One left turn lane. One through lane.

3 **MM Trans 61:** Construct the signalized intersection of Park Center  
4 Boulevard and FF Street to include the following geometrics:

5 Northbound: One left turn lane. One shared through and  
6 right turn lane.

7 Southbound: One left turn lane. One shared through and  
8 right turn lane.

9 Eastbound: One left turn lane. One shared through and  
10 right turn lane.

11 Westbound: One left turn lane. One shared through and  
12 right turn lane.

13 **MM Trans 62:** Construct the intersection of Park Center  
14 Boulevard and VV Street to include the following geometrics:

15 Northbound: One through lane.

16 Southbound: One shared through and right turn lane.

17 Eastbound: One right turn lane. Stop controlled.

18 Westbound: Not applicable.

19 **MM Trans 63:** Construct the intersection of RR Street and DD  
20 Street to include the following geometrics:

21 Northbound: One shared left turn and right turn lane.

22 Southbound: Not applicable.

23 Eastbound: One shared through and right turn lane. Stop  
24 controlled.

25 Westbound: One shared left turn and through lane. Stop  
26 controlled.

1 **MM Trans 64:** Construct the intersection of EE Street and DD  
2 Street to include the following geometrics:

3 Northbound: One left turn lane.

4 Southbound: Not applicable.

5 Eastbound: One right turn lane. Stop controlled.

6 Westbound: Not applicable.

7 **MM Trans 65:** Construct the intersection of EE Street and FF  
8 Street to include the following geometrics:

9 Northbound: One shared left turn, through, and right turn  
10 lane.

11 Southbound: One shared left turn, through, and right turn  
12 lane.

13 Eastbound: One shared left turn, through, and right turn  
14 lane. Stop controlled.

15 Westbound: One shared left turn, through, and right turn  
16 lane. Stop controlled.

17 **MM Trans 66:** Construct the intersection of OO Street and MM  
18 Street to include the following geometrics:

19 Northbound: One shared left turn, through, and right turn  
20 lane. Stop controlled.

21 Southbound: One shared left turn, through, and right turn  
22 lane. Stop controlled.

23 Eastbound: One shared left turn, through, and right turn  
24 lane.

25 Westbound: One shared left turn, through, and right turn  
26 lane.

1 **MM Trans 67:** Construct the intersection of KK Street and MM  
2 Street to include the following geometrics:

3 Northbound: One shared left turn, through, and right turn  
4 lane. Stop controlled.

5 Southbound: One shared left turn, through, and right turn  
6 lane. Stop controlled.

7 Eastbound: One shared left turn, through, and right turn  
8 lane.

9 Westbound: One shared left turn, through, and right turn  
10 lane.

11 **MM Trans 68:** Construct the intersection of LL Street and MM  
12 Street to include the following geometrics:

13 Northbound: Not applicable.

14 Southbound: One shared left turn and right turn lane. Stop  
15 controlled.

16 Eastbound: One shared left turn and through lane.

17 Westbound: One shared through and right turn lane.

18 **MM Trans 69:** Construct the intersection of FF Street and GG  
19 Street to include the following geometrics:

20 Northbound: Not applicable.

21 Southbound: One left turn lane. Stop controlled.

22 Eastbound: Not applicable.

23 Westbound: One right turn lane.

24 **MM Trans 70:** Construct the intersection of II Street and HH  
25 Street to include the following geometrics:

26 Northbound: Not applicable.

1 Southbound: One shared left turn and right turn lane. Stop  
2 controlled.

3 Eastbound: One shared left turn and through lane.

4 Westbound: One shared through and right turn lane.

5 **MM Trans 71:** Construct the intersection of HH Street and JJ  
6 Street to include the following geometrics:

7 Northbound: One shared left turn and right turn lane. Stop  
8 controlled.

9 Southbound: Not applicable.

10 Eastbound: One shared through and right turn lane.

11 Westbound: One shared left turn and through lane.

12 **MM Trans 72:** Construct the intersection of II Street and JJ Street  
13 to include the following geometrics:

14 Northbound: One right turn lane. Stop controlled.

15 Southbound: Not applicable.

16 Eastbound: Not applicable.

17 Westbound: One left turn lane.

18 **MM Trans 74:** Prior to the issuance of occupancy permits for the  
19 8,681<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
20 building permits, applicant shall widen Ramona Expressway from  
21 Reservoir Avenue to Hansen Avenue from 4 lanes to 6 lanes or  
22 provide equivalent capacity through 4 lanes with grade separations  
23 at intersections, or the County shall have awarded a construction  
24 contract, with full funding in place, for this improvement.

- 25
- 26 • In the event that the cost of these improvements
  - 27 exceeds the project's TUMF and RBBD contributions
  - 28 for this phase, County shall make its best efforts to

1 secure additional funds from the TUMF Program or  
2 other Regional funding programs administered by  
3 WRCOG or RCTC to contribute the additional funding,  
4 and/or identify funds collected from other development  
5 in the proposed Lakeview/Nuevo RBBD area to fully  
6 fund these improvements.

- 7 • In addition to the County's efforts to secure funding for  
8 the road widening improvements from WRCOG and  
9 RCTC, applicant will establish a Community Facilities  
10 District (CFD) for its then current phase of  
11 development. The funds generated by the CFD shall be  
12 used to fund the improvements and applicant shall  
13 receive corresponding credits against RBBD and  
14 TUMF fees that the current phase of development  
15 would generate.

16 ***MM Trans 75:*** Prior to the issuance of occupancy permits for the  
17 9,141<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
18 building permits, applicant shall widen Ramona Expressway from  
19 Hansen Avenue to Park Center Boulevard from 4 lanes to 6 lanes  
20 or provide equivalent capacity through 4 lanes with grade  
21 separations at intersections, OR

- 22 • The County shall have awarded a construction contract,  
23 with full funding in place, for this improvement.
- 24 • In the event that the cost of these improvements  
25 exceeds the project's TUMF and RBBD contributions  
26 for this phase, County shall make its best efforts to  
27

1 secure additional funds from the TUMF Program or  
2 other Regional funding programs administered by  
3 WRCOG or RCTC to contribute the additional funding,  
4 and/or identify funds collected from other development  
5 in the proposed Lakeview/Nuevo RBBD area to fully  
6 fund these improvements.

- 7 • In addition to the County's efforts to secure funding for  
8 the road widening improvements from WRCOG and  
9 RCTC, applicant will establish a Community Facilities  
10 District (CFD) for its then current phase of  
11 development. The funds generated by the CFD shall be  
12 used to fund the improvements and applicant shall  
13 receive corresponding credits against RBBD and  
14 TUMF fees that the current phase of development  
15 would generate.

16 ***MM Trans 76:*** Prior to the issuance of occupancy permits for the  
17 9,551<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
18 building permits, applicant shall widen Ramona Expressway from  
19 Reservoir Avenue westerly to the Perris City limits from 4 lanes to  
20 6 lanes or provide equivalent capacity through 4 lanes with grade  
21 separations at intersections, OR

- 22 • The County shall have awarded a construction contract,  
23 with full funding in place, for this improvement.
- 24 • In the event that the cost of these improvements  
25 exceeds the project's TUMF and RBBD contributions  
26 for this phase, County shall make its best efforts to  
27

1 secure additional funds from the TUMF Program or  
2 other Regional funding programs administered by  
3 WRCOG or RCTC to contribute the additional funding,  
4 and/or identify funds collected from other development  
5 in the proposed Lakeview/Nuevo RBBD area to fully  
6 fund these improvements.

7 In addition to the County's efforts to secure funding for the road  
8 widening and bridge improvements from WRCOG and RCTC,  
9 applicant will establish a Community Facilities District (CFD) for  
10 its then current phase of development. The funds generated by the  
11 CFD shall be used to fund the improvements and applicant shall  
12 receive corresponding credits against RBBD and TUMF fees that  
13 the current phase of development would generate.

14 ***MM Trans 77:*** Prior to the issuance of occupancy permits for the  
15 9,811<sup>th</sup> dwelling unit, or an equivalent amount of non-residential  
16 building permits, applicant shall widen Ramona Expressway from  
17 Park Center Boulevard to Bridge Street from 4 lanes to 6 lanes or  
18 provide equivalent capacity through 4 lanes with grade separations  
19 at intersections, OR

- 20 • The County shall have awarded a construction contract,  
21 with full funding in place, for this improvement.
- 22 • In the event that the cost of these improvements  
23 exceeds the project's TUMF and RBBD contributions  
24 for this phase, County shall make its best efforts to  
25 secure additional funds from the TUMF Program or  
26 other Regional funding programs administered by  
27  
28

1 WRCOG or RCTC to contribute the additional funding,  
2 and/or identify funds collected from other development  
3 in the proposed Lakeview/Nuevo RBBD area to fully  
4 fund these improvements.

- 5 • In addition to the County's efforts to secure funding for  
6 the road widening improvements from WRCOG and  
7 RCTC, applicant will establish a Community Facilities  
8 District (CFD) for its then current phase of  
9 development. The funds generated by the CFD shall be  
10 used to fund the improvements and applicant shall  
11 receive corresponding credits against RBBD and  
12 TUMF fees that the current phase of development  
13 would generate.

14 Mitigation Measures Trans 78 and 79 address the installation of  
15 signals. To the extent that these signals have not been installed by  
16 other prior to the time they are needed for the traffic generated by  
17 the Specific Plan, these two measures require the installation of the  
18 identified signals. The timing of installing on-site and off-site  
19 signals will be determined based on village-level traffic studies.

20 ***MM Trans 78:*** The following signals shall be installed prior to the  
21 issuance of the 6,801<sup>st</sup> residential occupancy permit, or the  
22 issuance of an equivalent amount of non-residential building  
23 permits, or earlier if determined to be necessary on the basis of  
24 village-level traffic studies:

- 25 • Menifee Road (NS) at San Jacinto Road (EW)
- 26 • Menifee Road (NS) at Mapes Road (EW)
- 27 • Menifee Road (NS) at Nuevo Road (EW) (relocated)
- 28



- Reservoir Avenue (NS) at 10<sup>th</sup> Street (EW)  
(Modification to add lanes)
- Park Center Boulevard (NS), or location in vicinity, at  
Ramona Expressway (EW) – temporary signal to be  
removed when Park Center is connected to Ramona  
Parkway at its ultimate location.
- Yucca Avenue (NS) at 10<sup>th</sup> Street (EW) (Modification  
to add lanes)
- On-site signals as needed to support development

**MM Trans 79:** The following signals shall be installed prior to the  
issuance of the 9,081<sup>st</sup> residential occupancy permit, or the  
issuance of an equivalent amount of non-residential building  
permits, or earlier if determined to be necessary on the basis of  
village-level traffic studies:

- Foothill Avenue (NS) at Nuevo Road (EW)
- Antelope Road (NS) at Nuevo Road (EW)

On-site signals as needed to support developmentMitigation

Measures Trans 81 through 92, exclusive of Trans 86, will reduce  
impacts to the following intersection improvements, which shall be  
provided prior to the issuance of the 6,801<sup>st</sup> residential occupancy  
permit, or the issuance of an equivalent amount of non-residential  
building permits, or earlier if determined to be necessary on the  
basis of village-level traffic studies:

**MM Trans 81:** Improve the intersection of Antelope Road and  
Ramona Expressway to include the following geometrics:

Northbound: One shared left turn and through lane. One  
right turn lane.

1 Southbound: Not applicable.

2 Eastbound: Two through lanes. One right turn lane.

3 Westbound: One left turn lane. Two through lanes.

4 *MM Trans 82*, which may be waived at the discretion of the  
5 County: Improve the intersection of Reservoir Avenue and  
6 Ramona Expressway to include the following geometrics:

7 Northbound: One left turn lane. One through lane. One free flow  
8 right turn lane.

9 Southbound: One left turn lane. One through lane. One  
10 right turn lane.

11 Eastbound: One left turn lane. Two through lanes. One  
12 right turn lane.

13 Westbound: Two left turn lanes. Two through lanes. One  
14 right turn lane.

15 *MM Trans 83*, which may be waived at the discretion of the  
16 County: Improve the intersection of QQ Street/Town Center  
17 Boulevard and Ramona Expressway to include the following  
18 geometrics:

19 Northbound: Two left turn lanes. One through lane. One  
20 right turn lane.

21 Southbound: One left turn lane. One through lane. One  
22 right turn lane.

23 Eastbound: One left turn lane. Two through lanes. One  
24 free flow right turn lane.

25 Westbound: One left turn lanes. Two through lanes. One  
26 right turn lane.

1 *MM Trans 84*, which may be waived at the discretion of the  
2 County: Improve the intersection of Park Center Boulevard and  
3 Ramona Expressway to include the following geometrics:

4 Northbound: One left turn lane. One free flow right turn  
5 lane.

6 Southbound: Not applicable.

7 Eastbound: Two through lanes. One right turn lane.

8 Westbound: Two left turn lanes. Two through lanes.

9 *MM Trans 85*, which may be waived at the discretion of the  
10 County: Improve the intersection of Bridge Street and Ramona  
11 Expressway to include the following geometrics:

12 Northbound: Not applicable.

13 Southbound: One left turn lane. One right turn lane.

14 Eastbound: One left turn lane. Two through lanes.

15 Westbound: Two through lanes. One right turn lane.

16 *MM Trans 87*: Improve the intersection of Reservoir Avenue and  
17 9th Street to include the following geometrics:

18 Northbound: One through lane. One shared through and  
19 right turn lane.

20 Southbound: One left turn lane. Two through lanes.

21 Eastbound: Not applicable.

22 Westbound: One shared left turn and right turn lane.

23 *MM Trans 88*: Improve the intersection of Reservoir Avenue and  
24 10th Street to include the following geometrics:

25 Northbound: One through lane. Two through lanes. One  
26 free flow right turn lane.

1 Southbound: Two left turn lanes. One through lane. One  
2 shared through and right turn lane.

3 Eastbound: One left turn lane. One through lane. One  
4 shared through and right turn lane.

5 Westbound: Two left turn lanes. Two through lanes. One  
6 right turn lane.

7 **MM Trans 89:** Improve the intersection of Lakeview Avenue and  
8 10th Street to include the following geometrics:

9 Northbound: One left turn lane. One shared through and  
10 right turn lane.

11 Southbound: One left turn lane. One shared through and  
12 right turn lane.

13 Eastbound: One left turn lane. One through lane. One  
14 shared through and right turn lane.

15 Westbound: One left turn lane. One through lane. One  
16 shared through and right turn lane.

17 **MM Trans 90:** Improve the intersection of Antelope Road and  
18 Nuevo Road to include the following geometrics:

19 Northbound: Not applicable.

20 Southbound: One shared left turn and right turn lane.

21 Eastbound: One left turn lane. Two through lanes.

22 Westbound: One through lane. One shared through and  
23 right turn lane.

24 **MM Trans 91:** Improve the intersection of Reservoir  
25 Road/Meniffee Road and Nuevo Road to include the following  
26 geometrics:

1 Northbound: One left turn lane. Two through lanes. One  
2 right turn lane.

3 Southbound: One left turn lane. Two through lanes. One  
4 free flow right turn lane.

5 Eastbound: Two left turn lanes. One shared through and  
6 right turn lane.

7 Westbound: One left turn lane. One shared through and  
8 right turn lane.

9 ***MM Trans 92:*** Improve the intersection of Menifee Road and San  
10 Jacinto Road to include the following geometrics:

11 Northbound: One left turn lane. One shared through and  
12 right turn lane.

13 Southbound: One left turn lane. One through lane. One  
14 right turn lane.

15 Eastbound: One left turn lane. One shared through and  
16 right turn lane.

17 Westbound: One left turn lane. One shared through and  
18 right turn lane.

19 Mitigation Measures Trans 93 through 100, will reduce impacts to  
20 the following intersection improvements, which shall be provided  
21 prior to the issuance of the 9,081st residential occupancy permit, or  
22 the issuance of an equivalent amount of non-residential building  
23 permits, or earlier if determined to be necessary on the basis of  
24 village-level traffic studies:

25 ***MM Trans 93,*** which may be waived at the discretion of the  
26 County: Improve the intersection of Antelope Road and Ramona  
27 Expressway to include the following geometrics:  
28

1 Northbound: One left turn lane. One right turn lane.

2 Southbound: Not applicable.

3 Eastbound: Two through lanes. One shared through and  
4 right turn lane.

5 Westbound: One left turn lane. Three through lanes.

6 *MM Trans 94*, which may be waived at the discretion of the  
7 County: Improve the intersection of Reservoir Avenue and  
8 Ramona Expressway to include the following geometrics:

9 Northbound: One left turn lane. One through lane. One  
10 free flow right turn lane.

11 Southbound: One left turn lane. One through lane. One  
12 right turn lane.

13 Eastbound: Two left turn lanes. Three through lanes.  
14 One right turn lane.

15 Westbound: Two left turn lanes. Three through lanes.  
16 One right turn lane.

17 *MM Trans 95*, which may be waived at the discretion of the  
18 County: Improve the intersection of QQ Street/Town Center  
19 Boulevard and Ramona Expressway to include the following  
20 geometrics:

21 Northbound: Two left turn lanes. One through lane. One  
22 right turn lane.

23 Southbound: One left turn lane. One through lane. One  
24 right turn lane.

25 Eastbound: Two left turn lanes. Three through lanes.  
26 One free flow right turn lane.

1 Westbound: Two left turn lanes. Three through lanes.  
2 One right turn lane.

3 **MM Trans 96**, which may be waived at the discretion of the  
4 County: Improve the intersection of Park Center Boulevard and  
5 Ramona Expressway to include the following geometrics:

6 Northbound: One left turn lane. One free flow right turn  
7 lane.

8 Southbound: Not applicable.

9 Eastbound: Three through lanes. One right turn lane.

10 Westbound: Two left turn lanes. Three through lanes.

11 **MM Trans 97**, which may be waived at the discretion of the  
12 County: Improve the intersection of Bridge Street and Ramona  
13 Expressway to include the following geometrics:

14 Northbound: Not applicable.

15 Southbound: One left turn lane. One right turn lane.

16 Eastbound: One left turn lane. Three through lanes.

17 Westbound: Three through lanes. One right turn lane.

18 **MM Trans 98**, which may be waived at the discretion of the  
19 County: Improve the intersection of Bernasconi Road and Ramona  
20 Expressway to include the following geometrics:

21 Northbound: One left turn lane. One shared through and  
22 right turn lane.

23 Southbound: One left turn lane. One shared through and  
24 right turn lane.

25 Eastbound: One left turn lane. Two through lanes. One  
26 shared through and right turn lane.

1 Westbound: One left turn lane. Two through lanes. One  
2 shared through and right turn lane.

3 **MM Trans 99:** Improve the intersection of Hansen Avenue and  
4 10th Street/SS Boulevard to include the following geometrics:

5 Northbound: One left turn lane. One through lane. One  
6 right turn lane.

7 Southbound: One left turn lane. One shared through and  
8 right turn lane.

9 Eastbound: One left turn lane. Two through lanes. One  
10 right turn lane.

11 Westbound: One left turn lane. One through lane. One  
12 shared through and right turn lane.

13 **MM Trans 100:** Improve the intersection of Reservoir Avenue and  
14 10th Street to include the following geometrics:

15 Northbound: Two left turn lanes. Two through lanes. One  
16 free flow right turn lane.

17 Southbound: Two left turn lanes. Two through lanes. One  
18 right turn lane.

19 Eastbound: Two left turn lanes. One through lane. One  
20 right turn lane.

21 Westbound: Two left turn lanes. Two through lanes. One  
22 right turn lane.

23 Mitigation Measures Trans 101 through 117 will reduce impacts to  
24 the following roadways internal to project as determined on the  
25 basis of the Village-level traffic studies:

26 **MM Trans 101:** Construct the signalized intersection of SS  
27 Boulevard and MM Street to include the following geometrics:  
28



1 Northbound: One left turn lane. One through lane. One  
2 right turn lane.

3 Southbound: One left turn lane. One shared through and  
4 right turn lane.

5 Eastbound: One left turn lane. One shared through and  
6 right turn lane.

7 Westbound: One left turn lane. One through lane. One  
8 right turn lane.

9 ***MM Trans 102:*** Construct the signalized intersection of Town  
10 Center Boulevard and Retail Access to include the following  
11 geometrics:

12 Northbound: One shared through and right turn lane.

13 Southbound: One left turn lane. One through lane.

14 Eastbound: Not applicable.

15 Westbound: One left turn lane. One right turn lane.

16 ***MM Trans 103:*** Construct the signalized intersection of SS  
17 Boulevard - RR Street and Town Center Boulevard - Park Center  
18 Boulevard to include the following geometrics:

19 Northbound: One left turn lane. One through lane. One  
20 right turn lane.

21 Southbound: One left turn lane. One through lane. One  
22 right turn lane.

23 Eastbound: One left turn lane. Two through lanes. One  
24 right turn lane.

25 Westbound: One left turn lane. One through lane. One  
26 shared through and right turn lane.

1 **MM Trans 104:** Construct the signalized intersection of Park  
2 Center Boulevard and FF Street to include the following  
3 geometrics:

4 Northbound: One left turn lane. Two through lanes. One  
5 right turn lane.

6 Southbound: One left turn lane. Two through lanes. One  
7 right turn lane.

8 Eastbound: One left turn lane. One shared through and  
9 right turn lane.

10 Westbound: One left turn lane. One through lane. One  
11 right turn lane.

12 **MM Trans 105:** Construct the intersection of Park Center  
13 Boulevard and VV Street to include the following geometrics:

14 Northbound: One through lane. One shared through and  
15 right turn lane.

16 Southbound: One through lane. One shared through and  
17 right turn lane.

18 Eastbound: One right turn lane. Stop controlled.

19 Westbound: One right turn lane. Stop controlled.

20 **MM Trans 106:** Construct the intersection of RR Street and DD  
21 Street to include the following geometrics:

22 Northbound: One shared left turn, through, and right turn  
23 lane.

24 Southbound: One shared left turn, through, and right turn  
25 lane.

26 Eastbound: One shared left turn, through, and right turn  
27 lane. Stop controlled.  
28

1 Westbound: One shared left turn, through, and right turn  
2 lane. Stop controlled.

3 **MM Trans 107:** Construct the intersection of EE Street and DD  
4 Street to include the following geometrics:

5 Northbound: One shared left turn and through lane.

6 Southbound: One shared through and right turn lane.

7 Eastbound: One shared left turn and right turn lane. Stop  
8 controlled.

9 Westbound: Not applicable.

10 **MM Trans 108:** Construct the intersection of EE Street and FF  
11 Street to include the following geometrics:

12 Northbound: One shared left turn, through, and right turn  
13 lane. Stop controlled.

14 Southbound: One shared left turn, through, and right turn  
15 lane. Stop controlled.

16 Eastbound: One shared left turn, through, and right turn  
17 lane. Stop controlled.

18 Westbound: One shared left turn, through, and right turn  
19 lane. Stop controlled.

20 **MM Trans 109:** Construct the intersection of OO Street and MM  
21 Street to include the following geometrics:

22 Northbound: One shared left turn, through, and right turn  
23 lane. Stop controlled.

24 Southbound: One shared left turn, through, and right turn  
25 lane. Stop controlled.

26 Eastbound: One left turn lane. One through lane. One  
27 shared through and right turn lane.  
28

1 Westbound: One left turn lane. One through lane. One  
2 shared through and right turn lane.

3 **MM Trans 110:** Construct the intersection of KK Street and MM  
4 Street to include the following geometrics:

5 Northbound: One shared left turn, through, and right turn  
6 lane. Stop controlled.

7 Southbound: One shared left turn, through, and right turn  
8 lane. Stop controlled.

9 Eastbound: One left turn lane. One through lane. One  
10 shared through and right turn lane.

11 Westbound: One left turn lane. One through lane. One  
12 shared through and right turn lane.

13 **MM Trans 111:** Construct the signalized intersection of LL Street  
14 and MM Street to include the following geometrics:

15 Northbound: One left turn lane. One shared through and  
16 right turn lane.

17 Southbound: One left turn lane. One shared through and  
18 right turn lane.

19 Eastbound: One left turn lane. One shared through and  
20 right turn lane.

21 Westbound: One left turn lane. One shared through and  
22 right turn lane.

23 **MM Trans 112:** Construct the intersection of FF Street and GG  
24 Street to include the following geometrics:

25 Northbound: Not applicable.

26 Southbound: One left turn lane. One right turn lane. Stop  
27 controlled.  
28

1 Eastbound: One left turn lane. One through lane.

2 Westbound: One shared through and right turn lane.

3 **MM Trans 113:** Construct the intersection of TT Street and GG  
4 Street to include the following geometrics:

5 Northbound: Not applicable.

6 Southbound: One shared left turn and right turn lane. Stop  
7 controlled.

8 Eastbound: One shared left turn and through lane.

9 Westbound: One shared through and right turn lane.

10 **MM Trans 114:** Construct the intersection of II Street and JJ Street  
11 to include the following geometrics:

12 Northbound: One shared left turn and right turn lane. Stop  
13 controlled.

14 Southbound: Not applicable.

15 Eastbound: One shared through and right turn lane.

16 Westbound: One shared left turn and through lane.

17 **MM Trans 115:** Construct the intersection of TT Street and JJ  
18 Street to include the following geometrics:

19 Northbound: One shared left turn and right turn lane. Stop  
20 controlled.

21 Southbound: Not applicable.

22 Eastbound: One shared through and right turn lane.

23 Westbound: One shared left turn and through lane.

24 **MM Trans 116:** Construct the intersection of TT Street and UU  
25 Street to include the following geometrics:

26 Northbound: One shared left turn and through lane.

27 Southbound: One shared through and right turn lane.

1 Eastbound: One shared left turn and right turn lane. Stop  
2 controlled.

3 Westbound: Not applicable.

4 **MM Trans 117:** All improvements listed for Phases 1A, 1B, 2, 3A,  
5 and 3B are requirements for interim conditions only. Full right-of-  
6 way and roadway half sections adjacent to the property for the  
7 ultimate roadway cross-section per the County's Road  
8 Improvement Standards and Specifications must be provided.

9 Mitigation Measures Trans 118 through 121 will reduce impacts to  
10 the impacts upon circulation on local roads during the project's  
11 construction:

12 **MM Trans 118:** If Option A is implemented to move fill dirt from  
13 south of Ramona Expressway to north and to mitigate for the  
14 potential significant effect on the circulation system that would  
15 result if access to Ramona Expressway from the existing  
16 Lakeview/Nuevo community was eliminated, the intersection of  
17 Lakeview Avenue and Ramona Expressway shall be maintained  
18 during the months that Ramona Expressway is being used in its  
19 relocated location to the north. (See Section 5.14, Threshold C, pg.  
20 5.14-178.)

21 **MM Trans 119:** If Option A is implemented to move fill dirt from  
22 south of Ramona Expressway to north, all construction  
23 management, staging and equipment parking areas shall be  
24 maintained in a location north of Ramona Expressway to avoid  
25 construction traffic driving through existing neighborhoods to get  
26 to existing signals, or causing traffic hazards by crossing at  
27 unsignalized locations.  
28

1 *MM Trans 120:* If Option B is implemented, at least one lane of  
2 Ramona Expressway must remain open at all times during the  
3 construction of the over/under crossing. Traffic control plans shall  
4 be approved by the County prior to the issuance of encroachment  
5 permits for work within the right-of-way.

6 *MM Trans 121:* If the overcrossing (bridge) approach to Option B  
7 is implemented, bridge plans and specifications must include solid  
8 railings or other design features that would eliminate the risk of  
9 falling dirt and debris.

10 Mitigation Measures Trans 122 through 123 will reduce impacts to  
11 the impacts from hazards regarding design features or incompatible  
12 vehicular traffic on local roads:

13 *MM Trans 122:* Sight distance at the project entrance roadways  
14 shall be reviewed with respect to standard County of Riverside  
15 sight distance standards at the time of preparation of final grading,  
16 landscape, and street improvement plans.

17 *MM Trans 123:* Signing/striping plans shall be provided to the  
18 County for review and approval in conjunction with detailed  
19 construction plans for the project on-site roads.

20 L. Utilities

21 1. Impacts:

22 Development of the proposed project will generate the need for  
23 new or expanded facilities from local utility providers. In  
24 particular, the project will have an impact on the local water  
25 supply and existing water supply infrastructure. This impact is  
26 considered less than significant through compliance with existing  
27 regulatory requirements, specifically SB 610, SB 221, and County  
28

1 General Plan Policies OS 1.1, OS 2.1, OS 2.3, OS 2.4, OS 4.5, and  
2 LU 5.3 together with MM Util 1 set forth below. Additionally, the  
3 project will require new storm water drainage facilities which will  
4 be mitigated to less than significant through compliance with  
5 existing regulatory requirements, specifically General Plan  
6 Policies S 4.10, OS 2.2, LU 5.2; implementation of project design  
7 considerations such as preparation of a SWPPP, WQMP and  
8 design specifications of the RCFCWCD; and compliance with  
9 MM Util 2, 2a, 3 and 3a. The project will have a less than  
10 significant impact on electrical facilities through compliance with  
11 regulatory requirements, specifically Title 24, SB 1305, General  
12 Plan policies LU 5.2 and 5.4, and SCE's policy and extension rules  
13 as well as compliance with MM Util 4, 5 and 6. The project will  
14 have a potentially significant impact on natural gas facilities which  
15 will be reduced to less than significant through compliance with  
16 regulatory requirements, specifically General Plan policies LU 4.2,  
17 and Southern California Gas Company's policy and extension rule  
18 as well as implementation of MM Util 7 and 8. The project will  
19 also have a significant impact to local landfills and their capacity  
20 which can be mitigated to less than significant through compliance  
21 with regulatory requirements, such as AB 939, AB 1327, and  
22 General Plan policies OS 13.1, and AG 5.1, together with  
23 compliance with MM Util 9, 10 and 11. Each of these impacts  
24 will be mitigated to below a level of significance with  
25 implementation of the following mitigation measures referenced  
26 above.

27 2. Mitigation:  
28



1                    *Mitigation Measure Util 1* has been adopted and made a condition  
2 of approval of the project in order to mitigate potential significant  
3 impacts to disruption of water supply due to lack of access by  
4 Metropolitan Water District's (MWD) and/or Eastern Municipal  
5 Water District's (EMWD) to existing facilities and rights-of-way  
6 within and immediately adjacent to the boundaries of the project:  
7 EMWD and MWD shall be allowed to maintain facilities, rights-  
8 of-way and access to their existing facilities at all times in order to  
9 repair and maintain these facilities. To avoid potential conflicts,  
10 preliminary engineering design drawings or improvement plans for  
11 any project activity, including but not limited to recreational  
12 facilities and storm drain plans, in an area which would impact one  
13 or more of these facilities or rights-of-way shall be submitted to  
14 EMWD or MWD, as appropriate, for approval to proceed. All  
15 submittals shall clearly delineate the respective water facility and  
16 rights-of-way.

17                    *Mitigation Measure Util 2* has been adopted and made a condition  
18 of approval of the project in order to mitigate for potential traffic  
19 impacts along Ramona Expressway as a result of the installation of  
20 the expansion of utility facilities in the area: Boring and tunneling  
21 techniques shall be used, if feasible, to construct the main storm  
22 drain channel which crosses under Ramona Expressway and is  
23 located west of Town Center Boulevard . If this construction  
24 method is found to be infeasible, MM Util 2a shall be  
25 implemented.

26                    *MM Util 2a:* Should crossing or open trenching through the  
27 Ramona Expressway be required as a part of the construction of  
28

1 the storm drain channel identified in MM Util 2, temporary traffic  
2 control measures including but not limited to, flagmen, temporary  
3 median barriers, or realigned roadway segments shall be used to  
4 maintain two-way traffic at all times. A traffic control plan shall be  
5 submitted for approval to RCFCWCD and County Transportation  
6 Department with the construction documents for the channel.

7 ***Mitigation Measure Util 3*** has been adopted and made a condition  
8 of approval of the project which will avoid potential significant  
9 flooding or water quality impacts which would result if the  
10 necessary phased storm drain system facilities were not in place:  
11 Interim/temporary and/or final/permanent facilities shall be  
12 constructed to alleviate flooding and water quality impacts  
13 associate with each proposed phase of development. At the time of  
14 tract map approval, the storm drain system requirements must be  
15 identified and submitted to RCFCWCD and the County Planning  
16 Department for approval.

17 ***MM Util 3a:*** In the event the applicant widens Ramona  
18 Expressway, storm flows discharged from culverts on the north  
19 side of Ramona Expressway east of Towne Center Parkway will be  
20 spread out by mitigation structures constructed in accordance with  
21 Riverside County Flood Control and Water Conservation District  
22 standards in an effort to duplicate the existing drainage pattern.

23 ***Mitigation Measure Util 4*** has been adopted and made a condition  
24 of approval of the project in order to minimize potential significant  
25 environmental impacts caused by the expansion of electric utility  
26 facilities: Prior to recordation of a final map by the County, the  
27 current or subsequent project applicant shall construct, or enter  
28

1 into an agreement and post security, in a form and amount  
2 acceptable to the Building and Safety Department, guaranteeing  
3 the undergrounding of proposed utility distribution lines in  
4 conformance with applicable County standards and the County's  
5 Capital Improvement Policy.

6 ***Mitigation Measure Util 5*** has been adopted and made a condition  
7 of approval of the project in order to minimize significant  
8 environmental impacts caused by the expansion of electric service  
9 lines: Tentative Tract maps shall be conditioned to require that all  
10 electrical service lines (excluding transmission lines) serving  
11 development within the project will be installed underground. This  
12 includes existing service facilities that may have to be relocated  
13 temporarily during grading.

14 ***Mitigation Measure Util 6*** has also been adopted and made a  
15 condition of approval of the project in order to minimize  
16 significant environmental impacts caused by the installation of new  
17 electric service lines: The contractor shall temporarily relocate  
18 existing overhead facilities, as necessary to maintain service, while  
19 grading and installing the new underground system is underway.

20 ***Mitigation Measure Util 7*** shall be adopted and made a condition  
21 of approval of the project to minimize the project's impacts to gas  
22 service in the vicinity: Gas service shall remain available to all  
23 existing customers during construction of new and replacement  
24 gas lines within the project site.

25 ***Mitigation Measure Util 8*** has been adopted and made a condition  
26 of approval of the project in order to minimize impacts to the  
27 existing SCGC facilities: To assure that SCGC facilities are  
28

1 secure, access is maintained, and grading does not become a  
2 hazardous situation, a chain link fence (or as approved by the  
3 Planning Department) shall be installed around the existing  
4 pressure control facility located on Davis Road. Truck access shall  
5 be provided by the developer to the 36-inch line and the pressure  
6 control facility to the satisfaction of SCGC. Any grading done  
7 within the transmission easement shall require a "permission to  
8 grade" letter from SCGC after review of final grading plans and  
9 prior to County issuance of a grading permit.

10 ***Mitigation Measure Util 9*** has been adopted and made a condition  
11 of approval of the project in order to minimize the amount of  
12 construction and demolition materials delivered to the County's  
13 landfills: The project proponent shall make every effort feasible to  
14 recycle, reuse, and/or reduce the amount of construction and  
15 demolition materials (i.e., concrete, asphalt, wood, etc.) generated  
16 by development of the project that would otherwise be taken to a  
17 landfill. This diversion of waste must exceed a 50 percent  
18 reduction by weight. The project shall complete the Riverside  
19 County Waste Management Department Construction and  
20 Demolition Waste Diversion Program – Form B and Form C to  
21 ensure compliance. Form B – Recycling Plan must be submitted  
22 and approved by the Riverside County Waste Management  
23 Department and provided to the Department of Building and  
24 Safety prior to the issuance of building permits. Form C-  
25 Reporting Form must be approved by the Riverside County Waste  
26 Management Department and submitted to the Department of

1 Building and Safety prior to the issuance of certificate of  
2 occupancy/final inspection.

3 *Mitigation Measure Util 10* has been adopted and made a  
4 condition of approval of the project in order to minimize green  
5 waste deliveries to the County landfills: The Homeowners  
6 Association established for the proposed development shall  
7 establish green waste recycling through its yard maintenance or  
8 waste hauling contracts. Green waste recycling includes such  
9 things as grass recycling (where lawn clippings from a mulching-  
10 type mower are left on the lawn) and on- or off-site composting.  
11 This measure shall be implemented to reduce green waste going to  
12 landfills. If such services are not available through the yard  
13 maintenance or waste haulers in the area, the HOA shall provide  
14 individual homeowners with information about ways to recycle  
15 green waste individually and collectively. Homeowners shall be  
16 notified of such in the CC & Rs.

17 *Mitigation Measure Util 11* has been adopted and made a  
18 condition of approval of the project in order to assure compliance  
19 with the California Solid Waste Reuse and Recycling Act of 1991  
20 (AB 1327), which requires the local jurisdiction to require  
21 adequate areas for collecting and loading recyclable materials:  
22 Prior to issuance of Building Permits for any multi-unit residential,  
23 commercial or industrial facilities, clearance from the Riverside  
24 County Waste management Department is needed to verify  
25 compliance with AB 1327 in terms of installation of recycling  
26 access areas at these facilities.

1       **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts  
2 potentially resulting from approval of the Project, including the General Plan amendments,  
3 Change of Zone, and the adoption of Specific Plan No. 342, cannot be fully mitigated and will be  
4 only partially avoided or lessened by the mitigation measures hereinafter specified, therefore the  
5 Board makes the finding, based upon substantial evidence in the record, set forth in CEQA  
6 Section 21081(a)(3) that: Specific economic, legal, social, technological, or other  
7 considerations, including considerations for the provision of employment opportunities for  
8 highly trained workers, make infeasible mitigation measures or alternatives identified in the  
9 environmental impact report. With respect to the project's cumulative contribution to global  
10 climate change as a result of greenhouse gas emissions, the Board further finds that in addition to  
11 the finding set forth in CEQA Section 21081(a)(3), because many of the actions, programs and  
12 measures to fully implement AB 32 are with the responsibility and control of other public  
13 agencies, and that those requirements can and should be adopted and implemented by those other  
14 agencies, the Board also adopts the finding set forth in CEQA Section 21081(a)(2). As required  
15 by CEQA Section 21081(b), the County finds that for each of the significant impacts which are  
16 subject to a finding under Section 21081(a)(3), that specific overriding economic, legal, social,  
17 technological, or other benefits of the project outweigh the significant effects on the  
18 environment:

19       A.     Aesthetics - Cumulative

20             1.     Impacts:

21                 The project when considered with the buildout of the County  
22                 General Plan will have a cumulatively significant impact on the  
23                 Ramona Expressway and will contribute cumulatively to a  
24                 significant and unavoidable change in the visual character of the  
25                 area through conversion of open space to urban uses. Although  
26                 site-specific aesthetic impacts may be reduced to below a level of  
27                 significance through implementation of the mitigation measures  
28

1 identified in the EIR and set forth above, the cumulative impact of  
2 the development of the project on aesthetic resources is significant.  
3 This finding is consistent with the County's finding in adopting the  
4 RCIP General Plan EIR which concluded that "future development  
5 within Riverside County and development in surrounding [cities]  
6 would result in the intensification of urban uses as well as  
7 conversion of open space into urban land uses. . . ." Although  
8 alternatives were considered which would reduce aesthetic impacts  
9 by retaining various portions of the project area in agricultural  
10 operations, the County finds that none of the alternatives would  
11 reduce this cumulative impact to less than significant, and that the  
12 impacts will remain significant and unavoidable after consideration  
13 of the mitigation measures and alternatives.

14 2. Mitigation:

15 The EIR evaluated several mitigation measures to address potential  
16 significant adverse impacts upon aesthetic resources; however, no  
17 feasible mitigation measures were identified in EIR No. 471 that  
18 could be implemented that would reduce the cumulative impacts to  
19 aesthetic resources to less than significant. As described in the  
20 Draft EIR beginning at 5.1-38, with buildout of the RCIP General  
21 Plan, the area along several miles of the Ramona Expressway is  
22 designated for residential, commercial and community center land  
23 uses. Thus, the visual character along Ramona Expressway will  
24 change over time as the General Plan builds out and prominent  
25 scenic vistas open to the public will be lost. This finding is  
26 consistent with the findings adopted by the County in approving  
27 the RCIP General Plan. While mitigation measures provide for  
28

1 landscaping and enhancement of foreground view, the change in  
2 visual character can be reduced, but not to a less than significant  
3 level. Similarly, while several alternatives would retain more open  
4 space than the proposed project, only the no development  
5 alternative (Alternative 1) would avoid this impact, and that  
6 alternative is not feasible in terms of implementation of the County  
7 General Plan. All other alternatives would result in some level of  
8 development, including Alternative 2 (development under the  
9 RCIP General Plan) which the County found to have a significant  
10 unavoidable impact on aesthetics when it adopted the RCIP  
11 General Plan. Comments have suggested that the County consider  
12 adoption of ordinances (a) requiring the preservation of open space  
13 and agricultural lands, (b) imposing fees to purchase agricultural  
14 easements, (c) requiring low density zoning in scenic areas or (d)  
15 designating certain areas of the County as scenic or open space  
16 with protective regulations for those areas to mitigate aesthetic  
17 impacts resulting from the conversion of open space areas to  
18 developed land. Those measures that are intended to preserve  
19 agricultural land as open space are discussed below in the findings  
20 regarding the infeasibility of measures to reduce the impact on  
21 agricultural resources to less than significant. With regard to the  
22 adoption of ordinances requiring the preservation of open space,  
23 the appropriate land use mechanism to designate land uses is the  
24 General Plan. The adoption of a site specific ordinance to  
25 redesignate lands open space or rezone lands for lower density  
26 development would be contrary to the objectives of the General  
27 Plan, would contravene the goals and objectives of the General  
28



1 Plan, and would be contrary to sound planning principles under the  
2 California Planning and Zoning laws and is therefore considered  
3 infeasible by the County. The County considered which lands  
4 should be set aside for open space and which lands would be  
5 appropriate for development when it recently adopted its RCIP  
6 General Plan. At that time, the County determined that the Project  
7 site should be designated with a Community Development Overlay  
8 as it was determined by the County to be an appropriate site for  
9 community development in the future. The proposed Project,  
10 including adoption of the Specific Plan provides the appropriate  
11 land use entitlement to address the General Plan's designation of  
12 the Project site as Community Development. The County has  
13 considered designating certain areas as scenic, including a  
14 proposed scenic highway designation along Ramona Expressway,  
15 but this alone would not feasibly mitigate the conversion of  
16 currently undeveloped or agricultural areas to development  
17 consistent with the TVOL Specific Plan. In conclusion, there are  
18 no feasible measures to reduce this impact to less than significant  
19 and for these reasons, the County finds this impact significant and  
20 unavoidable.

21 B. Agriculture – Project and Cumulative

22 1. Impacts:

23 Development of the project will result in the conversion of 289  
24 acres of Prime Farmland, 1 acre of Unique Farmland, 205 acres of  
25 Farmland of Statewide Importance, and 741 acres of Farmland of  
26 Local Importance to urban uses. Although the project does not  
27 conflict with any Williamson Act Contract, it does significantly  
28

1 conflict with the existing agricultural uses. These impacts were  
2 also considered unavoidable and adverse when the County adopted  
3 the Riverside County General Plan. At that time the County found  
4 that the loss of agricultural lands, such as the project site, would be  
5 a significant and unmitigable impact and adopted a statement of  
6 overriding considerations. The Villages of Lakeview project  
7 proposes more development than the land use designation placed  
8 upon the property by the Riverside County General Plan, and this  
9 impact would continue to be significant and unavoidable, even  
10 with implementation of the following mitigation measures.  
11 Although alternatives to the project were considered which would  
12 minimize the impact to agricultural resources, the only alternative  
13 that would avoid the impact altogether was Alternative 1, No  
14 Project/No Development. Other mitigation measures were  
15 considered beyond those set forth below and discussed at DEIR  
16 pages 5.2-12 and 7.0-17, however those measures were  
17 determined to be infeasible or incapable of reducing the impact to  
18 less than significant. Mitigation that was considered included  
19 imposing conservation easements on other designated farmland  
20 which easement would then be conveyed to a land trust or other  
21 non-profit organization to hold the easement in perpetuity.  
22 Although the project will place 100 acres of agricultural land under  
23 a conservation easement, for the reasons discussed in the DEIR at  
24 page 5.2-12, 1:1 mitigation through this form of mitigation is not  
25 considered feasible due to the absence of an agricultural land trust  
26 for this amount of land, the unique real estate market in Southern  
27 California, and the easement acquisition process. Another  
28

1 mitigation considered was the payment of a per-acre fee whether  
2 imposed as a fee or imposed through adoption of a County-wide  
3 ordinance; however, this too was determined to be infeasible  
4 because even if a fee were collected, neither the County nor any  
5 other organization within the County maintains a program for the  
6 acquisition of development rights on farmland and so its capability  
7 of accomplishing the objective within a reasonable period of time  
8 is questionable and therefore determined to be infeasible by the  
9 County. Moreover, a net loss of farmland would still occur. For  
10 these reasons, this impact was determined to be unavoidable and  
11 adverse, consistent with the findings of the County made in  
12 connection with adoption of the RCIP General Plan.

13 2. Mitigation:

14 *Mitigation Measure Ag 2* has been adopted and made a part of the  
15 project to reduce the impacts to Prime Farmland, Unique  
16 Farmland, and Farmland of Unique Importance: A perpetual  
17 agricultural conservation easement (Easement) as defined by  
18 Section 815.1 of the California Civil Code containing a minimum  
19 of 100 acres of "agricultural land" as defined by Public Resources  
20 Code Section 10213 within five miles of the project, shall be  
21 provided by the Master Developer to the state, county, resource  
22 conservation district, regional park or open-space district, regional  
23 park or open-space authority, a nonprofit organization, or other  
24 entity authorized to acquire and hold conservation easements under  
25 Civil Code Section 815.3. The purpose of this Easement is to  
26 restrict the property's use to only those uses that will not impair or  
27 interfere with the property's agricultural productive capacity, its  
28

1 soils, and its agricultural character, values, and utility. To the  
2 extent that the preservation of the open space character and scenic,  
3 habitat, natural, or historic values of the property are consistent  
4 with such use, it will be within the purpose of this easement to  
5 protect those values. Rural enterprises or activities, including, but  
6 not limited to, grazing, hunting and fishing, wildlife habitat  
7 improvement, predator control, timber harvesting, and firewood  
8 production, shall be permitted uses provided that the agricultural  
9 productivity of the land and is not significantly impaired by those  
10 activities. The Easement shall be recorded on or before the  
11 issuance of the 1,500<sup>th</sup> building permit.

12 ***Mitigation Measure Ag 3*** has also been adopted and made a  
13 condition of approval of the project to order to reduce the impacts  
14 to Prime Farmland, Unique Farmland, and Farmland of Unique  
15 Importance: Master Developer shall preserve within the project no  
16 less than 3 acres of "Prime Farmland" as defined by Public  
17 Resources Code Section 10213 for use as a community garden or  
18 gardens by recordation of a conservation easement as defined by  
19 Section 815.1 of the California Civil Code. To the extent that the  
20 preservation of the open space character and scenic, habitat,  
21 natural, or historic values of the property are consistent with such  
22 use, it will be within the purpose of this easement to protect those  
23 values. The Community Garden will be run by the Homeowners'  
24 Association or County Service Area so as to be available to the  
25 public for the purpose of gardening. The location of the  
26 community garden or gardens shall occur within the 500-foot  
27 Greenbelt as defined by Planning Areas 5, 7, 8, 21 and 22. An  
28

1 easement shall be recorded and the community garden or gardens  
2 shall be available for use on or before the issuance of the 1,500<sup>th</sup>  
3 building permit.

4 C. Air Quality – Project and Cumulative

5 1. Impacts:

6 Development of the project will result in an 88 percent increase in  
7 the number of dwelling units on the project site as compared to the  
8 County's General Plan, which exceeds the local land use plans that  
9 were the basis of the developing the Air Quality Management Plan  
10 (AQMP) of the South Coast Air Basin (SCAB). Short-term  
11 construction emissions and long-term operational emissions (both  
12 direct and cumulative) would exceed short-term South Coast Air  
13 Quality Management District (SCAQMD) significance thresholds  
14 during construction for volatile organic compounds (VOC), oxides  
15 of nitrogen (NO<sub>x</sub>), carbon monoxide (CO), and particulate matter  
16 of 10 microns (PM-10) and 2.5 microns or less in size (PM-2.5)  
17 within Phase 1 of the project; and VOC, NO<sub>x</sub>, PM-10, and PM-2.5  
18 in phases 2 and 3 of the project. SCAQMD long-term significance  
19 thresholds will also be exceeded for VOC, NO<sub>x</sub>, CO, sulfur  
20 dioxide (SO<sub>2</sub>), PM-10, and PM-2.5 over the project as a whole.  
21 Additionally, the project will significantly increase the amount of  
22 greenhouse gas emissions that are produced locally. The project  
23 will also involve the construction of sensitive receptors near the  
24 Ramona Expressway. Although all feasible mitigation measures  
25 have been considered, including those which were added in  
26 response to comments and addressed in the Final EIR, it is not  
27 possible to reduce the impacts to less than significant. Among the  
28

1 mitigation measures suggested for consideration by the County  
2 included the adoption of an ordinance requiring developers to pay  
3 for offsetting new air pollution. This suggestion was determined  
4 to be infeasible by the County because while the payment of  
5 money could over time provide for offsets of existing emissions,  
6 the County does not have a program by which to purchase offsets  
7 and therefore the ability of this measure to be accomplished  
8 successfully within a reasonable period of time is uncertain and  
9 therefore of questionable feasibility. In addition, the imposition of  
10 fees would not reduce the emissions anticipated to be generated by  
11 the project which would still occur even if fees were paid. Also,  
12 because the unavoidable air quality impacts are also cumulative in  
13 nature, the imposition of fees in one county would not necessarily  
14 reduce to a level of less than significant the cumulative effect of  
15 air emissions generated elsewhere in the South Coast Air Basin.  
16 For these reasons, the adoption of an ordinance to impose fees was  
17 not considered feasible mitigation. In addition to those measures  
18 evaluated in the Draft EIR, the County also evaluated mitigation  
19 measures to reduce GHG emissions suggested by the Office of the  
20 Attorney General and the CAPCOA (California Air Pollution  
21 Control Officer's Association) White Paper on CEQA and Climate  
22 Change (2008). The evaluation of these measures are set forth in  
23 Response to Comment 28.90 in the Final EIR. Moreover, as  
24 noted in the discussion of Alternative 6 – Low Carbon Alternative,  
25 similar to the proposed project, Alternative 6 is projected to reduce  
26 its GHG emissions by more than 28.3% below “business as usual;”  
27 however, as with the proposed project, adoption and  
28

1 implementation of measures to achieve the goals set by AB 32 are  
2 within the responsibility and control of other public agencies, and  
3 not the project alone. As a result, so long as any additional GHG  
4 emissions are produced by a project, the County must find that the  
5 project's GHG emissions are cumulatively considerable and  
6 significant based upon the need for third party agency regulatory  
7 action. The Villages of Lakeview project will have significant  
8 impacts to project and cumulative air quality, even with the  
9 following mitigation measures. Moreover, although alternatives  
10 were considered which would have fewer impacts (project and  
11 cumulative) on air quality, none of the alternatives with the  
12 exception of Alternative 1 (No Project/No Development) would  
13 avoid a significant impact altogether.

14 2. Mitigation:

15 *Mitigation Measures Air 1 through 3b* have been adopted and  
16 made a condition of the project to reduce short-term direct and  
17 cumulative air quality impacts, as follows:

18 *MM Air 1:* During construction, ozone precursor emissions from  
19 mobile construction equipment shall be controlled by maintaining  
20 equipment engines in good condition and in proper tune per  
21 manufacturers' specifications to the satisfaction of the Department  
22 of Building and Safety. Equipment maintenance records and  
23 equipment design specification data sheets shall be kept on-site  
24 during construction. Compliance with this measure shall be subject  
25 to periodic inspections by the Department of Building and Safety.

26 *MM Air 1a:* All project developers funded privately rather than  
27 publicly (public funding requires that the winning proposal go to  
28

1 the lowest responsible bidder) shall provide preference to qualified  
2 grading contractor proposals that include the use of construction  
3 equipment that demonstrates early compliance for off-road  
4 equipment with the CARB in-use off-road diesel vehicle  
5 regulation (SCAQMD Rule 2449) – and/or – meets or exceeds  
6 Tier 3 standards with available CARB verified or U.S. EPA-  
7 certified technologies or use of alternative fueled off-road  
8 construction equipment. Proof of preference shall be reviewed by  
9 the Department of Building and Safety's Grading Division prior to  
10 issuance of a grading permit.

11 *MM Air 2:* Where economically and physically feasible, electricity  
12 from power poles shall be used instead of temporary diesel- or  
13 gasoline powered generators to reduce the associated emissions.  
14 Feasibility shall be determined by the contractor and approved by  
15 the Department of Building and Safety's Grading Division prior to  
16 issuance of grading permits.

17 *MM Air 3:* To reduce construction vehicle (truck) idling while  
18 waiting to enter/exit the site, prior to issuance of grading permits,  
19 the contractor shall submit a traffic control plan that will describe  
20 in detail safe detours to prevent traffic congestion to the best of the  
21 project's ability, and provide temporary traffic control measures  
22 during construction activities that will allow both construction and  
23 on-street traffic to move with less than 5-minute idling times.  
24 Additional traffic control measures may include, but are not  
25 limited to:

- 26 • Require construction parking to be configured such that  
27 traffic interference is minimized,  
28



- Provide dedicated turn lanes for movement of construction trucks and equipment on- off-site,
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable,
- Reroute construction trucks away from congested streets or sensitive receptor areas, and
- Improve traffic flow by signal synchronization.

*MM Air 3a:* To reduce fugitive dust emissions, the developer shall provide the County of Riverside with sufficient proof of compliance with Rule 403 and other dust control measures including, but not limited to:

- Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain),
- Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered,
- Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,
- Post contact information outside the property for the public to call if specific air quality issues arise,

- Use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials,
- Replace ground cover in disturbed areas as quickly as possible.

*MM Air 3b:* In order to improve air quality by reducing VOC emissions associated with the application of architectural coating, homebuilders shall apply coatings and solvents with a VOC content lower than required under Rule 1113 as amended July 13, 2007 to residential dwelling units. In addition, homebuilders are encouraged to consider the use of pre-coated construction materials and materials that do not require painting. Construction specifications shall be included in the building specifications that assure these requirements are implemented. The specifications shall be reviewed by the County of Riverside's Building and Safety Department for compliance with this mitigation measure prior to issuance of a building permit.

*Mitigation Measures Air 4 through Air 14* have been adopted and made conditions of approval of the project, in addition to Mitigation Measures Air 1-3b above, to reduce long-term impacts and green house gas emissions as follows:

*MM Air 4:* In order to reduce energy consumption from proposed project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the County shall include the installation of energy-efficient street lighting throughout the project site. These plans shall be reviewed and approved by the

1 applicable Department (e.g., Department of Building and Safety or  
2 Department of Transportation) prior to conveyance of applicable  
3 streets.

4 ***MM Air 5:*** In order to reduce energy consumption from the  
5 proposed project development, construction of large residential  
6 buildings, large public buildings (library, public community  
7 center, schools, and joint-use facilities), large private recreation  
8 buildings owned by the Homeowners' Association (HOA) and  
9 large commercial buildings (retail and office) shall exceed the  
10 2007 California Energy Code - Title 24, Part 6 energy efficiency  
11 standards by 35% (schools and joint-use facilities are subject to  
12 Nuview Union School District approval). Submission of a Title 24  
13 worksheet with building plans shall be required by the Department  
14 of Building and Safety in order to obtain a building permit. The  
15 worksheet shall include both the calculations showing the  
16 minimum Title 24 compliance requirements and calculations  
17 demonstrating that the project will increase energy efficiency 35%  
18 beyond Title 24. Compliance is determined by comparing the  
19 energy efficiency of the proposed development to a minimally  
20 Title 24 compliant development. The calculations must be from an  
21 energy analysis computer program approved by the California  
22 Energy Commission in accordance with Title 24, Part 1, Article 1,  
23 Section 10-109. These approved programs include, as of February  
24 2009, EnergyPro and Micropas 7 for residential buildings and  
25 EnergyPro, Perform 2005, and eQuest/D2Comply for non-  
26 residential buildings. (Note: "large" is defined as the primary  
27 residence, main private recreation building, main public  
28

1 community center building, retail space with an anchor, etc.;  
2 "large" excludes a shed in a residential yard, small utility  
3 buildings, small pool buildings, trash enclosures, etc.)

4 *MM Air 6:* In order to reduce energy consumption from the  
5 proposed project development, The Villages of Lakeview  
6 homebuilders shall, if installing major appliances such as  
7 dishwashers, washing machines, and refrigerators in homes, install  
8 Energy Star-rated models. Major appliances installed in large  
9 public buildings (library, public community center, schools, and  
10 joint-use facilities) and large private recreation buildings owned by  
11 the HOA shall be Energy Star-rated (schools and joint-use  
12 facilities are subject to Nuvview Union School District approval).  
13 Proof of compliance will be required by the Department of  
14 Building and Safety in order to obtain a Final Inspection. (Note:  
15 "large" is defined as the primary residence, main private recreation  
16 building, main public community center building, retail space with  
17 an anchor, etc.; "large" excludes a shed in a residential yard, small  
18 utility buildings, small pool buildings, trash enclosures, etc.)

19 *MM Air 6a:* In order to increase renewable energy sources and  
20 reduce greenhouse gas emissions, large public buildings (library,  
21 public community center, schools, and joint-use facilities) and  
22 large private recreation buildings owned by the HOA shall be  
23 installed with solar panels, photovoltaic cells, solar thermal  
24 systems or other renewable energy generating technology (schools  
25 and joint-use facilities are subject to Nuvview Union School District  
26 approval). Homebuilders are required to: 1) offer to home buyers  
27 solar panels, photovoltaic cells, solar thermal systems or other  
28

1 renewable energy generating technology as part of the  
2 homebuilder's option program, or 2) be consistent with the  
3 Governor's Million Solar Roofs plan. Proof of compliance shall be  
4 shown on the panel of plans or the homebuilder's option package  
5 and be required by the Department of Building and Safety in order  
6 to obtain a building permit. (Note: "large" is defined as the  
7 primary residence, main private recreation building, main public  
8 community center building, retail space with an anchor, etc.;  
9 "large" excludes a shed in a residential yard, small utility  
10 buildings, small pool buildings, trash enclosures, etc.)

11 **MM Air 7:** Because The Villages of Lakeview residents will be  
12 adding additional car trips, and therefore contributing indirectly to  
13 both criteria pollutants and greenhouses gases such as carbon  
14 dioxide, The Villages of Lakeview will provide a transit center,  
15 including a bus stop opportunity and park-n-ride lot to facilitate  
16 carpooling and/or use of public transportation. Proof of  
17 compliance will be required prior to the issuance of the 2,632<sup>st</sup>  
18 building permit.

19 **MM Air 8:** Because The Villages of Lakeview residents will be  
20 adding additional car trips, and therefore contributing indirectly to  
21 both criteria pollutants and greenhouses gases such as carbon  
22 dioxide, The Villages of Lakeview will designate parking spaces  
23 for high-occupancy vehicles and provide larger parking spaces to  
24 accommodate vans used for ride sharing at the transit center,  
25 library, public community center, Central Park parking area, and in  
26 commercial areas. Proof of compliance will be required prior to  
27 the approval of the Plot Plan for each of the projects listed above.  
28

1 *MM Air 9:* Adequate bicycle parking (one space per 20 car spaces)  
2 shall be provided at the transit center, library, public community  
3 center, Central Park parking area, and the commercial areas. Proof  
4 of compliance will be required prior to approval of the Plot Plan  
5 for each implementing project.

6 *MM Air 10:* Because The Villages of Lakeview residents will be  
7 adding additional car trips, and therefore contributing indirectly to  
8 both criteria pollutants and greenhouses gases such as carbon  
9 dioxide, public information shall be provided to residents about  
10 opportunities to utilize walking, public transportation, carpooling,  
11 and bicycles. This effort will be implemented through signage and  
12 information posted at the transit center, library, public community  
13 center, Central Park parking area, and in commercial areas. Proof  
14 of compliance will be required prior to issuance of the building  
15 permit for each of the above facilities.

16 *MM Air 11:* Because THE VILLAGES OF LAKEVIEW residents will  
17 be adding additional car trips, and therefore contributing indirectly  
18 to both criteria pollutants and greenhouses gases such as carbon  
19 dioxide, a community vehicle shall be provided by the  
20 Homeowners Association (or like entity) for resident transport. It  
21 shall be an electric or alternative fuel vehicle. . Proof of  
22 compliance will be required prior to the issuance of the 9,551<sup>st</sup>  
23 building permit.

24 *MM Air 12:* Because The Villages of Lakeview residents will be  
25 adding additional sources of solid waste to nearby landfills and  
26 thereby indirectly contributing to methane emissions, in addition to  
27 mitigation measures found in Section 5.15 (MM Util 9 through 11)  
28

1 separate recycling and waste receptacles will be provided at all  
2 public garbage bins along sidewalks and at the transit center,  
3 library, public community center, Central Park parking area, and in  
4 commercial areas. Proof of compliance will be required prior to  
5 issuance of a building permit. Signage and information regarding  
6 the recycling bins and acceptable recycling materials shall be  
7 posted at the transit center, library, public community center,  
8 Central Park parking area, and in commercial areas. Proof of  
9 compliance will be required by the Department of Building and  
10 Safety prior to the Plot Plan Final Inspection of each the above-  
11 listed facilities.

12 *MM Air 13:* Because THE VILLAGES OF LAKEVIEW residents will  
13 be adding additional car trips, and therefore contributing indirectly  
14 to both criteria pollutants and greenhouses gases such as carbon  
15 dioxide, THE VILLAGES OF LAKEVIEW will coordinate with the  
16 transportation department and with local and regional agencies  
17 where possible in order to maximize integration of the project with  
18 local transportation planning and implementation efforts. These  
19 efforts include the possibility of extending the Riverside Transit  
20 Agency's Bus Rapid Transit System into the area and bus  
21 connections to proposed Metrolink stations along the Perris Valley  
22 Line. Proof of coordination shall be provided to the County  
23 Transportation Department prior to the issuance of the 2,632<sup>nd</sup>,  
24 6,771<sup>st</sup>, and 11,150<sup>th</sup> building permits which correspond with the  
25 completion of each Phase of development, respectively.  
26 Coordination materials shall include a Staff Report or Meeting  
27 Minutes.  
28

1 *MM Air 14:* Within the Central Park's campus of public facilities,  
2 which includes a public community center and a library, up to 5  
3 parking spaces (in excess of standard parking requirements) shall  
4 be dedicated for the installation of an EV charging facility or for a  
5 car sharing program.

6 D. Cultural – Project and Cumulative Indirect

7 Impacts:

8 The development of the project will introduce 11,150 dwelling  
9 units within close proximity to sensitive cultural artifacts.  
10 Additionally, the development of other projects as proposed within  
11 the vicinity of the project will introduce 127,250 persons within  
12 five miles of the project site. This will lead to both project and  
13 cumulative indirect impacts to cultural resources including theft,  
14 disturbance, or vandalism. Although several mitigation measures  
15 have been introduced to minimize direct impacts to these  
16 resources, the indirect effect on these resources from the project  
17 and the cumulative development will still be significant and  
18 unavoidable.

19 E. Land Use – Project and Cumulative

20 1. Impacts:

21 The project as proposed will have a significant impact to the  
22 present and planned land use of the area as it would result in a  
23 substantial alteration of the present use of the project site.  
24 Accordingly, the Project includes General Plan Amendment No.  
25 720, which proposes to increase the developable land use densities  
26 on the subject site; however, no feasible mitigation, regulation or  
27 design considerations were identified to lessen the impacts with  
28



1 respect to the alteration from the present land use. Cumulatively,  
2 the project is one of several proposed developments that will  
3 impact existing and proposed land uses within the  
4 Lakeview/Nuevo area and this portion of the County. Because the  
5 project contributes to the overall new development along the  
6 Ramona Expressway corridor and the Lakeview/Nuevo area,  
7 cumulative land use impacts are also considered significant and  
8 unavoidable. The project is also inconsistent with various General  
9 Plan policies directed at conservation of agriculture, reduced  
10 commutes and indirect effects of substantial population growth on  
11 open space and rural character, and therefore, this is considered a  
12 significant and unavoidable impact even with implementation of  
13 Mitigation Measures Land Use 1, 2 and 3 described in Section H.,  
14 Land Use, and set forth below, of these findings, and other  
15 mitigation measures described elsewhere in these findings to  
16 address impacts such as the conservation of agricultural lands.  
17 The County further finds that while this impact could be avoided  
18 by adoption of Alternative 1, the No Project/No Development  
19 Alternative, all of the other alternatives considered would have  
20 similar impacts as the proposed project, would not reduce impacts  
21 to a less than significant level, and were not considered feasible  
22 alternatives for the reasons set forth in these findings..

23 2. Mitigation:

24 *Mitigation Measure Land Use 1* has been adopted and made a  
25 condition of approval of the project in order to reduce potential  
26 significant adverse impacts due to incompatibility between  
27 agricultural uses and proposed suburban development: Proposed  
28

1 residences, school buildings, and commercial structures shall be  
2 setback 300 feet from existing active agricultural uses of an  
3 offensive nature which are defined as: corrals, chicken houses,  
4 dairy waste ponds, manure stockpiles, or commercial livestock.  
5 This setback shall not apply to areas of the project where Ramona  
6 Expressway intervenes between active agriculture and proposed  
7 development because the expressway will act as the buffer. The  
8 300-foot buffer area may include public road rights-of-way,  
9 parking lots, and service or maintenance areas. In addition to  
10 project edge conditions, the 300-foot setback shall also apply to  
11 interim conditions on-site between occupied project-related  
12 buildings and existing on-site agricultural uses of an offensive  
13 nature (e.g., chicken ranch) that are located in a later phase of  
14 project development and may remain operational while earlier  
15 phases of development are being built.

16 *Mitigation Measure Land Use 2* has been adopted and made a  
17 condition of approval in order to reduce potential land use  
18 density/intensity conflicts between existing rural residences on  
19 Mike Lane and future residential homes within Planning Areas 55,  
20 57, and 58: A sight line study or evidence showing avoidance of  
21 views from proposed residences into existing homes on Mike Lane  
22 shall be submitted at the time of Tract Map submittal, or as  
23 otherwise approved by the Planning Director. Conflicts may be  
24 avoided through use of various means including but not limited to:  
25 location of windows and balconies, landscaping, walls, elevation  
26 differences, or setbacks.

1                   *Mitigation Measure Land Use 3* has been adopted and been made  
2                   a condition of approval of the project in order to eliminate  
3                   inconsistencies with General Plan Policy LU.4.1, which  
4                   encourages public art, and to provide a mechanism for  
5                   interpretation of some of the historic land uses of the project site:  
6                   Public art and/or historic interpretation art or exhibits, shall be  
7                   incorporated into the project in a minimum of three locations. At  
8                   least one exhibit will focus on the project site's prehistoric  
9                   archaeological resources and interpretation at a location(s) to be  
10                  determined at a later date depending on subject matter. Examples  
11                  of the other exhibits may include but are not limited to:  
12                  interpretative exhibits regarding the thoroughbred farm located  
13                  within the park to be built in PA 53, art as a part of community  
14                  entry monumentation, or art within fountains at a plaza within a  
15                  pedestrian-oriented commercial center.

16       F.       Noise – Project and Cumulative

17                   Impacts

18                  The project will create a substantial permanent increase in ambient  
19                  noise levels in the project vicinity above levels existing without the  
20                  project. No feasible mitigation measures will reduce those impacts  
21                  to below a level of significance. Because these increases in noise  
22                  are as a result generally of vehicle trips and ambient noise created  
23                  by additional vehicular trips, there are no physical structures, such  
24                  as soundwalls, or berming, or landscape buffering that could  
25                  feasibly reduce the increase in ambient noise to less than  
26                  significant. It should be noted that there are significant noise level  
27                  increases from existing levels from other cumulative projects  
28

1 considered in the EIR, even without the addition of project-  
2 generated traffic along 31 of the 147 road segments studied; and  
3 therefore, the cumulative noise impacts were considered significant  
4 even without the addition of the project. Each of the segments in  
5 which ambient noise levels associated with the project were  
6 considered in the Final EIR; however, it was not feasible to  
7 mitigate those noise increases and therefore both project and  
8 cumulative noise impacts are considered significant and  
9 unmitigable.

10 G. Population

11 Impacts

12 The project will cumulatively exceed official regional and local  
13 population projections, and induce substantial population growth in  
14 the area. The project contributes 42.5 percent of the forecasted  
15 population for the Lakeview/Nuevo Planning Area and comprises  
16 more than 5% of the County's projections through 2030.  
17 Moreover, as the project does not improve the region's  
18 jobs/housing balance, the residential population growth attributable  
19 to the project is considered cumulatively considerable and  
20 significant. No feasible mitigation measures will reduce those  
21 impacts to below a level of significance.

22 H. Transportation / Traffic

23 1. Impacts

24 For certain roadways as discussed in each mitigation measure  
25 below, the project will exceed, either individually or cumulatively,  
26 a level of service standard established by the county congestion  
27 management agency for designated roads or highways and/or cause  
28

1 an increase in traffic which is substantial in relation to the existing  
2 traffic load and capacity of the street system. Additionally, the  
3 project will cause the need for altered maintenance of roads.  
4 Certain improvements are identified in the EIR for which, although  
5 mitigation measures have been identified that will reduce the  
6 project's direct and cumulative traffic impacts to less than  
7 significant, because (1) even if the project has contributed its fair  
8 share of funding for the identified improvement, it is not known  
9 which of the identified, off-site regional improvements will be  
10 constructed and operational by the time the project is operational  
11 (i.e., the project is generating trips that impact the identified  
12 roadways); or (2) the improvement is the responsibility of other  
13 jurisdictions or agencies, and not the County, and therefore, the  
14 timing of implementation of the improvement cannot be  
15 ascertained with certainty, a significant unavoidable adverse  
16 temporary impact may occur until such time all identified  
17 improvements have been constructed and implemented. In  
18 consideration of these factors, The Villages of Lakeview project  
19 will have significant impacts to planned local transportation and  
20 traffic patterns, even with the following mitigation measures.

21 2. Mitigation

22 Mitigation Measures Trans 6, 8 and 10 describe the project's  
23 participation in the County's Transportation Uniform Mitigation  
24 Fee, Road and Bridge Benefit District, and Development Impact  
25 Fee programs:

26 *MM Trans 6:* Prior to the issuance of occupancy permits for the  
27 1,201<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
28

1 building permits, applicant shall widen Ramona Expressway to 4  
2 lanes with a median between Lakeview Avenue and the existing 4-  
3 lane section of Ramona Expressway located easterly of the City of  
4 Perris, OR

- 5 • The County shall have awarded a construction contract,  
6 with full funding in place, for this improvement.
- 7 • The widening of this section of Ramona Expressway  
8 may require construction of a bridge. The project shall  
9 receive credit against the TUMF fees and RBBD fees  
10 for this improvement. In the event that the cost of these  
11 improvements exceeds the project's TUMF and RBBD  
12 contributions for this phase, County shall make its best  
13 efforts to secure additional funds from the TUMF  
14 Program or other Regional funding programs  
15 administered by WRCOG or RCTC to contribute the  
16 additional funding, and/or identify funds collected from  
17 other development in the proposed Lakeview/Nuevo  
18 RBBD area to fully fund these improvements.
- 19 • In addition to the County's efforts to secure funding for  
20 the road widening and bridge improvements from  
21 WRCOG and RCTC, applicant will establish a  
22 Community Facilities District (CFD) or other  
23 acceptable funding mechanism to fully fund any  
24 shortfall in the delivery of the four lane improvement.  
25 The funds generated by the CFD shall be used to fund  
26 the improvements and applicant shall receive  
27  
28

1 corresponding credits against RBBD and TUMF fees  
2 that the current phase of development would generate.

3 ***MM Trans 8:*** Prior to the issuance of occupancy permits for the  
4 2,201<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
5 building permits, applicant shall widen Ramona Expressway to 4  
6 through lanes with a median from Hansen Avenue easterly to 5th  
7 Street, OR

- 8
- 9 • The County shall have awarded a construction contract,  
10 with full funding in place, for this improvement.
- 11 • In the event that the cost of these improvements  
12 exceeds the project's TUMF and RBBD contributions  
13 for this phase, County shall make its best efforts to  
14 secure additional funds from the TUMF Program or  
15 other Regional funding programs administered by  
16 WRCOG or RCTC to contribute the additional funding,  
17 and/or identify funds collected from other development  
18 in the proposed Lakeview/Nuevo RBBD area to fully  
19 fund these improvements.
- 20 • In addition to the County's efforts to secure funding for  
21 the road widening improvements from WRCOG and  
22 RCTC, applicant will establish a Community Facilities  
23 District (CFD) for its then current phase of  
24 development. The funds generated by the CFD shall be  
25 used to fund the improvements and applicant shall  
26 receive corresponding credits against RBBD and
- 27
- 28

1 TUMF fees that the current phase of development  
2 would generate.

3 **MM Trans 10:** Prior to the issuance of the 2,581st residential  
4 occupancy permit, or building permit for an equivalent amount of  
5 non-residential buildings, the applicant shall improve Nuevo Road  
6 from two lanes to four lanes between Dunlap Road and Foothill  
7 Avenue, OR funding for this improvement shall be assured,  
8 otherwise.

9 Mitigation Measures Trans 17 discuss the projects required  
10 intersection improvements to below a level of significance,  
11 which shall be provided prior to the issuance of the 1,601st  
12 residential occupancy permit, or the issuance of an equivalent  
13 amount of non-residential building permits, or earlier if  
14 determined to be necessary on the basis of village-level traffic  
15 studies:

16 **MM Trans 17:** Improve the intersection of Lakeview Avenue and  
17 10th Street to provide signalization and include the following  
18 geometrics:

19 Northbound: One left turn lane. One shared through and  
20 right turn lane.

21 Southbound: One left turn lane. One shared through and  
22 right turn lane.

23 Eastbound: One left turn lane. One through lane. One  
24 right turn lane.

25 Westbound: One left turn lane. One shared through and  
26 right turn lane.



1                   **Mitigation Measures Trans 23** requires following intersection  
2 improvements, which shall be provided prior to the issuance of the  
3 3,201st residential occupancy permit, or the issuance of an  
4 equivalent amount of non-residential building permits, or earlier if  
5 determined to be necessary on the basis of village-level traffic  
6 studies:

7                   **MM Trans 23:** Improve the intersection of Lakeview Avenue and  
8 Nuevo Road to include the following geometrics:

9                               Northbound: Not applicable.

10                              Southbound: One left turn lane. One right turn lane.

11                              Eastbound: One left turn lane. One through lane.

12                              Westbound: One shared through and right turn lane.

13                   **Mitigation Measures Trans 35 through 38** require improvements to  
14 the following roadways internal to the project, and shall be  
15 constructed as needed for Phase I development per the following  
16 geometrics and as determined on the basis of Village-level traffic  
17 studies:

18                   **MM Trans 35:** Participate in the phased construction of off-site  
19 traffic signals through payment of traffic signal mitigation fees  
20 (Riverside County Traffic Signal Systems Fee Program).

21                   **MM Trans 36:** The project proponent shall be required to pay the  
22 Transportation Uniform Mitigation Fee (TUMF) in accordance  
23 with the fee schedule in effect at the time of issuance of a building  
24 permit, pursuant to Ordinance No. 824.

25                   **MM Trans 37:** Prior to the issuance of building permits for any  
26 implementing project for the Project, each implementing project  
27 within any phase of the Project shall be asked to pay the RBBD fee  
28

1 once it has been established and adopted. In the event the RBBD is  
2 not formed prior to the time when an implementing project is ready  
3 to record a map or obtain a building permit (for non-residential  
4 projects), the proponent of the implementing project will have the  
5 option of paying an estimated RBBD fee or constructing those  
6 RBBD roadway improvements identified by the Transportation  
7 Department based on the Traffic Impact Study Report needed to  
8 mitigate its proportional share of cumulative impacts, or as  
9 approved by the Transportation Department.

10 **MM Trans 38:** Proposed project-level mitigation measures shall  
11 be coordinated with the RBBD to ensure that they are in  
12 conformance with the ultimate improvements planned by the  
13 RBBD. The applicant shall be eligible to receive proportional  
14 credits against the RBBD for construction of project level  
15 mitigation included in the RBBD.

16  
17 MM Trans 39 will reduce impacts to the following roadways  
18 internal to the project, and shall be constructed as needed for  
19 development; as determined on the basis of the Village-level traffic  
20 studies:

21 **MM Trans 39:** Prior to the issuance of occupancy permits for the  
22 4,001<sup>st</sup> dwelling unit, or an equivalent amount of non-residential  
23 building permits:

- 24 • Applicant shall widen Ramona Expressway to 4 lanes  
25 with a striped median from 5th Street to connect to the  
26 existing 4 lane section west of Warren Road, Or  
27  
28

- The County shall have awarded a construction contract, with full funding in place, for this improvement.
- In the event that the cost of these improvements exceeds the project's TUMF and RBBD contributions for this phase, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Nuevo RBBD area to fully fund these improvements.
- In addition to the County's efforts to secure funding for the road widening improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) for its then current phase of development. The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBBD and TUMF fees that the current phase of development would generate.

Mitigation Measure Trans 73 requires improvements to the following roadways internal to phase two of the project, and shall be constructed as needed for development; as determined on the basis of the Village-level traffic studies:

***MM Trans 73:*** Prior to the issuance of the 6,671<sup>st</sup> residential occupancy permit, or building permit for an equivalent amount of non-residential buildings, the applicant shall improve Reservoir

1 Avenue from two lanes to four lanes between Nuevo Road and 10<sup>th</sup>  
2 Street, OR funding for this improvement shall be assured,  
3 otherwise.

4 Mitigation Measures Trans 80 and Trans 86, requires the following  
5 intersection improvements, which shall be provided prior to the  
6 issuance of the 6,801st residential occupancy permit, or the  
7 issuance of an equivalent amount of non-residential building  
8 permits, or earlier if determined to be necessary on the basis of  
9 village-level traffic studies:

10 ***MM Trans 80:*** The City of Perris and the County of Riverside are  
11 coordinating with Caltrans on the improvements at the I-215  
12 interchanges ramps. The above geometrics are included in the  
13 current Caltrans improvement plan for this intersection and are  
14 expected to be completed by this phase. The intersection of I-215  
15 NB Ramps at Ramona Expressway shall be improved to provide  
16 the following geometrics:

17 Northbound: One shared left turn and through lane. One  
18 right turn lane.

19 Southbound: Not applicable.

20 Eastbound: One left turn lane. Two through lanes.

21 Westbound: Two through lanes. One free flow right turn  
22 lane.

23 ***MM Trans 86,*** which may be waived at the direction of the  
24 County: Improve the intersection of Warren Road and Ramona  
25 Expressway to include the following geometrics:

26 Northbound: Two left turn lanes. One shared through and  
27 right turn lane.  
28

1 Southbound: One shared left turn, through and right turn  
2 lane.

3 Eastbound: One left turn lane. Two through lanes. One  
4 right turn lane.

5 Westbound: One left turn lane. Two through lanes. One  
6 right turn lane.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA  
8 Guidelines (14 Cal. Code of Regs. Section 15126(d)) requires an EIR to discuss how a proposed  
9 project could directly or indirectly lead to economic, population, or housing growth. A project  
10 may be growth-inducing if it removes obstacles to growth, taxes community service facilities or  
11 encourages other activities which cause significant environmental effects. The discussion is as  
12 follows:

13 A. Economic, Population Or Housing Growth

14 The proposed project will develop a total of 11,150 dwelling units including 500  
15 affordable housing units, including 250 senior housing units, and 500,000 square  
16 feet of mixed-use commercial which represents the contribution of approximately  
17 34,000 residents and approximately 1,000 jobs to the project area.

18 B. Removal Of An Impediment To Growth

19 The proposed project could potentially influence continued development within  
20 adjacent properties by providing or extending roadways, water and sewer service,  
21 utility and energy services to the immediate area. Although additional  
22 improvements are required to extend these services through the project site and to  
23 provide sewer service, these facilities have been planned by, and included and  
24 evaluated as part of local agency service plans. Moreover, the area surrounding  
25 the project site is already served by water and sewer, and while the project will  
26 require extension to the project site, it completes a system, as opposed to creating  
27 a new extension to open up additional areas. Although the project could influence  
28

1 growth in the immediate area, growth is already occurring or planned for within  
2 the area. Therefore, the Project will not induce growth through the removal of  
3 impediments to growth.

4 C. Precedent-setting Effects

5 There are several precedent-setting effects of the proposed project in that the  
6 project was not anticipated with the County's General Plan. In 2006, it was given  
7 preliminary "permission to proceed" by the Riverside County Board of  
8 Supervisors for its extraordinary benefits it was bringing to the County for  
9 regional transportation improvements and the MSHCP. Additionally, the County  
10 Planning Department is using several administrative elements of The Villages of  
11 Lakeview, such as the Village Refinement Plan, as tools for other large-scale  
12 developments.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the  
14 following alternatives identified in EIR No. 471 in light of the environmental impacts which  
15 cannot be avoided or substantially lessened, makes the following findings regarding each of the  
16 alternatives, and has rejected those alternatives as infeasible for the reasons hereinafter stated:

17 A. Alternative 1: No Project/No Development Alternative

- 18 1. The No Project/No Development Alternative would result in no  
19 changes to the existing land uses, and the hypothetical continued  
20 use of the site with existing uses which are currently single-family  
21 residences, a thoroughbred farm, a chicken ranch, field crops, and  
22 other agricultural operations, with limited infrastructure.
- 23 2. The No Project/No Development Alternative would maintain  
24 existing zoning classifications and environmental conditions.
- 25 3. The No Project/No Development Alternative would eliminate the  
26 unavoidable adverse impacts of the project, including aesthetic,  
27 agricultural resources, air quality, cultural, noise, and utilities  
28

1 impacts associated with development of the project; however, the  
2 No Project Alternative would only partially eliminate biological  
3 impacts associated with the project as disturbance of areas in  
4 connection with agricultural activities would occur, and the  
5 conservation and protection of almost 1,000 acres as open  
6 space/conservation areas would not occur.

7 4. Because the No Project/No Development Alternative would  
8 eliminate or reduce the above-referenced environmental impacts  
9 and the remaining impacts would be generally less than the  
10 Proposed Project, even when mitigated to less than significant by  
11 the recommended mitigation measures, it is considered to be an  
12 environmentally superior alternative.

13 5. The No Project/No Development Alternative would not generate  
14 additional protection for biological resources through the reduction  
15 of agricultural uses on the project site.

16 6. The No Project/No Development Alternative would not result in  
17 the reduction of hazardous materials used for agricultural activities  
18 in the project site.

19 7. The No Project/No Development Alternative would allow for the  
20 continued contamination of the surface waters and ground waters  
21 of the existing agricultural uses.

22 8. The No Project/No Development Alternative would not provide  
23 any commercial within the project site and would therefore be  
24 worse for the local jobs / housing balance.

25 9. The No Project/No Development Alternative would not provide  
26 development impact fees and key roadway improvements to the  
27 County for regional infrastructure.  
28

10. The No Project/No Development Alternative would not address any of the County regional housing needs that are provided by the proposed Project.
11. The No Project/No Development Alternative would not meet any of the project objectives.
12. It is infeasible to maintain the project site in agricultural use over the long-term given its location within a developing area, and it is impractical and infeasible to assume that no development would occur. Therefore, the No Project/No Development Alternative may postpone rather than preclude the use of the property for more intensive land uses and may result in the ultimate, albeit later development of the property in a haphazard, piecemeal fashion.
13. For these reasons, the County finds that although Alternative 1 would avoid many of the significant effects of the proposed project, it does not meet the project objectives or provide the benefits (open space conservation, infrastructure improvements, addressing need for additional jobs and housing in the County) of the project, is infeasible because from a policy standpoint it does not further the goals of the County as set forth in the RCIP General Plan, and may in the long term be infeasible in terms of maintaining the status quo given the existing County land use designations and the assumption upon which this alternative is based that no development would occur on the project site, and therefore rejects Alternative 1.

B. Alternative 2: No Project/Existing Plans and Entitlements Alternative

1. The No Project/Existing Plans and Entitlements Alternative assumes that the project site would be developed in accordance



1 with the existing General Plan land use designations, and existing  
2 entitlements on site. This alternative assumes development of  
3 agricultural, commercial, industrial, and residential uses pursuant  
4 to the current County General Plan. Approximately 802 acres of  
5 the project site is designated with a "Community Development  
6 Overlay" and this alternative assumes that those areas would be  
7 developed consistent with the General Plan. In addition, with  
8 respect to existing entitlements, this alternative assumes that the  
9 Lakeview Mountains where existing legal lots exist today could be  
10 developed with 27 residences in addition to 826 acres of  
11 agricultural uses, a chicken ranch, 436 residences for a total of  
12 1,274 residences throughout the project site, and approximately  
13 239,581 square feet of commercial / industrial business. Because  
14 the level of development contemplated under this alternative  
15 would not provide for comprehensive planning, this alternative  
16 assumes that regional infrastructure improvements, such as water  
17 quality, drainage, transportation, and sewer would not occur.

- 18 2. The No Project/Existing Plans and Entitlements Alternative would  
19 reduce impacts to agricultural resources, short-term air quality,  
20 land use/planning, libraries, population / housing, and some utility  
21 services.
- 22 3. The No Project/Existing Plans and Entitlements Alternative would  
23 have the same or similar impacts as the proposed project to with  
24 respect to geology and noise from operational uses.
- 25 4. The No Project/Existing Plans and Entitlements Alternative would  
26 have greater aesthetic, long-term air quality, biological resources,  
27  
28

1 cultural resources, hazard, hydrology/water quality,  
2 transportation/traffic, recreation, and utilities (sewer) impacts.

3 5. The No Project/Existing Plans and Entitlements Alternative would  
4 not be environmentally superior to the proposed project due to the  
5 creation of new or additional significant impacts as compared to  
6 the project and the lack of regional planning programs for  
7 resources such as biology, water quality, drainage and  
8 transportation that would be provided by the project.

9 6. The No Project/Existing Plans and Entitlements Alternative would  
10 not meet the basic project objectives including the consolidation of  
11 over 900 acres of conservation /open space; protection of the  
12 Lakeview Mountains; and provision of comprehensive planning  
13 through implementation of a specific plan and its design standards.

14 7. The No Project/Existing Plans and Entitlements Alternative would  
15 not meet key project objectives such as protection of open space,  
16 including the Lakeview Mountains, providing compact building  
17 design and providing a range of housing opportunities and choices.  
18 Although this Alternative avoids or reduces some of the  
19 unavoidable impacts of the project, it would result in additional  
20 impacts, and would not provide the regional benefits that would be  
21 provided by the project, such as regional drainage, transportation,  
22 open space and recreational improvements as compared to the  
23 project.

24 8. For these reasons, the County finds that Alternative 2 while  
25 feasible, does not meet key project objectives, is not  
26 environmentally superior to the project, would result in additional  
27 environmental impacts, would not provide the regional programs,  
28

1 infrastructure improvements and benefits of the project, and  
2 therefore from a policy standpoint of achieving regional benefits  
3 such as achieving open space protection and providing for  
4 comprehensive planning through a specific plan, rejects  
5 Alternative 2.

6 C. Alternative 3: No Development north of Ramona Expressway Alternative

- 7 1. The No Development north of Ramona Expressway Alternative  
8 would concentrate all proposed uses and south of Ramona  
9 Expressway. All 11,150 dwelling units, all schools, parks, and  
10 commercial areas would be located south of Ramona Expressway.  
11 2. The No Development north of Ramona Expressway Alternative  
12 would reduce impacts to agricultural resources, and some  
13 paleontological resources due to the elimination of development  
14 north of Ramona Expressway. Alternative 3 provides a 57 percent  
15 reduction in impacted Prime Farmland as compared to the  
16 proposed project.  
17 3. Alternative 3 would eliminate residences north of Ramona  
18 Expressway which would incrementally improve health risks to  
19 future residents by removing those residences from proximity to  
20 vehicular emissions from Ramona Parkway and would also  
21 remove human habitation from proximity to the San Jacinto  
22 Wildlife Area.  
23 4. The No Development north of Ramona Expressway Alternative  
24 would have the same or similar degree of impacts as the proposed  
25 project with respect to aesthetics, air quality, cultural resources  
26 south of Ramona Expressway, land use / planning, population /  
27 housing, and utility services impacts associated with the project.  
28

1                   5.     The No Development north of Ramona Expressway Alternative  
2                   would have a greater impact upon biological and archaeological  
3                   resources, since those resources north of Ramona Expressway  
4                   would not be preserved, as they would be impacted, either directly  
5                   or indirectly, from agricultural activities. The designation of 29  
6                   acres of permanent conservation acres north of Ramona  
7                   Expressway proposed by the project would not occur under this  
8                   Alternative 3, and therefore impacts to this area could occur due to  
9                   continuing agricultural operations north of Ramona. Those  
10                  cultural resources that would be protected by protection of the 29  
11                  acre conservation area proposed by the project would not be  
12                  similarly protected from potential impacts under this Alternative.  
13                  Additionally, the No Development north of Ramona Expressway  
14                  Alternative would have a greater impact from hazards and  
15                  hydrology, since the agricultural activities north of Ramona  
16                  Expressway would still be in use, and runoff from agricultural  
17                  activities would not be controlled in the manner proposed by the  
18                  project and could result in contamination of surface water and the  
19                  groundwater basin. Noise and transportation/traffic impacts would  
20                  be greater as well, since those impacts would be concentrated  
21                  closer to the existing rural community.

22                6.     The No Development north of Ramona Expressway Alternative  
23                    would meet the basic goals and objectives of the project, with the  
24                    exception of some conservation of sensitive species located north  
25                    of Ramona Expressway.

26                7.     Although the No Development north of Ramona Expressway  
27                    Alternative would reduce the above-referenced environmental  
28

1 impacts, it is not considered to be environmentally superior to the  
2 project as it cannot reduce to less than significant impacts to  
3 agricultural resources and would result in some additional  
4 significant impacts that the project mitigates or avoids (protection  
5 of sensitive species and cultural resources and additional open  
6 space by conservation of 29 acres north of Ramona Expressway).

7 8. No Development north of Ramona Expressway Alternative would  
8 have the same amount of development within the project, but  
9 concentrated in certain areas, and therefore, it is considered to be  
10 economically feasible.

11 9. The County finds that Alternative 3 could attain a majority of the  
12 project objectives and is feasible, and while it substantially reduces  
13 the project's impact to agricultural resources by providing for the  
14 continuation of agricultural operations north of Ramona  
15 Expressway, it creates additional impacts to biological and cultural  
16 resources and does not eliminate entirely the project's unavoidable  
17 impacts to agricultural resources. While it also removes the  
18 proximity of some residences to the San Jacinto Wildlife Area, the  
19 Project's impacts to the San Jacinto Wildlife Area are reduced to  
20 less than significant, and this Alternative would still bring in new  
21 residents overall to the Lakeview/Nuevo area that would continue  
22 to have indirect impacts on the San Jacinto Wildlife Area;  
23 therefore this impact would not be substantially reduced or  
24 avoided. On balance, the County finds that while some impacts  
25 are reduced by this Alternative, other impacts, such as cultural  
26 resources and biological resources, could be greater than the  
27 proposed Project, and therefore, on balance the benefits of  
28

1 additional conservation and open space protection north of  
2 Ramona provided by the project do not warrant adoption of this  
3 alternative in favor of the proposed project.

4 D. Alternative 4: Reduced Density Alternative

- 5 1. The Reduced Density Alternative would reduce the total number  
6 of residential dwelling units by proposing single-family residential  
7 lots over the project site. This alternative includes 7,200 square-  
8 foot lots over the majority of the site, except MWD properties, the  
9 area the General Plan designates as "Conservation", the 100-year  
10 flood plain, and the 27 larger lots which exist now in the Rural  
11 Mountainous area of the Lakeview Mountains.
- 12 2. The Reduced Density Alternative would reduce impacts to long-  
13 term air quality, traffic, noise, and utility services.
- 14 3. The Reduced Density Alternative would have the same or similar  
15 degree of impacts as the proposed project with respect to  
16 agricultural resources, short-term air quality (as the entire site is  
17 assumed to be graded for development); hazards; land  
18 use/planning; and noise impacts associated with the project.
- 19 4. The Reduced Density Alternative would have a greater impact  
20 upon aesthetics due to the lack of comprehensive design standards,  
21 and allowing development in the Lakeview Mountains viewshed;  
22 agricultural resources (in the sense that no community garden  
23 would be provided); biological, resources in that the Lakeview  
24 Mountains and other conservation areas would not be protected;  
25 cultural resources; hydrology/water quality due to the lack of  
26 regionally-planned infrastructure to address runoff and  
27  
28

1 contamination; and population/housing (the job/housing balance  
2 would be worse).

3 5. The Reduced Density Alternative would not meet the basic goals  
4 and objectives of the project, including consolidation of over 900  
5 acres of open space and conservation areas consistent with the  
6 MSHCP; comprehensive planning and design through  
7 implementation of a specific plan; providing a mix of land uses  
8 developed with compact building design and promoting  
9 walkability.

10 6. Although the Reduced Density Alternative would reduce the  
11 above-referenced environmental impacts, it is not considered to be  
12 environmentally superior as compared with the proposed project in  
13 that it would provide for development of the project site, including  
14 areas that are set aside and protected by the project, such as the  
15 Lakeview Mountains, in the typical suburban/sprawl development  
16 pattern which does not promote compact building design or  
17 walkability. Moreover, while certain impacts are reduced, very  
18 few of the impacts can be avoided entirely and other impacts that  
19 the project avoids or mitigates, such as aesthetics (protection of the  
20 Lakeview Mountains viewshed), reduction in greenhouse gas, and  
21 protection of biological and cultural resources in the Lakeview  
22 Mountains would be increased with implementation of this  
23 alternative. Because none of the impacts would be avoided in their  
24 entirety, and because this alternative would not meet many of the  
25 basic project objectives, and would not provide the benefits that  
26 the project provides, such as comprehensive planning and open  
27 space protection, on balance the benefits provided by the proposed  
28

1 project do not warrant adoption of this alternative in favor of the  
2 proposed project.

3 E. Alternative 5: Light Industrial/Reduced Density Alternative

- 4 1. The Light Industrial / Reduced Density Alternative would  
5 encompass the same development footprint as the proposed project  
6 but would reduce the number of residences and increase the  
7 commercial square footage to address the project's jobs/housing  
8 balance. The alternative proposes 6,500 residential dwelling units  
9 of densities ranging from 2-5 du/ac to 14-20 du/ac, and 3,200,000  
10 square feet of commercial/office/light industrial uses located on  
11 approximately 192 acres north of Ramona Expressway.  
12 Alternative 5 also proposes 969 acres of conservation in the  
13 Lakeview Mountains and 29 acres of conservation in the  
14 floodplain. Approximately 166.5 acres in the eastern portion of  
15 the project site would be used for agricultural and would provide  
16 separation between the City of San Jacinto and the project site.
- 17 2. The Light Industrial/Reduced Density Alternative would reduce  
18 impacts to agricultural resources, long-term air quality, land  
19 use/planning (retaining agriculture on the eastern portion of the  
20 project site and the northern edge north of Ramona Expressway),  
21 noise, jobs/housing balance, transportation/traffic, and utilities  
22 (water and sewer) associated with the project.
- 23 3. The Light Industrial / Reduced Density Alternative would have the  
24 same or similar degree of impacts as the proposed project with  
25 respect to aesthetics (with regards to the Lakeview Mountains and  
26 the loss of open land to urban use), short-term air quality impacts,  
27 biological resources, cultural resources, short-term noise impacts,  
28



1 fee-based local parks, and utilities (electric and gas) associated  
2 with the project.

3 4. The Light Industrial/Reduced Density Alternative would have a  
4 greater impact upon aesthetics (with regards to the taller buildings  
5 north of Ramona Expressway), long-term air quality, including  
6 increased toxic air contaminants due to additional truck traffic,  
7 hazards, hydrology and water quality (due to continued untreated  
8 agricultural runoff), land use/planning (the area north of Ramona  
9 Expressway would be inconsistent with the General Plan)  
10 recreation (with regards to regional facilities), transportation/traffic  
11 (with regards to key roadway improvements), and utilities (solid  
12 waste) impacts associated with the project.

13 5. The Light Industrial/Reduced Density Alternative would meet  
14 project objectives associated with conservation and the  
15 development of residential uses, but would be inconsistent with the  
16 basic goals and objectives of the project in that the development of  
17 an office/light industrial complex was not an objective of the  
18 proposed project.

19 6. From an environmental perspective, on balance the Light  
20 Industrial/Reduced Density Alternative would reduce only one  
21 unavoidable significant impact of the project (the LOS of Ramona  
22 Expressway between Bernasconi Road and Reservoir Avenue) and  
23 would reduce, but not avoid or reduce to less than significant,  
24 other unavoidable adverse impacts of the project such as the loss  
25 of agricultural resources, air quality, noise and cultural resources.  
26 Alternative 5 would also result in additional impacts that are  
27 mitigated by the project, such as aesthetic impacts of views of the  
28

1 Bernasconi Hills, water quality and biological resource impacts  
2 resulting from untreated agricultural runoff, increased truck traffic  
3 and toxic air contaminants, and fewer regional recreational and  
4 public service (library) facilities.

5 7. The feasibility of the Light Industrial/Reduced Density Alternative  
6 depends on the demand for light industrial-zoned land in this  
7 particular area. Currently, demand for light industrial uses are  
8 being met by the development of industrial uses along the I-215  
9 and SR-60, as well as the I-10 in the Banning/Beaumont area. In  
10 order for light industrial development to be feasible, Ramona  
11 Expressway would have to be improved to a freeway to  
12 accommodate greater truck traffic, SR 79 would have to be  
13 improved to a freeway to connect Ramona Expressway to I-10,  
14 and the existing and planned industrial areas along the three  
15 freeway corridors mentioned above would have to be absorbed by  
16 market demand before industrial uses proceed to the  
17 Lakeview/Nuevo area. At current projections, it is not anticipated  
18 that those three items would occur for decades. Therefore, this  
19 alternative is considered to be infeasible in terms of not being  
20 capable of being accomplished in a successful manner within a  
21 reasonable period of time.

22 8. The County finds that while Alternative 5 meets many of the  
23 project objectives, and would reduce only one unavoidable adverse  
24 impact of the project. It would on balance be similar in terms of  
25 environmental impacts of the project in that it would reduce some  
26 impacts, but create additional impacts. The fact that given current  
27 market conditions with existing and entitled industrial areas  
28

1 already available for development, the need to locate industrial  
2 development along major transportation corridors, and the current  
3 physical limitations of the site (not being adjacent to an existing  
4 freeway), this alternative is not feasible from a land use  
5 development perspective in that there is no indication that it can be  
6 successfully accomplished within a reasonable period of time, as  
7 compared to the proposed project.

8 E. Alternative 6: Low Carbon Alternative

- 9 1. The Low Carbon Alternative, described in the Annotated Draft  
10 EIR at page 8.0-58, consists of the proposed project, but considers  
11 incorporation of additional measures and project design  
12 considerations that have been included in a list of measures  
13 suggested by the California Attorney General to reduce  
14 greenhouse gas (GHG). The additional measures to address GHG  
15 are: installation of vegetated roof that covers at least 50% of the  
16 roof area on commercial buildings; provision of electric lawn  
17 mowers to the first homeowner of each residence; and inclusion of  
18 an electric vehicle charging station at the public community center  
19 and/or commercial center.
- 20 2. The Low Carbon Alternative would generally have the same or  
21 similar impacts as the proposed project, with the exception of  
22 cumulative climate change which would be less than the project in  
23 that this alternative is designed to reduce the "carbon footprint" of  
24 the proposed project by reducing GHG emissions.
- 25 3. The Low Carbon Alternative would, however, have the effect of  
26 potentially increasing electricity use by shifting and encouraging  
27 use of electric-powered lawn care machines, and by encouraging  
28

1 the use of more water to maintain the vegetated roofs which would  
2 require increased pumping of water from imported sources. As a  
3 result of these two features, the project's electricity usage and  
4 water usage could be greater than the proposed project.

5 4. Alternative 6 would substantially meet all of the project objectives  
6 as it generally does not change the proposed project except to  
7 incorporate several measures to further reduce GHG emissions.

8 5. The Low Carbon Alternative would lessen, but not avoid or even  
9 substantially result in a reduction to less than significant, of one  
10 unavoidable project impact: cumulative impacts to climate  
11 change. The extent of the reduction, however, has not been  
12 quantified, but although the measures incorporated into Alternative  
13 6 would lessen GHG emissions, as noted in the analysis of  
14 Alternative 6, two of the measures could result in the increase in  
15 energy consumption as it relates to electricity as these measures  
16 would result in a shift towards electric-powered lawn equipment;  
17 electric vehicles; and additional water for the vegetated roofs  
18 which may require additional electricity to power pumps to  
19 provide water.

20 6. Similar to the proposed project, Alternative 6 is projected to  
21 reduce its GHG emissions by more than 28.3% below "business as  
22 usual;" however, as with the proposed project, adoption and  
23 implementation of measures to achieve the goals set by AB 32 are  
24 within the responsibility and control of other public agencies, and  
25 not the project alone. As a result, so long as any additional GHG  
26 emissions are produced by a project, the County must find that the  
27 project's GHG emissions are cumulatively considerable and  
28

1 significant based upon the need for third party agency regulatory  
2 action. In this regard, the findings of the County with respect to  
3 Alternative 6 are the same as for the proposed project.

4 F. Alternative Site.

- 5 1. In addition to the Alternatives considered in the Draft EIR and the  
6 Annotated Draft EIR, a number of potential alternatives were  
7 considered, but rejected from more detailed analysis and  
8 consideration in the Draft EIR. Development of the project on  
9 alternative sites was considered but rejected for the reasons set  
10 forth in the Draft EIR at pages 8.0-9 to 8.0-10.
- 11 2. One of the alternative sites considered but rejected was on land  
12 located south and west of the Villages of San Jacinto and Gateway  
13 projects in the City of San Jacinto. The existing condition of this  
14 land is agricultural with existing dairies and scattered commercial  
15 and residential uses.
- 16 3. Development of the proposed project on this alternative site would  
17 not reduce the significant, unavoidable impacts of the proposed  
18 project. Many potentially significant adverse impacts of the  
19 project would still occur under this alternative. Conversion of  
20 agricultural resources would still result from development on this  
21 alternative site, and would be similar to or perhaps even greater  
22 than the proposed project. Potential traffic, air quality and noise  
23 impacts would be similar to the proposed project.
- 24 4. Although this alternative site would locate development further  
25 from the San Jacinto Wildlife Area, the project's impacts on the  
26 Wildlife Area has been reduced to less than significant through  
27 mitigation, and indirect biological impacts would still remain even  
28

1 under this alternative because development of the project on this  
2 alternative site would still result in a large influx of people into the  
3 area, thereby indirectly impacting the biological resources of the  
4 area.

5 5. In addition, the availability of acquiring the land for development  
6 has not been determined to be feasible, and so the ability to  
7 implement this alternative is of questionable feasibility as it could  
8 not be implemented or accomplished in a successful manner within  
9 a reasonable period of time. Moreover, development in the City of  
10 San Jacinto would not achieve the County's vision of seeing  
11 comprehensive planned development consistent with the goals and  
12 objectives of the RCIP General Plan occur within the County.  
13 From a policy standpoint, development in another jurisdiction,  
14 would not achieve the County's goals and would not provide the  
15 County with the same benefits as the proposed project.

16 6. The evaluation of other alternative sites was set forth in the Draft  
17 EIR at Section 8.0. Because an objective of the Project was to  
18 build in this area of Riverside County, the County considered  
19 alternative sites within the unincorporated County areas within the  
20 Lakeview Nuevo Area Plan and adjacent to the cities of San  
21 Jacinto and Perris. No sites large enough for this Project were  
22 identified. Comments have suggested that the County should have  
23 considered development of the proposed Project closer to  
24 developed, urban areas such as the cities of Moreno Valley,  
25 Corona or Riverside; however, as an objective of the Project was  
26 to develop in accordance with the County's General Plan,  
27 development within these incorporated cities would not  
28

1 accomplish an objective of the Project and would be infeasible as  
2 the County does not have land use authority of land within any of  
3 these cities. In addition, development on unincorporated areas  
4 adjacent to these three cities would not accomplish the objective of  
5 providing for a comprehensive land development proposal in this  
6 area of the County and therefore was not further examined or  
7 considered.  
8

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the  
10 specific economic, legal, social, technological and other benefits of the proposed project,  
11 including Specific Plan No. 342, against the unavoidable adverse environmental effects  
12 identified in EIR No. 471, and has determined that the following benefits and considerations  
13 outweigh and render acceptable those adverse environmental effects of the project, each of which  
14 standing alone is sufficient to support approval of the Project, and explains that the unavoidable  
15 environmental effects are considered acceptable, in accordance with CEQA Section 21081(b),  
16 and **ADOPTS THE FOLLOWING STATEMENT OF OVERRIDING**  
17 **CONSIDERATIONS:**

18 1. *Accommodation of a Greater Share of the Ramona Expressway Alignment*  
19 *within The Villages Of Lakeview Which Expedites Right-of-Way Acquisition and Saves*  
20 *County Acquisition Costs.* The Ramona Expressway (Ramona) is currently a two-lane road that  
21 traverses The Villages Of Lakeview project site. The County plans to widen and improve the  
22 Ramona Expressway. Generally, the current Ramona right-of-way is 142 feet ("Existing ROW").  
23 The County intends to widen Ramona to an ultimate right-of-way of 220-feet – requiring an  
24 additional 78 feet of right-of-way. The Villages Of Lakeview provides a benefit to the County  
25 by designing the project such that it accommodates a greater portion of the Ramona Expressway  
26 right-of-way within the project site. Through a traditional road widening process, the widening  
27 would straddle the centerline of the road and would require the acquisition of land both north and  
28

1 south of the current two-lane roadway, meaning 39 feet from the north side and 39 feet from the  
2 south ("Traditional ROW"). In order to expedite the widening of Ramona, The Villages Of  
3 Lakeview has been designed to accommodate more than the Traditional ROW on its property.  
4 Most of the additional 78-feet of right-of-way will be located within the project site and provided  
5 by The Villages Of Lakeview . In other words, through the Traditional ROW process, The  
6 Villages Of Lakeview would provide its 39 feet half-width (approximately 18.7 acres). Since  
7 The Villages Of Lakeview is allowing most of the 78 feet to fall within its property, The Villages  
8 Of Lakeview is providing another 13.0 additional acres.

9 The County and public will benefit by The Villages Of Lakeview's willingness to  
10 accommodate the alignment of Ramona and providing The Villages Of Lakeview property for  
11 the needed right-of-way expansion because: (1) the accommodation reduces the number  
12 of parcels potentially affected by the acquisition of right-of-way by the County (and/or the  
13 Riverside County Transportation Commission) and saves the County time and money that would  
14 otherwise be used for the acquisition of right-of-way from the potentially affected parcels; (2) the  
15 relocation of this segment of Ramona onto The Villages Of Lakeview property allows existing  
16 businesses (farms, dairies, restaurant, downtown Lakeview, etc.) to remain in place  
17 and eliminates the need to acquire right-of-way from these properties; and (3) if any land cannot  
18 be acquired by mutual agreement, the County would have to initiate condemnation proceedings  
19 which could delay the widening of Ramona and is avoided by The Villages Of Lakeview  
20 accommodation.

21 The Villages Of Lakeview's accommodation of the widening of Ramona on its property  
22 also provides the following additional benefits associated with the preservation of existing  
23 roadways as future frontage roads, as follows:

- 24 • It allows two existing roads to remain in place as frontage roads so they can  
25 continue to be used for local circulation. Keeping local circulation functioning is  
26 critical to the success of Mid-County Parkway if and when it begins to reduce the  
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1 number of access points to Ramona. Retaining the frontage roads also minimizes  
2 impacts to existing downtown Lakeview businesses.

- 3 • It allows the existing two-lane roadway to be preserved in place and incorporated  
4 into the widened Ramona which results in a cost-savings because it minimizes the  
5 amount of new roadway that would have to be constructed for Ramona and the  
6 amount of roadway redesign that might be required if and when the Mid-County  
7 Parkway is constructed.

8 2. *Financial Savings Attributable to Accommodation of the Ramona Expressway.*

9 The County (and/or RCTC) will realize substantial cost savings attributable to design and  
10 construction costs of the widening of Ramona Expressway because the project has been designed  
11 to accommodate the alignment of the Ramona Expressway within the project footprint. This cost  
12 savings is due to the fact that incorporating the Ramona Expressway right-of-way within the  
13 project site allows the County to preserve the existing two lanes of Ramona which avoids the  
14 costs of having to re-construct these lanes.

15 3. *The Villages Of Lakeview's Accommodation of the Ramona Expressway on the*  
16 *Project Site Minimizes Costs for Mid-County Parkway Construction.* The project's early  
17 design work and consultation with the County and RCTC regarding the County's proposed  
18 improvements to Ramona Expressway – and incorporation of the alignment, configuration and  
19 design of the Ramona Expressway into The Villages Of Lakeview's project footprint – will  
20 provide cost-savings for RCTC when it implements the Mid-County Parkway as it will minimize  
21 the number of facilities (e.g., roads) that will have to be demolished or replaced in its entirety by  
22 the Mid-County Parkway project.

23 4. *Accommodation of Right-of-Way Acreage for Grade Separations.* In the event  
24 grade separations are needed, the project has been designed to accommodate the rights-of way  
25 for the grade separations as part of the Ramona Expressway improvements. The rights-of-way  
26 for the grade separations requires approximately 25 acres.

1           5.     ***Formation and Participation in Regional Transportation Funding to Augment***  
2 ***TUMF.*** The Villages Of Lakeview has coordinated a regional planning effort to help facilitate  
3 creation of a Road and Bridge Benefit District to fund needed regional transportation  
4 improvements. In so doing, The Villages Of Lakeview contributed seed money to initiate the  
5 planning effort (e.g., traffic studies) that the County used in its analysis that will lead to the  
6 creation of the RBBD. The early funding of this effort provides a benefit to the public by  
7 creating a mechanism to help fund needed circulation improvements.

8           6.     ***Conservation of Open Space Consistent with MSHCP Implementation.*** The  
9 Villages Of Lakeview has been designed to avoid, conserve and dedicate a total of 968 acres of  
10 habitat areas which results in the preservation of at least 90% of the on-site sensitive biological  
11 resources deemed to have long-term conservation value such as vernal pools, wetlands, and LA  
12 pocket mouse habitat. Over 900 acres of this conserved habitat area is a consolidated block of  
13 open space that is located in the Lakeview Mountains. The conservation of this area in a  
14 consolidated block could not have occurred but for the acquisition and conservation of this open  
15 space by The Villages Of Lakeview. Without The Villages Of Lakeview conservation  
16 component, the County would have had to acquire these areas in a piecemeal fashion as  
17 development is proposed, meaning legal lots exist in the Lakeview Mountains, which could have  
18 resulted in greater fragmentation of open space and the inability to acquire a consolidated area  
19 that greatly enhances habitat productivity and allows for better and more efficient management  
20 of the area.

21           7.     ***Provide a 1,500'-wide Wildlife Corridor.*** The MSHCP designates a portion of  
22 Proposed Constrained Linkage 20 within The Villages Of Lakeview property to link the  
23 Lakeview Mountains with the San Jacinto Wildlife Area north of Ramona Expressway. The  
24 County conditioned the project to provide a 1,000-foot wide wildlife corridor. In order to  
25 enhance the use of this corridor to promote linkage and wildlife movement, the project will  
26 dedicate an additional 500 feet of width (approximately 3 acres) and incorporates the design of a  
27 1,500-foot wide wildlife corridor into the project land use plan.  
28

1           8.     ***Provide a Significant Buffer to the San Jacinto Wildlife Area.*** The project has  
2 been designed to provide a 500-foot greenbelt buffer between homes and the San Jacinto  
3 Wildlife Area managed by the Department of Fish and Game. This area comprises 145 acres of  
4 the project site. This area will be developed with passive recreational uses, natural open space  
5 and water quality and drainage facilities which provides a separation between areas of  
6 development and the Wildlife Area to allow for compatibility with the continued operations of  
7 the Wildlife Area. The Wildlife Area is managed for recreational uses as well as wildlife and  
8 habitat protection. Although the Department manages entry to the Wildlife Area, because of its  
9 size, unauthorized access has occurred. The buffer will assist the Department of Fish and  
10 Game's management efforts by discouraging unauthorized access (pedestrian, domestic animal,  
11 and vehicular) into the Wildlife Area.

12           9.     ***Provide a Variety of Housing Opportunities within the County Consistent with***  
13 ***the RCIP Vision Statement.*** Despite and in part due to the current economic conditions, housing  
14 remains a critical issue in the State and region. The population of Riverside County is still  
15 expected to increase and double by the year 2020 and providing a range of housing opportunities  
16 for households with a variety of income levels to address the needs of new residents in areas that  
17 are (1) close to transportation corridors; (2) close to schools and community facilities; (3) close  
18 to employment opportunities; (4) close to retail and commercial uses and consistent with the  
19 following provisions of the RCIP Vision Statement:

- 20           • The idea that growth should not be forestalled but accommodated with quality  
21           development; and
- 22           • That population growth is inevitable and therefore should be focused where it can  
23           best be accommodated.

24           The range of housing opportunities that will be provided by the project within the various  
25 villages that comprise The Villages of Lakeview project will help the County accomplish these  
26 goals of its Vision Statement. The project is designed to allow County residents to "age in  
27  
28

1 place” by providing a variety of housing opportunities and amenities within one community to  
2 serve all ages of the resident population.

3 Elements of the project that create “communities of excellence” as contemplated in the  
4 RCIP Vision Statement include project design elements that encourage less automobile use and  
5 promote walkability. In that regard, the project includes: 1) a transit center, which is a park-and-  
6 ride lot with a bus stop opportunity that could connect to train stations along the new Perris  
7 Valley Line (Metrolink extension to Perris); 2) a community vehicle provided by the  
8 Homeowners’ Association (“HOA”) for resident transport; 3) priority parking for High  
9 Occupancy Vehicles and Rideshare vehicles as well as bicycle parking; and 4) an outreach  
10 program to aimed at informing residents about opportunities to walk, hike, bike, carpool and use  
11 public transportation. In an effort to provide and promote a walkable community, The Villages  
12 of Lakeview land plan contains a 32-mile network of bicycle lanes, trails and paseos that create a  
13 walkable community. To promote a walkable community, the project will plant as many as  
14 50,000 trees, many of which will provide shade along the 32-mile network. Many of these trees  
15 will be grown locally at the proposed onsite tree farm. Many of these trees will be established  
16 through the “Tree at Closing” initiative, where each new homeowner will be provided a tree by  
17 Nuevo Development Corporation at closing.

18 10. *Design an Energy Efficient Community that Promote “Green Building”*  
19 *Components.* In addition to its emphasis on a mix of uses and housing opportunities, The  
20 Villages of Lakeview is designed as a sustainable and green community that provides the  
21 benefits of promoting energy efficiency and resource conservation that will combine to reduce  
22 the project’s greenhouse gas emissions relative to a “Business As Usual” scenario, as follows:

- 23 • *Compact Building Design.* Because of the planning opportunity it presents, the  
24 project will create a new sustainable community utilizing Compact Building  
25 Design. Compact Building Design will ensure The Villages of Lakeview can  
26 make significant contributions to County transportation efforts and conservation  
27 efforts (Multiple Species Habitat Conservation Plan).

- 1       • ***Establishment of a “Green Design” Initiative in the County.*** The Villages of  
2       Lakeview includes a component referred to as, “Lakeview Green Design.”  
3       Beyond reducing the project’s own greenhouse gas emissions and carbon  
4       footprint, this project element provides benefits by educating not only the project  
5       residents, but surrounding residents in the community about sustainability and  
6       resource conservation programs and measures that could be implemented in their  
7       own homes and communities, and provides programs that could be developed  
8       elsewhere throughout the County to help reduce greenhouse gas emissions.
- 9       • ***Use Water Efficiently.*** The project proposed a few elements that not only  
10      inherently use water efficiently, but also encourage homeowners to use water  
11      efficiently. A demonstration garden will be constructed to educate the community  
12      on drought-tolerant, California-appropriate trees, shrubs, grasses and irrigation  
13      techniques. To minimize runoff and evaporation and maximize water to the root,  
14      smart irrigation systems (satellite systems or computerized systems that employ  
15      moisture, rain and temperature gauges), drip irrigation systems, mulch, and plant  
16      techniques (e.g., grouping plants of similar water use to reduce over-watering)  
17      will be utilized. Where professional management is available, such as an HOA,  
18      recycled water will be used in residential front yards and backyards. On  
19      conventional single-family detached lots, the design standards in The Villages of  
20      Lakeview Specific Plan require that turf will be limited to 33% of the landscape  
21      area in an effort to reduce potable water demand.
- 22      • ***Use Energy Efficiently.*** The Villages of Lakeview has a number of development  
23      standards designed to use energy efficiently. There is a requirement for  
24      residential and public buildings to exceed the 2007 California Energy Code Title  
25      24 by 35%. There is a requirement to install Energy Star-rated appliances if  
26      offered by the homebuilders. Public buildings are required to be installed with  
27      solar panels or other renewable energy generating technology. Homebuilders are  
28

1 also required to offer solar panels or other renewable energy generating  
2 technology as part of an option program. Street lights will use energy-efficient  
3 lighting. Even landscaping will be encouraged as a tool to reduce energy  
4 consumption, such as placing deciduous trees in front of a south-facing wall to  
5 naturally cool the house during the summer and allow sunlight in during the  
6 winter.

7 11. ***Provide Affordable Housing Opportunities.*** Even though the County does not  
8 have an affordable housing requirement, the project will provide affordable housing units for  
9 very low (earning 50% or less of the County median income), low (earning 80% or less than the  
10 County median income) and moderate (earning 120% or less of the County median income)  
11 income levels. A portion of the affordable units will be age-restricted (over 55) for seniors.

12 12. ***Implementation of Drainage Improvements to Remove Existing Development***  
13 ***from Flooding.*** TVOL will implement a portion of the Lakeview-Nuevo Area Drainage Plan  
14 (Amendment No. 4 adopted April 6, 1993). Under existing conditions, the Lakeview Dam is not  
15 connected to the Nuevo Channel. Consequently after a storm event, when storm water leaves the  
16 dam, property downstream of the dam floods, including many existing homes and portions of  
17 TVOL. TVOL will construct a pipe between the dam and the channel, thus removing the  
18 property downstream of the dam from flooding including many existing homes.

19 13. ***Construction of Water Quality Improvements that Treat Off-site Runoff Prior***  
20 ***to Entering the San Jacinto River.*** TVOL proposes to construct a water quality basin in the  
21 northwest portion of TVOL project site that will capture and treat runoff from on-site generated  
22 runoff before the runoff is discharged into downstream receiving water bodies. The water  
23 quality basin will also capture runoff generated in both developed and undeveloped off-site  
24 upstream areas that are tributary to the basin. The water quality basin has been sized to  
25 accommodate these off-site upstream areas. This offsite runoff is currently untreated and flows  
26 directly into storm drains or the San Jacinto River. With implementation of the project, existing  
27 off-site, untreated runoff will be captured and treated before it is discharged thereby providing  
28

1 area-wide improvements to water quality that extend beyond the project's runoff. The project  
2 also improves water quality by naturally decomposing organic-rich soil from the project site,  
3 thereby substantially reducing the risk that rain water will carry nitrates into the underlying  
4 groundwater and through the provision of drainage facilities that will better contain and direct  
5 stormwater flows. This last provision is accomplished through the elimination of the McAnally  
6 poultry ranch.

7 14. ***Promote Infiltration and Groundwater Recharge.*** While the traditional method  
8 of constructing drainage channels is to build concrete-lined channels with steep sides, these  
9 traditional-design channels do not allow for infiltration of storm water and groundwater  
10 recharge; often create downstream erosion conditions; eliminate wildlife use; and are not  
11 aesthetically attractive. In place of the traditional concrete-lined channels, TVOL will construct  
12 four (4) miles of unlined drainage channels, and will remove five (5) miles of concrete curb and  
13 gutter and replacing it with vegetated roadside swales and median swales. These unlined  
14 channels will promote infiltration and groundwater recharge, will be more aesthetically  
15 attractive, will provide corridors that can use used by wildlife, and will minimize the velocity of  
16 runoff and minimize erosion downstream.

17 15. ***Construction of a Sanitary Sewer trunk line That Provides Off-site Benefits.***  
18 TVOL's proposed infrastructure plans include construction of a new sewer trunk line that will  
19 extend from the existing manhole at Pico and Nuevo Roads to Lakeview Avenue through the  
20 existing community. Although the main function of the new sewer line is to connect to TVOL  
21 sewer lines, the installation of the sewer trunk line will have the beneficial effect to allowing  
22 existing properties not connected to a sanitary sewer to connect.

23 16. ***Construction of Regional-Serving Lift Station That Provides Off-site Benefits.***  
24 TVOL's proposed infrastructure plans include construction of a new lift station. Although the  
25 main function of the new lift station is to serve TVOL, the installation will have the beneficial  
26 effect to allowing other existing properties to connect, mainly the Nutrilite plant.

1           17.     ***Construction of Recycled Water Facilities That Provides Off-site Benefits.***

2 TVOL will provide, without charge, a recycle water tank site that will enable EMWD to  
3 pressurize and stabilize their recycled water system thus dramatically improving the reliability to  
4 their existing customers. TVOL is proposing to install recycled water lines to minimize use of  
5 potable water. The installation of recycled water infrastructure on-site has the beneficial effect  
6 of allowing nearby off-site areas to extend recycled water, if they so choose, to minimize use of  
7 potable water and help achieve greater levels of water conservation.

8           18.     ***Construction of Public Facilities With Regional Benefits.*** Under current

9 County procedures, a developer may be conditioned by the County to pay various fees to help  
10 fund public facilities such as libraries and community centers. However, where fees are  
11 imposed, the County must collect and hold the fees until sufficient funds are collected to  
12 construct the needed facilities. In lieu of paying fees, TVOL is proposing to build and dedicate  
13 to the County \$32 million worth of public facilities which provides the benefit of having these  
14 facilities constructed and opened far sooner than if the County had to collect the fees and build  
15 them as a County project. The list of planned public facilities includes the following which will  
16 be open to the public and provide regional benefits beyond servicing the needs of the project and  
17 the residents itself:

- 18           •       Construct 20,000 square foot of public library and dedicate land sufficient to  
19 allow future expansion that would permit doubling the size of the library square footage;
- 20           •       Construct 40,000 square foot of public community center in two phases and  
21 dedicate additional land for a third phase expansion of the center;
- 22           •       Construct miles of off-site trails per Lakeview-Nuevo Design Guidelines; and
- 23           •       Construct three monuments per the Lakeview-Nuevo Design Guidelines.

24           19.     ***Formation and Participation in Regional Community Facility Funding to***  
25 ***Augment County Development Impact Fee program.*** The Villages of Lakeview provided seed  
26 money and coordinated a regional planning effort to help the County in its efforts to create a  
27 Community Facility Fee Program to fund needed regional public community facilities. Once  
28



1 established, The Villages of Lakeview intends to participate in the program by constructing  
2 facilities, such as the public community center and library. The program will provide additional  
3 funding that will supplement the County Development Impact Fee program to provide regional  
4 public community facilities such as a library and public community center.

5 20. *Establish a \$1 Million Community Reinvestment Fund.* The Master Developer  
6 has committed to establish a \$1 million community reinvestment fund that will provide services  
7 to the greater Lakeview-Nuevo community. The Master Developer will contribute up to a  
8 maximum of \$100,000 per year. The community reinvestment fund will be managed by the  
9 Lakeview Community Service Organization. To ensure the total \$1 million community  
10 reinvestment fund is established and fully funded, the project shall provide an annual report to  
11 the Planning Director no later than March 31 of each year. The annual report sets forth the  
12 current balance of funding; the financial contribution made by the Master Developer in the prior  
13 year; and the community services provided in the prior year. The first annual report shall be  
14 submitted within fifteen (15) months after the issuance of the 1st building permit.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan 342 will  
16 implement applicable elements of the Riverside County General Plan as follows:

17 A. Land Use Element

18 The project would set forth a comprehensive development plan that would implement  
19 the objectives and development goals of the General Plan Land Use Element for the  
20 project site and surrounding area. With the approval of the General Plan Land Use  
21 Amendment No. 720 the County finds that the project is consistent with the General  
22 Plan Land Use Element.

23 B. Circulation Element

24 EIR No. 471 for Specific Plan 342 assesses the full range of concerns with  
25 regards to the projected traffic and circulation impacts associated with the  
26 project. Development of the project would help complete the improvements  
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1 necessary for completion of the County's General Plan buildout traffic model,  
2 and the project applicant would contribute on a fair-share basis to the cost  
3 these improvements. Specifically, the project applicant would contribute its  
4 fair share of the costs associated with the construction of signalization  
5 intersections, the widening of certain roads, the improvement of certain  
6 intersections and the construction of additional turn lanes. All of these  
7 improvements are necessary for the roadway infrastructure contemplated by  
8 the buildout of the County's General Plan. The EIR provides mitigation  
9 measures for most of the potentially significant traffic impacts, and those that  
10 require overriding findings will not impact the project's consistency with the  
11 County's General Plan build-out traffic model. Based thereon, with the  
12 approval of the General Plan Circulation Element Amendment No. 721 the  
13 County finds that the project is consistent with the General Plan Circulation  
14 Element.

15 C. Multi-Purpose/Open Space Element

16 The project would provide an integrated community that is sensitive to the  
17 natural environment of the project and surrounding areas, preserves valuable  
18 surrounding rural character, preserves over 900 acres of open space through  
19 MSHCP dedication, provides five acres per thousand of park space that will be  
20 open to the public, and creates pleasing and significant open space amenities  
21 for the project residents. The project would also incorporate extensive multi-  
22 modal connectivity within the community, as well as connectivity to the  
23 existing and future regional trail system through an extensive system of  
24 pedestrian and multiuse paths and trails. As such, the County finds that the  
25 project is consistent with the General Plan Multi-Purpose/Open Space  
26 Element.

27 D. Safety Element  
28

1 The Safety Element of the County's General Plan provides specific goals and  
2 policies regarding seismic hazards, slope and soil instability hazards, flood and  
3 inundation hazards, fire hazards, hazardous waste and materials, and disaster  
4 preparedness, response, and recovery. The County finds that the EIR for  
5 Specific Plan 342 analyzes each of these areas and provides sufficient mitigation  
6 measures, where necessary, and that the project otherwise complies the General  
7 Plan's Safety element.

8 E. Noise Element

9 EIR No. 471 for Specific Plan No. 342 assesses the full range of concerns with  
10 regards to the projected noise impacts associated with the project. The EIR  
11 provides mitigation measures for most of the potentially significant noise  
12 impacts, and requires an overriding finding for the ambient noise level increase  
13 which does not present an inconsistency with the Noise Element. Based  
14 thereon, the County finds that the project is consistent with the General Plan  
15 Noise Element.

16 F. Housing Element

17 The project promotes the Housing Element goal of providing a wide selection  
18 of housing, including higher density development, that is decent, safe, sound,  
19 in proximity to jobs, major roadway corridors, and daily activities, and which  
20 varies by location, type, design, and price. In addition, the project provides  
21 housing and recreational amenities that are uniquely designed to meet the  
22 needs of project's residents. Conditions of approval require affordable  
23 housing requirements above and beyond those required by the County General  
24 Plan Housing Element. Based thereon, the County finds that the project is  
25 consistent with the General Plan Housing Element.

26 G. Administration  
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1 The project would provide specific time frames (phases) for development and  
2 would not project a significant adverse impact on County services at project  
3 build-out.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following General  
5 Plan policies are pertinent to Specific Plan No. 342 (The Villages of Lakeview), and the Board  
6 has determined that the Project is consistent with the General Plan, and these General Plan  
7 Policies:

8 A. Air Quality Element Policies

9 4.7. To the greatest extent possible, require every project to mitigate any of its  
10 anticipated emissions that exceed allowable emissions as established by  
11 the SCAQMD, MDAQMD, SOCAB, the Environmental Protection  
12 Agency, and the California Air Resources Board. The project is located  
13 within the jurisdiction of the South Coast Air Quality Management  
14 District (SCAQMD). The air quality section of the EIR requires that the  
15 project comply with the requirements set forth by the SCAQMD, the  
16 Environmental Protection Agency, and the California Air Resources  
17 Board and proposed to mitigate, the greatest extent possible, project  
18 related emissions.

19 5.1. Utilize source reduction, recycling, and other appropriate measures to  
20 reduce the amount of solid waste disposed of in landfills. The project will  
21 participate in the County's recycling program.

22 8.2. Emphasize job creation and reductions in vehicle miles traveled in job-  
23 poor areas to improve air quality over other less effective methods. The  
24 proposed project includes a mixed-use commercial center which will  
25 create jobs and concentrate growth around the center which will help  
26 reduce vehicle miles traveled.

1 8.4. Support new mixed-use land use patterns and community centers which  
2 encourage community self-sufficiency and containment, and discourage  
3 automobile dependency. The Lakeview/Nuevo area is a rural area of  
4 Riverside County which currently has no multi-modal transportation  
5 opportunities currently available to its residents. The Villages of  
6 Lakeview's more urban densities will be developed along Ramona  
7 Expressway which is a major transportation corridor (future CETAP Mid-  
8 County Parkway) that could encourage the development of future bus  
9 routes to the area, including buses from the project site to the planned  
10 Metrolink Perris Valley commuter rail line to be located adjacent to the I-  
11 215. The proposed Villages of Lakeview Specific Plan offers a mix of  
12 residential/commercial services with the commercial portion of the project  
13 that residents will be able to access either by bike or foot, reducing their  
14 reliance on automobiles. The Villages of Lakeview also requires a Park  
15 and Ride lot to be developed in the Resort Village in the first phase of  
16 development.

17 B. Circulation Element Policies

18 1.2 Support development of a variety of transportation options for major  
19 employment and activity centers including direct access to transit routes,  
20 primary arterial highways, bikeways, park-n-ride facilities, and pedestrian  
21 facilities. The project includes a trail system. This system will include a  
22 combination of greenbelts with linkages and sidewalks located adjacent to  
23 roads and within roadway paseos. It will incorporate trails for pedestrians,  
24 bicyclists, and equestrians in the form of an integrated system of hard-and  
25 soft-surface trails. The trail system will promote non-vehicular access to  
26 on-site recreational areas as well as to the elementary schools and the  
27 Town Center Village. Additionally, the planning and development  
28

objectives for THE VILLAGES OF LAKEVIEW are based upon Smart Growth Principles. There are ten Smart Growth Principles to which the project has created objectives and goals specific to the project. Principles include transportation related objectives and goals for the project.

1.5 Evaluate the planned circulation system as needed to enhance the arterial highway network to respond to anticipated growth and mobility needs.

The Traffic Study analyzed three circulation scenarios and are presented in this analysis as “Base Case,” “Alternative 1,” and “Alternative 2.” The “Base Case” scenario is an evaluation of project-related and cumulative projects’ traffic impacts with respect to the current County of Riverside General Plan Circulation Element.

1.7 Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers. The project design concept is that of a pedestrian-friendly lifestyle which includes trail systems located throughout the project area that connect schools, services, goods, parks, trailheads and the mixed-use Town Center Village.

2.1 Maintain the following countywide target Levels of Service: LOS “C” along all County maintained roads and conventional state highways. As an exception, LOS “D” may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways, or freeway ramp intersections. LOS “E” may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. The project has been analyzed in the Traffic Study to meet the required LOS standards for

1 the various roadway types located within the project's sphere of influence.  
2 Where the LOS standards are expected to be exceeded, mitigation has  
3 been included that would reduce it to below the required levels. In cases  
4 where the standard cannot be met, an override will be necessary.

5 2.2 Apply level of service standards to new development via a program  
6 establishing traffic study guidelines to evaluate traffic impacts and identify  
7 appropriate mitigation measures for new development. The traffic  
8 analysis uses the Level of Service (LOS) system of categorization to  
9 evaluate the project area roadway intersections. Traffic engineers use this  
10 LOS system of categorization to describe how well an intersection or  
11 roadway is functioning. The LOS measures several factors including  
12 operating speeds, freedom to maneuver, traffic interruptions, and average  
13 vehicle delay at intersections. The LOS approach uses a ranking system,  
14 similar to education, with level 'A' being the best and level 'F' being the  
15 worst.

16 2.3 Traffic studies prepared for development entitlements (tracts, plot plans,  
17 public use permits, conditional use permits, etc.) shall identify project  
18 related traffic impacts and determine the "significance" of such impacts in  
19 compliance with CEQA. Potential impacts to inadequate parking  
20 capacity, changes in air traffic patterns, altered waterborne, rail or air  
21 traffic, hazards from design, and inadequate emergency access to nearby  
22 uses were found to be less than significant in the Notice of Preparation  
23 prepared for this project. Some design features present on the current and  
24 future project roadways, such as curves, could result in potentially  
25 significant impacts which are discussed in Section 5.14. The focus of the  
26 analysis is related to the potential impacts associated with project-  
27 generated traffic, exceedances in the level of service of roads, the effect on  
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1 existing or need for new or altered road maintenance, circulation impacts  
2 during construction, and increased hazards due to a design feature (e.g.,  
3 sharp curves or dangerous intersections) or incompatible uses (e.g., farm  
4 equipment). The "Base Case" is used in this analysis as the basis for  
5 evaluation of project impacts in accordance with CEQA Guidelines,  
6 including mitigation measures required to reduce impacts.

7 2.4 The direct project related traffic impacts of new development proposals  
8 shall be mitigated via conditions of approval requiring the construction of  
9 any improvements identified as necessary to meet level of service  
10 standards. The analysis of all Phases of the "Base Case" scenario shows  
11 that the project will contribute to the exceedance of acceptable levels of  
12 service for both intersections and roadway segments, and contribute to  
13 substantial increases in the traffic on roads. Mitigation measures in the  
14 form of signals and roadway improvements, and fair share fees, listed  
15 above, will be required to reduce these potentially significant impacts to  
16 below the level of significance.

17 2.5 The cumulative and indirect traffic impacts of development may be  
18 mitigated through the payment of various impact mitigation fees such as  
19 County Development Impact Fees, Road and Bridge Benefit District Fees,  
20 and Transportation Uniform Mitigation Fees to the extent that these  
21 programs provide funding for the improvement of facilities impacted by  
22 development. To ensure that area-wide traffic conditions do not worsen as  
23 development occurs, the County of Riverside has established "fair share"  
24 mitigation fees, which include, but are not limited to, the Transportation  
25 Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and a  
26 Road and Bridge Benefit District (RBBD) fee, which is currently being  
27 established by the County, all described below. The project will  
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1 participate in the cost of off-site improvements through payment of the  
2 following "fair share" mitigation fees: TUMF, current at time of  
3 construction; Riverside County Traffic Signal Systems Fee Program;  
4 RBBD (when approved and enacted). These fees shall be collected and  
5 utilized as needed by Riverside County to construct the improvements  
6 necessary to maintain the required level of service.

7 3.1 Design, construct, and maintain County roadways as specified in the  
8 County Road Improvement Standards and Specifications. THE  
9 VILLAGES OF LAKEVIEW Specific Plan includes Circulation System  
10 Development Standards in Section B.2.d. These Development Standards  
11 are required of the project.

12 3.2 Maintain the existing transportation network, while providing for future  
13 expansion and improvement based on travel demand, and the development  
14 of alternative travel modes. To ensure that area-wide traffic conditions do  
15 not worsen as development occurs, the County of Riverside has  
16 established "fair share" mitigation fees, which include, but are not limited  
17 to, the Transportation Uniform Mitigation Fee (TUMF), Development  
18 Impact Fees (DIF) and a Road and Bridge Benefit District (RBBD) fee,  
19 which is currently being established by the County, all described below.  
20 The project will participate in the cost of off-site improvements through  
21 payment of the following "fair share" mitigation fees: TUMF, current at  
22 time of construction; Riverside County Traffic Signal Systems Fee  
23 Program; RBBD (when approved and enacted). These fees shall be  
24 collected and utilized as needed by Riverside County to construct the  
25 improvements necessary to maintain the required level of service.

26 3.10 Require private and public land developments to provide all on-site  
27 auxiliary facility improvements necessary to mitigate any development-  
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1 generated circulation impacts. A review of each proposed land  
2 development project shall be undertaken to identify project impacts to the  
3 circulation system and its auxiliary facilities. The Transportation  
4 Department may require developers and/or subdividers to provide traffic  
5 impact studies prepared by qualified professionals to identify the impacts  
6 of a development. The project has been analyzed in the Traffic Study to  
7 meet the required LOS standards for the various roadway types located  
8 within the project's sphere of influence. Where the LOS standards are  
9 expected to be exceeded, mitigation has been included that would reduce it  
10 to below the required levels. In cases where the standard cannot be met,  
11 an override will be necessary.

- 12 3.13 Design street intersections, where appropriate, to assure the safe, efficient  
13 passage of through-traffic and the negotiation of turning movements.

14 THE VILLAGES OF LAKEVIEW project includes a General Plan  
15 Amendment which will modify the existing Circulation Element. The  
16 modified circulation plan provides improvement standards to promote  
17 efficient and safe movement of people within the project area.

- 18 3.14 Design curves and grades to permit safe movement of vehicular traffic at  
19 the road's design speed. Design speed should be consistent with and  
20 complement the character of the adjacent area. The curvilinear roads  
21 proposed within the project site (Figure 5.14-3a, THE VILLAGES OF  
22 LAKEVIEW Specific Plan Circulation Plan) have been designed to meet  
23 the County Transportation Department's standards.

- 24 3.15 Provide adequate sight distances for safe vehicular movement at a road's  
25 design speed and at all intersections. Sight distance at the project entrance  
26 roadways shall be reviewed with respect to standard County of Riverside  
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1 sight distance standards at the time of preparation of final grading,  
2 landscape, and street improvement plans.

3 3.20 Determine location of General Plan road rights of way and levels of road  
4 improvements needed based primarily upon land uses and travel demand.

5 The Phase 3 (2016-2020/Buildout) and Phase 3 Alternative 1 Scenario  
6 traffic conditions presented in this analysis were developed using updated  
7 versions of the Riverside County General Plan traffic model (originally  
8 referred to as the RCIP traffic model). The original RCIP traffic model  
9 was developed by the County using the Riverside / San Bernardino  
10 Western Area (RIVSAN) model structure in combination with the latest  
11 General Plan Buildout land use data. The RIVSAN traffic model is  
12 currently maintained by the Southern California Association of  
13 Governments (SCAG). The RCIP traffic model structure relies on the  
14 General Plan land use data that was certified by the County Board of  
15 Supervisors as part of the RCIP Environmental Impact Report (RCIP  
16 EIR). Consequently, the RCIP traffic model is the only long-range  
17 regional traffic model that is appropriate for this study area. In addition,  
18 this is the traffic model used by the cities of Temecula, Murrieta, Lake  
19 Elsinore, and San Jacinto for recent traffic studies.

20 3.24 Provide a street network with quick and efficient routes for emergency  
21 vehicles, meeting necessary street widths, turn-around radius, and other  
22 factors as determined by the Transportation Department in consultation  
23 with the Fire Department and other emergency service providers. THE  
24 VILLAGES OF LAKEVIEW Specific Plan includes Circulation Plan  
25 Development Standards in Section B.2.d. These standards are required of  
26 the project, and are designed to meet County Transportation and Fire  
27 Department requirements.  
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1 3.26 Plan off-street parking facilities to support and enhance the concept of  
2 walkable and transit-oriented communities. The planning and  
3 development objectives for THE VILLAGES OF LAKEVIEW are based  
4 upon Smart Growth Principles. There are ten Smart Growth Principles to  
5 which the project has created objectives and goals specific to the project.  
6 Principles include transportation related objectives and goals for the  
7 project. The project will provide a transit center (a park-n-ride parking lot  
8 and bus stop) to encourage carpooling as well as future live/work units to  
9 encourage working from home.

10 3.27 Evaluate proposed highway extensions or widening projects for potential  
11 noise impacts on existing and future land uses in the area. Require that the  
12 effects of truck mix, speed limits, and ultimate motor vehicle volumes on  
13 noise levels are also explored during the environmental process. The  
14 exterior noise impacts from traffic to future land uses have been  
15 calculated. After finalized information regarding road elevations and pad  
16 heights becomes available, a subsequent acoustical study will be  
17 performed to assess the necessary height of noise barriers obtain the  
18 appropriate noise standard level for sensitive receptors and commercial  
19 land uses.

20 4.1 Provide facilities for the safe movement of pedestrians within  
21 developments, as specified in the County Ordinances Regulating the  
22 Division of Land of the County of Riverside. The project includes a trail  
23 system. This system will include a combination of greenbelts with  
24 linkages and sidewalks located adjacent to roads and within roadway  
25 paseos. It will incorporate trails for pedestrians, bicycles, and equestrians  
26 in the form of an integrated system of hard- and soft-surface trails. The  
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1 trail system will promote non-vehicular access to on-site recreational areas  
2 as well as to the elementary schools and the Town Center Village.

3 4.2 Maximize visibility and access for pedestrians and encourage the removal  
4 of barriers (walls, easements, and fences) for safe and convenient  
5 movement of pedestrians. Special emphasis should be placed on the needs  
6 of disabled persons considering Americans with Disabilities Act (ADA)  
7 regulations. The planning and development objectives for THE  
8 VILLAGES OF LAKEVIEW are based upon Smart Growth Principles.  
9 There are ten Smart Growth Principles to which the project has created  
10 objectives and goals specific to the project. One of the principles specifies  
11 that sidewalks will be separated from streets and trail connections at every  
12 edge. Special considerations for disabled persons were not addressed  
13 specifically at this level of analysis.

14 4.3 Assure pedestrian access from developments to existing and future transit  
15 routes and terminal facilities through project design. The project includes  
16 a trail system. This system will include a combination of greenbelts with  
17 linkages and sidewalks located adjacent to roads and within roadway  
18 paseos. It will incorporate trails for pedestrians, bicycles, and equestrians  
19 in the form of an integrated system of hard- and soft-surface trails. The  
20 trail system will promote non-vehicular access to on-site recreational areas  
21 as well as to the elementary schools and the Town Center Village.

22 4.4 Plan for pedestrian access that is consistent with road design standards  
23 while designing street and road projects. Provisions for pedestrian paths or  
24 sidewalks and timing of traffic signals to allow safe pedestrian street  
25 crossing shall be included. The project includes a trail system. This  
26 system will include a combination of greenbelts with linkages and  
27 sidewalks located adjacent to roads and within roadway paseos. It will  
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1 incorporate trails for pedestrians, bicycles, and equestrians in the form of  
2 an integrated system of hard- and soft-surface trails. The trail system will  
3 promote non-vehicular access to on-site recreational areas as well as to the  
4 elementary schools and the Town Center Village.

5 4.9 Coordinate with all transit operators to ensure that pedestrian facilities are  
6 provided along and/or near all transit routes, whenever feasible. New land  
7 developments may be required to provide pedestrian facilities due to  
8 existing or future planned transit routes even if demand for pedestrian  
9 facility is not otherwise warranted. Currently, the Villages of Lakeview  
10 does not propose the construction of overpasses or undercrossings at  
11 trail/major road intersections. However, as the implementation of trails  
12 throughout the project has been refined and clarified, the Specific Plan and  
13 the Village Refinement Plan (VRP) for the Resort Village indicate that the  
14 trails which connect the project's southern area to its northern area will be  
15 connected over and/or under Ramona Expressway. The project also  
16 provides for an outreach program to aimed at informing residents about  
17 opportunities to walk, hike, bike, carpool and use public transportation.  
18 Therefore, the project will be consistent with this GP policy.

19 6.3 Limit access points and intersections of streets and highways based upon  
20 the road's General Plan classification and function. Access points must be  
21 located a sufficient distance away from major intersections to allow for  
22 safe, efficient operation. Sight distance at the project entrance roadways  
23 shall be reviewed with respect to standards County of Riverside sight  
24 distance standards at the time of preparation of final grading, landscape,  
25 and street improvement plans.

26 7.2 Work with property owners to reserve right-of-way for potential CETAP  
27 corridors through site design, dedication, and land acquisition, as  
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1           appropriate. Corridors are being examined in western Riverside County  
2           for the preservation of rights-of-way for future multi-modal transportation  
3           facilities.

4           7.9   Review development applications in cooperation with RCTC and as  
5           appropriate, to identify the precise location of CETAP corridors and act to  
6           preserve such areas from any permanent encroachments, pending  
7           dedication or acquisition. Three corridors are being examined in western  
8           Riverside County for the preservation of rights-of-way for future multi-  
9           modal transportation facilities. These include the Beaumont/Banning to  
10          Temecula transportation corridor, the Moreno Valley to San Bernardino  
11          corridor, and the Hemet to Corona/Lake Elsinore corridor. The Hemet to  
12          Corona/Lake Elsinore CETAP Corridor passes through the project area  
13          along Ramona Expressway and is referred as the Mid County Parkway.

14          11.4   Offer incentives to new development to encourage it to locate in a transit-  
15          oriented area such as a community center or along a designated transit  
16          corridor near a station. The Villages of Lakeview is establishing a Town  
17          Center Village, which is intended to emulate Riverside County's  
18          community center land use designation. In general terms, the most dense  
19          residential planning areas of the project are located in close proximity to  
20          the Town Center Village. Additionally, the Town Center Village has the  
21          potential for a greater residential density than the rest of the specific plan.

22          11.5   Accommodate transit through higher densities, innovative design, and  
23          right-of-way dedication. The Villages of Lakeview is establishing a Town  
24          Center Village, which is intended to emulate Riverside County's  
25          community center land use designation. In general terms, the most dense  
26          residential planning areas of the project are located in close proximity to  
27          the Town Center Village. Additionally, the Town Center Village has the  
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1 potential for a greater residential density than the rest of the specific plan.  
2 Although explicit plans for mass transit are not a part of the project, the  
3 higher densities proposed will facilitate the need for transit-oriented  
4 development.

5 11.7 Promote development of transit centers and park-n-rides for use by all  
6 transit operators, including development of multi-modal facilities. The  
7 traffic-reducing potential of public transit has not been considered in this  
8 study. Therefore, the traffic projections provided in this report are  
9 considered conservative since public transit could reduce traffic volumes  
10 in the project area.

11 16.1 Implement the County trail system as depicted in the Bikeways and Trails  
12 Plan, Figure C-7. A General Plan Amendment to modify and expand the  
13 existing County trails plan is part of the project proposal. See Figure  
14 B.8.18.B of the Villages of Lakeview Specific Plan.

15 16.2 Develop a multi-purpose recreational trail network with support facilities  
16 which provide a linkage with regional facilities. The project design  
17 concept is that of a pedestrian-friendly lifestyle which includes trail  
18 systems located throughout the project area that connect schools, services,  
19 goods, parks, and trailheads.

20 16.3 Require that trail alignments either provide access to or link scenic  
21 corridors, schools, parks, and other natural areas. The project design  
22 concept is that of a pedestrian-friendly lifestyle which includes trail  
23 systems located throughout the project area that connect schools, services,  
24 goods, parks, and trailheads.

25 17.3 Ensure that the bikeway system incorporates the following: a.  
26 Interconnection of cities and unincorporated communities; b. Provision of  
27 lanes to specific destinations such as state or county parks; c. Provision for  
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bicycle touring; and d. Encouragement of bicycle commuting. The project design concept is that of a pedestrian-friendly lifestyle which includes trail systems located throughout the project area that connect schools, services, goods, parks, and trailheads.

C. Lakeview/Nuevo Area Plan Policies

7.1 Adhere to the lighting requirements specified in County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The Villages of Lakeview project area falls within Zone B of the Mt. Palomar Nighttime Lighting Policy. Mitigation measures herein reduce potential significant impacts to less than significant. Future development proposals will be required to comply with County Ordinance No. 655 and will be reviewed at such time as a development application is filed with the Planning Department.

8.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications and Standards section of the General Plan Circulation Element. The General Plan Circulation Element is currently being revised to more accurately reflect the needs of the roadway system in this area. Additionally, The Villages of Lakeview Specific Plan will necessitate modification to the roadway system to accommodate its development. All of the proposed changes are intended to adequately accommodate the traffic needs for the area and the project. The County-led General Plan Amendment to update Figure 7 in this area and the proposed project GPA related to circulation, will bring the project and Figure 7 into consistency. The master developer for The Villages of Lakeview has assembled over 147 parcels through over 18 transactions to form the proposed project site. This consolidation

1 of parcels under one control offers the ability to provide funding such that  
2 the CETAP corridor may be constructed more quickly than if scattered  
3 ownerships had developed over time.

4 8.2 Maintain the County's roadway Level of Service standards as described in  
5 the Level of Service section of the General Plan Circulation Element. A  
6 traffic report was prepared for the project that addresses potential future  
7 traffic, roadway and intersection levels of service, planned roadway  
8 improvements, and mitigation measures. On-site project intersections are  
9 all proposed to accommodate projected traffic at County General Plan  
10 standards or better. As development occurs, roadway levels of service  
11 will fluctuate, however, because not all roads / intersections office which  
12 rely on TUMF, DIF, RBBD or other funding may be completed  
13 concurrently with project phasing. Therefore, on a temporary basis, the  
14 project may result in Levels of Service that do not meet County standards.  
15 At full build-out of the current General Plan roadway system and the  
16 project, some roadway segments and intersections will not meet required  
17 standards. Substantial changes to the area's transportation facilities will  
18 occur as a result of project implementation; however, these changes are  
19 consistent with and are anticipated in the General Plan. Generally  
20 speaking, the existing roads within and around the project site are two-  
21 lane rural roads, including Ramona Expressway within the unincorporated  
22 portion of the County. The County General Plan calls for Ramona  
23 Expressway to be improved from two and four lanes to up to six and eight  
24 lanes at some locations. This is a substantial change; however it is one  
25 that the County contemplates with or without the proposed project.  
26 Likewise, by Phase 3 of project build-out, Nuevo Road from Murrieta  
27 Road to Dunlap Road is anticipated to be increased from a two-lane  
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1 Arterial to a six-lane Arterial; and from Dunlap Road to Meniffee Road, a  
2 two-lane Urban Arterial to an eight-lane Urban Arterial, as anticipated in  
3 the General Plan. Again, this is a substantial change; however it is one  
4 that the County has envisioned as taking place. Many of the more rural-  
5 type roadways within and around the project site will be upgraded to  
6 accommodate greater traffic volumes. It should be noted, however, that to  
7 maintain the heart of the Lakeview community, the County has identified  
8 Hansen Avenue as a local road that is to remain rural in size and  
9 character, even if other parallel roads (Reservoir Avenue) must be larger.  
10 The County is currently processing a General Plan Amendment to the  
11 Circulation Element that proposes to change the road classification of  
12 Hansen Avenue from a Major (4-lane) road to a Collector (2-lane).  
13 Likewise, Lakeview Avenue is mandated in the mitigation measures and  
14 COA to remain a smaller size road consistent with the rural community.  
15 County Transportation Department staff worked with the applicant and  
16 EIR preparer, to identify, through mitigation measures and conditions of  
17 approval, "triggers" or "thresholds" which when met will require  
18 implementation of identified circulation improvements. Triggers require  
19 all improvements in a phased manner such that facilities are constructed  
20 or under construction before development outpaces the roadway network.  
21 Through the use of occupancy-based triggers, the traffic mitigation  
22 measures require that intersection and roadway segment facilities be built  
23 by the applicant, or require that the County have a construction contract  
24 and full funds in place, in advance of development needs. Thus, the only  
25 delay might be the time that it takes to construct all or part of a particular  
26 intersection or roadway segment that is identified for improvement. By  
27 imposing that the project implement various improvements prior to  
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development through the identified “triggers,” the County has assured that mitigation for potential project impacts will be implemented. In addition to project-imposed mitigation, the project is also required to contribute to funding programs that provide for regional transportation improvements, such as the Transportation Uniform Mitigation Fee (TUMF), Development Impact Fee – Ordinance 659 (DIF) and the future Road and Bridge Benefit District (RBBD) for the Lakeview/Nuevo area.

9.1 Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Area Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Multipurpose Recreational Trails section of the General Plan Circulation Element. A GPA related to trails is proposed by the project to elevate some trails within the project to regional trails, while assuring trail connections currently envisioned on Figure 8 are maintained. The Villages of Lakeview Specific Plan includes an extensive trails system through and throughout the project site that meets the intent of the policy.

10.1 Protect the scenic highways in the Lakeview/Nuevo planning area from change that would diminish the aesthetic value of views of the Bernasconi Hills, the San Jacinto River, the Mystic Lake Corridor, and the San Jacinto Wildlife Area in accordance with the Scenic Highways section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements. Ramona Expressway is a County Eligible Scenic Highway. The development of The Villages of Lakeview proposed adjacent to the Ramona Expressway will be setback 50 feet to meet County policy. The Aesthetics section of this DEIR evaluated potential impacts to the scenic resources listed and determined that all potential significant adverse impacts associated with the proposed project were found to be less than

1 significant without mitigation with the exception of the development of  
2 the proposed tank(s) in the Lakeview Mountains. With the  
3 implementation of MM Aesthetics 1, impacts to the scenic highway from  
4 the tank(s) will be less than significant. The significant area-wide scenic  
5 resources on-site is the Lakeview Mountains. Retention of the mountains  
6 as open space avoids substantial damage to scenic resources on site.

7 11.1 Accommodate the Hemet to Corona/Lake Elsinore CETAP Corridor in  
8 accordance with the General Plan Circulation Element. The Villages of  
9 Lakeview Specific Plan will play a major roll in accommodating the  
10 installation of the corridor. The project fronts along 4.5 miles of Ramona  
11 Expressway and will be responsible for extensive right-of-way and  
12 payment of fees toward the development of the CETAP Corridor through  
13 this area. The master developer for The Villages of Lakeview has  
14 assembled over 147 parcels through over 18 transactions to form the  
15 proposed project site. The consolidation of parcels under one control  
16 offers the ability to provide funding such that the CETAP Corridor may be  
17 constructed more quickly than if scattered ownerships had developed over  
18 time.

19 13.1 Conserve the existing intact upland habitat block in the Lakeview  
20 Mountains for the benefit of raptors, burrowing owl, and cactus wren. The  
21 Villages of Lakeview Specific Plan designates all of the existing upland  
22 habitat block in the Lakeview Mountains as Open Space Conservation,  
23 except for a water tank site. Thus the area is preserved for the benefit of  
24 raptors, burrowing owl, and cactus wren. To accomplish this, the project  
25 is converting all of the land currently designated as Rural Mountains in the  
26 General Plan to Open Space to conserve this area in its natural state.

1 13.2 Conserve clay soils intermixed with or near vernal pools occurring in the  
2 middle reaches of the San Jacinto River supporting core populations of  
3 thread-leaved brodiaea. Clay soils and vernal pools are located within the  
4 project site and are located within proposed conservation areas and will be  
5 avoided.

6 13.3 Conserve wetland habitats along the San Jacinto River including existing  
7 vernal playas, vernal pools and associated watersheds. Maintain watershed  
8 processes that contribute to and enhance water quality and the hydrologic  
9 regime. The existing wetlands habitats along the San Jacinto River are  
10 directly preserved through designated open space areas within the project  
11 site along the flood plain of the river. The hydrologic conditions which  
12 created and main these wetland features will be simulated by water from  
13 the proposed project site being released in comparable flows. In the case  
14 of the project's common boundary with the San Jacinto Wildlife Area,  
15 stormwaters collected east of Davis Road will be released through a broad  
16 overflow area of the channel which will sheet flow to the Marvin Road  
17 ditch and overflow into the SJWA as currently happens. West of Davis  
18 Road stormwater will be retained and/or diverted such that no more than  
19 current volumes impact vernal pool areas. Outflows into the San Jacinto  
20 River at the westernmost edge of the project will increase downstream  
21 flows during storm events but will not result in nuisance water runoff in  
22 amounts which will change the hydrologic regime of the river. This issue  
23 is discussed in detail in the Biology and Hydrology sections of this DEIR.

24 13.4 Conserve Willow-Domino-Travers soils that support sensitive plants such  
25 as spreading navarretia, San Jacinto Valley crownscale, Coulter's  
26 goldfields, Parish's brittlescale, and Davidson's saltbrush. These sensitive  
27 plant species were not found on site, however, the San Jacinto Wildlife  
28

1 Area contains a number of sensitive plant populations, some of which are  
2 immediately adjacent or in close proximity to the project site. These  
3 include the thread-leaved brodiaea, San Jacinto Valley crownscale, smooth  
4 tarplant, and Coulter's goldfields. The soils which support these species  
5 are conserved within the SJWA and although the soils series exist within  
6 the proposed project site, the areas are presently farmed or otherwise  
7 disturbed and cannot support plant species. The 500-foot setback from the  
8 SJWA established within the Resort Village of the project will conserve  
9 some of these soils types.

10 13.5 Maintain and enhance linkage value of the San Jacinto River for wildlife  
11 movement and live-in habitat. The project includes a wildlife corridor  
12 connection from the Lakeview Mountains, which are being retained in  
13 open space, to Ramona Expressway where the corridor will be continued  
14 north, under MSCHP requirements, to enhance the linkage value of the  
15 San Jacinto River. The 500-foot buffer and open space proposed within  
16 the Resort Village portion of the project will also maintain the SJWA and  
17 the river for wildlife movement and live-in habitat by keeping  
18 development setback.

19 13.6 Conserve grasslands adjacent to coastal sage scrub habitats as foraging  
20 habitat for raptors. The proposed wildlife corridor on-site consists of  
21 grasslands and/or open fields adjacent to the coastal sage scrub habitats of  
22 the Lakeview Mountains. In addition, some areas at the toe of slope of the  
23 mountains will be conserved in open space. Both these areas will allow  
24 for the foraging by raptors. In addition, the 500-foot buffer area adjacent  
25 to the SJWA will be maintained in natural area and or open fields which  
26 will also support raptor foraging on-site.

1 14.1 Protect life and property from the hazards of flood events through  
2 adherence to the Flood and Inundation section of the General Plan Safety  
3 Element. The implementing projects that will occur within the proposed  
4 Specific Plan will comply with the Flood and Inundation section of the  
5 General Plan Safety Element. No development is proposed within the San  
6 Jacinto River floodplain.

7 14.2 Adhere to the flood proofing, flood protection requirements, and Flood  
8 Management Review requirements of Riverside County Ordinance No.  
9 458 Regulating Flood Hazard Areas. Implementing projects within the  
10 Specific Plan will adhere to the requirements of Riverside County Flood  
11 Control and Water Conservation District. The entirety of development of  
12 The Villages of Lakeview is outside of any Flood Hazard areas.

13 14.3 Require that proposed development projects that are subject to flood  
14 hazards, surface ponding, high erosion potential or sheet flow be  
15 submitted to the Riverside County Flood Control and Water Conservation  
16 District for review. Implementing projects within the Specific Plan will  
17 adhere to the requirements of Riverside County Flood Control and Water  
18 Conservation District. The entirety of development of The Villages of  
19 Lakeview is outside of any Flood Hazard areas.

20 15.1 Protect life and property from wildfire hazards through adherence to the  
21 Fire Hazards section of the General Plan Safety Element. A 100-foot wide  
22 fuel modification zone is proposed between all residences and the natural  
23 vegetation of the Lakeview Mountains. Water tanks will be installed to  
24 maintain water pressure and fire flows to the entire project and improve  
25 the fire flows in the existing Lakeview community.

26 16.1 Protect life and property from seismic related incidents through adherence  
27 to the Seismic Hazards section of the General Plan Safety Element. The  
28



1 proposed The Villages of Lakeview Specific Plan, being part of the  
2 Lakeview/Nuevo area, has a very low liquefaction potential.  
3 Conformance with Uniform Building Code standards, enforcement of  
4 setbacks from local faults, and sound grading practices will help to  
5 mitigate any potentially concerning circumstances. This area will be  
6 developed as park land or open space. The eastern end of the project area  
7 is comprised of lands designated for conservation and Rural Mountainous  
8 Residential development. Both of these areas will be designated as open  
9 space in The Villages of Lakeview.

10 17.1 Identify ridgelines that provide a significant visual resource for the  
11 Lakeview/Nuevo planning area through adherence to the General Plan  
12 Land Use Element. The Lakeview Mountains contains steep slopes and  
13 provide a visual resource for the planning area. The project proposes to  
14 designate all of its property within these mountains as Open Space which  
15 will preserve this visual resource for the community.

16 17.2 Protect life and property through adherence to the Hillside Development  
17 and Slope policies of the General Plan Land Use Element and the Slope  
18 and Soil Instability Hazards policies of the General Plan Safety Element.  
19 The development standards for The Villages of Lakeview Specific Plan  
20 encourage passive solar design and day-lighting for new structures.

21 D. Land Use Element Policies

22 2.1 Accommodate land use development in accordance with the patterns and  
23 distribution of use and density depicted on the General Plan Land Use  
24 Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with  
25 the following: The Lakeview/Nuevo Area Plan's map designates the  
26 approximate 2,800-acre project site with the following land uses:  
27 Agriculture (AG) with and without a Community Development Overlay  
28

(CDO), Rural Residential (RR) with a Community Development Overlay, Low Density Residential – Rural Community (LDR-RC), Very Low Density Residential – Rural Community (VLDR-RC), Rural Mountainous (RM), Low Density Residential – Community Development (LDR – CD), Open Space Conservation (OS-C), and Commercial Retail (CR). Although an approximate 1,445-acre portion of the project is within the Community Development General Plan Foundation or entitled to a Community Development Overlay (CDO), the Lakeview/Nuevo Area Pl did not provide this CDO area with development standards or intensities by which it should be developed, nor did the County provide developed “Buildout” assumptions for this area in the Statistical Summary for the Lakeview/Nuevo Area Plan or the General Plan. As defined in the Lakeview/Nuevo Area Plan *Table 2: Statistical Summary of Lakeview/Nuevo Area Plan*, the combined communities could expect approximately 26,778 dwelling units at buildout within the 27.745 acres that comprise Lakeview/Nuevo Area Plan. The Villages of Lakeview Specific Plan proposes 11,150 homes within its 2,789 acres. By comparison, the project area makes up approximately 10 percent of the Lakeview/Nuevo Area Plan while the number of dwelling units makes up 42 percent of all the dwelling units anticipated. Based on the Area Plan’s statistics, there would be approximately 1 dwelling unit per acre while the project would provide four times that density over its entire project area. Within the project development the lowest density proposed is 5-8 dwelling units per acre to a high of 40 dwelling units per acre in the Town Center. In June 2006, the Riverside County Board of Supervisors approved a request by the applicant to proceed with a General Plan Amendment to consider conversion of land within the project from

1 Agriculture, Rural, and Rural Community Foundations to the Open Space  
2 and Community Development Foundations. The final outcome, if  
3 approved, would result in approximately 1,095 acres in the Open Space  
4 Foundation and approximately 1,684 acres in the Community  
5 Development Foundation, according to the staff report from the June 2006  
6 hearing. The findings and recommendations from this hearing can be  
7 found in Appendix B (CD#3) of the DEIR. In this approval to proceed,  
8 the County found that the Foundations are "unusually compelling" and  
9 "based on ample evidence that new conditions or circumstances" exist that  
10 justify modification on the General Plan which do not conflict with the  
11 overall Riverside County Vision.

- 12 a. Provide a land use mix at the countywide and area plan levels  
13 based on projected need and supported by evaluation of impacts to  
14 the environment, economy, infrastructure, and services. The  
15 overall intent of LU.2.1.a is to provide a land use mix with a  
16 project that is well supported with the evaluation of the impacts to  
17 the environment, the economy, infrastructure and services. This  
18 intent is met by The Villages of Lakeview project. The population  
19 of Riverside County is expected to be approximately 3.4 million by  
20 2030 and more housing units will be needed to accommodate the  
21 new residents. At the countywide level, the RCIP Vision  
22 Statement sets forth various topical visions aimed at proactively  
23 dealing with the aforementioned need for growth with its social  
24 and development issues, some of which include: The idea that  
25 growth should not be forestalled but accommodated with quality  
26 development; That population growth is inevitable and therefore  
27 should be focused where it can be best be accommodated; and That  
28

1 the County incentivize and stimulate the development community  
2 "to exceed the norms of development standards" to create  
3 "communities of excellence". The proposed project provides a  
4 mix of land uses within a master planned community setting  
5 including a range of residential types, parks, schools, over 1,000  
6 acres of open space, commercial/residential mixed use, and public  
7 facilities. This comprehensive approach will assist the County in  
8 meeting its vision and accommodating project growth. The EIR  
9 evaluated in detail impacts to the environment of the proposal; a  
10 fiscal impact report has been prepared (Appendix K (CD#4))  
11 which sets forth the conditions under which the project will have a  
12 positive fiscal impact on the County; infrastructure necessary to  
13 serve the project area is evaluated in the specific plan and the  
14 EMWD Master Plan for Water, Sewer, and Recycled Water in the  
15 Lakeview/Nuevo area (EIR SCH 2007101043); and public services  
16 will be provided as identified in the specific plan and addressed in  
17 the EIR. The proposed The Villages of Lakeview Specific Plan  
18 will exceed the housing needs based on the County's original  
19 evaluation of the Lakeview/Nuevo Planning Area. Although The  
20 Villages of Lakeview has a mix of residential densities and  
21 proposes other land uses, including commercial, the amount of  
22 growth proposed by The Villages of Lakeview was not anticipated  
23 by the Lakeview/Nuevo Area Plan. However, the proposed  
24 development was reviewed by the Board, including when it  
25 considered initiating Foundation Amendments, and have been  
26 considered acceptable by the Board of Supervisors which found  
27 that "based on ample evidence that new conditions or  
28

1 circumstances” exist that justify modification on the General Plan  
2 which do not conflict with the overall Riverside County Vision.  
3 This project proceeded through the amendment process as required  
4 and was able to make these findings in June of 2006 when the  
5 Board of Supervisors allowed the project to proceed with the  
6 process of amending the GP. Therefore, these GP-established  
7 thresholds for changes to GP land uses have been met by the  
8 project meets. With a recommendation of adoption by staff, and  
9 with a subsequent discretionary action of adopting the project  
10 General Plan Amendment (GPA), the Board will be indicating that  
11 project is consistent with the General Plan.

- 12 b. Accommodate a range of community types and character, from  
13 agricultural and rural enclaves to urban and suburban communities.

14 The Villages of Lakeview Specific Plan proposes a range of  
15 community types with a housing and land use mix that ranges from  
16 Medium High Residential to Very High Density Residential, Open  
17 Space, Mixed Use Town Center (including residential), Park, and  
18 Public Facility / Open Space. The Villages of Lakeview  
19 accommodates the portion of the policy that relates to establishing  
20 urban and suburban communities. The proposed project is located  
21 adjacent to the rural community of Lakeview/Nuevo, the San  
22 Jacinto Wildlife Area, and active agriculture. Through the use of  
23 buffers, setbacks and an expanded circulation system, all these  
24 surrounding uses will be retained and allowed to continue which  
25 will provide for the full range of community types addressed in  
26 this policy.  
27  
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- 1 c. Provide for a broad range of land uses, intensities, and densities,  
2 including a range of residential, commercial, business, industry,  
3 open space, recreation, and public facilities uses. The Villages of  
4 Lakeview Specific Plan will create a master-planned community  
5 consisting of medium high density, high density, and very high  
6 density residential types, four potential K-8 schools, mixed-use  
7 commercial / residential, open space, and public and civic  
8 facilities. The proposed project will also include a mixed-use town  
9 center that may include a grocery store, a drug store, possible  
10 public facilities including a sheriff sub-station and post office, and  
11 other commercial uses that would serve the need of the  
12 community. There is no industry planned as part of The Villages  
13 of Lakeview, however, the project addresses and accommodates  
14 the continued operation of the Nutrilite manufacturing facility  
15 located adjacent to the site.
- 16 d. Concentrate growth near community centers that provide a mixture  
17 of commercial, employment, entertainment, recreation, civic, and  
18 cultural uses to the greatest extent possible. The Lakeview/Nuevo  
19 Area Plan was two defined community center areas west of the San  
20 Jacinto River. Currently, the area east of the San Jacinto River  
21 (this includes the project site) reflects a pattern of predominantly  
22 low density residential character with pockets of commercial use  
23 within the communities of Lakeview and Nuevo. The Villages of  
24 Lakeview Specific Plan creates its own master-planned community  
25 consisting of medium high density, high density, and very high  
26 density residential types, proposed three K-8 schools, mixed-use  
27 commercial / residential, parks and open space that collectively  
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1 may contain the attributes that contribute to a community center  
2 outside of where the Lakeview/Nuevo Area Plan intended this type  
3 of development. Accordingly, The Villages of Lakeview will  
4 concentrate the densest residential developments surrounding the  
5 proposed Mixed Use Village, which is equivalent to the General  
6 Plan land use designation of Community Center. e. Concentrate  
7 growth near or within existing urban and suburban areas to  
8 maintain the rural and open space character of Riverside County to  
9 the greatest extent possible.

- 10 e. Concentrate growth near or within existing urban and suburban  
11 areas to maintain the rural and open space character of Riverside  
12 County to the greatest extent possible. Currently, Lakeview/Nuevo  
13 Area Plan anticipates that the western half of the planning area,  
14 near the city of Perris, would be comprised of primarily residential  
15 development growth concentrated near an existing suburban area  
16 and to maintain the rural and open space character of this portion  
17 of Riverside County. The proposed The Villages of Lakeview  
18 Specific Plan proposes new suburban areas in proximity to other  
19 areas within the Lakeview/Nuevo Area Plan that are designated for  
20 urban and suburban development and to the existing rural  
21 community of Lakeview/Nuevo. There are areas within The  
22 Villages of Lakeview that are currently designated for agricultural  
23 and rural uses, and open space; and portions of the project area  
24 were provided with a "Community Development Overlay" by  
25 Riverside County GP. This project also provides for  
26 approximately 1,000 acres of open space for conservation through  
27 the RCA on its land use plan, and concentrates development away  
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1 from biologically sensitive areas thus preserving the Lakeview  
2 Mountains as open space in perpetuity. The project proposes to  
3 concentrate growth near the existing Ramona Expressway (future  
4 CETAP Mid-County Parkway) which is a corridor intended to link  
5 and focus urban/suburban areas. Regardless, this project will  
6 present a change in residential densities next to existing rural  
7 properties and is not located adjacent to any existing urban or  
8 suburban area. However, with the implementation of the proposed  
9 buffers and setbacks from the existing adjacent agricultural uses  
10 (300 feet), rural community (on- and off-site trails and extra 30-  
11 foot setback), and wildlife area (500 feet), implementation of the  
12 Design Guidelines of the Lakeview/Nuevo Area Plan, and The  
13 Villages of Lakeview Specific Plan, the impacts to the existing  
14 rural properties will be minimized. In the end, The Villages of  
15 Lakeview Specific Plan will be left with approximately 2,800 acres  
16 (the entire project site) of land within the Community  
17 Development Foundation. After the project is implemented per  
18 The Villages of Lakeview Specific Plan, approximately 48 percent  
19 will be residential, commercial, and civic land uses; and 52 percent  
20 will remain in various forms of open space (conservation, parks,  
21 trails, earthen drainage channels, landscape setbacks, terrace  
22 slopes, and open space). The City of San Jacinto borders the  
23 project to the east. Although today the area is primarily dairies and  
24 agriculture, the San Jacinto General Plan and a large specific plan  
25 identify the area immediately to the east of the project as  
26 developed commercial/industrial and residential area. Thus,  
27 because the project preserves nearly 1,000 acres of conservation  
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1 open space and over 50% of the project is some type of open  
2 space, provides buffers and design standards that will transition to  
3 less dense existing areas, is located along a CETAP corridor, and is  
4 located immediately adjacent to suburban/urban uses planned in  
5 San Jacinto, the project provides consistency with the General  
6 Plan. See also discussion under LU2.1.a, above.

- 7 f. Site development to capitalize upon multi-modal transportation  
8 opportunities and promote compatible land use arrangements that  
9 reduce reliance on the automobile. The Lakeview/Nuevo area is a  
10 rural area of Riverside County which has no multi-modal  
11 transportation opportunities currently available to its residence.  
12 The Villages of Lakeview's more urban densities will be  
13 developed along Ramona Expressway which is a major  
14 transportation corridor (future CETAP Mid County Parkway) that  
15 could encourage the development of future bus routes to the area,  
16 including buses from the project site to the planned Metrolink  
17 Perris Valley commuter rail line to the area, including buses from  
18 the project site to the planned Metrolink Perris Valley commuter  
19 rail line to be located adjacent to the I-215. The proposed The  
20 Villages of Lakeview Specific Plan offers a mix of residential  
21 commercial services with the commercial portion of the project  
22 that residents will be able to access either by bike or by foot,  
23 reducing their reliance on automobiles. The Villages of Lakeview  
24 also allows for the opportunity for a Park and Ride to be  
25 developed.
- 26 g. Prevent inappropriate development in areas that are  
27 environmentally sensitive or subject to severe natural hazards. The  
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1 Villages of Lakeview Specific Plan residential development is set  
2 back 500 feet from the San Jacinto Wildlife Area and retains over  
3 1,000 acres of open space in the Lakeview Mountains and along  
4 the San Jacinto River, both environmentally sensitive areas. The  
5 proposed The Villages of Lakeview Specific Plan, being part of the  
6 Lakeview/Nuevo area, has a very low liquefaction potential.  
7 Conformance with the Uniform Building Code standards,  
8 enforcement of setbacks from local faults, and sound grading  
9 practices will help to mitigate any potentially concerning  
10 circumstances. Within the northern portion of the  
11 Lakeview/Nuevo area and within the project site is the 100-year  
12 flood plain. No habitable structures will be developed in the flood  
13 plain. This area will be developed as park land or open space. The  
14 toe of slope of the Lakeview Mountains have been identified has  
15 having the potential for rockfall hazards. The project is designed  
16 to address this issue, as discussed in the Geology/Soils section of  
17 the EIR.

- 18 3.1 Accommodate land use development in accordance with the patterns and  
19 distribution of use and density depicted on the General Plan Land Use  
20 Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with  
21 the following concepts: The Lakeview/Nuevo Area Plan's map designates  
22 the approximate 2,800-acre project site with the following land uses:  
23 Agriculture (AG) with and without a Community Development Overlay  
24 (CDO), Rural Residential (RR) with a Community Development Overlay,  
25 Low Density Residential -- Rural Community (LDR-RC), Very Low  
26 Density Residential -- Rural Community (VLDR-RC), Rural Mountainous  
27 (RM), Low Density Residential -- Community Development (LDR -- CD),  
28

1 Open Space Conservation (OS-C), and Commercial Retail (CR).  
2 Although an approximate 1,445-acre portion of the project is within the  
3 Community Development General Plan Foundation or entitled to a  
4 Community Development Overlay (CDO), the Lakeview/Nuevo Area PI  
5 did not provide this CDO area with development standards or intensities  
6 by which it should be developed, nor did the County provide developed  
7 "Buildout" assumptions for this area in the Statistical Summary for the  
8 Lakeview/Nuevo Area Plan or the General Plan. As defined in the  
9 Lakeview/Nuevo Area Plan *Table 2: Statistical Summary of*  
10 *Lakeview/Nuevo Area Plan*, the combined communities could expect  
11 approximately 26,778 dwelling units at buildout within the 27.745 acres  
12 that comprise Lakeview/Nuevo Area Plan. The Villages of Lakeview  
13 Specific Plan proposes 11,150 homes within its 2,789 acres. By  
14 comparison, the project area makes up approximately 10 percent of the  
15 Lakeview/Nuevo Area Plan while the number of dwelling units makes up  
16 42 percent of all the dwelling units anticipated. Based on the Area Plan's  
17 statistics, there would be approximately 1 dwelling unit per acre while the  
18 project would provide four times that density over its entire project area.  
19 Within the project development the lowest density proposed is 5-8  
20 dwelling units per acre to a high of 40 dwelling units per acre in the Town  
21 Center. In June 2006, the Riverside County Board of Supervisors  
22 approved a request by the applicant to proceed with a General Plan  
23 Amendment to consider conversion of land within the project from  
24 Agriculture, Rural, and Rural Community Foundations to the Open Space  
25 and Community Development Foundations. The final outcome, if  
26 approved, would result in approximately 1,095 acres in the Open Space  
27 Foundation and approximately 1,684 acres in the Community  
28

1 Development Foundation, according to the staff report from the June 2006  
2 hearing. The findings and recommendations from this hearing can be  
3 found in Appendix B (CD#3) of the DEIR. In this approval to proceed,  
4 the County found that the Foundations are "unusually compelling" and  
5 "based on ample evidence that new conditions or circumstances" exist that  
6 justify modification on the General Plan which do not conflict with the  
7 overall Riverside County Vision.

8 a. Accommodate communities that provide a balanced mix of land  
9 uses, including employment, recreation, shopping, and housing.

10 The population of Riverside County is expected to be  
11 approximately 3.4 million by 2030 and more housing units will be  
12 needed to accommodate the new residents. At the countywide  
13 level, the RCIP Vision Statement sets forth various topical visions  
14 aimed at proactively dealing with the aforementioned need for  
15 growth with its social and development issues, some of which  
16 include: The idea that growth should not be forestalled but  
17 accommodated with quality development; That population growth  
18 is inevitable and therefore should be focused where it can be best  
19 be accommodated; and That the County incentivize and stimulate  
20 the development community "to exceed the norms of development  
21 standards" to create "communities of excellence". The proposed  
22 project provides a mix of land uses within a master planned  
23 community setting including a range of residential types, parks,  
24 schools, over 1,000 acres of open space, commercial residential  
25 mixed use, and public facilities. This comprehensive approach  
26 will assist the County in meeting its vision and accommodating  
27 project growth. The EIR evaluated in detail impacts to the  
28

1 environment of the proposal; a fiscal impact report has been  
2 prepared (Appendix K (CD#4)) which sets forth the conditions  
3 under which the project will have a positive fiscal impact on the  
4 County; infrastructure necessary to serve the project area is  
5 evaluated in the specific plan and the EMWD Master Plan for  
6 Water, Sewer, and Recycled Water in the Lakeview/Nuevo area  
7 (EIR SCH 2007101043); and public services will be provided as  
8 identified in the specific plan and addressed in the EIR.

- 9 b. Assist in and promote the development of infill and underutilized  
10 parcels which are located in Community Development areas, as  
11 identified on the General Plan Land Use Map. A large portion of  
12 the proposed The Villages of Lakeview Specific Plan is proposed  
13 for inclusion to a Community Development Overlay area as  
14 identified by the RCIP. However, the existing properties within  
15 the geographic area of The Villages of Lakeview have not  
16 developed in accordance with those designations, so the existing  
17 land uses of the geographic area of The Villages of Lakeview are  
18 considered underutilized. Although those underutilized properties  
19 are not within The Villages of Lakeview Specific Plan project area,  
20 the development of the project, and the infrastructure that is  
21 required, will indirectly facilitate the development of those  
22 properties. Additionally, not all new development which will be  
23 required to meet projected population demand within the County in  
24 the next 25 years can be accommodated with infill development.  
25 Therefore, because this project does develop parcels located with  
26 Community Development areas, is not a traditional infill project,

1 and will assist in meeting the County's housing demand in the  
2 future, it is consistent with the intent of the General Plan.

- 3 c. Create street and trail networks that directly connect local  
4 destinations, and that are friendly to pedestrians, equestrians,  
5 bicyclists, and others using non-motorized forms of transportation.

6 A multi-purpose trail system is provided along the side of several  
7 level of roadway categories. All levels of street hierarchy include  
8 a sidewalk and / or multi-purpose trail to facilitate pedestrian travel  
9 and to permit pedestrian access to areas and trail within the  
10 community. Pursuant to the Lakeview/Nuevo Area Plan, a  
11 Community Trail is planned along the MWD Aqueduct. Trails are  
12 also proposed to connect to the trails along the San Jacinto River.  
13 The proposed development will not conflict with or hinder the  
14 development of this trail.

- 15 d. Provide the opportunity to link communities through access to  
16 multi-modal transportation systems. The Lakeview/Nuevo area is  
17 a rural area of Riverside County which has no multi-modal  
18 transportation opportunities currently available to its residence.  
19 The Villages of Lakeview's more urban densities will be  
20 developed along Ramona Expressway which is a major  
21 transportation corridor (future CETAP Mid County Parkway) that  
22 could encourage the development of future bus routes to the area,  
23 including buses from the project site to the planned Metrolink  
24 Perris Valley commuter rail line to the area, including buses from  
25 the project site to the planned Metrolink Perris Valley commuter  
26 rail line to be located adjacent to the I-215. The proposed The  
27 Villages of Lakeview Specific Plan offers a mix of residential /  
28

1 commercial services with the commercial portion of the project  
2 that residents will be able to access either by bike or by foot,  
3 reducing their reliance on automobiles. The Villages of Lakeview  
4 also allows for the opportunity for a Park and Ride to be  
5 developed.

- 6 e. Encourage the provision of public art. Although the Specific Plan  
7 did not include policies that addressed the provision of public art,  
8 mitigation measure MM Land Use 3 was included in EIR No. 471  
9 to encourage public art, and to provide a mechanism for  
10 interpretation of some of the historic land uses of the project site.  
11 Public art and/or historic interpretation art or exhibits, shall be  
12 incorporated into the project in a minimum of three locations.  
13 Therefore, the project when complete will be consistent with this  
14 General Plan policy.

- 15 3.2 Use open space, greenways, recreational lands, and watercourses as  
16 community separators. The Villages of Lakeview will provide setbacks  
17 and the use of the natural terrain to provide separation between the City of  
18 San Jacinto and the wildlife area. Along the northwest boundary the  
19 project proposes a 500-foot greenbelt which serves as a setback for  
20 development from the San Jacinto Wildlife Area which may include parks,  
21 agriculture, drainage facilities, and trails. This separates the Wildlife Area  
22 from the proposed project. Along the eastern project boundary, the project  
23 proposes to designate the hills as open space which separates the project  
24 area from the City of San Jacinto. In addition, PA 77 includes a  
25 Community Separator Overlay which will provide visual separation and  
26 monumentation signage along the Ramona Expressway at the eastern site  
27 boundary.  
28

1           4.1   Require that new developments be located and designed to visually  
2                   enhance, not degrade the character of the surrounding area through  
3                   consideration of the following concepts:

4           a.    Compliance with the design standards of the appropriate area plan  
5                   land use category. The proposed The Villages of Lakeview  
6                   Specific Plan has developed its own Design Guidelines, based  
7                   partially on the Lakeview/Nuevo Design Guidelines.

8           b.    Require that structures be constructed in accordance with the  
9                   requirements of the County's zoning, building, and other pertinent  
10                  codes and regulations. The Villages of Lakeview Specific Plan has  
11                  established its own set of zoning standards, and development will  
12                  occur in accordance with those requirements and with all other  
13                  applicable zoning regulations not in the specific plan. Building  
14                  codes and other pertinent regulations will be applied to the project  
15                  as it develops.

16           c.    Require that an appropriate landscape plan be submitted and  
17                   implemented for development projects subject to discretionary  
18                   review. Prior to the issuance of building permits, the Planning  
19                   Dept. must approve plans for developed common open space areas,  
20                   including landscaping and irrigation plans. Plans include final  
21                   grading plans, irrigation plans certified by a landscape architect,  
22                   certified landscape plans, fence treatment, and special treatment /  
23                   buffer area treatment plans. The Villages of Lakeview Specific  
24                   Plan Development Standards support this.

25           d.    Require that new development utilize drought tolerant landscaping  
26                   and incorporate adequate drought-conscious irrigation systems.  
27                  The proposed The Villages of Lakeview Specific Plan's conceptual  
28



1 landscape plan requires the implementation of water use efficiency  
2 measures such as use of drought tolerant plants, grouping plans  
3 with similar irrigation requirements, use of mulch, and water  
4 efficient irrigation systems, consistent with County Ordinance No.  
5 859, Article XIXf.

6 e. Pursue energy efficiency through street configuration, building  
7 orientation, and landscaping to capitalize on shading and facilitate  
8 solar energy, as provided for in Title 24 of the California  
9 Administrative Code [Code of Regulations]. Passive energy  
10 efficiency techniques will occur within the proposed The Villages  
11 of Lakeview Specific Plan, including orientation of buildings,  
12 planting trees to take advantage of sun and adequate roof  
13 overhangs. Active energy efficiency measures will be addressed  
14 and required on Title 24 for such methods as proper wall and  
15 ceiling installation.

16 f. Incorporate water conservation techniques, such as groundwater  
17 recharge basins, use of porous pavement, drought tolerant  
18 landscaping, and water recycling, as appropriate. The Villages of  
19 Lakeview Specific Plan maintains as much or more floodplain as  
20 exists, so recharge will be maintained. Drought tolerant  
21 landscaping will be implemented throughout the Specific Plan and  
22 a demonstration garden is proposed, in order to educate  
23 homeowners. The project will install nonpotable water lines to  
24 utilize EMWD recycled water as it becomes available.

25 g. Encourage innovative and creative design concepts. Unique and  
26 creative designs are encouraged and recommend providing  
27 variation and interest in the development. Some of these elements  
28

1 include building articulations, single story elements, roof forms  
2 and pitches, shade and shadow relief, and varied architectural style.

3 h. Encourage the provision of public art. Although the Specific Plan  
4 did not include policies that addressed the provision of public art,  
5 mitigation measure MM Land Use 3 was included in EIR No. 471  
6 to encourage public art, and to provide a mechanism for  
7 interpretation of some of the historic land uses of the project site.  
8 Public art and/or historic interpretation art or exhibits, shall be  
9 incorporated into the project in a minimum of three locations.  
10 Therefore, the project when complete will be consistent with this  
11 General Plan policy.

12 i. Include consistent and well-designed signage that is integrated  
13 with the building's architectural character. At the specific plan  
14 level, no particular signs on buildings are proposed. Signage  
15 standards within the specific plan are limited in their scope but will  
16 conform to the project's design guidelines and Riverside County  
17 Ordinance No. 348. The Design Guidelines provide for  
18 monumentation of the community and signage. Commercial  
19 signage will be submitted for approval by the County of Riverside  
20 Planning Department.

21 j. Provide safe and convenient vehicular access and reciprocal access  
22 between adjacent commercial uses. The project's circulation  
23 system will be designed to provide safe and convenient vehicular  
24 access to all commercial uses that complies with Riverside County  
25 Transportation Department and Fire Department requirements.  
26 During future site plan reviews, assessments can be made for the  
27  
28

1 possibility of reciprocal access between adjacent commercial,  
2 business park, and light industrial uses.

3 k. Locate site entries and storage bays to minimize conflicts with  
4 adjacent residential neighborhoods. At the time of site plan  
5 review, the Riverside County Planning Department will apply all  
6 applicable design standards to minimize conflicts with adjacent  
7 residential neighborhoods.

8 l. Mitigate noise, odor, lighting, and other impacts on surrounding  
9 properties. To the extent feasible at the specific plan level, the EIR  
10 has found these types of impacts to be less than significant or  
11 reduced to a less than significant level through mitigation included  
12 in the EIR.

13 m. Provide and maintain landscaping in open spaces and parking lots.  
14 The design guidelines of The Villages of Lakeview Specific Plan  
15 provide guidance for designing open space landscaping in common  
16 areas and requires that the developer or an established association  
17 maintain all common landscape areas. The Guidelines also require  
18 that all areas not devoted to parking, drive aisles, building, or  
19 operational areas shall be landscaped and permanently maintained  
20 and parking lots will be landscaped in accordance with Riverside  
21 County Ordinance No. 348 requirements.

22 n. Include extensive landscaping. The proposed The Villages of  
23 Lakeview Specific Plan has developed unique Design Guidelines  
24 which will encourage appropriate landscaping. The tree planting  
25 and landscaping program in The Villages of Lakeview Specific  
26 Plan is proposed to be extensive with the use of drought tolerant  
27 and non-invasive plant species. The proposed The Villages of  
28

1 Lakeview Specific Plan will adhere to standards detailed in the  
2 Specific Plan's landscaping standards and guidelines, and in  
3 Riverside County Ordinance No. 348 and 859.

- 4 o. Preserve natural features, such as unique natural terrain, drainage  
5 ways, and native vegetation, wherever possible, particularly where  
6 they provide continuity with more extensive regional systems. The  
7 natural features of the site include natural drainages and chaparral  
8 types of vegetation within the Lakeview Mountains which are  
9 supposed to be preserved in conservation open space. Some areas  
10 of native vegetation along the San Jacinto River area also proposed  
11 to be retained in open space. Both these areas are identified for  
12 conservation and provide continuity with the regional system  
13 identified in the Western Riverside County Multi-Species Habitat  
14 Conservation Plan (MSHCP).

- 15 p. Require that new development be designed to provide adequate  
16 space for pedestrian connectivity and access, recreational trails,  
17 vehicular access and parking, supporting functions, open space,  
18 and other pertinent elements. The project offers a trail network  
19 along the public right-of-way with potential connections to a  
20 regional trail network and access opportunities along the four mile  
21 MWD aqueduct corridor. A minimum of four active parks  
22 containing approximately 55 acres are included in The Villages of  
23 Lakeview Specific Plan. Additionally, more than 50 acres of  
24 passive parks are located adjacent to the San Jacinto Wildlife Area  
25 (SJWA) and the Lakeview Mountains. An extensive trail system  
26 connects parks, open space, and community facilities. Landscaped  
27 streets include sidewalks for pedestrian access. The residential  
28

1 community will have access to sidewalks and on-street bike lanes  
2 within the greater area of Lakeview/Nuevo.

3 q. Design parking lots and structures to be functionally and visually  
4 integrated and connected. Development within the proposed  
5 project will comply with the specific plan's design guidelines and  
6 applicable Riverside County zoning ordinance requirements  
7 regarding the design and screening of parking areas.

8 r. Site buildings access points along sidewalks, pedestrian areas, and  
9 bicycle routes, and include amenities that encourage pedestrian  
10 activity. The Design Guidelines encourage buildings to be oriented  
11 to public plazas and parks to encourage social gathering places for  
12 the community. The guidelines also encourage development of  
13 sidewalk cafes and outdoor restaurant seating. Within Town  
14 Center area buildings will be fronted on major streets, internal  
15 drive aisles, parking areas, and pedestrian areas. Entrances and  
16 access points will be defined so they can be easily recognized.

17 s. Establish safe and frequent pedestrian crossings. Internal  
18 sidewalks will connect to The Villages of Lakeview Specific Plan  
19 development to internal parks and to other project areas.  
20 Pedestrian connectivity and movement is emphasized in street and  
21 parking areas designed with numerous crossing points at parking  
22 and street improvements.

23 t. Create a human-scale ground floor environment that includes  
24 public open areas that separate pedestrian space from auto traffic  
25 or where mixed, it does so with special regard to pedestrian safety.  
26 The Design Guidelines of The Villages of Lakeview provide  
27 guidance for designing residential units with single-story elements.  
28

1 Other provisions of The Villages of Lakeview, particularly the  
2 central park in Planning Area 39 and the Mixed Use Village,  
3 comply with this policy.

4 4.2 Require property owners to maintain structures and landscaping to a high  
5 standard of design, health, and safety through the following:

- 6 a. Provide proactive code enforcement activities. The proposed The  
7 Villages of Lakeview Specific Plan Design Guidelines will  
8 complement the County-wide Design Guidelines applicable to this  
9 area.
- 10 b. Promote programs and work with local service organizations and  
11 educational institutions to inform residential, commercial, and  
12 industrial property owners and tenants about property maintenance  
13 methods. The Villages of Lakeview Specific Plan requires that a  
14 Homeowner's Association shall be established for the specific plan  
15 area, to assume ownership and maintenance responsibility for all  
16 common recreation, open space, private circulation systems within  
17 gated communities and within multi-family complexes, and  
18 landscaped areas. The Homeowners' Association will enforce any  
19 property and landscaping maintenance requirements established by  
20 the association and as appropriate will provide homeowners will  
21 information regarding maintenance methods. Ongoing educational  
22 programs including property maintenance methods are a part of  
23 The Villages of Lakeview community.
- 24 c. Promote and support community and neighborhood based efforts  
25 for the maintenance, upkeep, and renovation of structures and sites.  
26 The Villages of Lakeview Specific Plan requires that a  
27 Homeowner's Association shall be established for the specific plan  
28

1 area, to assume ownership and maintenance responsibility for all  
2 common recreation, open space, private circulation systems within  
3 gated communities and within multi-family complexes, and  
4 landscaped areas. The Homeowners' Association will enforce any  
5 property and landscaping maintenance requirements established by  
6 the association and as appropriate will provide homeowners will  
7 information regarding maintenance methods. Ongoing educational  
8 programs including property maintenance methods are a part of  
9 The Villages of Lakeview community.

- 10 5.1 Ensure that development does not exceed the ability to adequately provide  
11 supporting infrastructure and services, such as libraries, recreational  
12 facilities, transportation systems, and fire/police/medical services.

13 Through the payment of Riverside County's required development impact  
14 fees (Ordinance No. 659), the implementation of the Periodic Medical  
15 Needs Assessment, which is required by Mitigation Measure 4.15.7A of  
16 the County General Plan EIR, and the implementation of mitigation  
17 measures listed in the EIR, the impacts of the proposed The Villages of  
18 Lakeview Specific Plan to public facilities and services will be less than  
19 significant.

- 20 5.2 Monitor the capacities of infrastructure and services in coordination with  
21 service providers, utilities, and outside agencies and jurisdictions to ensure  
22 that growth does not exceed acceptable levels of service. The project

23 proponent and utility providers will monitor growth and utility demand to  
24 ensure that the utility agency maintains adequate levels of service to the  
25 area. The payment of Riverside County's required development impacts  
26 fees (Ord. No. 659) and the implementation of mitigation measures listed  
27  
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1 in the EIR shall ensure that growth is provided with appropriate  
2 infrastructures for adequate level of services.

3 5.3 Review all projects for consistency with individual urban water  
4 management plans. The Eastern Municipal Water District has prepared a  
5 Water Supply Assessment which considered the District's Urban Water  
6 Management Plan and determined that the District has adequate water to  
7 supply to serve the proposed The Villages of Lakeview Specific Plan.

8 5.4 Ensure that development and conservation land uses do not infringe upon  
9 existing public utility corridors, including fee owned rights-of-way and  
10 permanent easements, whose true land use is that of "public facilities".  
11 This policy will ensure that the "public facilities" designation governs  
12 over what otherwise may be inferred by the large scale general plan maps.  
13 The Villages of Lakeview designates several "public facilities" planning  
14 areas, and will ensure that land uses do not infringe on existing public  
15 utility corridors, such as the MWD easement that traverses through the  
16 project site.

17 6.1 Require land uses to develop in accordance with the General Plan and area  
18 plans to ensure compatibility and minimize impacts. The  
19 Lakeview/Nuevo Area Plan's map designates the approximate 2,800-acre  
20 project site with the following land uses: Agriculture (AG) with and  
21 without a Community Development Overlay (CDO), Rural Residential  
22 (RR) with a Community Development Overlay, Low Density Residential  
23 – Rural Community (LDR-RC), Very Low Density Residential – Rural  
24 Community (VLDR-RC), Rural Mountainous (RM), Low Density  
25 Residential – Community Development (LDR – CD), Open Space  
26 Conservation (OS-C), and Commercial Retail (CR). Although an  
27 approximate 1,445-acre portion of the project is within the Community  
28



1 Development General Plan Foundation or entitled to a Community  
2 Development Overlay (CDO), the Lakeview/Nuevo Area Pl did not  
3 provide this CDO area with development standards or intensities by which  
4 it should be developed, nor did the County provide developed "Buildout"  
5 assumptions for this area in the Statistical Summary for the  
6 Lakeview/Nuevo Area Plan or the General Plan. As defined in the  
7 Lakeview/Nuevo Area Plan *Table 2: Statistical Summary of*  
8 *Lakeview/Nuevo Area Plan*, the combined communities could expect  
9 approximately 26,778 dwelling units at buildout within the 27.745 acres  
10 that comprise Lakeview/Nuevo Area Plan. The Villages of Lakeview  
11 Specific Plan proposes 11,150 homes within its 2,789 acres. By  
12 comparison, the project area makes up approximately 10 percent of the  
13 Lakeview/Nuevo Area Plan while the number of dwelling units makes up  
14 42 percent of all the dwelling units anticipated. Based on the Area Plan's  
15 statistics, there would be approximately 1 dwelling unit per acre while the  
16 project would provide four times that density over its entire project area.  
17 Within the project development the lowest density proposed is 5-8  
18 dwelling units per acre to a high of 40 dwelling units per acre in the Town  
19 Center. In June 2006, the Riverside County Board of Supervisors  
20 approved a request by the applicant to proceed with a General Plan  
21 Amendment to consider conversion of land within the project from  
22 Agriculture, Rural, and Rural Community Foundations to the Open Space  
23 and Community Development Foundations. The final outcome, if  
24 approved, would result in approximately 1,095 acres in the Open Space  
25 Foundation and approximately 1,684 acres in the Community  
26 Development Foundation, according to the staff report from the June 2006  
27 hearing. The findings and recommendations from this hearing can be  
28

1 found in Appendix B (CD#3) of the DEIR. In this approval to proceed,  
2 the County found that the Foundations are “unusually compelling” and  
3 “based on ample evidence that new conditions or circumstances” exist that  
4 justify modification on the General Plan which do not conflict with the  
5 overall Riverside County Vision. This project will have potential impacts  
6 on the nearby communities and uses, however, setbacks and buffers  
7 incorporated in the specific plan and mitigation measures included in the  
8 EIR reduce all significant impacts to less than significant levels which  
9 ensure compatibility issues are minimized.

10 6.3 Consider the positive characteristics and unique features of the project site  
11 and surrounding community during the design and development process.

12 With respect to natural site characteristics, The Villages of Lakeview  
13 Specific Plan utilizes three unique areas within the specific plan area as  
14 passive open space areas: the Lakeview Mountains in the southeastern  
15 portion of the specific plan, the Metropolitan Water District aqueduct that  
16 runs through the central part of the specific plan, and the area in the  
17 northwest portion of the specific plan adjacent to the San Jacinto River  
18 and the SJWA. These unique areas will be incorporated into the passive  
19 recreation and /or open spaces of the specific plan. Nuevo Development  
20 Corporation has an on-going outreach program in place that addresses the  
21 concerns of 1) local citizens, 2) environmentalists, and 3) Native  
22 Americans; Nuevo has been collaborating with these groups for more than  
23 three years. Nuevo Development Corporation took a leadership role in  
24 creating a coalition of developers in the area to address infrastructure  
25 issues through good regional planning efforts. Nuevo Development  
26 Corporation’s support of efforts by Nutrilite and McAnally Enterprises to  
27 retain an possibly expand their businesses locally is another example of  
28

1 how the unique characteristics and features of the site and surrounding  
2 community have been taken into consideration during the development  
3 process.

4 6.4 Retain and enhance the integrity of existing residential, employment,  
5 agricultural, and open space areas by protecting them from encroachment  
6 of land uses that would result in impacts from noise, noxious fumes, glare,  
7 shadowing, and traffic. Currently, the proposed The Villages of Lakeview  
8 Specific Plan project site and surrounding lands are currently used for  
9 open farmland, agricultural activities, and rural residential living.  
10 However, the Lakeview/Nuevo area is rapidly developing with residential  
11 land uses in its western boundaries near the City of Perris. Riverside  
12 County has acknowledged that the geographic area of The Villages of  
13 Lakeview Specific Plan will be developed with urban / suburban densities  
14 by the placement of the Community Development Overlay. Additionally,  
15 the Design Guidelines of the Specific Plan will provide for the buffering  
16 of the surrounding community from this development.

17 6.5 Require buffering to the extent possible between urban uses and adjacent  
18 rural/equestrian oriented land uses. The proposed The Villages of  
19 Lakeview Specific Plan has equestrian trails running through it that will  
20 continue to provide linkages to some of the rural / equestrian oriented land  
21 uses; and the Specific Plan proposes various trails along some of the  
22 perimeters of the project site adjacent to the existing rural uses to preserve  
23 access to open space areas and offer a buffer between the project's urban  
24 development and those uses. In addition, The Villages of Lakeview will  
25 be buffered from the existing rural and equestrian properties through the  
26 use of equestrian trails, open space areas, and site-specific designs. A  
27 500-foot buffer is proposed between the development area and the SJWA.  
28

1 A 300-foot buffer between project development and active agricultural  
2 uses is required by mitigation in the EIR.

3 6.6 Require buffering between urban uses and adjacent rural/equestrian  
4 oriented land uses. The proposed The Villages of Lakeview Specific Plan  
5 has equestrian trails running through it that will continue to provide  
6 linkages to some of the rural / equestrian oriented land uses; and the  
7 Specific Plan proposes various trails along some of the perimeters of the  
8 project site adjacent to the existing rural uses to preserve access to open  
9 space areas and offer a buffer between the project's urban development  
10 and those uses. In addition, The Villages of Lakeview will be buffered  
11 from the existing rural and equestrian properties through the use of  
12 equestrian trails, open space areas, and site-specific designs. A 500-foot  
13 buffer is proposed between the development area and the SJWA. A 300-  
14 foot buffer between project development and active agricultural uses is  
15 required by mitigation in the EIR.

16 7.1 Accommodate the development of a balance of land uses that maintain  
17 and enhance the County's fiscal viability, economic diversity, and  
18 environmental integrity. The proposed The Villages of Lakeview is a  
19 primarily residential specific plan, with some commercial and public  
20 facilities uses also allowed. The Fiscal Impact Analysis for this specific  
21 plan identify the conditions under which development of the project would  
22 have a positive impact on the County's General Fund, and other public  
23 facilities funds, thus enhancing the County's fiscal viability. Although  
24 there are no areas designed for industrial or office uses within the project  
25 area, the project allows for the development of up to 500,000 square feet  
26 of retail / commercial uses. The environmental integrity of the project  
27  
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1 area and the County is being preserved through the conservation of over  
2 1,000 acres of open space.

3 7.2 Promote and market the development of a variety of stable employment  
4 and business uses that provide a diversity of employment opportunities.

5 The proposed The Villages of Lakeview Specific Plan will include up to  
6 500,000 square feet of commercial development, which would provide the  
7 area with new businesses and increase employment opportunities.

8 7.3 Promote the development of focused employment centers rather than  
9 inefficient strip commercial development. The Villages of Lakeview

10 Specific Plan proposal includes up to 500,000 square feet of commercial  
11 development, which would provide the area with new businesses and  
12 increase employment opportunities.

13 7.12 Improve the relationship and ratio between jobs and housing so that  
14 residents have an opportunity to live and work within the County. The

15 proposed The Villages of Lakeview Specific Plan will include up to  
16 500,000 square feet of commercial development, which would provide the  
17 area with new businesses and increase employment opportunities for  
18 residents within the area.

19 8.1 Provide for permanent preservation of open space lands that contain  
20 important natural resources, hazards, water features, watercourses, and

21 scenic and recreational values. The proposed The Villages of Lakeview  
22 Specific Plan proposes to establish 1,013 acres of Open Space  
23 Conservation lands with trails of which 927.4 acres are in the Lakeview  
24 Mountains and over 34 acres in the flood plain. By designating this area  
25 as Open Space, this land offers the community scenic and recreational  
26 value and important natural resources.

1 8.2 Require that development protect environmental resources by compliance  
2 with the Multipurpose Open Space Element of the General Plan and  
3 Federal and State regulations such as CEQA, NEPA, the Clean Air Act,  
4 and the Clean Water Act. The project is in compliance with all applicable  
5 federal, state, and local regulations that protect environmental resources,  
6 including the Western Riverside MSHCP, the General Plan's Open Space  
7 Element, Clean Air Act and the Clean Water Act. The proposed Specific  
8 Plan and all future implementing development proposals will comply with  
9 applicable provisions of the California Environmental Quality Act  
10 (CEQA).

11 8.3 Incorporate open space, community greenbelt separators, and recreational  
12 amenities into Community Development areas in order to enhance  
13 recreational opportunities and community aesthetics, and improve the  
14 quality of life. The proposed The Villages of Lakeview Specific Plan  
15 proposes to establish 1,013 acres of Open Space with trails of which 927.4  
16 acres has been designated for Rural Mountain residential development but  
17 which will now be preserved in conservation Open Space. Additionally,  
18 the Specific Plan includes equestrian and mix-use trails, a greenbelt trail  
19 along the MWD aqueduct, several parks containing at least 78 acres,  
20 which could include play equipment, pool, picnic tables, and passive play  
21 areas, and over 106 acres of passive parks and trailheads. These amenities  
22 will enhance recreational opportunities and community aesthetics and  
23 improve the quality of life compliant with Policy LU 8.3. In addition, PA  
24 77 includes a Community Separator Overlay which requires that a  
25 Community Separator be provided at the edge where the project abuts the  
26 City of San Jacinto.

- 1 8.4 Allow development clustering and/or density transfers in order to preserve  
2 open space, natural resources, and/or biologically sensitive resources. The  
3 project proposes to cluster development into medium-high, high density,  
4 and very-high density residential housing. The increase in residential  
5 density and clustering will allow for preservation of over 1,000 acres of  
6 open space which includes biologically sensitive resources in Lakeview  
7 Mountains and along the San Jacinto River.
- 8 8.5 In conjunction with the CEQA review process, evaluate the potential for  
9 residential projects not located within existing parks and recreation  
10 districts or County Service Areas (CSAs) that provide for neighborhood  
11 and community park development and maintenance to be annexed to such  
12 districts or CSAs, and require such annexation where appropriate and  
13 feasible. At the time of the recordation of final subdivision map(s), the  
14 applicant and/or developer shall convey common greenbelt, common open  
15 space areas, and neighborhood parks to the master property owner's  
16 association or appropriate public maintenance agency.
- 17 9.1 Require that new development contribute their fair share to fund  
18 infrastructure and public facilities such as police and fire facilities. The  
19 proposed project will be required to pay its fair share of public safety and  
20 infrastructure-related mitigation fees as per Riverside County Ordinance  
21 No. 659.6. Additionally, the proposed project will allow for the  
22 development of public facilities within the project area.
- 23 9.2 Require a fiscal impact analysis for specific plans and major development  
24 proposals so as not to have a negative fiscal impact on the County. The  
25 applicant submitted a Fiscal Impact Analysis for the Villages of Lakeview  
26 dated January 19, 2009 (2009 FIA) (Appendix K to the DEIR, CD#4).  
27 That report shows that using August 2007 pricing levels (See Table 3 in  
28

1 the 2009 FIA) there is projected to be a net fiscal surplus for the County as  
2 a result of implementation of the proposed project. The January 2009  
3 report also provided a fiscal impact analysis using December 2008 pricing  
4 levels (See Table 2 in the 2009 FIA). The 2009 FIA shows a slight deficit  
5 in the year 2020 which continues forward to year 2030, although the  
6 project has a positive fiscal impact on the Fire Fund and Library  
7 Fund. The 2009 FIA states that the Developer cannot afford to invest  
8 capital dollars to start the Project until prices at least meet August 2007  
9 pricing levels, if not higher, and when this occurs, all other assumptions  
10 holding equal, the project will have a positive fiscal impact on the County  
11 at build-out and 10 years projecting forward. Therefore, although the  
12 2009 FIA identified a deficit using December 2008 pricing levels, the  
13 project will not commence until market conditions warrant, i.e., until  
14 prices meet August 2007 pricing levels. When that occurs, the projections  
15 set forth in the 2009 FIA based upon the August 2007 pricing  
16 levels demonstrate that the project will have a positive fiscal impact on the  
17 County.

18 10.1 Provide sufficient commercial and industrial development opportunities in  
19 order to increase local employment levels and thereby minimize long-  
20 distance commuting. The Land Use Designations within the town center  
21 of the project area are intended for commercial development with a limit  
22 of 500,000 square feet of retail floor area which equates to approximately  
23 1,000 jobs. The project also proposes approximately 11,150 homes which  
24 would equate to approximately 34,000 inhabitants which will also create a  
25 secondary tier of jobs such as landscape maintenance, mail carriers,  
26 teachers, etc. Since the project area is situated in a rural area, outside of  
27 an existing urban core, the number of available jobs in the area is currently  
28



1 limited. Although this project will increase local employment  
2 opportunities, many of the residents of the proposed project will need to  
3 commute outside of the community. To address this potential need for  
4 commuting, the project includes a transit center and the applicant is  
5 required to coordinate with the local transit company to see that service is  
6 provided (MM Air 13). A community vehicle which can provide  
7 commuter service to the Perris Valley Metrolink line is also required (MM  
8 Air 11) and which can be used to minimize trips within the project as well.  
9 Because commuting may be required, the project is designed to allow  
10 residents to stay out of their cars once they return home. In addition to the  
11 clustered and mixed use land plan, Development Standards and mitigation  
12 measures require the project to: engage in public outreach efforts aimed at  
13 informing residents about opportunities to utilize walking, public  
14 transportation, carpooling, and bicycles; provide adequate bicycle parking,  
15 designate parking spaces for high-occupancy vehicles and provide larger  
16 parking spaces to accommodate vans used for ride sharing at the transit  
17 center, library, public community center, Central Park parking area, and in  
18 commercial areas. In addition, the project will hold acreage within the  
19 Town Center for office uses, so that not all jobs created are  
20 commercial/retail. Thus, the project provides both jobs and ways to  
21 reduce individual vehicle trips for commuting, and reduces the need for  
22 vehicle trips within the community which contributes to the project's  
23 overall consistency with the General Plan overall despite this fact that the  
24 amount of commercial/industrial development proposed is limited and  
25 may not fully address the goals of this policy.

- 26 10.2 Ensure adequate separation between pollution producing activities and  
27 sensitive emission receptors, such as hospitals, residences, and schools.  
28

1 The Ramona Expressway is anticipated to produce pollution, in the form  
2 of diesel exhaust. No hospitals are proposed in the project, and all schools  
3 are planned to be located at least 500 feet from the Ramona Expressway  
4 and other major arterials in the project site which is considered to provide  
5 adequate separation pursuant to guidance from the California Air  
6 Resources Board. The project proposes residential development adjacent  
7 to the Expressway and although development will be setback and  
8 separated, where appropriate, from the Expressway with walls or other  
9 buffering, there will be residences within 500 feet of the Ramona  
10 Expressway. As noted above, the California Air Resources Board  
11 guidance for siting new sensitive land uses to help reduce adverse air  
12 quality impacts recommends a 500-foot buffer between sensitive land uses  
13 and freeways or urban roads with 100,000 vehicles per day (i.e., Ramona  
14 Expressway). The siting of residential uses within 500 feet of major  
15 arterials and the Ramona Expressway is, however, a condition that occurs  
16 throughout the County's General Plan, therefore, the project's siting of  
17 residential uses is consistent with the County General Plan's siting of land  
18 uses, despite this individual situation.

19 10.3 Accommodate the development of community centers and concentrations  
20 of development to reduce reliance on the automobile and help improve air  
21 quality. The Villages of Lakeview Specific Plan creates its own master-  
22 planned consisting of medium high density, high density, and very high  
23 density residential types, three proposed K-8 schools, mixed-use  
24 commercial / residential, parks and open space that collectively may  
25 contain the attributes that contribute to a community center. Accordingly,  
26 The Villages of Lakeview will concentrate the densest residential  
27 developments surrounding the proposed Mixed-Use Village thus reducing  
28

1 the reliance on automobiles. The Villages of Lakeview has been designed  
2 to promote walkability, with extensive trails and pedestrian linkages  
3 between residential areas, community areas and commercial areas.  
4 Moreover, provisions for transit, biking and an electric vehicle charging  
5 station at the public community center and/or commercial center are  
6 included as part of the project to improve air quality and promote other  
7 means of transportation.

8 10.4 Provide options to the automobile in communities, such as transit, bicycle  
9 and pedestrian trails, to help improve air quality. The Villages of  
10 Lakeview Specific Plan proposes sidewalks along all streets and as  
11 extensive network of trails along most major roadways as a way to offer  
12 pedestrian and bicycle "friendly" means of travel with the intent of  
13 providing options to the use of the automobile for internal project area  
14 travel as a way to help improve air quality.

15 11.1 Apply the following policies to areas where development is allowed and  
16 that contain natural slopes, canyons, or other significant elevation changes,  
17 regardless of land use designation:

18 c. Require that areas with slope be developed in a manner to minimize the  
19 hazards from erosion and slope failures. The proposed project  
20 development retains over 1,000 acres of open space in the Lakeview  
21 Mountains, which has been found to have potential for rockfall hazards.  
22 In addition, those areas proposed for development that have slopes will be  
23 analyzed at the time of implementing development applications for  
24 erosion and slope stability.

25 f. Encourage the limitation of grading, cut, and fill to the amount  
26 necessary to provide stable areas for structural foundations, street rights-  
27 of-way, parking facilities, and other intended uses. The Villages of  
28

1 Lakeview has been designed to limit as much as possible the amount of  
2 grading in the project area.

3 12.1 Provide land use arrangements that reduce reliance on the automobile and  
4 improve opportunities for pedestrian, bicycle, and transit use in order to  
5 minimize congestion and air pollution. The Villages of Lakeview Specific  
6 Plan proposes high density residential development along a transportation  
7 corridor and also proposes an area of mixed-use development combining  
8 commercial and residential. Locating higher density development along  
9 the Ramona Expressway (future CETAP Mid County Parkway) will  
10 encourage bus transit connections to rail service which will help reduce  
11 congestion and air pollution. This combination will improve opportunities  
12 to rail service which will help reduce congestion and air pollution. This  
13 combination will improve opportunities for pedestrian, bicycle, and transit  
14 uses. The Specific Plan also proposes sidewalks along all streets and an  
15 extensive network of trails along most major roadways as a way to offer  
16 pedestrian and "bicycle-friendly" means of travel with the intent of  
17 providing options to the use of the automobile for internal project area as a  
18 way to help improve air quality. Provisions for transit, biking and an  
19 electric vehicle charging station at the public community center and/or  
20 commercial center are included as part of the project to improve air quality  
21 and promote other means of transportation. The Villages of Lakeview will  
22 also provide a transit center, including a bus stop and park-n-ride lot to  
23 facilitate carpooling and/or use of public transportation. These design  
24 elements within the project area will help to minimize roadway congestion  
25 and air pollution.

26 12.2 Locate employment and service uses in areas that are easily accessible to  
27 existing or planned transportation facilities. The Specific Plan is a  
28

1 concentrated residential development that proposes commercial and  
2 service uses near the Ramona Expressway, an urban arterial. The  
3 Riverside Transit Agency (RTA) does not currently provide bus service in  
4 this portion of Riverside County. The location of these employment and  
5 service uses along the Ramona Expressway will encourage bus transit  
6 connections to planned commuter rail service near the I-215. As  
7 development occurs, bus access (bus stops) to the project site should be  
8 provided. Pursuant to mitigation measure MM Air 8, The Villages of  
9 Lakeview will provide a transit center, including a bus stop and park-n-  
10 ride lot to facilitate carpooling and/or use of public transportation.

11 12.3 Locate transit stations in community centers and at places of public,  
12 employment, entertainment, recreation, and residential concentrations.

13 The Villages of Lakeview Specific Plan is a concentrated residential  
14 development that proposes some commercial and service uses near the  
15 Ramona Expressway. The Riverside Transit Agency (RTA) does not  
16 currently provide bus service in this portion of Riverside County. The  
17 location of these employment and service uses along the Ramona  
18 Expressway will encourage bus transit connections to planned commuter  
19 rail service near the I-215. As development occurs, bus assess (bus stops)  
20 to the project site should be provided. Pursuant to mitigation measure  
21 MM Air 8, The Villages of Lakeview will provide a transit center,  
22 including a bus stop and park-n-ride lot to facilitate carpooling and / or use  
23 of public transportation. Proof of compliance will be required prior to the  
24 issuance of the 2,632<sup>nd</sup> building permit.

25 12.4 Incorporate safe and direct multi-modal linkages in the design and  
26 development of projects, as appropriate. The proposed project has been  
27 designed to incorporate sidewalks for pedestrians along all roadways.  
28

1 This system will provide the members of the community an alternate  
2 method of travel in order to reduce residents' reliance on automobiles to  
3 reach these destinations. Vehicular access to all portions of the project  
4 site will be designed and developed in compliance with Riverside County  
5 standards. An extensive system of trails for bikes and pedestrians  
6 connects residential areas to local services and shopping, as well as to  
7 regional trails and open space.

8 12.5 Allow traffic-calming elements, such as narrow streets, curb bulbs,  
9 textured paving, and landscaping, where appropriate. Traffic-calming  
10 elements such as street tapers and roundabouts are proposed within The  
11 Villages of Lakeview Specific Plan. Landscaping will also be utilized as  
12 an integral part of the internal roadways as a traffic-calming element.

13 12.6 Require that adequate and accessible circulation facilities exist to meet the  
14 demands of a proposed land use. Implementation of mitigation measures  
15 described in the Traffic Section of the EIR will ensure that demands of the  
16 project circulation will be met.

17 13.1 Preserve and protect outstanding scenic vistas and visual features for the  
18 enjoyment of the traveling public. Retention of the mountains as open  
19 space avoids substantial damage to scenic resources for the traveling  
20 public. The aesthetics section of the EIR evaluated potential impacts to  
21 the scenic resources listed and determined that all potential significant  
22 adverse impacts associated with the proposed project were found to be less  
23 than significant without mitigation with the exception of the development  
24 of the proposed tank(s) in the Lakeview Mountains. With implementation  
25 of mitigation measures in the aesthetic section of the EIR, impacts to the  
26 scenic highway from the tank(s) will be less than significant.

1 13.2 Incorporate riding, hiking, and bicycle trails and other compatible public  
2 recreational facilities within scenic corridors. The project offers a local  
3 trail network along the public right-of-way with potential connections to  
4 the MWD aqueduct corridor. A minimum of four active parks containing  
5 approximately 55 acres are included in The Villages of Lakeview Specific  
6 Plan. Additionally, more than 50 acres of passive parks are located  
7 adjacent to the San Jacinto Wildlife Area (SJWA) and the Lakeview  
8 Mountains. An extensive trail system connects parks, open space and  
9 community facilities.

10 13.3 Ensure that the design and appearance of new landscaping, structures,  
11 equipment, signs, or grading within Designated and Eligible State and  
12 County scenic highway corridors are compatible with the surrounding  
13 scenic setting or environment. All buildings in The Villages of Lakeview  
14 Specific Plan will utilize elements of architectural styles described in the  
15 Specific Plan's Design Guidelines and will enhance the character of the  
16 area. With sufficient buffering, landscaping, and separation from the  
17 adjacent properties as described under previous policies, the project would  
18 not degrade the character of the immediate area.

19 13.4 Maintain at least a 50-foot setback from the edge of the right-of-way for  
20 new development adjacent to Designated and Eligible State and County  
21 Scenic Highways. Retention of the mountains as open space avoids  
22 substantial damage to scenic resources for the traveling public. The  
23 aesthetics section of the EIR evaluated potential impacts to the scenic  
24 resources listed and determined that all potential significant adverse  
25 impacts associated with the proposed project were found to be less than  
26 significant without mitigation with the exception of the development of  
27 the proposed tank(s) in the Lakeview Mountains. With implementation of  
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mitigation measures in the aesthetic section of the EIR, impacts to the scenic highway from the tank(s) will be less than significant.

13.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. The Public Facilities and Phasing Requirements of the project requires any new electric or communication facilities to be placed underground. There are existing electrical and communication lines that are above ground, some of which are too big to be placed under ground. Placing these existing lines are at the discretion of the responsible agencies.

13.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. The zoning ordinance for the project prohibits outdoor advertising displays.

13.7 Require that the size, height, and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. The Design Guidelines for the project addresses size, height, and type of sign allowed for the project.

13.8 Avoid the blocking of public views by solid walls. The aesthetic section of the EIR states that the project will avoid, where feasible, placing solid walls to avoid blocking the public view.

16.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits. The Villages of Lakeview Specific Plan



1 would not retain the Agricultural (AG) designated lands within the project  
2 area. The Lakeview/Nuevo Area Plan contains 2,031 acres of AG  
3 designated land which is 7.3 percent of the all land comprising this Area  
4 Plan. Within Riverside County, only the San Jacinto Valley Area Plan  
5 designates a greater percentage of land to AG with 9.4 percent. The  
6 majority of the Lakeview/Nuevo AG designated land is concentrated  
7 along the northern boundary of the Lakeview area and separated from  
8 other communities by dedicated conservation or park lands. The Villages  
9 of Lakeview project designates development upon approximately 106  
10 acres of AG land not covered by the CDO. A Community Development  
11 Overlay exists over 714 acres of this AG land allowing this property to be  
12 developed with a wide variety of land uses permitted under the  
13 Community Development Foundation. The approximately 820 acres  
14 represent 40 percent of all the AG designated land within the  
15 Lakeview/Nuevo Area Plan. The project is consistent with the CDO and  
16 CDF intent. The 106 acres of AG designated land will be converted to  
17 CDF within the standard 2.5-year provision of 7% agriculturally  
18 designated land conversions. The first 2½-Year Cycle commenced  
19 January 1, 2004. The Ramona Expressway and the Lakeview Mountains  
20 will separate most of the proposed residential development from the  
21 remaining Agriculturally designated lands to the north. A 300-foot  
22 setback between development and active agricultural uses is required as  
23 mitigation within the EIR to provide better land use compatibility between  
24 developed areas and areas still retained for agricultural operations. The  
25 County of Riverside General Plan accounted for approximately 22,000  
26 acres of land designated as Agriculture Foundation in the 2003 General  
27 Plan in the western part of the County. This does not account for  
28

1 subsequent annexations, incorporations, or policy areas. As of April 2008,  
2 less than 100 acres of land designated as Agriculture Foundation had been  
3 converted to other land use Foundation designations since the adoption of  
4 the General Plan. This represents less than 1 percent over 4½ years. The  
5 current Agricultural Foundation conversion cycle allowance for 1/1/09–  
6 6/30/11 is approximately 4,500 acres of agricultural land because prior  
7 cycles had such few acres converted. Therefore, even if the project were to  
8 convert all approximately 800 acres during this cycle, it would be well  
9 within the allowance. Based on the conversions that have already taken  
10 place, the County has not exceeded the land that can be converted every  
11 2½ years and the project will not exceed the limits established in this  
12 General Plan process. Therefore, although agricultural land will be  
13 converted to development, the project is consistent with the GP because  
14 over 700 of the over 800 acres of existing agriculture that will be lost are  
15 designated CDO, and because the conversion of the remaining  
16 approximately 106 acres during the 2½-year 7% cycle is well below the  
17 allotments set up as part of the GP, the project is consistent with the  
18 General Plan.

19 16.2 Protect agricultural uses, including those with industrial characteristics  
20 (dairies, poultry, hog farms, etc.) by discouraging inappropriate land  
21 division in the immediate proximity and allowing only uses and intensities  
22 that are compatible with agricultural uses. The Ramona Expressway and  
23 the Lakeview Mountains will separate most of the prepared residential  
24 development from the remaining Agriculturally designated land to the  
25 north. To avoid potential land use compatibility impacts, a 300-foot  
26 setback between development and agricultural uses is required as  
27 mitigation within the EIR.  
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1 16.4 Encourage conservation of productive agricultural lands. Preserve prime  
2 agricultural lands for high-value crop production. The Villages of  
3 Lakeview Specific Plan and its related General Plan Amendment will  
4 eliminate the AG designation within the project boundaries. Designated  
5 Farmland is a resource based on soil types which is regulated by the  
6 California Department of Conservation. The Department of Conservation  
7 maintains maps identifying important farmland across the state. Based on  
8 the maps for Western Riverside County, the project site is identified as  
9 having Prime Farmland, Farmland of Statewide Importance, and Farmland  
10 of Local Importance. Prime Farmland includes lands with the best  
11 combination of physical and chemical features for the production of  
12 agricultural crops, and encompass approximately 246 acres. Unique  
13 Farmland includes 23 acres on-site. Farmland of Local Importance  
14 encompasses approximately 839 acres, which includes a broad spectrum  
15 of lands. Currently, there is approximately 250 acres of active  
16 agriculturally productive lands, 89 acres of active egg production, and 150  
17 acres active thoroughbred ranch. The proposed project does not  
18 accommodate the preservation of these designated Farmlands, however,  
19 some local agricultural uses may be allowed such as community and / or  
20 demonstration gardens. Mitigation measures within Section 5.2 of the EIR  
21 require agricultural easements on off-site lands within the area, setbacks  
22 from some existing agriculture, and community gardens on-site.

23 16.6 Require consideration of State agricultural land classification  
24 specifications when a 2 ½-year Agriculture Foundation amendment to the  
25 General Plan is reviewed that would result in a shift from an agricultural  
26 to a non-agricultural use. The Riverside County Board of Supervisors has  
27 given permission for this project to proceed with a Foundation Component  
28

1 Amendment to the Land Use Element of the General Plan. In addition,  
2 714 acres of the areas within The Villages of Lakeview that are designated  
3 for Agriculture also have a Community Development Overlay. This  
4 means that the 2 1/2 -year Agricultural Foundation General Plan  
5 Amendment cycle is applicable to approximately 106 acres of the project.

6 16.7 Adhere to Riverside County's Right-to-Farm Ordinance. Any tentative  
7 residential subdivision that is within 300 feet of the agriculturally-zoned  
8 properties to the north of the project site will provide notice to the future  
9 landowners in accordance with Ordinance No. 625. To be consistent with  
10 the ordinance, a 300-foot setback between development and active  
11 agricultural uses is required as mitigation within the EIR.

12 17.1 Require that grading be designed to blend with undeveloped natural  
13 contours of the site and avoid an unvaried, unnatural, or manufactured  
14 appearance. The project area is relatively flat and will not encroach upon  
15 the very steep hillsides. However, some Planning Areas of the Specific  
16 Plan will require terraced grading. The specific plan Development  
17 Standards require that grading within these areas provide slopes that avoid  
18 an unvaried, unnatural, or manufactured appearance where the grading  
19 intersects with the natural slopes.

20 17.2 Require that adequate and available circulation facilities, water resources,  
21 sewer facilities and/or septic capacity exist to meet the demands of the  
22 proposed land use. At the present time there are not adequate facilities  
23 available to meet the needs of The Villages of Lakeview. However,  
24 through County regulations and mitigation measures, which include the  
25 payment of development impact fees, and the construction of utility  
26 facilities, facilities can be constructed to meet the needs of the proposed  
27 project. The EMWD Master Plan of Water, Sewer, and Recycled Water  
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1 facilities identifies needed infrastructure which is evaluated in its  
2 respective EIR (SCH No. 2007101043). The Water Source Assessment  
3 for this project prepared by EMWD indicates that water resources are  
4 available to serve the project.

5 17.3 Ensure that development does not adversely impact the open space and  
6 rural character of the surrounding area. The Villages of Lakeview  
7 Specific Plan ensures that development within the Lakeview Mountains  
8 will be avoided by designating the entire area as Open Space.  
9 Additionally, sensitive archeological sites and sensitive biological  
10 resources within the open space will be preserved. The project includes  
11 the development of a relatively high density residential development near  
12 a rural community. Setbacks, trail easements, and trail heads will allow  
13 for appropriate transitions to surrounding uses and compatibility issues  
14 can be addressed to retain the rural character adjacent to the existing rural  
15 areas through the implementation of the Lakeview/Nuevo Design  
16 Guidelines. The intensity of the development will also place a greater  
17 number of people within easy reach of open space. Over 1,000 acres of  
18 open space will be preserved as part of the project. As part of the  
19 management of the open space, limited recreational uses will be allowed  
20 within this area (trails, horseback riding, etc) However, with the  
21 introduction of over 30,000 people into this area, potential significant  
22 indirect impacts to archeological resources within the project open space  
23 will still remain. Therefore, because the project preserves important open  
24 space and is designed to provide appropriate transitions to the rural  
25 community this GP policy has been met and the Board actions will be  
26 indicating that project is consistent with the General Plan, if approved.

1 17.4 Encourage clustered development where appropriate on lots smaller than  
2 the underlying land use designation would allow. While lot sizes may  
3 vary, the overall project density must not exceed that of the underlying  
4 land use designation unless associated with an incentive program. The  
5 Villages of Lakeview Specific Plan is a clustered residential development,  
6 concentrating on higher density development on the flatter areas, while  
7 preserving over 1,000 acres of open space. However, the Riverside  
8 County General Plan will be amended to reflect this project. Accordingly,  
9 the Riverside County Board of Supervisors granted this project permission  
10 to proceed with a Foundation Component general plan amendment.

11 17.5 Encourage parcel consolidation. The master developer for The Villages of  
12 Lakeview has assembled over 147 parcels through over 18 transactions to  
13 form the project site. This consolidation of parcels under one control  
14 offers the ability to preserve over 1,000 acres of open space as envisioned  
15 by the MSHCP and will provide funding such that the CETAP corridor  
16 may be constructed more quickly than if scattered ownerships had  
17 developed over time.

18 18.1 Require that structures be designed to maintain the environmental  
19 character in which they are located. There will be few or no structures  
20 within the areas of the Specific Plan designated as Open Space. Tanks for  
21 water storage will be sited within the hills surrounded by Open Space.  
22 These structures are required by mitigation measures to be screened to  
23 minimize visual impacts.

24 22.1 Accommodate the development of single- and multi-family residential  
25 units in areas appropriately designated by the General Plan and area plan  
26 land use maps. The proposed project provides a range of densities that  
27 will allow for both single- and multi-family residences to be built within  
28

1 the specific plan area which is consistent with the General Plan vision and  
2 the Community Development Foundation.

3 22.2 Accommodate higher density residential development near community  
4 centers, transportation centers, employment, and services areas. The  
5 Villages of Lakeview Specific Plan has a new proposed Mixed Use Town  
6 Center area, which is intended to reflect Riverside County's Community  
7 Center land use designation. In effect, it is creating a new community  
8 center in the Lakeview/Nuevo Area Plan. Within the proposed Mixed Use  
9 Village, uses such as commercial uses and transportation nodes will occur.  
10 The Villages of Lakeview proposes higher density residential uses near the  
11 Mixed Use Town Center, thereby complying with the intent of the policy,  
12 albeit with a new Community Center.

13 22.3 Require that adequate and available circulation facilities, water resources,  
14 and sewer facilities exist to meet the demands of the proposed residential  
15 land use. At the present time there are not adequate facilities available to  
16 meet the needs of The Villages of Lakeview. However, through County  
17 regulations and mitigation measures, which include the payment of  
18 development impact fees, and the construction of utility facilities, facilities  
19 can be constructed to meet the needs of the proposed project. The EMWD  
20 Master Plan of Water, Sewer, and Recycled Water facilities identifies  
21 needed infrastructure which is evaluated in its respective EIR (SCH No.  
22 2007101043). The Water Source Assessment for this project prepared by  
23 EMWD indicates that water resources are available to serve the project.

24 22.4 Accommodate the development of a variety of housing types, styles and  
25 densities that are accessible to and meet the needs of a range of lifestyles,  
26 physical abilities, and income levels. The Villages of Lakeview Specific  
27 Plan consists of medium high (5-8 du/acre), high density (8 to 14 du/acre),  
28

1 and very high density (14 to 20 du/acre) residential uses. In addition, the  
2 Mixed Use Town Center will allow for the integration of commercial and  
3 residential uses. It is intended that the Specific Plan, through the various  
4 residential densities, will cater to a range of lifestyles, physical abilities,  
5 and income levels. Some areas are planned for active adult living.

6 22.5 Integrate a continuous network of parks, plazas, public squares, bicycle  
7 trails, transit systems, and pedestrian paths to provide both connections  
8 within each community and linkages with surrounding features and  
9 communities. The project offers a trail network along the public right-of-  
10 way with potential connections to a regional trail network and access  
11 opportunities along the four-mile MWD aqueduct corridor. A minimum  
12 of four active parks containing approximately 55 acres are included in The  
13 Villages of Lakeview Specific Plan. Additionally, more than 50 acres of  
14 passive parks are located adjacent to the San Jacinto Wildlife Area  
15 (SJWA) and the Lakeview Mountains. An extensive trail system connects  
16 parks, open space, and community facilities. Landscaped streets include  
17 sidewalks for pedestrian access. The residential community will have  
18 access to sidewalks and on-street bike lanes within the greater area of  
19 Lakeview/Nuevo.

20 22.6 Require setbacks and other design elements to buffer residential units to  
21 the extent possible from the impacts of abutting agricultural, roadway,  
22 commercial, and industrial uses. The boundaries between the intermixed  
23 residential and commercial uses and the surrounding residential areas shall  
24 be designed to provide an appropriate buffer between these uses which  
25 will address potential aesthetic, noise, and traffic impacts. County policy  
26 requires a 50-foot setback from all eligible scenic highways which will  
27 apply to the Ramona Expressway. As mitigation within the EIR and in  
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1 concert within Ordinance NO. 625, a 300-foot setback is required between  
2 active agriculture and project development. Planning Area 26 includes a  
3 large storm drain channel and landscaping which will serve to buffer  
4 project development from the existing Nutrilite plant.

5 22.7 Allow for reduced street widths to minimize the influence of the  
6 automobile and improve the character of a neighborhood, in accordance  
7 with the Riverside County Fire Department. It is intended that the higher  
8 density residential portions of the specific plan may have narrow private  
9 streets, the widths of which will be determined in coordination with  
10 County Transportation Department and the California Department of  
11 Forestry, which acts as the Riverside County Fire Department. The  
12 specific plan includes reduced street sections and roundabouts which meet  
13 the intent of this policy.

14 22.8 Establish activity centers within or near residential neighborhoods that  
15 contain services such as child or adult-care, recreation, public meeting  
16 rooms, convenience commercial uses, or similar facilities. The Villages of  
17 Lakeview specific plan includes a large area designated as a Mixed-Use  
18 Town Center which will include commercial and residential development.  
19 It is foreseeable that the development of this area will include services as  
20 desired in this policy. In addition, the Resort Village and Central Park in  
21 Planning Area 39, in addition to smaller neighborhood centers, will  
22 include "Park Houses" and / or other amenities and services such as those  
23 identified in this policy.

24 22.9 Require residential projects to be designed to maximize integration with  
25 and connectivity to nearby community centers, rural villages, and  
26 neighborhood centers. The project includes a mixed – use neighborhood /  
27 commercial center that would be well-integrated into the residential area.  
28

1 Additionally, there are internal trails and roadway that will connect the  
2 project site to the surrounding community.

3 22.10 Require that residential units/projects be designed to consider their  
4 surroundings and to visually enhance, not degrade, the character of the  
5 immediate area. All buildings in The Villages of Lakeview specific plan  
6 will utilize elements of architectural styles described in the Specific Plan's  
7 Design Guidelines and will enhance the character of the area. With  
8 sufficient buffering, landscaping, and separation from the adjacent  
9 properties as described under previous policies, the project would not  
10 degrade the character of the immediate area.

11 25.3 Require that new public facilities protect sensitive uses, such as schools  
12 and residences, from the impacts of noise, light, fumes, odors, vehicular  
13 traffic, parking, and operational hazards. The area designated as public  
14 facilities within The Villages of Lakeview specific plan are facilities  
15 operated by Metropolitan Water District, County Flood Control, and/ or  
16 EMWD. Implementing projects may require public facilities in the future,  
17 such as drainage facilities. Those facilities will be designed to have  
18 minimal impact to the surrounding land uses, and thus will comply with  
19 this policy. Construction and operations of currently anticipated major  
20 facilities have been evaluated in the EIR and the EMWD Master Plan of  
21 Water, Sewer, and Recycled Water EIR (SCH No. 2007101043).

22 25.4 Require that adequate and available circulation facilities, water resources,  
23 and sewer facilities exist to meet the demands of the proposed land use.

24 At the present time there are not adequate facilities available to meet the  
25 needs of The Villages of Lakeview. However, through County regulations  
26 and mitigation measures, which include the payment of development  
27 impact fees, and the construction of utility facilities, facilities can be  
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constructed to meet the needs of the proposed project. The EMWD Master Plan of Water, Sewer, and Recycled Water facilities identifies needed infrastructure which is evaluated in its respective EIR (SCH No. 2007101043). The Water Source Assessment for this project prepared by EMWD indicates that water resources are available to serve the project.

E. Noise Element Policies

1.2 Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors or within the projected noise contours of any adjacent airports. The project places residential land uses in with commercial land uses, and also places sensitive land uses next to Ramona Expressway, a major transportation corridor, therefore the project is not consistent with this policy. On face value, this is the case, however, County policy, and project Development Standards and mitigation measures require that roadway noise be mitigated to less than significant levels through construction of sound barriers and/or modifications to building construction. The project is not affected by airport noise. Thus, with adherence to County policy, and project Development Standards and mitigation measures, the project will be consistent with this policy as the project is implemented.

1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County. The project will mitigate adverse impacts of excessive noise to residents, employees, visitors, and noise sensitive uses of Riverside County. After finalized information regarding road elevations and pad heights become available, a subsequent acoustical study will be performed to assess the necessary height of noise barriers to obtain appropriate noise standard levels for sensitive receptors and commercial land uses. To

1 retain visibility and access, setbacks, berms, and walls may be used to  
2 achieve acceptable levels.

3 4.2 Develop measures to control non-transportation noise impacts. The exact  
4 type of retail/commercial uses that will be occupying the commercial land  
5 is unknown at this time, therefore, the types of noise generated by the on-  
6 site businesses cannot be determined. However, final site, grading, and  
7 architectural plans must be submitted for an acoustical plan check prior to  
8 the issuance of building permits in order to verify all of the required  
9 mitigation and specify any changes caused by plan revisions.

10 4.3 Ensure any use determined to be a potential generator of significant  
11 stationary noise impacts be properly analyzed, and ensure that the  
12 recommended mitigation measures are implemented. The exact type of  
13 retail / commercial uses that will be occupying the commercial land is  
14 unknown at this time, therefore, the types of noise generated by the on-site  
15 businesses cannot be determined. However, final site, grading, and  
16 architectural plans must be submitted for an acoustical plan check prior to  
17 the issuance of building permits in order to verify all of the required  
18 mitigation and specify any changes caused by plan revisions.

19 8.3 Require development that generates increased traffic and subsequent  
20 increases in the ambient noise level adjacent to noise-sensitive land uses to  
21 provide for appropriate mitigation measures. The project will mitigate  
22 adverse impacts of excessive noise to residents, employees, visitors, and  
23 noise sensitive uses of Riverside County. After finalized information  
24 regarding road elevations and pad heights become available, a subsequent  
25 acoustical study will be performed to assess the necessary height of noise  
26 barriers to obtain appropriate noise standard levels for sensitive receptors  
27  
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1 and commercial land uses. To retain visibility and access, setbacks,  
2 berms, and walls may be used to achieve acceptable levels.

3 11.1 Utilize natural barriers such as hills, berms, boulders, and dense vegetation  
4 to assist in noise reduction. The Design Guidelines of this Specific Plan  
5 will provide for the buffering methods which do utilize natural barriers.

6 12.1 Minimize the impacts of construction noise on adjacent uses within  
7 acceptable practices. The project will be subject to Riverside County  
8 Ordinance No. 457, which regulates construction practices; and Riverside  
9 County Ordinance No. 847, which regulates noise.

10 12.2 Ensure that construction activities are regulated to establish hours of  
11 operation in order to prevent and/or mitigate the generation of excessive or  
12 adverse noise impacts on surrounding areas. The project will be subject to  
13 Riverside County Ordinance No. 457, which regulates construction  
14 practices; and Riverside County Ordinance No. 847, which regulates  
15 noise.

16 12.4 Require that all construction equipment utilizes noise reduction features  
17 (e.g. mufflers and engine shrouds) that are no less effective than those  
18 originally installed by the manufacturer. The mitigation measures of the  
19 noise section of the EIR require that all construction equipment shall be  
20 required to minimize noise from construction activities. Equipment  
21 mufflers shall be maintained in proper operating order. All equipment  
22 shall be operated in the quietest manner feasible. The contractor will be  
23 required to comply with local noise control ordinances.

24 14.1 Minimize the potential adverse noise impacts associated with the  
25 development of mixed-use structures where residential units are located  
26 above or adjacent to commercial uses. The exact type of retail /  
27 commercial uses that will be occupying the commercial land is unknown  
28

1 at this time, therefore, the types of noise generated by the on-site  
2 businesses cannot be determined. However, final site, grading, and  
3 architectural plans must be submitted for an acoustical plan check prior to  
4 the issuance of building permits in order to verify all of the required  
5 mitigation and specify any changes caused by plan revisions.

6 14.2 Require that commercial and residential mixed-use structures minimize  
7 the transfer or transmission of noise and vibration from the commercial  
8 land use to the residential land use. The exact type of retail / commercial  
9 uses that will be occupying the commercial land is unknown at this time,  
10 therefore, the types of noise generated by the on-site businesses cannot be  
11 determined. However, final site, grading, and architectural plans must be  
12 submitted for an acoustical plan check prior to the issuance of building  
13 permits in order to verify all of the required mitigation and specify any  
14 changes caused by plan revisions.

15 14.3 Minimize the generation of excessive noise level impacts from  
16 entertainment and restaurant/bar establishments into adjacent residential or  
17 noise-sensitive uses. The exact type of retail / commercial uses that will  
18 be occupying the commercial land is unknown at this time, therefore, the  
19 types of noise generated by the on-site businesses cannot be determined.  
20 However, final site, grading, and architectural plans must be submitted for  
21 an acoustical plan check prior to the issuance of building permits in order  
22 to verify all of the required mitigation and specify any changes caused by  
23 plan revisions.

24 F. Open Space Element Policies

25 1.1 Balance consideration of water supply requirements between urban,  
26 agricultural, and environmental needs so that sufficient supply is available  
27 to meet each of these different demands. Eastern Municipal Water District  
28

1 has prepared a Water Supply Assessment which determined that the  
2 District will have adequate water to supply the proposed project and its  
3 various uses.

4 2.1 Encourage the installation of water-conserving systems such as dry wells  
5 and graywater systems, where feasible, especially in new developments.  
6 The installation of cisterns or infiltrators shall also be encouraged to  
7 capture rainwater from roofs for irrigation in the dry season and flood  
8 control during heavy storms. The project will include a water quality  
9 basin that will treat all on-site runoff. The basin and other water quality  
10 swales will be landscaped to help percolate runoff as well as help recharge  
11 the groundwater basin.

12 2.2 Where feasible, decrease stormwater runoff by reducing pavement in  
13 development areas, and by design practices such as permeable parking  
14 bays and porous parking lots with bermed storage areas for rainwater  
15 detention. The project will include a water quality basin that will treat all  
16 on-site runoff. The basin and other water quality swales will be  
17 landscaped to help percolate runoff as well as help recharge the  
18 groundwater basin.

19 2.3 Encourage native, drought-resistant landscape planting. The Villages of  
20 Lakeview Specific Plan's conceptual landscape plan requires the  
21 implementation of water conservation measures such as the use of drought  
22 tolerant plants, grouping plants with similar irrigation improvements, use  
23 of mulch, and water efficient irrigation systems consistent with County  
24 Ordinance No. 859.

25 2.4 Support and engage in educational outreach programs with other agencies  
26 that promote water conservation and wide-spread use of water-saving  
27 technologies. The Villages of Lakeview Specific Plan requires that a  
28

1 homeowner association shall be established for the specific plan area. The  
2 homeowners association will enforce any property and landscaping  
3 maintenance requirements established by the association and as  
4 appropriate will provide homeowners with information regarding  
5 maintenance methods. Ongoing educational programs including property  
6 maintenance methods are a part of The Villages of Lakeview Community.

7 4.5 Retain storm water at or near the site of generation for percolation into the  
8 groundwater to conserve it for future uses and to mitigate adjacent  
9 flooding. The project will include a water quality basin that will treat all  
10 on-site runoff. The basin and other water quality swales will be  
11 landscaped to help percolate runoff as well as help recharge the  
12 groundwater basin.

13 5.3 Based upon site, specific study, all development shall be set back from the  
14 floodway boundary a distance adequate to address the following issues: a.  
15 public safety; b. erosion; c. riparian or wetland buffer; d. wildlife  
16 movement corridor or linkage; and e. slopes. Implementing projects  
17 within the proposed Specific Plan will comply with the Flood and  
18 Inundation section of the General Plan Safety Element. Upon completion,  
19 the entirety of development of the Villages of Lakeview is outside of any  
20 Flood Hazard areas.

21 5.4 Consider designating floodway setbacks for greenways, trails, and  
22 recreation opportunities on a case-by-case basis. The portion of The  
23 Villages of Lakeview that is located north of Ramona Expressway is  
24 located within a 100-year floodplain limit. Although the floodplain limits  
25 will be modified by the construction of the project, the areas of the  
26 floodplain that remain in the Specific Plan are dedicated for greenways,  
27 trails, parks, and other recreational uses.  
28



- 1 11.3 Permit and encourage the use of passive solar devices and other state-of-  
2 the-art energy resources. The Lakeview Green Design Program included  
3 in The Villages of Lakeview contains a section titled Green Building  
4 Development Standards, which requires various methods of energy  
5 savings through technology.
- 6 16.1 Continue to implement Title 24 of the State Building Code. Establish  
7 mechanisms and incentives to encourage architects and builders to exceed  
8 the energy efficiency standards of Title 24. As stated in Section B.12.b of  
9 The Villages of Lakeview Specific Plan, it is the goal for all homes and  
10 businesses to exceed Title 24 standards by 15%.
- 11 16.2 Specify energy efficient materials and systems, including shade design  
12 technologies, for County buildings. Although it is not specifically planned  
13 at this point, it is intended that any potential future County buildings (such  
14 as libraries) will be located within Planning Area 39. At the time of the  
15 development of that planning area, the County will ensure compliance  
16 with this policy.
- 17 16.3 Implement public transportation systems that utilize alternative fuels when  
18 possible, as well as associated urban design measures that support  
19 alternatives to private automobile use. The Villages of Lakeview is  
20 establishing a Town Center Village, which is intended to emulate  
21 Riverside County's Community Center land use designation. In general  
22 terms, the most dense residential planning areas of the project are located  
23 in close proximity to the Town Center Village. Additionally, the Town  
24 Center Village has the potential for a greater residential density than the  
25 rest of the specific plan. Although explicit plans for mass transit are not a  
26 part of this project, the higher densities proposed will facilitate the need  
27 for transit-oriented development. The project includes a trail system. This  
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1 system will include a combination of greenbelts with linkages and  
2 sidewalks located adjacent to roads and within roadway paseos. It will  
3 incorporate trails for pedestrians, bicyclists, and equestrians in the form of  
4 an integrated system of hard- and soft-surface trails. The trail system will  
5 promote non-vehicular access to on-site recreational areas as well as to the  
6 elementary schools and the Town Center Village.

7 16.5 Utilize federal, state, and utility company programs that encourage energy  
8 conservation. It is one of the stated goals of The Villages of Lakeview to  
9 exceed Title 24 standards by 15%. The project will also encourage the use  
10 of conservation programs through SCE Customer Technology Application  
11 Center. As discussed in the Lakeview Green Design program of the  
12 Specific Plan, future homeowners within the project will be required to  
13 install Energy Star-related model appliances.

14 16.7 Promote purchasing of energy-efficient equipment based on a fair return  
15 on investment, and use energy-savings estimates as one basis for  
16 purchasing decisions for major energy-using devices. To reduce further  
17 energy demand, the proposed project will implement conservation  
18 programs available through SCE Customer Technology Application  
19 Center (CTAC). As discussed in the Lakeview Green Design program of  
20 the Specific Plan, future homeowners within the project will be required to  
21 install Energy Star-related model appliances.

22 16.8 Promote coordination of new public facilities with mass transit service and  
23 other alternative transportation services, including bicycles, and design  
24 structures to enhance mass transit, bicycle, and pedestrian use. The  
25 Villages of Lakeview's higher densities will be developed along Ramona  
26 Expressway, which is a major transportation corridor that could encourage  
27 the development of future bus routes to the area. A multi-purpose trail  
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1 system is provided along the side of several roadway categories. All  
2 levels of street hierarchy include a sidewalk and/or multi-purpose trail to  
3 facilitate pedestrian travel. Potential new public facilities will be located  
4 either in the Town Center Village, or along alternative transportation  
5 corridors, or both.

6 16.9 Encourage increased use of passive, solar design and day-lighting in  
7 existing and new structures. The development standards for The Villages  
8 of Lakeview Specific Plan encourage passive solar design and day-  
9 lighting for new structures.

10 19.2 Review all proposed development for the possibility of archaeological  
11 sensitivity. Section 5.5 of the EIR analyzed potential impacts to  
12 archeological resources. The EIR incorporated mitigation measures  
13 within the cultural resources section that reduce impacts to archeological  
14 sites and resources.

15 19.3 Employ procedures to protect the confidentiality and prevent inappropriate  
16 public exposure of sensitive archaeological resources when soliciting the  
17 assistance of public and volunteer organizations. Section 5.5 of the EIR  
18 analyzed potential impacts to archeological resources. The EIR  
19 incorporated mitigation measures within the cultural resources section that  
20 reduce impacts to archeological sites and resources.

21 19.4 Require a Native American Statement as part of the environmental review  
22 process on development projects with identified cultural resources. The  
23 EIR incorporates mitigation measures within the cultural resources  
24 section, which require a Cultural Resource Management Plan (CRMP) be  
25 prepared by the project proponent in consultation with Native American  
26 tribes, and reviewed and approved by the County, as well as the U.S.  
27 Army Corps of Engineers if it involves any resources within the Area of  
28

Potential Effects (APE) for any Clean Water Act Section 404 permit undertakings. The CRMP shall include an implementation schedule to ensure that all required measures occur prior to potential impacts. Many sites will require Phase II testing as part of the preparation of the CRMP, which in turn will include a data recovery plan for significant sites that cannot be avoided.

- 19.5 Transmit significant development proposals to the History Division of the Riverside County Regional Park and Open-Space District for evaluation in relation to the destruction/preservation of potential historical sites. Prior to approval of any development proposal, feasible mitigation shall be incorporated into the design of the project and its conditions of approval.

The EIR incorporates mitigation measures within the cultural resources section, which require a Cultural Resource Management Plan (CRMP) be prepared by the project proponent in consultation with Native American tribes, and reviewed and approved by the County, as well as the U.S. Army Corps of Engineers if it involves any resources within the Area of Potential Effects (APE) for any Clean Water Act Section 404 permit undertakings. The CRMP shall include an implementation schedule to ensure that all required measures occur prior to potential impacts.

- 19.8 Whenever existing information indicates that a site proposed for development may contain biological, paleontological, or other scientific resources, a report shall be filed stating the extent and potential significance of the resources that may exist within the proposed development and appropriate measures through which the impacts of development may be mitigated. Cultural and paleontological assessments have been performed for this project and are discussed in Section 5.5 of the EIR which includes mitigation measures to lessen potential impacts.

1 19.9 This policy requires that when existing information indicates that a site  
2 proposed for development may contain paleontological resources, a  
3 paleontologist shall monitor site grading activities, with the authority to  
4 halt grading to collect uncovered paleontological resources, curate any  
5 resources collected with an appropriate repository, and file a report with  
6 the Planning Department documenting any paleontological resources that  
7 are found during the course of site grading. Section 5.5 of the EIR  
8 includes mitigation measures which call for paleontological monitoring  
9 within areas identified as potentially significant and includes measures  
10 should inadvertent discoveries be made.

11 19.10 Transmit significant development applications subject to CEQA to the San  
12 Bernardino County Museum for review, comment, and/or preparation of  
13 recommended conditions of approval with regard to paleontological  
14 resources. Section 5.5 of the EIR includes mitigation measures which call  
15 for paleontological monitoring within areas identified as potentially  
16 significant and includes measures should inadvertent discoveries be made.

17 20.4 Provide for the needs of all people in the system of County recreation sites  
18 and facilities, regardless of their socioeconomic status, ethnicity, physical  
19 capabilities or age. The proposed project includes the construction of  
20 many types of trail systems, open space areas, active parks, and passive  
21 parks available to the general public. The recreation plan is provided to  
22 the community as a whole and does not discriminate by socioeconomic  
23 status, ethnicity, physical capabilities or age.

24 20.5 Require that development of recreation facilities occurs concurrent with  
25 other development in an area. Recreational facilities will be built to  
26 satisfy the population demand of the proposed project, as referenced in the  
27  
28

1 Open Space, Conservation, and Recreation Plan of The Villages of  
2 Lakeview.

3 20.6 Require new development to provide implementation strategies for the  
4 funding of both active and passive parks and recreational sites. The  
5 project will provide adequate amounts of active parks and passive parks  
6 by design. If it is determined that park acreages are insufficient, fees will  
7 be paid in accordance with the Open Space, Conservation, and Recreation  
8 Plan of The Villages of Lakeview.

9 21.1 Identify and conserve the skylines, view corridors, and outstanding scenic  
10 vistas within Riverside County. Retention of the mountains as open space  
11 avoids substantial damage to scenic resources for the traveling public.  
12 The aesthetics section of the EIR evaluated potential impacts to the scenic  
13 resources listed and determined that all potential significant adverse  
14 impacts associated with the proposed project were found to be less than  
15 significant without mitigation with the exception of the development of  
16 the proposed tank(s) in the Lakeview Mountains. With implementation of  
17 mitigation measures located within the aesthetic section of the EIR,  
18 impacts to the scenic highway from the tank(s) will be less than  
19 significant.

20 22.1 Design developments within designated scenic highway corridors to  
21 balance the objectives of maintaining scenic resources with  
22 accommodating compatible land uses. The development of The Villages  
23 of Lakeview proposed adjacent to the Ramona Expressway will be setback  
24 50-feet to meet County policy. The aesthetics section of the EIR evaluated  
25 potential impacts to the scenic resources listed and determined that all  
26 potential significant adverse impacts associated with the proposed project  
27 were found to be less than significant without mitigation with the  
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1 exception of the development of the proposed tank(s) in the Lakeview  
2 Mountains. With implementation of mitigation measures located within  
3 the aesthetic section of the EIR, impacts to the scenic highway from the  
4 tank(s) will be less than significant. Retention of the mountains as open  
5 space avoids substantial damage to scenic resources on site.

6 22.3 Encourage joint efforts among federal, state, and County agencies, and  
7 citizen groups to ensure compatible development within scenic corridors.

8 The Villages of Lakeview has developed a collaborative working  
9 relationship to various governmental agencies with regards to addressing  
10 scenic corridors and other aesthetic resources. In particular, the  
11 proponents of The Villages of Lakeview have been working with the  
12 Riverside County Transportation Department and Planning Department  
13 with regards to protecting the scenic nature of Ramona Expressway, which  
14 is designated a County Eligible Scenic Highway.

15 22.4 Impose conditions on development within scenic highway corridors  
16 requiring dedication of scenic easements consistent with the Scenic  
17 Highways Plan, when it is necessary to preserve unique or special visual  
18 features. Ramona Expressway is a County Eligible Scenic Highway, and  
19 thus is not subject to the State Highways Plan. However, the aesthetics  
20 section of the EIR evaluated potential impacts to Ramona Expressway and  
21 found that those impacts are less than significant.

22 22.5 Utilize contour grading and slope rounding to gradually transition graded  
23 road slopes into a natural configuration consistent with the topography of  
24 the areas within scenic highway corridors. The project area is relatively  
25 flat and will not encroach upon the steep hillsides. However, some  
26 Planning Areas of the Specific Plan will require terraced grading. The  
27 Specific Plan development Plans and Standards require that grading within  
28

1           these areas provide slopes that avoid an unvaried, unnatural, or  
2           manufactured appearance where the grading intersects with natural slopes.

3           G.   Population / Housing Element Policies

4           1.2   Ensure the availability of the Suitable sites for the development of  
5               affordable housing to meet the needs of all household income levels,  
6               including farm workers and other special needs population. The Villages  
7           of Lakeview Specific Plan consists of medium high (5-8 du/ac), high  
8           density (8 to 14 du/ac), and very high density (14 to 20 du/ac) residential  
9           uses. In addition, the Mixed Use Town Center will allow for the  
10          integration of commercial and residential uses. It is intended that the  
11          Specific Plan, through the various residential densities, will cater to a  
12          range of lifestyles, physical abilities, and income levels. Two hundred  
13          fifty units are planned for affordable senior housing.

14          1.7   Encourage innovative housing, site plan design and construction  
15               techniques to promote new affordable housing by the private sector. The  
16          Villages of Lakeview Specific Plan consists of medium high (5-8 du/ac),  
17          high density (8 to 14 du/ac), and very high density (14 to 20 du/ac)  
18          residential uses. In addition, the Mixed Use Town Center will allow for  
19          the integration of commercial and residential uses. It is intended that the  
20          Specific Plan, through the various residential densities, will cater to a  
21          range of lifestyles, physical abilities, and income levels. Some areas are  
22          planned for adult living (seniors).

23          a.    Continue to provide for greater flexibility in the design of single  
24                family development through the processing of PDs, Specific Plans,  
25                and Area Plans, and applications of density bonus provisions,  
26                when requested, to allow for varying lot sizes and development  
27                standards than normally required in residential districts. The  
28



1 Villages of Lakeview is a Specific Plan which allows for a greater  
2 degree of flexibility in lot sizes, density bonuses, and housing  
3 product types than is the historical norm in Riverside County.

- 4 b. Encourage new large scale development proposals to provide a  
5 range of housing types and densities for all income levels through  
6 the use of creative planning concepts as specific plans and mixed-  
7 use development. The Villages of Lakeview is a large-scale  
8 specific plan which introduces a wide variety of housing types, lot  
9 sizes, and densities. The Town Center Village is designated as  
10 "Mixed Use" in the specific plan, which is meant to emulate the  
11 "Community Center" designation in the Riverside County General  
12 Plan. The Administrative Section of the specific plan allows for  
13 flexibility in product type, lot size, and densities.

- 14 5.1 Encourage the use of energy conservation features in residential  
15 construction and remodeling. Passive energy techniques will occur within  
16 the proposed project, including orientation of buildings, planting trees to  
17 take advantage of sun and adequate roof overhangs. Active energy  
18 efficiency measures will be addressed and required in Title 24 for such  
19 methods as proper wall and ceiling insulation.

20 H. Safety Element Policies

- 21 2.5 Require that engineered slopes be designed to resist seismically-induced  
22 failure. For lower-risk projects, slope design could be based on pseudo-  
23 static stability analyses using soil engineering parameters that are  
24 established on a site-specific basis. For higher-risk projects, the stability  
25 analyses should factor in the intensity of expected ground shaking, using a  
26 Newmark-type deformation analysis. The project will comply with  
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Ordinance No. 457, which requires that manufactured slopes are designated to be seismically safe.

3.5 During permit review, identify and encourage mitigation of onsite and offsite slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements. During the review of implementing applications (residential subdivisions, use permits, etc) of The Villages of Lakeview Specific Plan, these geological issues will be analyzed and addressed on an as-needed basis.

4.1 For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, the County shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency. Implementing projects within the proposed Specific Plan will comply with the Flood and Inundation section of the General Plan Safety Element. Do development is proposed within the San Jacinto River floodplain.

4.8 Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety. Upon completion of the construction of the project, there will be no development within the floodplains for human habitation.

4.9 Within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be capable of withstanding flooding and to minimize use of fill. However, some development may be compatible within flood plains and floodways, as may some other land uses. In such

1 cases, flood proofing would not be required. Compatible uses shall not,  
2 however, obstruct flows or adversely affect upstream or downstream  
3 properties with increased velocities, erosion backwater effects, or  
4 concentrations of flows. As discussed in the Drainage Plan section of the  
5 Specific Plan, the project will not exceed historical flows leaving its  
6 northern boundary. In order to keep post-project peak runoff from  
7 increasing due to development two large detention basins (one of this is  
8 considered to be a water quality basin) will capture on-site flows and  
9 release them at slower rates more consistent with pre-project peak runoff.  
10 One proposed basin is located centrally in the project site, along with  
11 proposed Town Center Boulevard, adjacent to the MWD aqueduct, the  
12 primary purpose of this basin is peak flow attenuation; the other is located  
13 north of Ramona Expressway within the 100-year flood plain limits and is  
14 designed to capture and treat the majority of the project site stormwater  
15 flows (Regional Basin).

16 4.10 Require all proposed projects anywhere in the County to address and  
17 mitigate any adverse impacts that it may have on the carrying capacity of  
18 local and regional storm drain systems. The project will include a Master  
19 Drainage Plan to address all carrying capacity of local and regional storm  
20 drains.

21 4.18 Require that the design and upgrade of street storm drains be based on the  
22 depth of inundation, relative risk to public health and safety, the potential  
23 for hindrance of emergency access and regress from excessive flood  
24 depth, and the threat of contamination of the storm drain system with  
25 sewage effluent. In general, the 10-year flood flows shall be contained  
26 within the top of curbs and the 100-year flood flows within the street  
27 right-of-way. The project will utilize streets, underground storm drains,  
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1 open channels, debris basins, and detention basins to collect the on-site  
2 and off-site storm water, and convey it through the project and into the  
3 San Jacinto River floodplain area. Facilities will be required to  
4 accommodate developed 100-year storm runoff through the project. The  
5 backbone drainage plan facilities are designed to protect habitable  
6 dwelling units from flooding.

7 6.1a. Comply with federal and state laws pertaining to the management of  
8 hazardous wastes and materials. The project will be in compliance with  
9 existing regulations such as the South Coast Air Quality Management  
10 District Rules and Regulations pertaining to asbestos, Department of  
11 Transportation (DOT) office of Hazardous Materials Safety regulations,  
12 and Titles 8, 22, and 26 of the California Code of Regulations, would  
13 ensure that the public would not be exposed to any unusual or excessive  
14 risks related to hazardous materials.

15 7.1 Continually strengthen the Multi-Hazard Functional Plan and maintain  
16 mutual aid agreements with federal, state, local agencies and the private  
17 sector to assist in: a. clearance of debris in the event of widespread slope  
18 failures, collapsed buildings or structures, or other circumstances that  
19 could result in blocking emergency access or regress; b. heavy search and  
20 rescue; c. fire suppression; d. hazardous materials response; e. temporary  
21 shelter; f. geologic and engineering needs; g. traffic and crowd control;  
22 and h. building inspection. Surrounding cities, including the City of  
23 Perris, the City of San Jacinto, along with the unincorporated Riverside  
24 County areas are contracted with the Riverside County Fire Department,  
25 and California Department of Forestry and Fire Protection for emergency  
26 response. Emergency response and emergency evacuations are regulated  
27 under one agency in the project area and surrounding areas. Therefore  
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1 project development will not interfere with existing emergency response  
2 and evacuation, but will be consistent with the existing system because the  
3 same agency regulates all of the surrounding areas.

4 7.7b. Require mitigation measures to reduce potential damage caused by ground  
5 failure for sites determined to have potential for liquefaction. Such  
6 measures shall apply to critical facilities, utilities, and large commercial  
7 and industrial projects as a condition of project approval. The project has  
8 a very low potential for liquefaction. Conformance with Uniform  
9 Building Code standards, enforcement of setbacks from local faults and  
10 sound grading practices will help to mitigate any potential conditions in  
11 which liquefaction may occur.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 342  
13 is consistent with the General Plan as amended by Comprehensive General Plan Amendments  
14 No. 720 and 721.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that EIR No. 471 was  
16 presented to the Board and has been reviewed and considered by the Board in evaluating the  
17 proposed The Villages of Lakeview project, including Specific Plan No. 342; that EIR No. 471  
18 has been completed in compliance with CEQA; that EIR No. 471 is an accurate and objective  
19 statement that complies with the California Environmental Quality Act and reflects the County's  
20 independent judgment and analysis, and that EIR No. 471 is incorporated herein by reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR  
22 471 and **ADOPTS THE MITIGATION MONITORING AND REPORTING PROGRAM**,  
23 attached as Exhibit 1 to this Resolution.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors hereby **ADOPTS**  
25 **SPECIFIC PLAN NO. 342, ON FILE WITH THE CLERK OF THE BOARD OF**  
26 **SUPERVISORS, INCLUDING THE FINAL CONDITIONS OF APPROVAL AND**  
27 **EXHIBITS**, as the Specific Plan of Land Use for the real property described and shown in the  
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1 plan, and said real property shall be developed substantially in accordance with the plan, unless  
2 the plan is amended by the Board.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific  
4 Plan No. 342 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
5 Planning Director, and in the Office of the Building and Safety Director, and that no applications  
6 for subdivision maps, conditional use permits and other development approvals shall be accepted  
7 for the real property described and shown in the plan, unless such applications are substantially  
8 in accordance therewith.

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

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Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                            | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                                                                                                                              | RESPONSIBLE PARTY                                       | MONITORING/REPORTING METHOD                                                                                                                   | IMPACT AFTER MITIGATION                                          |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| AESTHETICS      | A: Have a substantial effect upon a scenic highway corridor within which it is located.                                                     | Regulatory compliance (GP Policies re: Avoid blocking public views with solid walls, 50' setbacks from Ramona, undergrounding lines on Ramona, preserving Lakeview Mtns., LU 13.1,2,5 and GS 21.1,22.1,22.3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significant impact | Prior to the issuance of building permits                                                                                                                                                                                                                          | EM/WD                                                   | Landscape Plans shall be submitted to EM/WD for approval                                                                                      | Less than significant with mitigation and regulatory compliance  |
|                 |                                                                                                                                             | MM Aesthetics 1: To mitigate for potential substantial adverse effects upon a scenic highway corridor and to avoid the creation of an aesthetically offensive site open to public view, the water tank(s) to be located within Planning Area 81 in the Lakeview Mountains shall be screened using landscaping and paint colors that blend in with the surrounding hills. A combination of earthen berms and landscaping may be used. The landscape screening plans shall be submitted to Eastern Municipal Water District for approval prior to approval of final construction documents for the tank(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                                                                                                                                                                                                                                                                    |                                                         |                                                                                                                                               |                                                                  |
|                 |                                                                                                                                             | MM Aesthetics 2: To reduce potential significant adverse impacts upon the scenic views from Ramona Expressway (a County Eligible Scenic Highway corridor), landscaping shall be provided adjacent to the Mixed-Use Town Center Village to address foreground views from Ramona Expressway. The extent and nature of the landscaping shall be identified, reviewed and approved by the County during the Village Refinement Process for this village. The landscaping shall include drought-tolerant, low groundcover, and shrubs with mulch or rock to provide an attractive ground plain. Because views of the Lakeview Mountains may be afforded trees shall be grouped in such a way as to allow open areas for intermittent views (i.e., no solid rows of trees).                                                                                                                                                                                                                                                                                                                                              | Significant impact | Prior to Town Center Village Refinement Plan (VRP) approval.                                                                                                                                                                                                       | Planning Department<br><br>Building & Safety Department | VRP submitted to Planning Department for approval.                                                                                            | Less than significant with mitigation and regulatory compliance. |
|                 | B: Substantially damage scenic resources on site, including, but not limited to, trees, rock outcroppings, and unique or landmark features. | Regulatory compliance (GP Policies re: Avoid blocking public views with solid walls) and Design Consideration within the project (30' equestrian trail along southern boundary, Hansen Park, trail access to Lakeview Mountains).<br><br>MM Aesthetics 3: To reduce potential significant adverse impacts to local scenic resource, the landscaping of the Hansen Avenue area park shall include the preservation of existing mature trees, if possible, and the use of white split rail fences. The preservation of the trees shall be confirmed at the approval of the VRP for the Garden Village and finalized prior to final inspection building permit issuance for the last adjacent residential unit. If the 24 existing trees along the entry to the, through-planted farm cannot be preserved, then they shall be replaced within the planned park at a ratio of 1:1 by the planting of new 36-inch box trees of the same species as the mature trees being removed. The equestrian trail Multi-Purpose Community Trail along Hansen and Wolfskill Avenues and Poppy Road shall also include trees spaced | Significant impact | Tree preservation confirmation prior to VRP approval for the Garden Village.<br><br>Trails and landscaping prior to the last building permit final inspection of Residential Uses in implementing maps adjacent to Hansen and Wolfskill Avenues and/or Poppy Road. | Planning Department and Building & Safety Department    | VRP submitted to Planning Department for approval.<br><br>Landscape plans shall be submitted to the Building & Safety department for approval | Less than significant with design considerations and mitigation  |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY        | IMPACT/THRESHOLD                                                                                                                                                                                                                                        | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                                                                                                        | RESPONSIBLE PARTY            | MONITORING/REPORTING METHOD                                                                                                  | IMPACT AFTER MITIGATION                                                                                                                                                                  |
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|                        |                                                                                                                                                                                                                                                         | so as not to block views and white split-rail fences. Prior to grading permits, landscape plans shall be submitted to the Building Department for approval. Construction of trail and landscaping shall occur commensurate with adjacent implementing tracts and finalized prior to final inspection/issuance of the building permit for the last adjacent residential unit. Construction of the park elements shall be completed as required per unit number triggers in the Specific Plan (No. 342) as reflected in the Parkland Tracking Report.                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                                                                                                                                                              |                              |                                                                                                                              |                                                                                                                                                                                          |
|                        | C: Obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.                                                                                                    | Regulatory compliance (GP Policies re: Avoid blocking public views with solid walls, preserving Lakeview Mtns., LU 13.1, 2.5 and OS 21.1, 22.1, 22.3)<br><br>MM Aesthetics 4 To reduce potential significant adverse impacts to public scenic views from Wolfskill Avenue, Mike Lane and Poppy Lane, grading plans for the portions of Planning Areas 57 and 58 which about Wolfskill or Poppy, shall be reviewed by the Building Department to ensure that slopes which are higher than existing roads are no higher or longer than the Conceptual Grading Diagram in Specific Plan 342 indicates. Building layouts and setbacks shall also be reviewed to ensure that some views over or between proposed buildings are maintained along Wolfskill Avenue. Some means of achieving the intent of this mitigation may include, but are not limited to: reduced-height homes along the frontage with existing local roads, larger setbacks, stepped grading, etc. | Significant impact    | Prior to the issuance of a Grading permits for implementing maps located in areas of PAs 57 and 58 which are adjacent to Wolfskill Avenue and/or Poppy Road. | Building & Safety Department | Grading and Landscape plans shall be submitted to the Building & Safety department for approval                              | Less than significant with mitigation and regulatory compliance.<br><br>Cumulatively significant and unavoidable due to conversion of open lands to urban uses consistent with RCIP EIR. |
|                        | D: Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.                                                                                                                           | With regulatory compliance, no mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Less than significant | Not Applicable                                                                                                                                               | Not Applicable               | Not Applicable                                                                                                               | Less than significant with regulatory compliance without mitigation                                                                                                                      |
| AGRICULTURAL RESOURCES | A: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation, to non-agricultural use. | Alternative Section 8.0 presents Alternatives 2, 3, and 5 which, reduce impacts to Designated Farmland through avoidance. None eliminate impacts or reduce to less than significant. The following Mitigation measures lessen, but not avoid or reduce the impact to less than significant:<br><br>MM Ag 2: A perpetual agricultural conservation easement (Easement) as defined by Section 815.1 of the California Civil Code containing a minimum of 100 acres of "agricultural land" as defined by Public Resources Code Section 10213 within five miles of the project, shall be provided by the Master Developer to the state, county, resource conservation district, regional park or                                                                                                                                                                                                                                                                      | Significant impact    | Prior to the issuance of a grading permit                                                                                                                    | Planning Department          | The conservation Easement is described in the mitigation measure, shall be submitted and recorded by the County of Riverside | Significant after mitigation for both project and cumulative impacts                                                                                                                     |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                       | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                       | RESPONSIBLE PARTY              | MONITORING/ REPORTING METHOD                                                                                                                            | IMPACT AFTER MITIGATION                                                                                  |
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|                 |                                                                                                                                                        | open-space district, regional park or open-space authority, a nonprofit organization, or other entity authorized to acquire and hold conservation easements under Civil Code Section 815.3. The purpose of this Easement is to restrict the property's use to only those uses that will not impair or interfere with the property's agricultural productive capacity, its soils, and its agricultural character, values, and utility. To the extent that the preservation of the open space character and scenic, habitat, natural, or historic values of the property are consistent with such use, it will be within the purpose of this easement to protect those values. Rural enterprises or activities, including, but not limited to grazing, hunting and fishing, wildlife habitat improvement, predator control, timber harvesting, and firewood production, shall be permitted uses provided that the agricultural productivity of the land and is not significantly impaired by those activities. The Easement shall be recorded on or before the issuance of the 1,500 <sup>th</sup> building permit. |                    |                                                                             |                                |                                                                                                                                                         |                                                                                                          |
|                 |                                                                                                                                                        | MM Ag 3: Master Developer shall preserve within the project no less than 3 acres of "Prime Farmland" as defined by Public Resources Code Section 10213 for use as a community garden or gardens by recordation of a conservation easement as defined by Section 815.1 of the California Civil Code. To the extent that the preservation of the open space character and scenic, habitat, natural, or historic values of the property are consistent with such use, it will be within the purpose of this easement to protect those values. The Community Garden will be run by the Homeowners' Association or County Service Area so as to be available to the public for the purpose of gardening. The location of the community garden or gardens shall occur within the 500-foot Greenbelt as defined by Planning Areas 5, 7, 8, 21 and 22. An easement shall be recorded and the community garden or gardens shall be available for use on or before the issuance of the 1,500 <sup>th</sup> building permit.                                                                                                 | Significant impact | Prior to the issuance of the 1,500 <sup>th</sup> building permit            | Building & Safety Department   | An Easement for the community garden shall be submitted and recorded by the County of Riverside                                                         | Significant impact for both project and cumulative impacts                                               |
|                 | B: Conflict with existing agricultural uses, or a Williamson Act Contract.                                                                             | No feasible mitigation beyond MM Ag 2 and MM Ag 3 to eliminate or significantly reduce conflicts with existing agricultural uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Significant impact | See MM Ag 2 and MM Ag 3, above                                              | See MM Ag 2 and MM Ag 3, above | See MM Ag 2 and MM Ag 3, above                                                                                                                          | Significant impact with mitigation with respect to loss of and conflict with existing agricultural uses. |
|                 | C: Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (County of Riverside Ordinance No. 625, Right-to-Farm). | No Williamson Act contracts exist on-site.<br>MM Ag 1: To reduce potential significant adverse impacts due to incompatibility between agricultural uses and proposed suburban development, proposed residences, school buildings, and commercial structures shall be setback 300 feet from existing active agricultural uses of an offensive nature, which are defined as: corrals, chicken houses, dairy waste ponds, manure stockpiles, or commercial livestock. This setback shall not apply to areas of the project where Ramona Expressway Interchanges between active                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significant impact | Prior to the approval of tentative tract map for each implementing projects | Planning Department            | Tentative Tract Maps shall be submitted to the Planning department for approval. The map shall show the 300-foot setback from active agricultural uses. | Less than significant with mitigation                                                                    |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                   | RESPONSIBLE PARTY                              | MONITORING/REPORTING METHOD                                                                                                                                                                                                      | IMPACT AFTER MITIGATION                                                                                                  |
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| AIR QUALITY     | D: Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Designated Farmland to non-agricultural use, including Farmland of Local Importance. | agriculture and proposed development because the expressway will act as the buffer. The 300-foot buffer area may include public road rights-of-way, parking lots, and service or maintenance areas. In addition to project edge conditions, the 300-foot setback shall also apply to interim conditions on-site between occupied project-related buildings and existing on-site agricultural uses of an offensive nature (e.g., chicken ranch) that are located in a later phase of project development and may remain operational while earlier phases of development are being built.                                                                                                                                                      | Significant impact | Not Applicable                          | Not Applicable                                 | Not Applicable                                                                                                                                                                                                                   | Significant impact with mitigation                                                                                       |
|                 | A: Conflict with or obstruct implementation of the applicable air quality plan.                                                                                                                                 | No feasible mitigation beyond MM Ag 2 and MM Ag 3 to eliminate or significantly reduce impacts which otherwise result in the conversion of Designated Farmland to non agricultural uses, including Farmland of Local Importance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Significant impact | Not Applicable                          | Not Applicable                                 | Not Applicable                                                                                                                                                                                                                   | Significant impacts                                                                                                      |
|                 | B: Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation.                                                                                      | No feasible mitigation available.<br><br>Required regulation (Rule 403)<br><br>MM Air 1: During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers specifications to the satisfaction of the Department of Building and Safety. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of Building and Safety.                                                                                                                                  | Significant impact | During construction                     | Building & Safety Department                   | Equipment maintenance records and equipment specification data sheets shall be kept onsite                                                                                                                                       | Significant impact with regulatory compliance and mitigation. (Regenerated and Local, both short- and long-term impacts) |
|                 |                                                                                                                                                                                                                 | MM Air 1a: All project developers funded privately rather than publicly (public funding requires that the winning proposal go to the lowest responsible bidder) shall provide preference to qualified grading contractor proposals that include the use of construction equipment that demonstrates early compliance for off-road equipment with the CARB, in-use off-road, diesel vehicle regulation (SCAQM Rule 2449) – and/or – meets or exceeds Tier 3 standards with available CARB verified or U.S. EPA-certified technologies or use of alternative fueled, off-road construction equipment. Proof of preference shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit. | Significant impact | Prior to the issuance of grading permit | Building & Safety Department/ Grading Division | All proposals for privately funded developers shall be submitted for review to show preference was provided to qualified grading contractors that use qualifying construction equipment prior to selecting the winning proposal. | Significant impact with regulatory compliance and mitigation.                                                            |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                   | RESPONSIBLE PARTY                                                            | MONITORING/REPORTING METHOD                             | IMPACT AFTER MITIGATION                                                                                               |
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|                 |                  | <p>MM Air 2: Where economically and physically feasible, electricity from power poles shall be used instead of temporary diesel- or gasoline powered generators to reduce the associated emissions. Feasibility shall be determined by the contractor and approved by the Department of Building and Safety's Grading Division prior to issuance of grading permits.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Significant impact | Prior to the issuance of grading permit | Building & Safety Department/ Grading Division                               | Issuance of grading permit                              | Significant impact with regulatory compliance and mitigation. (Regional and local, both short- and long-term impacts) |
|                 |                  | <p>MM Air 3: To reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail site detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will allow both construction and on-street traffic to move with less than 5-minute idling times. Additional traffic control measures may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• require construction parking to be configured such that traffic interference is minimized,</li> <li>• provide dedicated turn lanes for movement of construction trucks and equipment on-off-site,</li> <li>• schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable,</li> <li>• require construction trucks away from congested streets or sensitive receptor areas, and</li> <li>• improve traffic flow by signal synchronization.</li> </ul> | Significant impact | Prior to the issuance of grading permit | Building & Safety Department/ Grading Division and Transportation Department | A Traffic Control Plan shall be submitted for approval. | Significant impact with regulatory compliance and mitigation. (Regional and local, both short- and long-term impacts) |
|                 |                  | <p>MM Air 3a: To reduce fugitive dust emissions, the developer shall provide the County of Riverside with sufficient proof of compliance with Rule 403 and other dust control measures including, but not limited to:</p> <ul style="list-style-type: none"> <li>• requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain),</li> <li>• requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered,</li> <li>• suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per</li> </ul>                                                                                                                                                                                                                                                                                                                                                                    | Significant impact | Prior to the issuance of grading permit | Building & Safety Department/ Grading Division                               | Issuance of grading permit                              | Significant impact with regulatory compliance and mitigation.                                                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                            | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                    | RESPONSIBLE PARTY                                          | MONITORING/REPORTING METHOD                                                                                                                                                                                              | IMPACT AFTER MITIGATION                                       |
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|                 | C: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). | <ul style="list-style-type: none"> <li>post contact information outside the property for the public to call if specific air quality issues arise.</li> <li>use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials.</li> <li>replace ground cover in disturbed areas as quickly as possible.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   |                    |                                                          |                                                            |                                                                                                                                                                                                                          |                                                               |
|                 |                                                                                                                                                                                                                                                                                             | MM Air 3b: In order to improve air quality by reducing VOC emissions associated with the application of architectural coating, homebuilders shall apply coatings and solvents with a VOC content lower than required under Rule 1113 as amended July 13, 2007 to residential dwelling units. In addition, homebuilders are encouraged to consider the use of pre-coated construction materials and materials that do not require painting. Construction specifications shall be included in the building specifications that assure these requirements are implemented. The specifications shall be reviewed by the County of Riverside's Building and Safety Department for compliance with this mitigation measure prior to issuance of a building permit. | Significant impact | Prior to the issuance of building permit                 | Building & Safety Department                               | Construction specifications shall be included in the building specifications that assure these requirements are implemented.                                                                                             | Significant impact with regulatory compliance and mitigation. |
|                 |                                                                                                                                                                                                                                                                                             | MM Air 4 through 11, MM Air 13 and MM Air 14, below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant impact | See MM Air 4 through 11, MM Air 13 and MM Air 14, below. | See MM Air 4 through 11, MM Air 13 and MM Air 14, below.   | See MM Air 4 through 11, MM Air 13 and MM Air 14, below.                                                                                                                                                                 | Significant impact with regulatory compliance and mitigation. |
|                 |                                                                                                                                                                                                                                                                                             | MM Air 1 through 3 above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Significant impact | See MM Air 1, 2 & 3, above                               | See MM Air 1, 2 & 3, above                                 | See MM Air 1, 2 & 3, above                                                                                                                                                                                               | Significant after mitigation                                  |
|                 |                                                                                                                                                                                                                                                                                             | MM Air 4: In order to reduce energy consumption from proposed project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the County shall include the installation of energy-efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of Transportation) prior to conveyance of applicable streets.                                                                                                                                                                                                                                                                                    | Significant impact | Prior to the approval of Street Improvement Plans        | Transportation Department and Building & Safety Department | Street Improvement Plan shall indicate energy-efficient street lighting throughout the project.                                                                                                                          | Significant after mitigation                                  |
|                 | Although no thresholds of significance exist for GHG emissions, cumulatively they contribute to global warming and are discussed herein.                                                                                                                                                    | MM Air 5: In order to reduce energy consumption from the proposed project development, construction of large residential buildings, large public buildings (library, public community center, schools, and joint-use facilities), large private recreation buildings owned by the Homeowners' Association (HOA) and large commercial buildings (retail and office) shall exceed the 2007 California Energy Code - Title 24, Part 6 energy efficiency standards by 35% (schools and joint-use facilities are subject to Nuvveer Union School District approval). Submission of a Title 24 worksheet with building plans                                                                                                                                       | Significant impact | Prior to issuance of Building Permit                     | Building & Safety Department                               | Submission of a Title 24 worksheet with building plans shall be required. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations demonstrating that the | Significant after mitigation                                  |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                     | RESPONSIBLE PARTY            | MONITORING/ REPORTING METHOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | IMPACT AFTER MITIGATION      |
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|                 |                  | shall be required by the Department of Building and Safety in order to obtain a building permit. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations demonstrating that the project will increase energy efficiency <del>seemaphen</del> 43% beyond below Title 24. Compliance is determined by comparing the energy efficiency of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part I, Article 1, Section 10-109. These approved programs include, as of February 2009, EnergyPro and Micropas 7 for residential buildings and EnergyPro, Perform 2005, and eQuest/D2Comply for non-residential buildings. (Note: "large" is defined as the primary residence, main private recreation building, main public community center building, retail space with an anchor, etc.; "large" excludes a shed in a residential yard, small utility buildings, small pool buildings, trash enclosures, etc.) |                    |                                           |                              | project will increase energy efficiency <del>seemaphen</del> 35% beyond below Title 24. Compliance is determined by comparing the energy efficiency of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part I, Article 1, Section 10-109. These approved programs include, as of February 2009, EnergyPro and Micropas 7 for residential buildings and EnergyPro, Perform 2005, and eQuest/D2Comply for non-residential buildings. |                              |
|                 |                  | MM Air 6: In order to reduce energy consumption from the proposed project development, The Villages of Lakeview homebuilders shall, if installing major appliances such as dishwashers, washing machines, and refrigerators in homes, install Energy Star-rated models. Major appliances installed in large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings owned by the HOA shall be Energy Star-rated (schools and joint-use facilities are subject to Navrey Union School District approval). Proof of compliance will be required by the Department of Building and Safety in order to obtain a Final Inspection. (Note: "large" is defined as the primary residence, main private recreation building, main public community center building, retail space with an anchor, etc.; "large" excludes a shed in a residential yard, small utility buildings, small pool buildings, trash enclosures, etc.)                                                                                                                                                    | Significant impact | Prior to the issuance of Final Inspection | Building & Safety Department | Building Plans shall identify Energy Star-rated appliances in all floor plans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Significant after mitigation |
|                 |                  | MM Air 6a: In order to increase renewable energy sources and reduce greenhouse gas emissions, large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings owned by the HOA shall be                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Significant impact | Prior to issuance of Building Permit      | Building & Safety Department | Building Plans shall identify solar panels, photovoltaic cells, solar thermal systems or other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant after mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                              | RESPONSIBLE PARTY            | MONITORING/ REPORTING METHOD                                                                                                                                                                                                                                                | IMPACT AFTER MITIGATION      |
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|                 |                  | Installed with solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology (schools and home-use facilities are subject to Ninewash Union School District approval). Homebuilders are required to: 1) offer to home buyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program, or 2) be consistent with the Governor's Million Solar Roofs plan. Proof of compliance shall be shown on the panel of plans or the homebuilder's option package and be required by the Department of Building and Safety in order to obtain a building permit. (Note: "large" is defined as the primary residence, main private recreation building, main public community center building, retail space with an anchor, etc.; "large" excludes a shed in a residential yard, small utility buildings, small pool buildings, trash enclosures, etc.) |                    |                                                                    |                              | Renewable energy generating technology or contain the homebuilder's option package.                                                                                                                                                                                         |                              |
|                 |                  | MM Air 7: Because The Villages of Lakeview residents will be adding additional car trips, and therefore contributing indirectly to both criteria pollutants and greenhouses gases such as carbon dioxide. The Villages of Lakeview will provide a transit center, including a bus stop opportunity and park-a-ride lot to facilitate carpooling and/or use of public transportation. Proof of compliance will be required prior to the issuance of the 2,632 <sup>nd</sup> building permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Significant impact | Prior to the 2,632 <sup>nd</sup> building permit                   | Building & Safety Department | Installation of a transit center, including a bus stop and park-a-ride lot to facilitate carpooling and/or use of public transportation                                                                                                                                     | Significant after mitigation |
|                 |                  | MM Air 8: Because The Villages of Lakeview residents will be adding additional car trips, and therefore contributing indirectly to both criteria pollutants and greenhouses gases such as carbon dioxide. The Villages of Lakeview will designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing at the transit center, library, public community center, Central Park parking area, and in commercial areas. Proof of compliance will be required prior to the approval of the Plot Plan for each of the projects listed above.                                                                                                                                                                                                                                                                                                                                                                        | Significant impact | Prior to the approval of a Plot Plan for each implementing project | Planning Department          | The Plot Plan shall show the designated parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing at the transit center, library, public community center, Central Park parking area, and in commercial areas. | Significant after mitigation |
|                 |                  | MM Air 9: Adequate bicycle parking (one space per 20 car spaces) shall be provided at the transit center, library, public community center, Central Park parking area, and the commercial areas. Proof of compliance will be required prior to approval of the Plot Plan for each implementing project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant impact | Prior to the approval of a Plot Plan for each implementing project | Planning Department          | The Plot Plan shall show bicycle parking stalls (areas) at the transit center, library, public community center, Central Park parking area, and the commercial areas.                                                                                                       | Significant after mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                                                                                                                                           | RESPONSIBLE PARTY                                                    | MONITORING/ REPORTING METHOD                                                                                                                                                                       | IMPACT AFTER MITIGATION      |
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|                 |                  | MM Air 10: Because The Villages of Lakeview residents will be adding additional car trips, and therefore contributing indirectly to both criteria pollutants and greenhouse gases such as carbon dioxide, public information shall be provided to residents about opportunities to utilize walking, public transportation, carpooling, and bicycles. This effort will be implemented through signage and information posted at the transit center, library, public community center, Central Park parking area, and in commercial areas. Proof of compliance will be required prior to issuance of the building permit for each of the above facilities.                                                                                                                                                                                                                                                                                                | Significant impact | Prior to the issuance of a building permit                                                                                                                                                                                                                                      | Building & Safety Department                                         | Pilot Plan shall show signs.                                                                                                                                                                       | Significant after mitigation |
|                 |                  | MM Air 11: Because THE VILLAGES OF LAKEVIEW residents will be adding additional car trips, and therefore contributing indirectly to both criteria pollutants and greenhouse gases such as carbon dioxide, a community vehicle shall be provided by the Homeowners Association (or like entity) for resident transport. It shall be an electric or alternative fuel vehicle. Proof of compliance will be required prior to the issuance of the 9,551 <sup>st</sup> building permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significant impact | Prior to the occupancy of the 9,551 <sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits                                                                                                                                                    | Homeowners Association and Building and Safety Department            | HOA shall provide Building and Safety Department with proof of: 1) purchase of a vehicle, 2) lease of a vehicle, or 3) contracting with a 3 <sup>rd</sup> party for service to provide vehicle(s). | Significant after mitigation |
|                 |                  | MM Air 12: Because The Villages of Lakeview residents will be adding additional sources of solid waste to nearby landfills and thereby indirectly contributing to methane emissions, in addition to mitigation measures found in Section 5.15 (MM Utl 9 through 11) separate recycling and waste receptacles will be provided at all public garbage bins along sidewalks and at the transit center, library, public community center, Central Park parking area, and in commercial areas. Proof of compliance will be required prior to issuance of a building permit. Signage and information regarding the recycling bins and acceptable recycling materials shall be posted at the transit center, library, public community center, Central Park parking area, and in commercial areas. Proof of compliance will be required by the Department of Building and Safety prior to the Pilot Plan Final Inspection of each the above-listed facilities. | Significant impact | Proof of compliance with waste receptacle locations will be required prior to issuance of a building permit.<br><br>Proof of compliance will be required by the Department of Building and Safety prior to the Pilot Plan Final Inspection of each the above-listed facilities. | Building and Safety Department<br><br>Building and Safety Department | Issuance of building permit<br><br>Issuance of Pilot Plan Final Inspection                                                                                                                         | Significant after mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                                                                                                                                                                                                                               | RESPONSIBLE PARTY         | MONITORING/REPORTING METHOD                                                                                                         | IMPACT AFTER MITIGATION                                                                                                                                      |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                                                                                                                                                                                                                                                                                 | MM Air 13: Because The Villages of Lakeview residents will be adding additional car trips, and therefore contributing indirectly to both criteria pollutants and greenhouses gases such as carbon dioxide, The Villages of Lakeview will coordinate with the transportation department and with local and regional agencies where possible in order to maximize integration of the project with local transportation planning and implementation efforts. These efforts include the possibility of extending the Riverside Transit Agency's Bus Rapid Transit System into the area and bus connections to proposed Metrolink stations along the Perris Valley Line. Proof of coordination shall be provided to the County Transportation Department prior to the issuance of the 2.632 <sup>nd</sup> , 6.771 <sup>st</sup> , and 11.350 <sup>th</sup> building permits which correspond with the completion of each Phase of development, respectively. Coordination materials shall include a Staff Report or Meeting Minutes. | Significant impact    | Proof of coordination shall be provided to the County Transportation Department prior to the issuance of the 2.632 <sup>nd</sup> , 6.771 <sup>st</sup> , and 11.350 <sup>th</sup> building permits which correspond with the completion of each Phase of development, respectively. | Transportation Department | Coordination materials shall include a Staff Report or Meeting Minutes.                                                             | Significant after mitigation                                                                                                                                 |
|                 |                                                                                                                                                                                                                                                                                                                                                                                 | MM Air 14: Within the Central Park's campus of public facilities, which includes a public community center and a library, up to 5 parking spaces (in excess of standard parking requirements) shall be dedicated for the installation of an EV charging facility or for a car sharing program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Significant impact    | Prior to the approval of a Plot Plan for each implementing project                                                                                                                                                                                                                  | Planning Department       | The Plot Plan shall show the designated parking spaces for the installation of an EV charging facility or for a car sharing program | Significant after mitigation                                                                                                                                 |
|                 | D: Expose sensitive receptors which are located within one mile of the project site to project substantial point source emissions.                                                                                                                                                                                                                                              | No mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Less than significant | Not Applicable                                                                                                                                                                                                                                                                      | Not Applicable            | Not Applicable                                                                                                                      | Less than significant                                                                                                                                        |
|                 | E: Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, specifically:<br>- Expose sensitive receptors to any toxic air contaminant at a level that exceeds 10 excess cancer cases per one million people (per SCAQMD);<br>- Expose sensitive receptors to a hazard index of 1.0 or greater using a chronic | Avoidance of impacts from Ramona Expressway would involve complete redesign and change in land uses for the project, limiting sensitive receptors located within one-quarter mile south and approximately one-eighth of a mile north of Ramona Expressway. Such designs are considered in Alternatives 3 and 5, Section 8.0.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Less than significant | Not Applicable                                                                                                                                                                                                                                                                      | Not Applicable            | Not Applicable                                                                                                                      | Less than significant with respect to Nutrilite and project traffic only on Ramona Expressway. Significant with respect to Ramona Expressway for cumulative. |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                             | MITIGATION MEASURE                                                                                                                                                                                                | LEVEL OF IMPACT       | IMPLEMENTATION TIMING    | RESPONSIBLE PARTY                      | MONITORING/REPORTING METHOD                                         | IMPACT AFTER MITIGATION               |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|----------------------------------------|---------------------------------------------------------------------|---------------------------------------|
|                 | reference exposure level for chronic non-cancer risks associated with Toxic Air Contaminants (TAC) (per SCAQMD).                                                             |                                                                                                                                                                                                                   |                       |                          |                                        |                                                                     |                                       |
|                 | F: Would create objectionable odors affecting a substantial number of people. Addresses odors from construction, sewer lift station and composting.                          | No mitigation required.                                                                                                                                                                                           | Less than significant | Not Applicable           | Not Applicable                         | Not Applicable                                                      | Less than significant.                |
| <b>BIOLOGY</b>  | A: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. | Required regulation (ASHCPR, SKRHCPR) and Design Considerations (preservation of Lakeview Mountains and OS near river, adherence to ban on invasive plant species, 500-foot setback from SJWA, wildlife corridor) | Significant impact    | Prior to Map Recordation | Planning Department and County Counsel | CC & R's shall be submitted and approved by the Planning Department | Less than significant with mitigation |

**MM Bio 1:** The project will introduce new sources of nighttime lighting and glare near conservation areas for outdoor security purposes and the residences located on site. Proposed land uses immediately adjacent to the SJWA (northern interface) consist of conservation and open space with drainage facilities (including but not limited to drainage facilities, water quality basins, and passive parks). Proposed land uses adjacent to the Lakeview Mountains (southern interface) consist of residential development (including a fuel modification zone for fire protection) and park use. Potential impacts from introduced lights include impacts to migratory birds that use constellations to guide them during migration and impacts to foraging, reproduction, and circadian rhythms of other species. The CC&R's and Homeowners' Associations will ensure that lighting is not projected into the Conservation Area at either interface. Street lighting will be designed with internal baffles to direct the lighting towards the ground and have a zero side angle cut off to the horizon. At the interface with the Lakeview Mountains, street lighting will be at least 50 feet away from the Conservation Area. North of Ramona Expressway, street lighting will be at least 400 feet from the project's proposed conservation areas and at least 500 feet away from the existing SJWA. The shielded lighting and adequate setback will ensure that there will be no spillage of lighting into the Conservation Area. The CC&R's shall be submitted to the Planning Department and County Counsel prior to Map Recordation and will restrict the placement and use of lighting on private residential properties, such that individual residences will not direct lighting into the Conservation Area.

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                       | RESPONSIBLE PARTY                                        | MONITORING/REPORTING METHOD                                                       | IMPACT AFTER MITIGATION               |
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|                 |                  | <p><b>MM Bio 2:</b> Planning Areas and roads adjacent to the SIWA, Proposed Constrained Linkage 20 (wildlife corridor) and the Lakeview Mountains will incorporate barriers (as appropriate) to minimize unauthorized public access, domestic animal predation, illegal trespass, or unauthorized dumping. The exception will be public access locations, which will direct the public into authorized access areas within the Conservation Area (i.e., SIWA and the Lakeview Mountains). All barriers will be placed within the boundaries of the development and will be outside of the Conservation Areas. Barriers will be located between the SIWA/Lakeview Mountains and houses/paved roads. Barriers will be designed to accommodate wildlife movement, but directing wildlife away from residential areas. Barriers may consist of, but not be limited to, walls, plants, fences, berms, and other means (such as horizontal distance and vertical distance) or combination of means to achieve the desired result. The final design of the barriers shall be completed based on consultation between the developer, County Planning Department, and as approved by the County Environment Programs Department when tentative tract maps and/or road plans are approved. California Department of Fish and Game, San Jacinto Wildlife Area representatives will be consulted regarding final design of barriers along the SIWA edge. Where barriers are required between established conservation areas and other areas of the project site, impacts to cultural resources shall be taken into consideration with respect to location, design, and installation such that cultural resources adjacent to the conservation areas are avoided and that the setting is respected or enhanced. The County Archeologist, or designee thereof, shall review all barrier plans proposed adjacent to conservation areas on-site to assure consistency with this mitigation measure.</p> | Significant impact | Prior to the approval of tentative tract map for each implementing projects | Riverside County Environmental Programs Department (EPD) | Tentative Tract Maps and street improvement plans shall be submitted for approval | Less than significant with mitigation |
|                 |                  | <p><b>MM Bio 3:</b> The project Conditions, Covenants and Restrictions shall restrict the number of domestic animals (e.g., dogs, cats and other predatory animals) allowed per residence to two, thus further limiting potential impacts. Cats shall be limited to indoors. Copies of the CC&amp;Rs shall be provided to the County Planning Department prior to Map Recordation. [Note: Current County zoning allows up to 4 dogs per premises.] This mitigation measure applies to development north of Ramona Expressway (Resort Village) and the following planning areas south of Ramona Expressway: 58, 66-69, 73, and 77.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significant impact | Prior to Map Recordation                                                    | Planning Department and County Counsel                   | CC & R's shall be submitted and approved by the Planning Department               | Less than significant with mitigation |
|                 |                  | <p><b>MM Bio 4:</b> No more than 30 days prior to ground disturbance associated with the development of the project regarding clearing, grading, or demolition, a qualified biologist will conduct a pre-construction burrowing owl survey to satisfy Objective Number 5 of the MSHCP species-specific objectives for the burrowing owl.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Significant impact | Prior to the issuance of grading permit                                     | Riverside County Environmental Programs Department (EPD) | Pre-construction Burrowing Owl Survey from a qualified biologist                  | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                     | RESPONSIBLE PARTY                                                  | MONITORING/REPORTING METHOD                                        | IMPACT AFTER MITIGATION                |
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|                 |                  | If breeding burrowing owls are detected on site, the Master Developer will coordinate with the County of Riverside Environmental Programs Department (EPD) to determine if the occupied habitat will need to be avoided, or if the owls can be relocated from the site. If the relocation of owls is approved, the Master Developer will prepare a plan of relocation (passive or active) to be approved by EPD and the responsible wildlife agencies (i.e., U.S. Fish and Wildlife Service and CDFG). If approved, relocation will be conducted outside of the breeding season. If non-breeding owls are identified on site, including wintering owls, the proponent will also notify EPD, and will relocate the owls following a protocol to be approved by EPD and the wildlife agencies.                                                                                                                                                              |                    |                                                                                                                           |                                                                    |                                                                    |                                        |
|                 |                  | MM Bio 9: To allow for future flexibility in the hydrological function of the project drainage system so as to best meet the needs of the off-site wetlands and on-site vernal pool areas, the Central Park detention basin shall be designed to allow flows to be detained (as currently planned) or to bypass (completely or partially) the basin such that greater flows can be released to the wetland area to most closely mimic existing conditions in the 2-year and 10-year storm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Significant impact | Prior to the approval of tentative tract map for each implementing projects                                               | Riverside County Flood Control District and/or Planning Department | A Drainage Plan shall be submitted for approval                    | Less than significant with mitigation  |
|                 |                  | MM Bio 10: The County of Riverside is a participating entity or permittee of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The purpose of the MSHCP is to conserve open space and habitat on a county-wide, cumulative basis. Take authorization for the MSHCP was granted by the USFWS and CDFG on June 22, 2004. The County of Riverside will be allowed to utilize its allotted authorized take for projects in compliance with the MSHCP. Compliance with the MSHCP fee requirements will provide adequate mitigation for potential impacts to the burrowing owl and other species and plant communities determined to be adequately conserved by the MSHCP. To address the impacts associated with the cumulative loss of habitat for special status birds by the loss of habitat, the proposed project shall be conditioned to pay Riverside County MSHCP mitigation fees as set forth under Ordinance No. 8102. | Significant impact | Prior to the issuance of building permits                                                                                 | Planning Department                                                | Payment of fees                                                    | Less than significant with mitigation  |
|                 |                  | MM Bio 11: In order to increase public awareness and knowledge about local environmental issues and reduce potential significant indirect effects of development adjacent to Conservation Areas, the Master Developer of the proposed project shall provide an Environmental Stewardship Program. The program will include methods of community education such as interpretive and directional signs, pamphlets, and demonstrations. The types of information presented shall include, but not be                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant impact | Prior to final occupancy inspection Building Permit issuance approval for the 4449 <sup>th</sup> 1601 <sup>st</sup> unit. | Environmental Programs Department (EPD) and/or Planning Department | Master Developer shall submit program materials to EPD for review. | Less than significant with mitigation. |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                        | RESPONSIBLE PARTY                                                                                     | MONITORING/REPORTING METHOD                                         | IMPACT AFTER MITIGATION                |
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|                 |                  | limited to: lighting, noise, keeping on trails, wildlife, plants, habitats, barriers, domestic animals, toxics such as pesticides, and invasive species. The Environmental Stewardship Program shall include a fund to be administered by the Lakeview Community Services Organization and a portion of the fund shall be used for SIWA management items, including feral animal trapping, removal of trash, invasive species removal and enforcement. The budget will be developed in consultation with the California Department of Fish and Game.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |                                                                                                              |                                                                                                       |                                                                     |                                        |
|                 |                  | MM Bio 11a: In order to reduce the potential significant indirect effects of invasive species to Conservation Areas, the Specific Plan will design landscaped areas adjacent to the SIWA and Lakeview Mountains to avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document. Of the 86 species identified in the MSHCP table (see also Appendix D (CD #3) and Appendix C (CD #3) of the Specific Plan, 71 of them will be outright prohibited within the Specific Plan. Of the remaining 15 plants, if used, they shall be placed at least 150 feet from the existing and proposed conservation areas in the Lakeview Mountains and shall not be used within 500 feet of the San Jacinto Wildlife Area and the downstream conservation areas along the San Jacinto River. CC&R's will be enforced through the Home Owners' Association to exclude 71 invasive species from properties throughout the project and 86 invasive species from properties within the above-prescribed distances from the urban/wildland interfaces. Maintenance of landscaping in these areas will include the removal of invasives that may establish through natural dispersal mechanisms. Such maintenance shall be funded through the Environmental Stewardship Program. | Significant impact | On-going review of landscape plans. Prior to Building Permit issuance for the 1,601" unit for CC&R approval. | Planning Department and/or EDD shall approve landscape plans, and County Counsel shall approve CC&R's | CC & R's shall be submitted and approved by the Planning Department | Less than significant with mitigation. |
|                 |                  | MM Bio 11b: In order to reduce the potential significant indirect effects of pesticides and rodenticides to conservation areas, the Environmental Stewardship Program established under MM Bio 11, shall include an Integrated Pest Management (IPM) program. The IPM program will 1) Establish minimum action thresholds for the application of pesticides; 2) Provide educational materials to promote accurate identification of pests by homeowners, so appropriate control decisions can be made in conjunction with action thresholds; 3) Educate homeowners to promote the prevention of pests before infestation occurs; and 4) Recommend thresholds for utilization of control methods. Compliance with the IPM program will be made a requirement of the project Conditions, Covenants and Restrictions, and enforced through the homeowners association.                                                                                                                                                                                                                                                                                                                                                                                                                  | Significant impact | Prior to Building Permit issuance for the 1,601" unit.                                                       | Environmental Programs Department (EPD) and/or Planning Department                                    | Master Developer shall submit program materials to EPD for review.  | Less than significant with mitigation. |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MITIGATION MEASURE | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                | RESPONSIBLE PARTY                                        | MONITORING/REPORTING METHOD                                                                                              | IMPACT AFTER MITIGATION                |
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| B: Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) or on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. | MM Bio 12: Where barriers are required between established conservation areas and other areas of the project site, impacts to cultural resources shall be taken into consideration with respect to location, design, and installation such that cultural resources adjacent to the conservation areas are avoided and that the setting is respected or enhanced. The County Archaeologist, or designee thereof, shall review all barrier plans proposed adjacent to conservation areas on-site to assure consistency with this mitigation measure.       |                    | Significant impact | Barrier plans should be submitted with implementing maps.                                            | County Archaeologist, or designee thereof                | Approval of implementing maps requires satisfaction of this measure                                                      | Less than significant with mitigation. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MM Bio 13: Prior to issuance of grading permit for all Planning Areas located adjacent to a conservation area that will come under Riverside Conservation Authority Management, sensitive resources (conservation areas) shall be delineated with temporary construction fencing. Training for construction workers and construction management personnel shall have occurred which informs project workers of their responsibilities in regards to avoiding and minimizing impacts to sensitive biological resources through avoiding the fenced areas. |                    | Significant impact | Prior to issuance of grading permit                                                                  | Building & Safety Department<br>County Grading Inspector | Notification of construction worker training sent to Planning Department, Building Dept., and EPD; notes of the training | Less than significant with mitigation. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MM Bio 14: To further deter wildlife from entering developed areas, trash receptacles and refuse containers located within the Greenbelt and parks located within 100 feet of all Conservation Areas shall be provided with mechanisms which prevent scavenging animals from gaining access to the contents of such trash containers.                                                                                                                                                                                                                    |                    | Significant impact | Prior to plan approval for the Greenbelt and parks within 100 feet of all on-site Conservation Areas | Planning Department and/or EPD                           | Park plans approval                                                                                                      | Less than significant with mitigation. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Required regulation (MSHCP, SKRHC) and Design Considerations (preservation of Lakeview Mountains and OS near river, adherence to ban on invasive plant species, 500-foot setback from SJWA) and mitigation                                                                                                                                                                                                                                                                                                                                               |                    | Significant impact | See MM Bio 1, above                                                                                  | See MM Bio 1, above                                      | See MM Bio 1, above                                                                                                      | Less than significant with mitigation. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | See mitigation measure MM Bio 1, above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    | Significant impact | See MM Bio 2, above                                                                                  | See MM Bio 2, above                                      | See MM Bio 2, above                                                                                                      | Less than significant with mitigation. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | See mitigation measure MM Bio 2, above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    | Significant impact | See MM Bio 3, above                                                                                  | See MM Bio 3, above                                      | See MM Bio 3, above                                                                                                      | Less than significant with mitigation. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | See mitigation measure MM Bio 3, above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    | Significant impact | See MM Bio 4, above                                                                                  | See MM Bio 4, above                                      | See MM Bio 4, above                                                                                                      | Less than significant with mitigation. |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                    | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                              | RESPONSIBLE PARTY                                        | MONITORING/REPORTING METHOD                                                                                                                       | IMPACT AFTER MITIGATION                |
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|                 |                                                                                                                                                                                                                                                     | MM Bio 5: If habitat suitable to support the coastal California gnatcatcher is to be removed between March 1 and August 15, focused surveys shall first be conducted to determine if the habitat is occupied by gnatcatchers. If gnatcatchers are present and are determined to be nesting, the occupied areas shall be avoided until after August 15.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant impact | Prior to the issuance of grading permit.<br>If construction commences between March 1 <sup>st</sup> and August 15 <sup>th</sup>    | Riverside County Environmental Programs Department (EPD) | If construction commences between March 1 <sup>st</sup> and August 15 <sup>th</sup> , a focused survey shall be submitted to EPD.                 | Less than significant with mitigation. |
|                 |                                                                                                                                                                                                                                                     | See mitigation measure MM Bio 13, above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significant impact | See MM Bio 13, above                                                                                                               | See MM Bio 13, above                                     | See MM Bio 13, above                                                                                                                              | Less than significant with mitigation. |
|                 | C. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites                      | MM Bio 6: The removal of potential nesting vegetation of sensitive bird species will be conducted outside of the nesting season (February 1 to August 31) to the extent that this is feasible. If vegetation must be removed during the nesting season, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish buffers around the vegetation containing the active nest (500 feet for raptors and 200 feet for non raptors). The vegetation containing the active nest will not be removed, and no grading will occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.<br>See mitigation measure MM Bio 13, above. | Significant impact | Prior to the issuance of grading permit.<br>If construction commences between February 1 <sup>st</sup> and August 30 <sup>th</sup> | Riverside County Environmental Programs Department (EPD) | If construction commences between February 1 <sup>st</sup> and August 30 <sup>th</sup> , a focused Nesting Bird Survey shall be submitted to EPD. | Less than significant with mitigation. |
|                 |                                                                                                                                                                                                                                                     | MM Bio 7: Prior to the issuance of a grading permit, individual projects will obtain the necessary authorizations from the regulatory agencies for proposed impacts to jurisdictional waters. Authorizations may include, but are not limited to, a Section 404 permit from the Army Corps of Engineers, a Section 401 Water Quality Certification from the Regional Board, and a Section 1602 Streambed Alteration Agreement from California Department of Fish and Game.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Significant impact | Prior to the issuance of grading permit.                                                                                           | Building and Safety Department                           | Authorization/Permits from the appropriate agency                                                                                                 | Less than significant with mitigation  |
|                 | D. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service | MM Bio 8: Project-specific impacts to jurisdictional waters will be mitigated at a 1:1 ratio in a manner to be determined by the Master Developer and to be approved by the Army Corps of Engineers, California Department of Fish and Game, and the Regional Water Quality Control Board through the permitting process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Significant impact | Prior to the issuance of grading permit                                                                                            | Building and Safety Department                           | Authorization/Permits from the appropriate agency                                                                                                 | Less than significant with mitigation  |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                                                                    | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                       | RESPONSIBLE PARTY                                           | MONITORING/ REPORTING METHOD                    | IMPACT AFTER MITIGATION                |
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|                 |                                                                                                                                                                                                                                                                     | MM Bio 9: To allow for future flexibility in the hydrological function of the project drainage system so as to best meet the needs of the off-site wetlands and on-site vernal pool areas, the Central Park detention basin shall be designed to allow flows to be detained (as currently planned) or to bypass (completely or partially) the basin such that greater flows can be released to the wetland area to most closely mimic existing conditions in the 2-year and 10-year storm. | Significant impact    | Prior to the approval of tentative tract map for each implementing projects | Riverside Flood Control District and/or Planning Department | A Drainage Plan shall be submitted for approval | Less than significant with mitigation  |
|                 |                                                                                                                                                                                                                                                                     | See mitigation measure MM Bio 13, above.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significant impact    | See MM Bio 13, above                                                        | See MM Bio 13, above                                        | See MM Bio 13, above                            | Less than significant with mitigation. |
|                 | E: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means | MM Bio 7, MM Bio 8, and MM Bio 9 and MM Bio 13.                                                                                                                                                                                                                                                                                                                                                                                                                                            | Significant impact    | See MM Bio 7, 8 & 9, & 13, above                                            | See MM Bio 7, 8 & 9, & 13, above                            | See MM Bio 7, 8 & 9, & 13, above                | Less than significant with mitigation. |
|                 | F: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance                                                                                                                                  | With design considerations and regulatory compliance, no mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                              | Less than significant | Not Applicable                                                              | Not Applicable                                              | Not Applicable                                  | Less than significant                  |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                         | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                     | RESPONSIBLE PARTY                            | MONITORING/REPORTING METHOD                        | IMPACT AFTER MITIGATION                                         |
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| CULTURAL        | A: Substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 | <p>MM Cultural I: A master Cultural Resources Management Plan (CRMP) was prepared and is contained in Chapter 9 of the Cultural Resources Study. The master CRMP contains mitigation measures for prehistoric sites and strategies to implement the mitigation measures over the course of the project development.</p> <p>When a tentative tract or other development project within the Specific Plan area is filed on land containing, or within 500 feet of, prehistoric sites, an addendum to the master CRMP will be prepared to address the sites affected by that tentative tract or project. Each such addendum to the CRMP will be prepared in consultation with the Native American tribes consulted for the project, the Tribal Traditional Resources Advisory Committee, and landowners and shall be reviewed and approved by the County, Riverside County Transportation Commission shall also be consulted during preparation of any addendums to the master CRMP for properties located adjacent to the MCP project.</p> <p>As required by CEQA Guidelines Sections 15064.5(e) and (f), the CRMP addendum shall contain detailed provisions for the treatment of unanticipated discoveries during project construction, including human remains. The provisions of the CRMP should be consistent with state law as contained in Health and Safety Code Section 7050.5, and PRC Sections 5097.94 and 5097.98. Such mitigation shall be addressed in a manner consistent with the following:</p> <ol style="list-style-type: none"> <li>If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures as discussed in the CRMP shall be implemented.</li> <li>If evidence of potentially significant prehistoric or historic resources is uncovered during project-related grading outside of the high sensitivity areas in which archaeological and Native American monitoring has already been required, the extent of monitoring shall be amended and the presence of a Native American monitors shall be incorporated into the monitoring program for all</li> </ol> | Significant impact | Prior to approval of implementing project | Planning Department and County Archaeologist | CRMP shall be submitted to the Planning Department | Less than significant project-specific impacts with mitigation. |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LEVEL OF IMPACT | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION |
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|                 |                  | <p>areas in the affected tentative tract.</p> <p>c. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to whether the remains are Native American. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted pursuant to the law, and the NAHC shall identify the most likely descendant. The most likely descendant shall then make recommendations in the time frames set forth in the Public Resources Code, and engage in consultation with the project proponent, and landowner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until the most likely descendant has made his or her recommendation regarding the treatment and disposition of the human remains and any associated grave goods. Should the most likely descendant fail to make a recommendation or the landowner or his or her authorized representative rejects the recommendation of the descendant, the landowner (or authorized representative) is required to inter the human remains and associated grave goods with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.</p> <p>c. If human remains are uncovered at any time, all activities in the immediate area of the find shall be halted by the developer or its contractor and the County Coroner shall be notified immediately pursuant to CA Health &amp; Safety Code Section 7050.5 and CA PRC Section 5097.98. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the CEQA Guidelines.</p> <p>In addition to unanticipated discoveries, the CRMP addendum shall incorporate the following recommendations to mitigate impacts to identified cultural resources:</p> <p>d. CA-RIV-6726H is the historical-period Colorado River Aqueduct (CRA). The CRA is currently in use and will not be modified by the proposed JVOL plan. SRI does not recommend any archaeological</p> |                 |                       |                   |                              |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | LEVEL OF IMPACT | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION |
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|                 |                  | <p>work in association with the CRA corridor. Two benchmarks that associated with the CRA are located within the TVOL project area and outside of the CRA corridor. Each is located within a separately recorded prehistoric site. One benchmark, Feature 2, is located within Locust C of site RIV-8712, and will be preserved in place. The other, Feature 1, is located on a boulder within site RIV-4156/H, which is in an area subject to direct impacts from development. These benchmarks are considered contributing elements to the CRA and should be preserved in place if possible. If preservation is not feasible, as may be the case with Feature 1, the affected benchmark shall be fully documented and relocated or salvaged for interpretive uses.</p> <p>Treatment of the benchmark recorded as RIV-6762/H Feature 1 shall be documented as part of the Data Recovery Plan for site RIV-4156/H to be prepared in an addendum to the CRM/P.</p> <p>e. RIV-8710H is a historical-period refuse dump that most likely derives from a construction camp for the CRA. The dump has good integrity and is eligible due to its association with the CRA and the potential of the site contents to provide additional information about chronology of the dump, subsistence at the camps, the relationship between the camp and the local and regional economies, and the technology of CRA construction. The site is situated at the northern edge of the TVOL project area, adjacent to the San Jacinto Wildlife Area, and is believed to be located on land owned by Lewis Operating Corp.</p> <p>Because the site will be subject to indirect impacts from possible illicit artifact collection due to the increased population of the project area, a data recovery plan in the form of detailed recording and mapping of all items at the dump, along with photographic documentation or collection of diagnostic and unique items shall be implemented. Although subsurface deposits are unlikely at the site, a limited set of shovel probe excavations to determine if any dump materials have become completely buried shall be implemented, and recovery of a representative sample of such materials, if present shall be conducted.</p> <p>The recommended data recovery work shall be conducted prior to issuance of a grading permit for</p> |                 |                       |                   |                              |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/REPORTING METHOD | IMPACT AFTER MITIGATION |
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|                 |                  | <p>Phase 1a of the TVOL project. Prior to conducting the fieldwork, the California Department of Fish and Game, and the U.S. Army Corps of Engineers shall be notified and provided with a plan of work for the data recovery. The results of the data recovery investigations at site RIV-8710H shall be documented in a professional quality technical report, and as public interpretive information to be presented in the form of brochures, public lectures, and signage placed within public parks and facilities.</p> <p>f. Sites RIV-394 and RIV-8707 are not to be subject to direct adverse impacts, and are to be preserved in place in their entirety, and no mitigation measures for direct impacts are needed. Current plans for the Public Facilities planning area call for water tanks to be placed and a pipeline to be installed south and west of the sites. To mitigate potential indirect effects from possible vandalism, future development within the Public Facilities planning area, and activities within the nearby fuel modification zone, the Site Preservation Plan for these sites will include provisions for the sites to be flagged and avoided, and for archaeological and Native American monitors from the tribes consulted for the project to be present during all activities that could cause ground disturbance within 100 feet of the sites.</p> <p>g. CA-RIV-397 consisting of a boulder outcrop and rockshelter with pictographs and an associated midden area, is located at the edge of a Medium High Residential planning area near the toe of the slope of the Lakeview Mountains. The boulder containing the rockshelter and rock art is located in the Open Space planning area, and thus will be avoided and preserved from direct impacts. The remainder of the site will be added to the Open Space planning area and preserved from development, which will prevent direct impacts to all known cultural deposits, and provide a buffer between residential development the Split Rock boulder and associated rock art panels. To mitigate potential indirect effects from possible vandalism, illicit artifact collection, and changes in the integrity of setting, feeling, and association resulting from the proximity of the residential use, a Site Preservation Plan shall be prepared prior to approval of any tentative tract within 500 feet of the site. The Site Preservation Plan shall be based on consultation</p> |                 |                       |                   |                             |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | LEVEL OF IMPACT | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION |
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|                 |                  | <p>among the Tribes, Tribal Traditional Resources Advisory Committee, Regional Conservation Authority, and, if possible and culturally appropriate, the County, and shall include provisions for removal of modern graffiti, detailed recording of rock art elements by a recognized rock art expert, capping of exposed cultural deposits with fill and restoration of native vegetation, and protection of the site area from vandalism through appropriate fencing, landscaping, and interpretation.</p> <p>h. Sites CA-RIV-806, 2585, 4155, 8698, 8699, 8700, 8704, 8705, and 8711 consist of varying numbers of milling features, including both slicks and mortars, some with associated cultural deposits, all located within Open Space planning areas. The sites are not to be subject to grading or other ground disturbances associated with development and therefore no direct impacts to these sites are anticipated; however, indirect impacts could occur as a result of the proximity of residential areas, the recreational use of nearby trails, and activities within adjacent fuel modification zones. No mitigation measures are proposed for RIV-806 because of the distance to the trails. For the remainder of the sites, to provide long term management and protection, a Site Preservation Plan shall be prepared prior to approval of any tentative tract within 500 feet of the site. The Site Preservation Plans for these sites should include provisions for the sites to be flagged and avoided, and for archaeological and Native American monitors from the tribe(s) consulted for the project to be present during all activities that could cause ground disturbance within 100 feet of the sites.</p> <p>i. CA-RIV-1842 is a small- to moderate-size milling complex site in the center of The VILLAGES OF LAKEVIEW Specific Plan area. It includes two milling features with milling slicks. Trenching investigations identified ground stone fragments, flaked stone artifacts, a faunal bone, and midden deposit approximately 1.3 to 2.6 feet west of the milling feature area. A midden deposit was encountered as deep as 4 feet below ground surface. Overall, whereas the surface condition of the site is fair, the midden deposits suggest some subsurface integrity and the potential to hold additional cultural materials. The northern boundary of the site has not been clearly defined.</p> |                 |                       |                   |                              |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LEVEL OF IMPACT | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/REPORTING METHOD | IMPACT AFTER MITIGATION |
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|                 |                  | <p>The Data Recovery Plan for RIV-1842 shall include provisions for additional testing to determine firmly the northern boundary of the site and assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. All collections resulting from data recovery excavations shall be retained in perpetuity in a facility that meets the standards of the State of California Guidelines for the Creation of Archaeological Collections (OHP 1993) and 36 CFR 79. Such standards include climate control, security, adequate staffing, access by qualified researchers and descendant groups. The appropriate disposition of all cultural resource collections resulting from data recovery excavations will be determined in consultation with the applicant, the County and consulted tribes, and documented in the data recovery plans contained in addenda to the CRMP.</p> <p>j. CA-RIV-4156/H contains four milling features with a total of six shanks and one mortar. Although three trenches were excavated in the vicinity of the site with negative results, the immediate site area was not tested and subsurface deposits cannot be ruled out. The Data Recovery Plan for RIV-4156/H shall include provisions for testing to confirm the presence or absence of subsurface deposits. If the testing indicates that a subsurface deposit is present, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. All collections resulting from data recovery excavations shall be retained in perpetuity in a facility that meets the standards of the State of California Guidelines for the Creation of Archaeological Collections (OHP 1993) and 36 CFR 79. The appropriate disposition of all cultural resource collections resulting from data recovery excavations will be determined in consultation with the applicant, the County and consulted tribes, and documented in the data recovery plans contained in addenda to the CRMP.</p> <p>k. CA-RIV-4158, which is believed to be a redeposited</p> |                 |                       |                   |                             |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LEVEL OF IMPACT | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION |
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|                 |                  | <p>assortment of artifacts removed from other nearby sites. Trenching results indicate that, although RIV-4158 appears to contain sparse subsurface archaeological deposits, this site may retain relatively little subsurface integrity.</p> <p>The Data Recovery Plan for RIV-4158 shall include provisions for additional testing to assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. All collections resulting from data recovery excavations should be owned in perpetuity in a facility that meets the standards of the State of California <i>Guidelines for the Caretaker of Archaeological Collections</i> (QHP 1993) and 36 CFR 79. The appropriate disposition of all cultural resource collections resulting from data recover excavations will be determined in consultation with the applicant, the County and consulted tribes, and documented in the data recovery plans contained in addenda to the CRMP.</p> <p>1. Sites RIV-8702, 8703, and 8706, with three slicks, each on a separate boulder, will be subject to direct adverse effects from grading for residential uses. Each will require preparation and implementation of a Data Recovery Plan to mitigate adverse impacts from site destruction. The Data Recovery Plans for these sites shall include provisions for testing to confirm the presence or absence of subsurface deposits. If the testing indicates that a subsurface deposit is present, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. All collections resulting from data recovery excavations should be owned in perpetuity in a facility that meets the standards of the State of California <i>Guidelines for the Caretaker of Archaeological Collections</i> (QHP 1993) and 36 CFR 79. The appropriate disposition of all cultural resource collections resulting from data recover excavations will be determined in consultation with the applicant, the County and consulted tribes, and documented in</p> |                 |                       |                   |                              |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LEVEL OF IMPACT | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION |
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|                 |                  | <p>the data recovery plans contained in addenda to the CRMF.</p> <p>m. Site RIV-8712 covers an area of 78.5 acres containing five previously recorded sites, now defined as loci within the larger site complex. The portions of the site containing the rock art and milling features and having the highest surface artifact density are within an Open Space planning area that covers 47 acres (60 percent) of the area. Approximately 12.5 acres (16 percent) of the site have already been disturbed by previous construction of the CRA and the IFP. The remaining portions of the site, approximately 19 acres, or 24 percent of the site area, will be subject to direct adverse effects.</p> <p>To provide for long-term management and protection of the portions of site 8712, a Site Preservation Plan shall be prepared prior to approval of any tentative tract within 500 feet of the site. The Site Preservation Plan shall be based on consultation among the Tribes, Tribal Traditional Resources Advisory Committee, Regional Conservation Authority, and the County, and shall include provisions for protection of the site area from vandalism through appropriate fencing, landscaping, and interpretation.</p> <p>The Data Recovery Plan for the portion of RIV-8712 subject to direct impacts shall include provisions for additional testing to assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. All collections resulting from data recovery excavations should be curated in perpetuity in a facility that meets the standards of the State of California <i>Guidelines for the Care and Use of Archaeological Collections</i> (GAR 1993) and 36 CFR 79. The appropriate disposition of all cultural resource collections resulting from data recovery excavations will be determined in consultation with the applicant, the County and consulted tribes, and documented in the data recovery plans contained in addenda to the CRMF.</p> <p>n. Isolates 6 and 7 are subsurface items identified during the excavation of trenches 51 and 68. Located approximately 197 feet apart, the materials do not</p> |                 |                       |                   |                              |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                   | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LEVEL OF IMPACT    | IMPLEMENTATION TIMING        | RESPONSIBLE PARTY                                   | MONITORING/ REPORTING METHOD                                                                                   | IMPACT AFTER MITIGATION                                                                                                                                             |
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|                 |                                                                                                                                                    | <p>meet the criteria for consideration as a site. However, one flaked stone artifact was identified on the surface between two trenches and, as it is possible that additional materials are present below the surface between trenches 51 and 68, therefore, it is recommended by SRI that this area is includes additional subsurface investigation. SRI recommends excavation of four additional trenches around TRs 51 and 68 and four more between TRs 65 and 50 to the east. This work should be conducted for and reported in the CRMAP Addendum to be prepared for the tentative tract containing these resources.</p> <p>If the results of the testing indicate the presence of an intact subsurface cultural deposit, a Data Recovery Plan for the newly identified site shall be prepared according to the provisions of the CRMAP. The DRP shall contain monitoring during ground-disturbing activities, preparation of a professional report and public interpretive information, and curation of the collection. The DRP shall be reviewed and accepted by the County archaeologist prior to approval of any tentative tract containing or within 500 feet of the site. All DRP measures for the site shall be implemented prior to issuance of a grading permit for the associated tentative tract. A technical report of findings, including disposition of the recovered archaeological collection, for the DRP shall be submitted and approved by the County archaeologist prior to issuance of occupancy permits for the associated tentative tract.</p> |                    |                              |                                                     |                                                                                                                |                                                                                                                                                                     |
|                 | <p>B: Substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5</p> | <p>See MM Cultural 1, above.</p> <p>MM Cultural 2: Even after full implementation of data recovery through MM Cultural 1, it is possible that significant buried resources could be present in many areas that will be graded. Therefore, to mitigate for discovered buried sites, the entire area designated as having high sensitivity for buried sites (see Figure 5.5-1, Cultural Resources Sensitivity) shall be monitored by a qualified archaeologist and a Native American monitor during any ground-disturbing activities. Full time archaeological and Native American monitoring during excavations shall be conducted in these areas. A full report of all monitoring activities, including disposition of all resulting collections, shall be prepared according to the provisions of the Cultural Resources Management Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Significant impact | During construction          | Project Construction Manager<br>Planning Department | Monitoring report from a qualified archaeologist/Native American shall be submitted to the Planning Department | Less than significant with mitigation for project direct impacts. Significant unavoidable project-specific and cumulative impacts with respect to indirect impacts. |
|                 | <p>C: Disturb any human remains, including those</p>                                                                                               | See MM Cultural 1 and MM Cultural 2, above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Significant impact | See MM Cultural 1 & 2, above | See MM Cultural 1 & 2, above                        | See MM Cultural 1 & 2, above                                                                                   | Less than significant with mitigation.                                                                                                                              |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                          | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LEVEL OF IMPACT       | IMPLEMENTATION TIMING | RESPONSIBLE PARTY                                   | MONITORING/REPORTING METHOD                                                                     | IMPACT AFTER MITIGATION                  |
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|                 | Inferred outside of formal cemeteries                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                       |                                                     |                                                                                                 |                                          |
|                 | D: Restrict existing religious or sacred uses within the potential impact area                            | Design considerations (avoiding sacred sites)<br>No mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Less than significant | Not Applicable        | Not Applicable                                      | Not Applicable                                                                                  | Less than significant without mitigation |
|                 | E: Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. | MMV Paleontology 1: Should any paleontological resources be accidentally discovered during construction, construction activities shall be moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be a significant paleontological resource, and if the area was identified as having a "Low" sensitivity for containing paleontological resources, similar sediments may be reassigned as "High" sensitivity and would be subject to MM Paleontology 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significant impact    | During construction   | Project Construction Manager<br>Planning Department | Monitoring report from a qualified paleontologist shall be submitted to the Planning Department | Less than significant with mitigation    |
|                 |                                                                                                           | MM Paleontology 2: For areas of the site identified as having a "High" sensitivity for finding paleontological resources, prior to the issuance of a grading permit, a qualified paleontologist shall be retained and a Paleontological Resource Monitoring and Treatment Plan (PRMTP) shall be prepared. Once the PRMTP is approved by the County of Riverside Planning Department, grading and construction activities may commence under the provisions of the PRMTP. The plan should include the following:<br><br>1. Pregrade meeting with a qualified paleontologist. The paleontologist will explain the likelihood for encountering paleontological resources, what resources may be discovered, and the methods that will be employed if anything is discovered.<br><br>2. In areas mapped with High B rating, a qualified vertebrate paleontologic monitor shall be present during construction excavation. The monitor shall inspect fresh cuts and/or spoils piles to recover paleontological resources. The monitor shall be empowered to temporarily divert construction equipment away from the immediate area of the discovery.<br><br>3. If the qualified paleontologist is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped and a qualified paleontologist shall be called to the site immediately to evaluate the significance of the fossil remains.<br><br>4. It is recommended that native sediments occasionally be spot-screened through one-eighth to one-twentieth-inch mesh screens to determine whether microfossils are | Significant impact    | During construction   | Project Construction Manager<br>Planning Department | PRMTP shall be submitted to the Planning Department                                             | Less than significant with mitigation    |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                            | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LEVEL OF IMPACT    | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION                                         |
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|                 |                                                                                                                                                                                                                             | <p>present. If microfossils are encountered, additional sediment samples as determined by the paleontologist monitor shall be collected and processed to recover additional fossils.</p> <p>5. If the qualified paleontologist determines that insufficient fossil remains have been found after fifty percent of earth moving activities have been completed, monitoring can be reduced or discontinued.</p> <p>6. Any recovered specimens shall be prepared to the point of identification and permanent preservation, which may include the picking of any washed mass samples to recover small invertebrate and vertebrate fossils. If present, the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the hardeners/stabilizers to fragile specimens.</p> <p>7. Specimens shall be identified to the lowest taxonomic level possible and curated at an institutional repository approved by the County of Riverside.</p> <p>8. A report shall be prepared that details the methods and results of the monitoring program, even if the results are negative. If applicable, this shall include an appended itemized inventory of identified specimens. This report shall be submitted by the project paleontologist to the County of Riverside, Planning Department, prior to the issuance of the final grading inspection for the area under each grading permit issued.</p> |                    |                       |                   |                              |                                                                 |
| <b>GEOLOGY</b>  | A: 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. | <p>Regulatory requirements (County Ordinance No. 457 will be observed regarding setback requirements with regard to slopes, UBC, geotechnical reports) and mitigation.</p> <p>MM Geo 1: To protect life, occupied buildings and water tanks, rockfall hazards shall be addressed to planning areas adjacent to the Lakeview Mountains. Evidence of past rockfalls exist onsite; consequently, based upon field investigation, the majority of the areas adjacent to the slopes have at least a minimal level for rockfall hazard. Therefore, slope areas have been delineated by three distinct rockfall hazard zones, RH Zone 1 has the least potential, and RH Zone 3 has the highest potential. The following recommendations for remediation are based upon the Preliminary Rockfall Hazard Evaluation. Adherence to these remediation measures will reduce the level of impact to less than significant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Significant impact |                       |                   |                              | Less than significant with regulatory compliance and mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LEVEL OF IMPACT | IMPLEMENTATION TIMING                                                                                                                                                       | RESPONSIBLE PARTY                                     | MONITORING/ REPORTING METHOD                                                                                                            | IMPACT AFTER MITIGATION |
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|                 |                  | <p>RH Zone 1 – Due to the isolated nature of hazards within this zone, the hazard of individual rock falls can be generally neutralized by the removal of individual rocks and/or construction of low impact walls. Blasting may be required in this zone in order to completely remove the individual rock hazard.</p> <p>RH Zone 2 – Local areas in this zone may only require a few isolated rocks to be removed while other areas may require a more regional alternative. The following measures are provided as options for remediation in Zone 2.</p> <ul style="list-style-type: none"> <li>• Construction of a debris ditch with a 5-foot tall, 1.5:1 (horizontal to vertical) manufactured slope, which will capture falling debris. Due to the granular nature of on-site soils, the slope will need to be reinforced with geogrid, which is a synthetic polymer-coated material that is used to reinforce an earth-fill slope, wall, and base layer construction. Geogrid provides a stabilizing force within the soil structure itself and will improve the surficial stability of fill slopes inclined at 1.5:1. This manufactured slope should be a minimum of 15 feet from the toe of the natural slope. Fencing at the top of the manufactured slope will be constructed to provide additional protection.</li> <li>• Construction of a debris ditch with a 5-foot tall, 2:1 manufactured slope and 3-foot tall, top of slope impact wall. The impact wall should be designed using an equivalent fluid pressure of 125 pounds per cubic foot (pcf). The toe of the manufactured slope should be a minimum 15 feet from the toe of the natural slope.</li> <li>• Construction of a debris ditch with a 3-foot tall retaining wall. The base of the wall should be a minimum 15 feet from the toe of the natural slope.</li> <li>• Construct a 6-foot tall Caltrans-type rock fence that should be setback a minimum of 15 feet from the toe of the natural slope.</li> <li>• Implementation of a 50-foot setback from the toe of the natural slope to the property line of the proposed lots and construct fencing that will provide some additional measure of protection from rockfall hazards.</li> </ul> <p>Specific Details for construction of these remediation options are provided in Geotechnical reports prepared by Leighon provided in Appendix F (CD #3).</p> <p>RH Zone 3 – Due to the abundant hazards in this zone a regional remediation measure is recommended, as opposed to individual remediation/removal of specific hazardous rocks. However, due to the existence of local, large, rounded boulders located high up on the perimeter slopes in these areas, local blasting of these large</p> |                 | <p>Prior to the issuance of a Grading permit in Planning Areas 58, 59, 68 and 73.</p> <p>Prior to the issuance of a Grading permit in Planning Areas 58, 68, 69 and 73.</p> | <p>Planning Department</p> <p>Planning Department</p> | <p>A Grading Plan shall be submitted to the Planning Department</p> <p>A Grading Plan shall be submitted to the Planning Department</p> |                         |
|                 |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | <p>Prior to the issuance of a Grading permits in Planning Areas 66 and 68.</p>                                                                                              | Planning Department                                   | <p>A Grading Plan shall be submitted to the Planning Department</p>                                                                     |                         |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                 | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                                                                                                                                          | RESPONSIBLE PARTY                                                                                                   | MONITORING/ REPORTING METHOD                                                                  | IMPACT AFTER MITIGATION                                        |
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|                 |                                                                                                                                                                  | <p>fragments may be required in addition to the implementation of rockfall zone mitigation measures.</p> <ul style="list-style-type: none"> <li>• Construction of a debris ditch with an 8-foot tall, 1.5:1 (horizontal to vertical) manufactured slope. Due to the granular nature of on-site soils, the slope will need to be reinforced with geogrid. This manufactured slope should be a minimum of 15 feet from the toe of the natural slope. A 5-foot tall fence constructed at the top of the manufactured slope will provide additional protection.</li> <li>• Construction of debris ditch with a 5-foot tall, 2:1 manufactured slope and 5-foot tall top of slope impact wall. The impact wall should be designed using an equivalent fluid pressure of 125 psf. The toe of the manufactured slope should be a minimum 15 feet from the toe of the natural slope.</li> <li>• Construction of a debris ditch with a 5-foot tall retaining wall. The base of the wall should be a minimum 15 feet from the top of the natural slope.</li> <li>• Construct a 6-foot tall Caltrans-type rock fence that should be setback a minimum of 15 feet from the toe of the natural slope.</li> <li>• Implementation of a 75-foot setback from the toe of the natural slope to the future property line of the proposed lots and construct fencing that will provide some additional measure of protection from rockfall hazards.</li> </ul> <p>Specific Details for construction of these remediation options are provided in geotechnical reports prepared by Leighton provided in Appendix F (CD #3).</p> <p>Design Consideration (over-excavation and re-compaction of onsite alluvial soil)</p> <p>MM Geo 2: The upper 5 to 15 feet of alluvial soil is considered to be slightly to moderately compressible, therefore, partial removal and re-compaction of this material will be necessary in areas where structures are planned, in order to reduce the potential for excessive total and differential settlement of the structures. The depth of removal and recompaction will be determined in the field based on conditions exposed but is expected to include complete removal of manure and organic-rich soil, complete removal of uncontrolled fill soils and removal of the upper 5 to 8 feet of alluvial soil.</p> | Less than significant | <p>Submittal of sampling and monitoring results, prior to the issuance of building permits</p> <p>Installation of mitigation materials completed prior to the issuance of Final Inspection</p> | <p>Building &amp; Safety Department and Environmental Health Department</p> <p>Building &amp; Safety Department</p> | <p>Testing report submitted to Building &amp; Safety Department</p> <p>On-site inspection</p> | Less than significant with design consideration and mitigation |
|                 | B: 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 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                                                                                                                                                                                                |                                                                                                                     |                                                                                               |                                                                |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                           | RESPONSIBLE PARTY                       | MONITORING/ REPORTING METHOD                                                                             | IMPACT AFTER MITIGATION                                        |
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|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MM Geo 3: Prior to issuance of a grading permit on any implementing project, an undated soils report and geotechnical study reviewing the most current development plan shall be prepared to analyze on-site soil conditions and slope stability and include appropriate measures to provide foundation stability, seismic design, and limit damage from erosion. | Less than significant | Prior to issuance of Grading Permit on any implementing project | Planning Department<br>County Geologist | An undated soils/geotechnical report shall be submitted with the Grading Plan to the Planning Department | Less than significant with design consideration and mitigation |
|                 | C. Be subject to strong seismic ground shaking, expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from seismic shaking; be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Prilo Earthquake Fault Zoning Map issued by the State Geologist for the area, or as delineated on County of Riverside Earthquake Fault Hazard Zones Maps or based on other substantial evidence of a known fault. | Required regulations (Riverside County Standards relating to ground shaking)<br><br>No mitigation required                                                                                                                                                                                                                                                        | Less than significant | Not Applicable                                                  | Not Applicable                          | Not Applicable                                                                                           | Less than significant with regulatory compliance               |
|                 | GD: Be subject to geologic hazards, such as seismic, mudflow, volcanic hazard, dam failure                                                                                                                                                                                                                                                                                                                                                                                                             | Required regulations (California Civil Code Section 1103.1103.4 applies to the transfers of real property between private parties, as defined therein, and requires notification upon transfer if the property is affected by one or more natural hazards (including dam failure), General Plan policies: S 4.1)<br><br>No mitigation required                    | Less than significant | Not Applicable                                                  | Not Applicable                          | Not Applicable                                                                                           | Less than significant with regulatory compliance               |
|                 | C-B: subject to strong seismic ground shaking, expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from seismic shaking; be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Prilo Earthquake Fault Zoning Map issued by the State Geologist for the area, or as delineated on County of Riverside Earthquake Fault Hazard                                                                      | Required regulations (Riverside County Standards relating to ground shaking)<br><br>No mitigation required                                                                                                                                                                                                                                                        | Less than significant | Not Applicable                                                  | Not Applicable                          | Not Applicable                                                                                           | Less than significant with regulatory compliance               |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                  | MITIGATION MEASURE                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                  | RESPONSIBLE PARTY                      | MONITORING/ REPORTING METHOD           | IMPACT AFTER MITIGATION                                                   |
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|                 | Zones: Maps or based on other substantial evidence of a known fault.                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            |                       |                                        |                                        |                                        |                                                                           |
|                 | DJ: Change topography or ground surface relief features, create cut or fill slopes greater than 2:1 or higher than 10 feet, or result in grading that affects or negates subsurface sewage disposal systems                       | Design Considerations (Slope Stability Report, where cut and fill slopes are created higher than ten feet (10') a landscaping and irrigation plan shall be submitted to the County Building and Safety Department with the Rough Grading Plan submittal)                                                   | Less than significant | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Less than significant with design consideration and mitigation            |
|                 | No mitigation required                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                            |                       |                                        |                                        |                                        |                                                                           |
|                 | See MM Geo 3, above.                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            |                       |                                        |                                        |                                        |                                                                           |
|                 | DJ: Be subject to geologic hazards, such as seismicity, mudflow, volcanic hazard, dam failure.                                                                                                                                    | Required regulations (Division of Safety of Dams regulations, 2007 California Building Code, and Riverside County General Plan Safety Policy 4.1)                                                                                                                                                          | Less than significant | Not Applicable                         | Not Applicable                         | Not Applicable                         | Less than significant with regulatory compliance                          |
|                 | EF: Result in substantial soil erosion or the loss of top soil and/or Bize located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.             | No mitigation required<br>Design Consideration (site specific detailed soil reports as well as geotechnical studies must be conducted by the geotechnical engineer prior to final grading activities, which would indicate where expansive soils exist).<br>No mitigation required<br>See MM Geo 3, above. | Less than significant | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Less than significant with design consideration and mitigation            |
|                 | EF: Change or modify site topography or ground surface relief features and/or create cut or fill slopes greater than 2:1 or higher than 10 feet, or result in grading that affects or negates subsurface sewage disposal systems. | Specific Plan Development Standards (Water and Sewer Development Standards)                                                                                                                                                                                                                                | Less than significant | Not Applicable                         | Not Applicable                         | Not Applicable                         | Less than significant with Specific Plan standards                        |
|                 | No mitigation required                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                            |                       |                                        |                                        |                                        |                                                                           |
|                 | EF: The proposed project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.                                                      | Design Consideration (require additional testing and design recommendations)<br>No mitigation required                                                                                                                                                                                                     | Less than significant | Not Applicable                         | Not Applicable                         | Not Applicable                         | Less than significant with design consideration                           |
|                 | G: The proposed project would change deposition, siltation, or erosion which may modify the channel of a river or stream or the bed of a lake.                                                                                    | Required regulations (SWPP, WQMP)<br>No mitigation required                                                                                                                                                                                                                                                | Less than significant | Not Applicable                         | Not Applicable                         | Not Applicable                         | Less than significant with regulatory compliance and design consideration |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                             | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                  | RESPONSIBLE PARTY                      | MONITORING/REPORTING METHOD            | IMPACT AFTER MITIGATION                                        |
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| HAZARDS         | H: The proposed project would result in an increase in water-induced erosion either on or off site.                                          | Required regulations (SWPPP) and Design Consideration (all common areas and opens space to be maintained and all recreational facilities to be landscaped and irrigated.)                                                                                                                                                                                                                                                                                                                                                                                                                  | Less than significant | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Less than significant with design consideration and mitigation |
|                 | I: The proposed project would result in methane levels, after grading, that exceed the Riverside County standard of 5,000 ppm.               | See MM Geo 3, above.<br>No mitigation required<br>Design Consideration (require a detailed soils report and geotechnical investigation (per Section 7 or the Specific Plan Standards), prior to initial grading activities, which will analyze on-site soil conditions)                                                                                                                                                                                                                                                                                                                    | Less than significant | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Not Applicable<br>See MM Geo 3, above. | Less than significant with design consideration and mitigation |
|                 | J: The proposed project would result in areas with organic material in soil that exceed County of Riverside requirements.                    | See MM Geo 3, above.<br>No mitigation required<br>Required regulations (County Requirements for Methane Mitigation Protocol on Vacant Lots (version 7/27/01 - Final))                                                                                                                                                                                                                                                                                                                                                                                                                      | Less than significant | Not Applicable                         | Not Applicable                         | Not Applicable                         | Less than significant with regulatory compliance               |
|                 | K: The proposed project would result in areas with organic in compacted fill that exceed the industry standard of 5 percent of total volume. | See MM Geo 3, above.<br>No mitigation required<br>Required regulations (County Requirements for Methane Mitigation Protocol on Vacant Lots (version 7/27/01 - Final))                                                                                                                                                                                                                                                                                                                                                                                                                      | Less than significant | Not Applicable                         | Not Applicable                         | Not Applicable                         | Less than significant with regulatory compliance               |
| HAZARDS         | A: Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials.          | Required regulations (the EPA, the Occupational Safety and Health Administration (OSHA), and the Department of Transportation (DOT). Applicable federal regulations are contained primarily in Titles 10, 29, 40, and 49 of the Code of Federal Regulations (CFR). In particular, CFR Title 49 governs the manufacture of packaging and transport containers; packing and repacking, labeling, and the marking of hazardous material transport. State enforcement agencies for hazardous materials transportation regulations are the CHP and Caltrans. General Plan policies (SG.1, 7.1)) | Less than significant | Not Applicable                         | Not Applicable                         | Not Applicable                         | Less than significant with regulatory compliance               |
|                 |                                                                                                                                              | No mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                                        |                                        |                                        |                                                                |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY                                                                                                                                                                                 | IMPACT THRESHOLD                                                                                                                                                      | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LEVEL OF IMPACT | IMPLEMENTATION TIMING                         | RESPONSIBLE PARTY                           | MONITORING/REPORTING METHOD                                  | IMPACT AFTER MITIGATION                |
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| B: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. | Required regulations (SCAQMD Rules and Regulations pertaining to asbestos, DOT office of Hazardous Materials Safety regulations, and Titles 8, 22, and 26 or the CCR) | MM Hazards-Mar 1: To assure that contaminated soils are not used on-site or improperly exported off-site, appropriate soils testing and handling shall occur. Prior to approval of tentative tract maps, site plans, or other discretionary approvals for a given phase of development or specific plan area, the County shall confirm that a Phase I ESA has been prepared for the area that is the subject of the discretionary action. If a Phase I ESA has not been previously prepared for the area, a Phase I ESA shall be performed by a registered environmental assessor (REA) prior to the approval of the discretionary action. If the property had historically been used for agricultural activities, the Phase I ESA shall address the potential for pesticide residues. If potential hazardous materials or conditions are identified in the Phase I report, the recommendations of the ESA shall be implemented. Such recommendations could include surficial sampling and chemical analysis within agricultural areas or where soil staining was observed. The Phase I ESA shall be provided to the County of Riverside and shall be included in any CEQA analysis prepared in connection with the consideration of the future discretionary approvals for development. | Significant     | Prior to approval of any implementing project | Planning Department                         | Phase I Report shall be submitted to the Planning department | Less than significant with mitigation  |
|                                                                                                                                                                                                 |                                                                                                                                                                       | MM Hazards-Mar 2: To address impacts related to a release of hazardous materials into the environment, an asbestos and lead paint survey will be required prior to issuance of a demolition permit for the demolition of existing site structures. Recommendations of the study shall be implemented in compliance with all applicable regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significant     | Prior to demolition permit                    | Building & Safety Department                | Submission of asbestos and lead paint survey                 | Less than significant with mitigation. |
|                                                                                                                                                                                                 |                                                                                                                                                                       | MM Hazards-Mar 3: Removal of structures including buildings, tanks, or buried materials from contaminated areas will require monitoring by a Hazardous Materials trained archaeologist. If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures as discussed in the Cultural Resources Management Plan shall be implemented (See MM Cultural 1+ in Section 5.5 for further information).                                                                                                                                                                                                                                                                                                                                                                                                | Significant     | During earthwork on the site.                 | Planning Department/County Archaeologist    | Report at the completion of in-field monitoring              | Less than significant with mitigation  |
|                                                                                                                                                                                                 |                                                                                                                                                                       | MM Hazards-Mar 3a: If, while performing any excavation as part of project construction, material that is believed to be                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Significant     | During earthwork on the site.                 | Developer and County of Riverside Community | Report at the completion of in-field monitoring              | Less than significant with mitigation  |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                         | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                                    | RESPONSIBLE PARTY                                                                           | MONITORING/REPORTING METHOD                                                                                                                                                                        | IMPACT AFTER MITIGATION                                        |
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|                 |                                                                                                                                                                                                                                          | hazardous waste is discovered, as defined in Section 25117 of the California Health & Safety Code, the developer shall contact the County of Riverside Community Health Agency, Department of Environmental Health. Excavation shall be stopped until the material has been tested and the presence of hazardous waste has been confirmed. If no hazardous waste is present, excavation may continue. If hazardous waste is determined to be present, the County Department of Environmental Health will provide guidance regarding necessary oversight so that the material is be removed and disposed of pursuant to applicable provisions of California law.                        |                       |                                                                                          | Health Agency, Department of Environmental Health                                           |                                                                                                                                                                                                    |                                                                |
|                 |                                                                                                                                                                                                                                          | <u>MM Hazardous-Mat 4a:</u> To properly assess the suitability of on-site soils to be used as fill, a geotechnical evaluation shall be performed by a qualified professional prior to the approval of all Tentative Tract maps or site plans for a given phase of development. This evaluation will include an analysis of the organic matter content of soils on the site. If the organic matter content of the soils is greater than 2 percent when mixed with subsurface soils and/or imported fill, then manure will be removed from the site and properly disposed of, or mixed with other soils to reduce the organic matter to less than 2 percent prior to grading operations. | Less than significant | Prior to approval of all implementing maps for a given phase                             | Planning Department<br>County Geologist                                                     | An updated soils/geotechnical report shall be submitted with the implementing maps to the Planning Department                                                                                      | Less than significant with design consideration and mitigation |
|                 | C: Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.                                                                                                             | Required regulations (County of Riverside's Ordinance No. 787.1, the Uniform Fire Code, General Plan policies (S 5.1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Less than significant | Not Applicable                                                                           | Not Applicable                                                                              | Not Applicable                                                                                                                                                                                     | Less than significant with regulatory compliance               |
|                 | D: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile [1,320-feet] of an existing or proposed school.                                                             | Required regulations (County's Fire Code and any additional element as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Less than significant | Not Applicable                                                                           | Not Applicable                                                                              | Not Applicable                                                                                                                                                                                     | Less than significant with regulatory compliance               |
|                 | E: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (COCKLES) and, as a result, would it create a significant hazard to the public or the environment. | See mitigation measure MM Hazards 1, above.<br><u>MM Hazards-Mat 4i:</u> If the burn dump is not fully remediated by the time development starts, a 300-foot buffer from the burn dump site is required from any proposed development until remediation of the burn dump site is complete, or other measure acceptable to the RCVWMD, such as a barrier, to eliminate exposure pathways will be completed. No setbacks or other measures to eliminate exposure pathways are required if remediation has been completed and cleared by the County and State Departments of Health.                                                                                                      | Significant           | Prior to construction start of Planning Areas 4, 6, 7, 10, & 12 and the Drainage Channel | Planning Department<br>County of Riverside Waste Management Department<br>Project Proponent | Prior to construction of PA 4, 6, 7, 10, & 12 and the Drainage Channel, the project proponent shall show proof from the County Waste Management Department that the dump site has been remediated. | Less than significant with mitigation                          |
|                 | F: Expose people or structures                                                                                                                                                                                                           | Design Considerations (100-foot fuel modification zone, 500' of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant           | Prior to the issuance of                                                                 | Building & Safety                                                                           | Building Plans shall be                                                                                                                                                                            | Less than significant with                                     |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                       | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LEVEL OF IMPACT | IMPLEMENTATION TIMING                                                                       | RESPONSIBLE PARTY                                                   | MONITORING/REPORTING METHOD                                                                                                                                           | IMPACT AFTER MITIGATION                                                                                                     |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                 | to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. | open space/regional park is designated between proposed development and the San Jacinto Wildlife Area)<br><br>MM Hazards-Fire 5: All buildings shall be constructed with fire retardant roofing material as described in Section 1503 of the Uniform Building Code.<br><br>MM Hazards-Fire 6: Prior to the approval of any development plan for lands adjacent to open space areas (Planning Areas 58, 66, 68, 69, 73, and 81), a fire protection/vegetation management (fuel modification) plan shall be submitted to the fire department for review and approval. The Homeowners' Association or appropriate management entity shall be responsible for maintaining the elements of the plan. If significant eligible cultural resources are located within or adjacent to a fuel modification zone, the fire protection/vegetation management plan shall be prepared in conjunction with parties knowledgeable about the cultural resources such as the County Archaeologist, and Native American representatives. | Significant     | building permits<br><br>Prior to construction of Planning Areas 58, 66, 68, 69, 73, and 81. | County Fire Department<br><br>Department and County Fire Department | submitted and approved<br><br>A Fuel Modification Plan shall be submitted and approved by the Fire Department prior to construction of PA 58, 66, 68, 69, 73, and 81. | project design considerations and mitigation<br><br>Less than significant with project design considerations and mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY  | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                              | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                      | RESPONSIBLE PARTY                                           | MONITORING/REPORTING METHOD                                                    | IMPACT AFTER MITIGATION                                                                |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>HYDROLOGY</b> | A. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.                                                                                                                                                                    | Required regulation (WQMP, General Plan policies: OS 3.3, OS 5.3) and Design Considerations (The VILLAGES OF LAKEVIEW Specific Plan Drainage Plan Development Standards).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Less than significant | Not Applicable                                                             | Not Applicable                                              | Not Applicable                                                                 | Less than significant with design considerations and regulatory compliance             |
|                  | B. Violate any water quality standards or waste discharge requirements.                                                                                                                                                                                                                                                                                                                       | Required regulation (NPDES, WQMP, General Plan policies: OS 3.3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Less than significant | Not Applicable                                                             | Not Applicable                                              | Not Applicable                                                                 | Less than significant with regulatory compliance                                       |
|                  | C. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). | No mitigation required.<br>Design Considerations (The VILLAGES OF LAKEVIEW Specific Plan Drainage Plan Development Standards and Drainage Plan).<br>No mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Less than significant | Not Applicable                                                             | Not Applicable                                              | Not Applicable                                                                 | Less than significant with design considerations                                       |
|                  | D: Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.                                                                                                                                                                                                        | Required regulation (WQMP, General Plan policies: OS 3.3) and Design Considerations (roundside swales, water quality basins, etc.)<br>MM Hydro 1: To address potential significant adverse environmental impacts associated with interim conditions that may exist prior to the completion of the overall project storm drain and water quality treatment system, the following mitigation shall be required. Prior to approval of future Tentative Tract maps within THE VILLAGES OF LAKEVIEW SPECIFIC PLAN which are proposed prior to completion of the overall project drainage improvements, hydrology studies will be required to analyze potential impacts and identify any needed improvements within the tract and/or within the Specific Plan or offsite which are required to accommodate storm water flows and address water quality, as required by the County of Riverside and Regional Water Quality Control Board. Potential operational BMPs may include vegetated swales, sand filtration systems, water quality inlets, mechanical separators, and/or other proprietary devices as needed to treat expected pollutants from development (See Table 5.8-D). | Significant           | Prior to the approval of tentative tract map for each implementing project | Riverside Flood Control District and/or Planning Department | Substantial of drainage studies and WQMP's to Riverside Flood Control District | Less than significant with mitigation, design consideration and regulatory compliance. |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                  | MITIGATION MEASURE                                                                                                                                                            | LEVEL OF IMPACT       | IMPLEMENTATION TIMING | RESPONSIBLE PARTY     | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|------------------------------|-------------------------------------------------------------------------------------------------|
|                 | E: Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.                                                                                             | No mitigation required.                                                                                                                                                       | No impact             | Not Applicable        | Not Applicable        | Not Applicable               | No impacts                                                                                      |
|                 | F: Place within a 100-year flood hazard area structures which would impede or redirect flood flows.                                                                                                                                                               | Design Considerations (proposed backbone drainage facilities, passive parks, Lime A, water quality basin)<br>No mitigation required.                                          | Less than significant | Not Applicable        | Not Applicable        | Not Applicable               | Less than significant with design considerations                                                |
|                 | G: Otherwise substantially degrade water quality.                                                                                                                                                                                                                 | Required regulation (SWPPP, General Plan policies: OS 3.3) and Design Consideration (WQMP).                                                                                   | Less than significant | Not Applicable        | Not Applicable        | Not Applicable               | Less than significant with design consideration and regulatory compliance                       |
|                 | H: Include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects                     | No mitigation required<br>Required regulations (WQMP and Design Considerations (Design guidelines for swales and debris basins))<br>No mitigation required                    | Less than significant | Not Applicable        | Not Applicable        | Not Applicable               | Less than significant with design consideration and regulatory compliance                       |
|                 | I: Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. | Required regulation (WQMP, General Plan policies: OS 5.3, S 4.8, S 4.9, S 4.18) and Design Consideration (Master Drainage Plan)<br>See mitigation measures MM Hydro 1, above. | Significant           | See MM Hydro 1, above | See MM Hydro 1, above | See MM Hydro 1, above        | Less than significant with mitigation measure, design considerations and regulatory compliance. |
|                 | J: Change in absorption rates or the rate and amount of surface run-off.                                                                                                                                                                                          | Required regulations (Regional WQMP, NPDES) and Design Considerations (open space preservation, parks and tree planting, an increase of the floodplain storage capacity)      | Less than significant | Not Applicable        | Less than significant | Less than significant        | Less than significant with design consideration and regulatory compliance                       |
|                 | K: Expose people or structures to a significant risk of less, injury or death involving flooding, including flooding as a result of the failure of a levee or dam                                                                                                 | No mitigation required<br>Regulatory requirements (Real estate code disclosure).<br>No mitigation required                                                                    | Less than significant | Not Applicable        | Less than significant | Less than significant        | Less than Significant without mitigation                                                        |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                                                   | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LEVEL OF IMPACT                                                       | IMPLEMENTATION TIMING                                                                                                  | RESPONSIBLE PARTY                                               | MONITORING/ REPORTING METHOD                                                                                                                                                                      | IMPACT AFTER MITIGATION                                                                         |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
|                 | (Dam Inundation Area)                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                       |                                                                                                                        |                                                                 |                                                                                                                                                                                                   |                                                                                                 |
|                 | L: Change in the amount of surface water in any water body.                                                                                                                                                                                        | Design Considerations (Project Master Drainage Plan)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Less than significant                                                 | Not Applicable                                                                                                         | Not Applicable                                                  | Not Applicable                                                                                                                                                                                    | Less than significant with design considerations                                                |
|                 | A: Result in a substantial alteration of the present or planned land use of an area                                                                                                                                                                | No mitigation required<br><br>No feasible mitigation, regulation, or design consideration can lessen the impacts with respect to substantial alteration from present land use of the area.<br><br>Section 8.0, Alternatives, presents alternatives which reduce this impact and the No Project Alternative (Alt. 2) eliminates this impact but creates impacts different than those of the project, as discussed in Section 8.0.<br><br>Required regulations (7% Ag. conversion) and Design Consideration (General Plan Amendment).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant                                                           | Not Applicable                                                                                                         | Not Applicable                                                  | Not Applicable                                                                                                                                                                                    | Significant impacts result related to existing land uses – both project and cumulative.         |
| LAND USE        | B: Have an effect on land use within a city sphere of influence and/or within adjacent city or county boundaries<br><br>C: Be inconsistent with the site's existing or proposed zoning.<br><br>D: Be incompatible with existing surrounding zoning | No mitigation required<br><br>If the project GPA is approved, then SP is consistent with what zoning will be required for consistency, therefore, no mitigation required.<br><br>MM Land Use I: To reduce potential significant adverse impacts due to incompatibility between agricultural uses and proposed suburban development, proposed residences, school buildings, and commercial structures shall be setback 300 feet from existing active agricultural uses of an offensive nature which are defined as: corrals, chicken houses, dairy waste ponds, manure stockpiles, or commercial livestock. This setback shall not apply to areas of the project where Ramona Expressway intervenes between active agriculture and proposed development because the expressway will act as the buffer. The 300-foot buffer area may include public road right-of-way, parking lots, and service or maintenance areas. In addition to project edge conditions, the 300-foot setback shall also apply to interim conditions on-site between occupied project-related buildings and existing on-site agricultural uses of an offensive nature (e.g., chicken ranch) that are located in a later phase of project development and may remain operational while earlier phases of development are being built. (Same as MM Ag 1.) | Less than significant<br><br>Less than significant<br><br>Significant | Not Applicable<br><br>Not Applicable<br><br>Prior to the approval of tentative tract map for each implementing project | Not Applicable<br><br>Not Applicable<br><br>Planning Department | Not Applicable<br><br>Not Applicable<br><br>Tentative tract Maps shall be submitted to the Planning Department for approval. The TTM shall show the 300-ft setback from active agricultural uses. | Less than significant<br><br>Less than significant<br><br>Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                           | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                                     | RESPONSIBLE PARTY            | MONITORING/ REPORTING METHOD                                                                                                                          | IMPACT AFTER MITIGATION                                                                                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                                                            | MM Land Use 2: To reduce potential land use density/intensity conflicts between existing rural residences on Mike Lane and future residential homes within Planning Areas 55, 57, and 58, a sight line study or evidence showing avoidance of views from proposed residences into existing homes on Mike Lane shall be submitted at the time of Tract Map submittal, or as otherwise approved by the Planning Director. Conflicts may be avoided through use of various means including but not limited to: location of windows and balconies, landscaping, walls, elevation differences, or setbacks.                                                                                                                                                                                                                                                     | Significant impact    | Prior to the approval of tentative tract map for each implementing project                | Planning Department          | Tentative Tract Maps shall be submitted to the Planning Department for approval. The TTM shall show the recommended setbacks and landscaping screens. | Less than significant with mitigation                                                                                                                                                                                      |
|                 | E: Be incompatible with existing and planned surrounding land uses                                                                                         | With MM Land Use 1 and 2 above, and design considerations such as the equestrian trail, impacts due to incompatibility with adjacent existing and planned surrounding land uses will be less than significant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Significant impact    | See MM Land Use 1 & 2, above                                                              | See MM Land Use 1 & 2, above | See MM Land Use 1 & 2, above                                                                                                                          | Less than significant with mitigation.                                                                                                                                                                                     |
|                 | F: Disrupt or divide the physical arrangement of an established community                                                                                  | With the implementation of hunting regulations within the SJWA, no land use incompatibilities will exist between the SJWA and the project. No mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Less than significant | Not Applicable                                                                            | Not Applicable               | Not Applicable                                                                                                                                        | Less than significant without mitigation                                                                                                                                                                                   |
|                 | G: Be inconsistent with the land use designations and policies of the General Plan                                                                         | MM Land Use 3: To eliminate inconsistencies with General Plan Policy LU 4.1, which encourages public art, and to provide a mechanism for interpretation of some of the historic land uses of the project site, public art and/or historic interpretation art or exhibits, shall be incorporated into the project in a minimum of three locations. At least one exhibit will focus on the project site's prehistoric archaeological resources and interpretation at a location(s) to be determined at a later date depending on subject matter. Examples of the other exhibits may include but are not limited to: interpretative exhibits regarding the thoroughbred farm located within the park to be built in PA 53, art as a part of community entry monumentation, or art within fountains at a plaza within a pedestrian-oriented commercial center. | Significant impact    | Prior to approval of VAPs for the Park Village, Town Center Village, and Enclave Village. | Planning Department          | VAP submitted to Planning Department for approval.                                                                                                    | Significant impacts related to inconsistencies with policies directed at agriculture, reduced communities, and indirect effects of substantial population growth on open space and rural character remain with mitigation. |
| NOISE           | A: Substantial [5dBA or greater] permanent increase in ambient noise levels in the project vicinity above levels existing without the project              | No feasible mitigation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Significant impact    | Not Applicable                                                                            | Not Applicable               | Not Applicable                                                                                                                                        | Significant and unavoidable area-wide noise impacts                                                                                                                                                                        |
|                 | B: Substantial [5 dBA or greater] temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project | MM Noise 1: Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6 p.m. and 6 a.m. during the months of June through September and between 6 p.m. and 7 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.                                                                                                                                                                                                                                                                                                                                                                                                                    | Significant impact    | During project construction                                                               | Building & Safety Department | On-site verification                                                                                                                                  | Less than significant with mitigation.                                                                                                                                                                                     |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                  | RESPONSIBLE PARTY                                             | MONITORING/REPORTING METHOD                                                    | IMPACT AFTER MITIGATION                |
|-----------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------|
|                 |                  | MM Noise 2: Provide portable barriers for high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors. The barrier is to be placed near the mass-producing equipment, between the noise source and the receptors. These barriers may be constructed on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thick) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch (3 ½") thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier. | Significant impact | During project construction                                                                            | Building & Safety Department                                  | On-site verification                                                           | Less than significant with mitigation. |
|                 |                  | MM Noise 3: All construction vehicles and equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Significant impact | During project construction                                                                            | Building & Safety Department                                  | On-site verification                                                           | Less than significant with mitigation. |
|                 |                  | MM Noise 4: To the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Significant impact | Prior to construction scheduling                                                                       | Building & Safety Department                                  | On-site verification                                                           | Less than significant with mitigation. |
|                 |                  | MM Noise 5: The construction contractor shall locate equipment/vehicle staging and stockpiling as far as practicable from existing residential dwellings and other noise-sensitive receptors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Significant impact | During project construction                                                                            | Building & Safety Department                                  | On-site verification                                                           | Less than significant with mitigation. |
|                 |                  | MM Noise 6: Have no music or electronically reinforced speech from construction workers audible at noise-sensitive property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Significant impact | During project construction                                                                            | Project construction managers<br>Building & Safety Department | On-site verification                                                           | Less than significant with mitigation. |
|                 |                  | MM Noise 7: All project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.                                                                                                                                                                                                                                                                                                                                                                | Significant impact | During project construction                                                                            | Project construction managers<br>Building & Safety Department | On-site verification                                                           | Less than significant with mitigation. |
|                 |                  | MM Noise 7a: The developer shall notify neighboring residents within ¼ mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the proposed project. Notification shall take place a minimum of five working days prior to anticipated blasting activities.                                                                                                                                                                                                                                                                                                                                                        | Significant impact | Notification shall take place a minimum of five working days prior to anticipated blasting activities. | Planning Department                                           | Planning Department shall be notified at the same time residents are notified. | Less than significant with mitigation. |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                            | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                                                                                   | RESPONSIBLE PARTY                                         | MONITORING/REPORTING METHOD                                                | IMPACT AFTER MITIGATION                                                                                                                                                                                                                                                                                                    |
|-----------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | C; Exposure of persons to or generation of noise levels that exceed Riverside County General Plan standards | <i>To reduce or eliminate impacts related to the project exceeding Riverside County General Plan standards, the following mitigation measures shall be implemented:</i><br><br>MM Noise 8: Prior to approval of each tentative tract and plot plan, an acoustical impact analysis shall be submitted with the required acoustical review application form and fees to Riverside County Department of Environmental Health Office of Industrial Hygiene for review and approval. The acoustical impact analysis will address the noise that might be produced from traffic with respect to residential structures and stationary noise sources and will identify the sound barrier requirements for each tentative tract or plot plan to ensure that the 65 dBA exterior standard for sensitive receptors is met. Sound barrier heights will be based upon specific lot configurations, landscaping, and other details provided with the tentative tract maps and plot plans. Required sound barriers shall be constructed prior to final inspection building permit issuance of the last residential/commercial unit. To retain visibility and access, a combination of setbacks, berms, and walls may be used to achieve acceptable noise levels. | Significant impact | Prior to approval of any implementing project, acoustical impact analysis approval.<br><br>Prior to building permit issuance of the last residential/commercial unit the sound barrier, if required, shall be complete. | Department of Public Health- Office of Industrial Hygiene | A Noise Study shall be submitted to the Office of Industrial Hygiene       | Less than significant with respect to mitigation with respect to interior and exterior noise levels.<br><br>Less than significant with 500-foot buffer with respect to potential project noise impacts on the SVA.<br><br>Less than significant with mitigation with respect to impacts from hunting on project residents. |
|                 |                                                                                                             | MM Noise 9: Prior to issuance of building permit within a tract, a final noise study shall be submitted with the required acoustical review application form and fees to the Riverside County Department of Environmental Health Office of Industrial Hygiene for review and approval. The final noise study will verify the effectiveness of mitigation measures proposed in acoustical impact analysis required in MM Noise 8 and will calculate necessary Sound Transmission Class (STC) sound ratings for the windows of homes subject to exterior noise impacts greater than 65 dBA and provide the structural requirements necessary to meet an interior level of 45 dBA. A unit-to-unit transmission analysis should be performed for multi-family structures for structures containing more than one use (e.g., residential and commercial live-at-work buildings). This type of analysis attempts to ensure that noise does not spill from one unit over into another.                                                                                                                                                                                                                                                                    | Significant impact | Prior to the issuance of building permits                                                                                                                                                                               | Department of Public Health- Office of Industrial Hygiene | A Final Noise Study shall be submitted to the Office of Industrial Hygiene | Less than significant with mitigation with respect to interior and exterior noise levels.                                                                                                                                                                                                                                  |
|                 |                                                                                                             | MM Noise 10: Prior to approval of a site development permit for commercial/office development, a noise study will be required for the final version of the commercial portions of the project site to ensure that noise from the commercial area will not impact adjacent residential land uses by exceeding the County's noise limits of 65 dBA during the day and 45 dBA at night in any ten minute period. To retain visibility and access, setbacks, berms, and walls may be used to achieve acceptable noise levels.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Significant impact | Prior to approval of any implementing project                                                                                                                                                                           | Department of Public Health- Office of Industrial Hygiene | A Final Noise Study shall be submitted to the Office of Industrial Hygiene | Less than significant with mitigation with respect to interior and exterior noise levels.                                                                                                                                                                                                                                  |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                               | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                     | RESPONSIBLE PARTY       | MONITORING/ REPORTING METHOD                         | IMPACT AFTER MITIGATION                                                                                                                                                                           |
|-----------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------|-------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                | <p><i>To reduce impacts of noise from hunting activities in the STWA, the following mitigation measure shall be implemented:</i></p> <p><b>MM Noise 11:</b> To inform future residents of The Village of Lakeview that hunting is allowed in the San Jacinto Wildlife Area, and their proximity to said hunting, which may cause loud intermittent noises from gunshots, a disclosure statement shall be provided to prospective buyers prior to the purchase of homes within the proposed project. A copy of the Department of Real Estate (DRE) White Report shall be given to the County Planning Department that the sales staff/escrow officers, for each housing area being sold have included such notification prior to Final Inspection.</p> | Significant impact | Prior to the issuance of Final Inspection | Planning Department     | Substantial of disclosure to the Planning Department | <p>Less than significant with respect to potential project noise impacts on the STWA.</p> <p>Less than significant with mitigation with respect to impacts from hunting on project residents.</p> |
|                 | D: Expose people to excess ground-borne vibration or ground-borne noise levels | See mitigation measures MM Noise 1 through 7, above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Significant impact | See MM Noise 1-7, above                   | See MM Noise 1-7, above | See MM Noise 1-7, above                              | Less than significant with mitigation                                                                                                                                                             |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                      | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                              | RESPONSIBLE PARTY      | MONITORING/REPORTING METHOD                                                           | IMPACT AFTER MITIGATION                                                            |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| POPULATION      | A: Cumulatively exceed official regional or local population projections                                                                                                                                                                                                                                              | No feasible mitigation. See Alternatives Section 8.0 for discussion of alternative which reduce population.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significant impact    | Not Applicable                                                                     | Not Applicable         | Not Applicable                                                                        | Significant impact without mitigation                                              |
|                 | B: 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)                                                                                                              | No feasible mitigation. See Alternatives Section 8.0 for discussion of alternative which reduce population.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significant impact    | Not Applicable                                                                     | Not Applicable         | Not Applicable                                                                        | Significant impact without mitigation                                              |
|                 | A: (Fire) Result in substantial adverse physical impacts associated with the provision of new or physically altered fire service facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. | MM Fire 1: To assure that the project development does not proceed faster than adequate fire service facilities are provided, the necessary fire station identified in the Development Agreement shall be constructed and operational prior to issuance of building permit for the 5,500 <sup>th</sup> dwelling unit within the project, to accommodate the equipment and staff necessary to serve all development within The VILLAGES OF LAKEVIEW Specific Plan in accordance with the terms of The VILLAGES OF LAKEVIEW Development Agreement or other agreement with the Riverside County Fire Department. | Significant impact    | Prior to the issuance of the 5,500 <sup>th</sup> final-lapsed-then Building Permit | County Fire Department |                                                                                       | Less than significant with mitigation                                              |
| PUBLIC SERVICES |                                                                                                                                                                                                                                                                                                                       | MM Fire 2: To ensure that adequate fire stations are provided to serve project development, the Master Developer shall pay fire services development impact fees pursuant to Ordinance 659.7 or, provide land and/or facilities to satisfy Fire Department services standards and ensure the construction and operations of adequate fire stations in accordance with the terms of The Villages of Lakeview Development Agreement or other agreement with the Riverside County Fire Department.                                                                                                               | Significant impact    | Prior to the issuance of building permits                                          | County Fire Department | Payment of Fees                                                                       | Less than significant with mitigation                                              |
|                 |                                                                                                                                                                                                                                                                                                                       | MM Fire 3: All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to review and approval by the Riverside County Fire Department.                                                                                                                                                                                                                                                                                                                                     | Significant impact    | Prior to the approval of Water and Sewer Plans                                     | County Fire Department | Water Improvement Plans shall be submitted and approved by the County Fire Department | Less than significant with mitigation                                              |
|                 | B: (Medical) Result in substantial adverse physical impacts associated with the provision of new or physically altered medical service facilities, the construction of which could cause significant                                                                                                                  | Required regulations (Mitigation Measure 4.15.7A of the County General Plan EIR (Health Services)). Design Considerations (Health clinics/educational programming, and medical clinics/offices allowed on-site). No mitigation required                                                                                                                                                                                                                                                                                                                                                                       | Less than significant | Not Applicable                                                                     | Not Applicable         | Not Applicable                                                                        | Less than significant with regulatory compliance and project design considerations |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                        | MITIGATION MEASURE                                                                                                                        | LEVEL OF IMPACT       | IMPLEMENTATION TIMING | RESPONSIBLE PARTY | MONITORING/REPORTING METHOD | IMPACT AFTER MITIGATION                                                    |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|-------------------|-----------------------------|----------------------------------------------------------------------------|
|                 | environmental impacts, in order to maintain acceptable service ratios, response times, or other established performance objectives.                                                                                                                                                                                                                                                     |                                                                                                                                           |                       |                       |                   |                             |                                                                            |
|                 | C: (Libraries)<br>Result in the need for the provision of new or physically altered library service facilities in order to maintain acceptable service ratios, response times, or other established performance objectives.                                                                                                                                                             | Required regulations (Ordinance No. 659.6 (Libraries)), and project design considerations (provision of a library).                       | Less than significant | Not Applicable        | Not Applicable    | Not Applicable              | Less than significant with regulatory compliance and design considerations |
|                 | D: (Schools)<br>Result in the need for the provision of new or physically altered school facilities in order to maintain acceptable service ratios, response times, or other established performance objectives.                                                                                                                                                                        | Payment of school fees.                                                                                                                   | Less than significant | Not Applicable        | Not Applicable    | Not Applicable              | Less than significant with regulatory compliance                           |
|                 | E: (Sheriff)<br>Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios of (1) one sworn officer per 1,000 residents | Required regulations (Ordinance No. 659.6, General Plan policies (LU 5.1)                                                                 | Less than significant | Not Applicable        | Not Applicable    | Not Applicable              | Less than significant with regulatory compliance                           |
| RECREATION      | A: Includes recreational facilities or requires the construction or expansion of recreational facilities which might have a significant adverse physical effect on the environment.                                                                                                                                                                                                     | Required regulations (General Plan policies (OS 20.4, OS 20.5, OS 20.6)<br>No mitigation required.                                        | Less than significant | Not Applicable        | Not Applicable    | Not Applicable              | Less than significant with regulatory compliance                           |
|                 | B: Is located within a County Service Area or recreation and park district with a Community Parks and                                                                                                                                                                                                                                                                                   | Required regulations (Riverside County Ordinance No. 460.143, Section 10.3.3) and Design Considerations (Specific Plan Standard B.1.d.12) | Less than significant | Not Applicable        | Not Applicable    | Not Applicable              | Less than significant with regulatory compliance and design considerations |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                                                                                                         | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                                                                               | RESPONSIBLE PARTY         | MONITORING/ REPORTING METHOD | IMPACT AFTER MITIGATION                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------|----------------------------------------------------------------------------|
| TRANS/TRAFFIC   | Recreation Plan where Quimby fees could apply and adequate park land and/or fees are not provided                                                                                                                                                                                                        | No mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                                                                                                                     |                           |                              |                                                                            |
|                 | C: Includes the increased use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated                                                                                                     | Required regulations (Riverside County Ordinance No. 460.143, Section 10.35) and Design Considerations (Specific Plan Standard B.1.d.12).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Less than significant | Not Applicable                                                                                                      | Not Applicable            | Not Applicable               | Less than significant with regulatory compliance and design considerations |
|                 | D: Does not include recreational trails that connect to regional and local trails or the project splits or eliminates an existing recreational trail                                                                                                                                                     | No mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Less than significant | Not Applicable                                                                                                      | Not Applicable            | Not Applicable               | Less than significant                                                      |
|                 | A: Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways and/or cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. | Required regulations (TDMF, RBBB, DJF)<br><br>MM Trans 1: All roads shall be improved to the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department. If there is a conflict between the General Plan and Specific Plan, the General Plan designation would prevail unless specific findings are made by the County that the Specific Plan improvement is consistent with the General Plan.<br><br>MM Trans 2: The project proponent shall prepare a traffic impact study for each "Village" of development within the SP. The Village-level traffic analysis will be a refinement of the SP Traffic Impact Analysis. Traffic studies for individual implementing projects may be required for individual implementing projects within the boundaries of Specific Plan No. 342, at the discretion of the Transportation Department. Traffic studies for individual implementing projects, if needed, shall identify the impacts of the implementing project and needed roadway improvements to be constructed prior to each implementing project.<br><br>If development within SP 342 occurs in a different order than the phasing assumptions stated on page 3 of the County Condition of Approval 10, TRANS, or if phases overlap substantially, a new traffic study may be required to determine if any improvements from the prior un-built phase need to be constructed to mitigate impacts by the phase being developed. | Significant Impact    | Concurrently with the first implementing map in each Village.<br>Or<br>As required by the Transportation Department | Transportation Department | Approval of traffic study    | Less than significant with mitigation.                                     |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                         | RESPONSIBLE PARTY                                                        | MONITORING/ REPORTING METHOD                           | IMPACT AFTER MITIGATION                                                                    |
|-----------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------|
|                 |                  | MM Trans 3: Roadways internal to the project shall be constructed as needed for development, as determined on the basis of Village-level traffic studies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Significant Impact | Pursuant to Conditions of Approval for each implementing map.                                                                 | Transportation Department                                                | Traffic study                                          | Less than significant with mitigation.                                                     |
|                 |                  | MM Trans 4: Prior to the 1 <sup>st</sup> occupancy, applicant shall widen Ramona Expressway to four lanes from westside of Lakeview Avenue to eastside of Hansen Avenue, and signalize the intersection at Lakeview Avenue and Ramona Expressway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Significant Impact | Prior to 1 <sup>st</sup> Certificate of Occupancy                                                                             | Transportation Department                                                | Final inspection of required improvements.             | Less than significant with mitigation.                                                     |
|                 |                  | MM Trans 5: At such time as the project phasing requires the construction of AA Street and its connection via Reservoir Avenue to Ramona Expressway, applicant shall install a traffic signal at the intersection of Reservoir Avenue and Ramona Expressway, connect Reservoir Avenue to Lakeview Avenue via an alignment approved by the Transportation Department, and close the intersection at Lakeview Avenue and Ramona Expressway. The new signal at Reservoir Avenue and Ramona Expressway is eligible for traffic signal fee credit in accordance with the County's DIF Program.                                                                                                                                                                                                                                                                                     | Significant Impact | Prior to construction of AA Street and its connection via Reservoir Avenue to Ramona Expressway                               | Transportation Department                                                | Approval of Street Improvement Plans or traffic study  | Less than significant with mitigation.                                                     |
|                 |                  | As an alternative, the project proponent shall provide a village-level traffic study to demonstrate that an interim/temporary solution is possible to mitigate the traffic impacts of the project and to provide accessibility until the grade separated interchange at Reservoir Avenue and Ramona Expressway is completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                                                                                                                               |                                                                          |                                                        |                                                                                            |
|                 |                  | MM Trans 6: Prior to the issuance of occupancy permits for the 1,201 <sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits, applicant shall widen Ramona Expressway to 4 lanes with a median between Lakeview Avenue and the existing 4-lane section of Ramona Expressway located eastside of the City of Peris, OR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant Impact | Prior to 1,201 <sup>st</sup> issuance of Certificate of Occupancy or an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department Project proponent | Approval of road and bridge improvement Plans          | Temporary Significant Unavoidable project-specific and Cumulative Impacts After Mitigation |
|                 |                  | <ul style="list-style-type: none"> <li>The County shall have awarded a construction contract, with full funding in place, for this improvement.</li> <li>The widening of this section of Ramona Expressway may require construction of a bridge. The project shall receive credit against the TUMF fees and RBBB fees for this improvement. In the event that the cost of these improvements exceeds the project's TUMF and RBBB contributions for this phase, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Novo RBBB area to fully fund these improvements.</li> <li>In addition to the County's efforts to secure funding for the</li> </ul> |                    | Award by County of construction contract with full funding in place                                                           |                                                                          | Payment of TUMF and RBBB fees by the project proponent |                                                                                            |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                       | RESPONSIBLE PARTY                                             | MONITORING/REPORTING METHOD                                               | IMPACT AFTER MITIGATION                                                                          |
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|                 |                  | road widening and bridge improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) or other acceptable funding mechanism to fully fund any shortfall in the delivery of the four lane improvement. The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBBB and TUMF fees that the current phase of development would generate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |                                                                                                                                                             |                                                               |                                                                           |                                                                                                  |
|                 |                  | MM Trans 7: Prior to the issuance of occupancy permits for the 1,201 <sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits, applicant shall install a traffic signal at Bridge Street/Ramona Expressway, and widen Ramona Expressway to 4 through lanes through the intersection, this improvement is eligible for traffic signal fee credit, or<br><br>The County shall have awarded a construction contract, with full funding in place, for this improvement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant Impact | Prior to 1,201 <sup>st</sup> issuance of Certificate of Occupancy or an equivalent amount of non-residential building permit<br><br>Or<br>Award of contract | Transportation Department<br><br>Building & Safety Department | Approval of Street Improvement Plans                                      | Less than significant<br>After Mitigation                                                        |
|                 |                  | MM Trans 8: Prior to the issuance of occupancy permits for the 2,201 <sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits, applicant shall widen Ramona Expressway to 4 through lanes with a median from Hansen Avenue eastside to 5th Street, OR<br><br>- The County shall have awarded a construction contract, with full funding in place, for this improvement.<br><br>- In the event that the cost of these improvements exceeds the project's TUMF and RBBB contributions for this phase, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Nuevo RBBB area to fully fund these improvements.<br><br>- In addition to the County's efforts to secure funding for the road widening improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) for its then current phase of development. The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBBB and TUMF fees that the current phase of development would generate. | Significant Impact | Prior to 2,201 <sup>st</sup> issuance of Certificate of Occupancy or an equivalent amount of non-residential building permit<br><br>Or<br>Award of contract | Transportation Department<br><br>Building & Safety Department | Approval of Street Improvement Plans<br><br>Payment of TUMF and RBBB fees | Temporary Significant<br>Unavoidable project-specific and Cumulative<br>Impacts After Mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | MITIGATION MEASURE | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                                                                  | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------|
|                 | MM Trans 9: Prior to the issuance of the 2,391st residential occupancy permit, or building permit for an equivalent amount of non-residential buildings, the applicant shall construct Reservoir Avenue as a two-lane facility between Nuevo Road and 10 <sup>th</sup> Street, OR funding for this improvement shall be assured, otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    | Significant Impact | Prior to 2,391 <sup>st</sup> issuance of Certificate of Occupancy or an equivalent amount of non-residential building permit<br>Or funding assured                                                     | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than Significant with mitigation                                                      |
|                 | MM Trans 10: Prior to the issuance of the 2,581st residential occupancy permit, or building permit for an equivalent amount of non-residential buildings, the applicant shall improve Nuevo Road from two lanes to four lanes between Dunlap Road and Foothill Avenue, OR funding for this improvement shall be assured, otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    | Significant Impact | Prior to 2,581 <sup>st</sup> issuance of Certificate of Occupancy or an equivalent amount of non-residential building permit or funding is assured                                                     | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Temporary Significant Unavoidable project-specific and Cumulative Impacts After Mitigation |
|                 | MM Trans 11: Prior to the issuance of the 2,741st residential occupancy permit, or building permit for an equivalent amount of non-residential buildings, the applicant shall improve Nuevo Road from two lanes to four lanes between Foothill Avenue and Menifce Road, OR funding for this improvement shall be assured, otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    | Significant Impact | Prior to 2,741 <sup>st</sup> issuance of Certificate of Occupancy or an equivalent amount of non-residential building permit or funding assured                                                        | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant                                                                      |
|                 | <b>Signals</b><br>To the extent that others have not installed the signals prior to the time they are needed for SP 0342, the proponent of SP 342 and all subsequent implementing projects within the Specific Plan shall be responsible for design, construction, and installation of traffic signals at the following off-site intersections or as approved by the Transportation Department.<br>The timing of the off-site signal needs in each phase will be determined based on detailed Village-level traffic studies.<br>The need for signals at on-site intersections will be determined based on detailed Village-level traffic studies.<br>MM Trans 12: The following signals shall be installed prior to the issuance of the 1,601 <sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies: <ul style="list-style-type: none"><li>• Bridge Street (NS) at Ramona Expressway (EW)</li><li>• Lakeview Avenue (NS) at Ramona Expressway (EW) - temporary connection, disconnected when signal or grade separation is installed at Reservoir Avenue (realigned) (NS) at Ramona Expressway (NS).</li><li>• Hansen Avenue/Davis Road (NS) at Ramona Expressway (EW) (modification)</li><li>• On-site signals as needed to support development</li></ul> |                    |                    |                                                                                                                                                                                                        |                                                        |                                      |                                                                                            |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    | Significant Impact | Prior to 1,601 <sup>st</sup> issuance of Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits or earlier, as determined by Village level traffic study | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant after mitigation                                                     |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                 | RESPONSIBLE PARTY                                      | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | <p>MM Trans 13: The following signals shall be installed prior to the issuance of the 3,201<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:</p> <ul style="list-style-type: none"> <li>• Reservoir Avenue (NS) at 10<sup>th</sup> Street (EW)</li> <li>• Menifee Road (NS) at Nuevo Road (EW)</li> <li>• 5th Street/Town Center Boulevard (NS), or location in vicinity, at Ramona Expressway (EW) – temporary signal, disconnected when Town Center is connected to Ramona Expressway at its ultimate location.</li> <li>• On-site signals as needed to support development</li> </ul> <p>Intersections</p> <p>If, prior to the recordation of the first tract in Phase 1A, or the issuance of a building permit for any non-residential uses in Phase 1A, funding is assured for the County-led improvements along the Ramona Expressway corridor, the mitigation measures preceded by ** may be waived at the discretion of the County.</p> <p><i>The following intersection improvements shall be provided prior to the issuance of the 1,601<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:</i></p> | Significant Impact | Prior to 3,201 <sup>st</sup> issuance of Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits         | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p>MM Trans 14: The City of Perris and the County of Riverside are coordinating with Caltrans on the improvements at the I-215 interchange ramps. The following geometries are included in the current Caltrans improvement plan for this intersection and are expected to be completed by this phase. The intersection of I-215 Southbound Ramps at Ramona Expressway shall be improved to provide the following geometries:</p> <p>Northbound: Not applicable.</p> <p>Southbound: One left turn lane. One shared left turn and through lane. One right turn lane.</p> <p>Eastbound: One through lane. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. Two through lanes.</p> <p>MM Trans 15: Improve the intersection of Hansen Avenue/Davis Road and Ramona Expressway to include the following geometries:</p> <p>Northbound: One left turn lane. One shared through and right turn lane.</p> <p>Southbound: One left turn lane. One shared through and right turn lane.</p> <p>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. One through lane. One shared through and right turn lane.</p>                                                                                                                                                                                                                            | Significant        | Prior to the issuance of the 1,601 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Final Inspection                     | Less than significant                 |
|                 |                  | <p>MM Trans 15: Improve the intersection of Hansen Avenue/Davis Road and Ramona Expressway to include the following geometries:</p> <p>Northbound: One left turn lane. One shared through and right turn lane.</p> <p>Southbound: One left turn lane. One shared through and right turn lane.</p> <p>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. One through lane. One shared through and right turn lane.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant        | Prior to the issuance of the 1,601 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                        | LEVEL OF IMPACT | IMPLEMENTATION TIMING                                                                                                                     | RESPONSIBLE PARTY                                               | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION                       |
|-----------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------|-----------------------------------------------|
|                 |                  | MM Trans 16: Improve the intersection of Lakeview Avenue and Ramona Expressway to provide signalization and include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One through lane. One right turn lane.<br>Westbound: One left turn lane. One through lane. One right turn lane. | Significant     | Prior to the issuance of the 1,601st Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department          | Approval of Street Improvement Plans | Less than significant with mitigation         |
|                 |                  | MM Trans 17: Improve the intersection of Lakeview Avenue and 10th Street to provide signalization and include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One through lane. One right turn lane.<br>Westbound: One left turn lane. One shared through and right turn lane.      | Significant     | Prior to the issuance of the 1,601st Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department          | Approval of Street Improvement Plans | Temporary Significant Impact After Mitigation |
|                 |                  | MM Trans 18: Improve the intersection of Reservoir Avenue and 10th Street to include the following geometrics:<br><br>Northbound: One shared left turn, through, and right turn lane.<br>Southbound: One shared left turn, through, and right turn lane.<br>Eastbound: One shared left turn, through, and right turn lane.<br>Westbound: One shared left turn, through, and right turn lane.                                                              | Significant     | Prior to the issuance of the 1,601st Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department          | Approval of Street Improvement Plans | Less than significant after mitigation        |
|                 |                  | MM Trans 19: **Improve the intersection of Bridge Street and Ramona Expressway to include the following geometrics:<br><br>Northbound: Not applicable.<br>Southbound: One left turn lane. One right turn lane.<br>Eastbound: One left turn lane. Two through lanes.<br>Westbound: One left turn lane. Two through lanes. One right turn lane.                                                                                                             | Significant     | Prior to the issuance of the 1,601st Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department Caltrans | Approval of Street Improvement Plans | Less than significant after mitigation.       |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY                                                                                                                                                                                                                                                                                                     | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LEVEL OF IMPACT | IMPLEMENTATION TIMING                                                                                                                                | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD                                         | IMPACT AFTER MITIGATION                       |
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| <i>The following intersection improvements shall be provided prior to the issuance of the 3,201<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:</i> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                                                                                                                      |                                                        |                                                                     |                                               |
|                                                                                                                                                                                                                                                                                                                     |                  | <b>MM Trans 20:</b> Improve the intersection of Reservoir Avenue and Ramona Expressway to include the following geometrics:<br><br>Northbound: One left turn lane, One through lane, One right turn lane.<br>Southbound: One left turn lane, One shared through and right turn lane.<br>Eastbound: One left turn lane, One through lane, One right turn lane.<br>Westbound: One left turn lane, One shared through and right turn lane.<br><br>OK.<br><br>A village-level traffic study shall be provided to demonstrate that an interim/temporary solution is possible to mitigate the traffic impacts of the project and to provide accessibility until the grade separated interchange at Reservoir Avenue and Ramona Expressway is completed. | Significant     | Prior to the issuance of the 3,201 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permit | Transportation Department Building & Safety Department | Approval of Street Improvement Plans Or Village level traffic study | Less than significant with mitigation         |
|                                                                                                                                                                                                                                                                                                                     |                  | <b>MM Trans 21:</b> Improve the intersection of 5th Street and Ramona Expressway to include the following geometrics:<br><br>Northbound: One left turn lane, One right turn lane.<br>Southbound: Not applicable.<br>Eastbound: Two through lanes, One right turn lane.<br>Westbound: One left turn lane, Two through lanes.                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                                                                                                                      |                                                        |                                                                     |                                               |
|                                                                                                                                                                                                                                                                                                                     |                  | <b>MM Trans 22:</b> Improve the intersection of Reservoir Avenue and 10th Street to provide signalization and include the following geometrics:<br><br>Northbound: One left turn lane, One shared through and right turn lane.<br>Southbound: One left turn lane, One shared through and right turn lane.<br>Eastbound: One left turn lane, One shared through and right turn lane.<br>Westbound: One left turn lane, One shared through and right turn lane.                                                                                                                                                                                                                                                                                     |                 |                                                                                                                                                      |                                                        |                                                                     |                                               |
|                                                                                                                                                                                                                                                                                                                     |                  | <b>MM Trans 23:</b> Improve the intersection of Lakeview Avenue and Nuevo Road to include the following geometrics:<br><br>Northbound: Not applicable.<br>Southbound: One left turn lane, One right turn lane.<br>Eastbound: One left turn lane, One through lane.<br>Westbound: One shared through and right turn lane.                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                                                                                                                      |                                                        |                                                                     |                                               |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significant     | Prior to the issuance of the 3,201 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permit | Transportation Department Building & Safety Department | Approval of Street Improvement Plans                                | Less than significant with mitigation         |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significant     | Prior to the issuance of the 3,201 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permit | Transportation Department Building & Safety Department | Approval of Street Improvement Plans                                | Temporary significant impact after mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                               | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 |                  | Roadways internal to the project shall be constructed as needed for Phase I development per the following geometries and as determined on the basis of Village-level traffic studies:                                                                                                                                                            |                 |                                                |                           |                                      |                                       |
|                 |                  | MM Trans 24: Construct the intersection of Reservoir Avenue and AA Street to include the following geometries:<br><br>Northbound: One shared through and right turn lane.<br>Southbound: One shared left turn and through lane.<br>Eastbound: Not applicable.<br>Westbound: One shared left turn and right turn lane. Stop controlled.           | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 25: Construct the intersection of AA Street and NN Street to include the following geometries:<br><br>Northbound: One shared left turn and right turn lane. Stop controlled.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane.<br>Westbound: One shared left turn and through lane.                  | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 26: Construct the intersection of CC Street and BB Street to include the following geometries:<br><br>Northbound: Not applicable.<br>Southbound: One shared left turn and right turn lane. Stop controlled.<br>Eastbound: One shared left turn and through lane.<br>Westbound: One shared through and right turn lane.                  | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 27: Construct the intersection of School Access and PP Street to include the following geometries:<br><br>Northbound: Not applicable.<br>Southbound: One shared left turn and right turn lane. Stop controlled.<br>Eastbound: One shared left turn and through lane.<br>Westbound: One shared through and right turn lane.              | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 28: Construct the intersection of QQ Street and PP Street to include the following geometries:<br><br>Northbound: One shared left turn and right turn lane.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane. Stop controlled.<br>Westbound: One shared left turn and through lane. Stop controlled. | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                              | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|-----------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 |                  | MM Trans 29: Construct the intersection of Hansen Avenue and Project Access to include the following geometrics:<br><br>Northbound: One shared through and right turn lane.<br>Southbound: One shared left turn and through lane.<br>Eastbound: Not applicable.<br>Westbound: One shared left turn and right turn lane. Stop controlled.                                                                                        | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 30: Construct the intersection of SS Boulevard and Project Access to include the following geometrics:<br><br>Northbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Southbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Eastbound: One shared left turn, through, and right turn lane.<br>Westbound: One shared left turn, through, and right turn lane. | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 31: Construct the intersection of SS Boulevard and MM Street to include the following geometrics:<br><br>Northbound: One shared left turn, through, and right turn lane.<br>Southbound: One shared left turn, through, and right turn lane.<br>Eastbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Westbound: One shared left turn, through, and right turn lane. Stop controlled.      | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 32: Construct the intersection of SS Boulevard and Lakeview Avenue to include the following geometrics:<br><br>Northbound: One shared left turn and through lane.<br>Southbound: One shared through and right turn lane.<br>Eastbound: One shared left turn and right turn lane. Stop controlled.<br>Westbound: Not applicable.                                                                                        | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 33: Construct the intersection of Town Center Boulevard and Retail Access to include the following geometrics:<br><br>Northbound: One shared through and right turn lane.<br>Southbound: One shared left turn and through lane.<br>Eastbound: Not applicable.                                                                                                                                                          | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                            | RESPONSIBLE PARTY            | MONITORING/REPORTING METHOD                                                 | IMPACT AFTER MITIGATION                                                             |
|-----------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                 |                  | Westbound: One shared left turn and right turn lane. Stop controlled.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                                                                                  |                              |                                                                             |                                                                                     |
|                 |                  | MM Trans 34: Construct the intersection of SS Boulevard - RR Street and Town Center Boulevard - Park Center Boulevard to include the following geometrics:<br><br>Northbound: One shared left turn and through lane. Stop controlled.<br>Southbound: One shared through and right turn lane. Stop controlled.<br>Eastbound: One shared left turn and right turn lane.<br>Westbound: Not applicable.                                                                                                                                                                                                                                                                                                                                                             | Significant        | Pursuant to Village level traffic study timing                                   | Transportation Department    | Approval of Street Improvement Plans                                        | Less than significant with mitigation                                               |
|                 |                  | MM Trans 35: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees (Riverside County Traffic Signal Systems Fee Program).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant Impact | Prior to approval of each implementing map                                       | Transportation Department    | Payment of fees per the Riverside County Traffic Signal Systems Fee Program | Temporary significant impact after mitigation due to uncertain time of improvements |
|                 |                  | MM Trans 36: The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant Impact | Issuance of Building Permit                                                      | Transportation Department    | Payment of TUMF                                                             | Temporary significant impact after mitigation due to uncertain time of improvements |
|                 |                  | MM Trans 37: Prior to the issuance of building permits for any implementing project for SP 342, each implementing project within any phase of SP 342 shall be asked to pay the RBBD fee once it has been established and adopted. In the event the RBBD is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the implementing project will have the option of paying an estimated RBBD fee or constructing those RBBD roadway improvements identified by the Transportation Department based on the Traffic Impact Study Report needed to mitigate its proportional share of cumulative impacts, or as approved by the Transportation Department. | Significant Impact | Prior to issuance of Building Permits                                            | Building & Safety Department | Payment of RBBD fees                                                        | Temporary significant impact after mitigation due to uncertain time of improvements |
|                 |                  | MM Trans 38: Proposed project-level mitigation measures shall be coordinated with the RBBD to ensure that they are in conformance with the ultimate improvements planned by the RBBD. The applicant shall be eligible to receive proportional credits against the RBBD for construction of project level mitigation included in the RBBD.                                                                                                                                                                                                                                                                                                                                                                                                                       | Significant Impact | Prior to approval of all street and other plans for all RBBD funded improvements | Transportation Department    | Payment of RBBD fees                                                        | Temporary significant impact after mitigation due to uncertain time of improvements |
|                 |                  | Construction of the following roadways shall comply with Riverside County Standards as approved in SP 342.<br><br>Roadways internal to the project shall be constructed as needed for development, as determined on the basis of village-level traffic studies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |                                                                                  |                              |                                                                             |                                                                                     |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                   | RESPONSIBLE PARTY                                        | MONITORING/REPORTING METHOD                                           | IMPACT AFTER MITIGATION                                                             |
|-----------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                 |                  | <p>MM Trans 39: Prior to the issuance of occupancy permits for the 4,001<sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits:</p> <ul style="list-style-type: none"> <li>- Applicant shall widen Ramona Expressway to 4 lanes with a striped median from 5th Street to connect to the existing 4 lane section west of Warren Road, Or</li> <li>- The County shall have awarded a construction contract, with full funding in place, for this improvement.</li> <li>- In the event that the cost of these improvements exceeds the project's TUMF and RBBD contributions for this phase, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Nuevo RBBD area to fully fund these improvements.</li> </ul> <p>In addition to the County's efforts to secure funding for the road widening improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) for its then current phase of development. The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBBD and TUMF fees that the current phase of development would generate.</p> <p>MM Trans 40: Prior to the issuance of the 4,331<sup>st</sup> residential occupancy permit, or building permit for an equivalent amount of non-residential buildings, the applicant shall improve 10<sup>th</sup> Street from two to four lanes between Reservoir Avenue and Hanson Avenue, OR funding for this improvement shall be assured, otherwise.</p> | Significant Impact | Prior to the issuance of Certificate of Occupancy for the 4,001 <sup>st</sup> dwelling unit or an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department   | Approval of Street Improvement Plans<br>Payment of TUMF and RBBD fees | Temporary significant impact after mitigation due to uncertain time of improvements |
|                 |                  | <p><b>Signals</b></p> <p>To the extent that others have not installed the signals prior to the time they are needed for SP 0342, the proponent of SP 342 and all subsequent implementing projects within the Specific Plan shall be responsible for design, construction, and installation of traffic signals at the following off-site intersections or as approved by the Transportation Department.</p> <p>The timing of the off-site signal needs in each phase will be determined based on detailed village-level traffic studies.</p> <p>The need for signals at on-site intersections will be determined based on detailed village-level traffic studies.</p> <p>MM Trans 41: The following signals shall be installed prior to the issuance of the 5,101<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits   | Transportation Department Building and Safety Department | Approval of Street Improvement Plans                                  | Less than significant with mitigation                                               |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                 | RESPONSIBLE PARTY                                      | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | <ul style="list-style-type: none"> <li>• Bridge Street (NS) at Gilman Springs Road (EW)</li> <li>• Yucca Avenue (NS) at 10<sup>th</sup> Street (EW)</li> <li>• On-site signals as needed to support development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    | permits                                                                                                                                               |                                                        |                                      |                                       |
|                 |                  | <p><b>Intersections</b></p> <p>If, prior to the recordation of the first tract or the issuance of a building permit for any non-residential uses in Phase 2, funding is assured for the County-led improvements along the Ramona Expressway corridor, the mitigation measures preceded by ** may be waived at the discretion of the County.</p> <p><i>The following intersection improvements shall be provided prior to the issuance of the 5,101<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of Village-level traffic studies:</i></p> <p><b>MM Trans 42:</b> **Improve the intersection of Antelope Road and Ramona Expressway to include the following geometries:</p> <p>Northbound: One shared left turn and right turn lane.<br/> Southbound: Not applicable.<br/> Eastbound: One through lane. One shared through and right turn lane.<br/> Westbound: One left turn lane. Two through lanes.</p> <p><b>MM Trans 43:</b> **Improve the intersection of Bernasconi Road and Ramona Expressway to include the following geometries:</p> <p>Northbound: One left turn lane. One shared through and right turn lane.<br/> Southbound: One left turn lane. One shared through and right turn lane.<br/> Eastbound: One left turn lane. One through lane. One shared through and right turn lane.<br/> Westbound: One left turn lane. One through lane. One shared through and right turn lane.</p> <p><b>MM Trans 44:</b> **Improve the intersection of Hanson Avenue/Davis Road and Ramona Expressway to include the following geometries:</p> <p>Northbound: One left turn lane. One shared through and right turn lane.<br/> Southbound: One left turn lane. One shared through and right turn lane.<br/> Eastbound: One left turn lane. Two through lanes. One right turn lane.<br/> Westbound: One left turn lane. Two through lanes. One right turn lane.</p> |                    |                                                                                                                                                       |                                                        |                                      |                                       |
|                 |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                 | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | MM Trans 45: **Improve the intersection of Town Center Boulevard and Ramona Expressway to include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. Two through lanes. One right turn lane.<br>Westbound: One left turn lane. One through lane. One shared through and right turn lane.                                            | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 46: **Improve the intersection of Park Center Boulevard and Ramona Expressway to include the following geometrics:<br><br>Northbound: One left turn lane. One right turn lane.<br>Southbound: Not applicable.<br>Eastbound: Two through lanes. One right turn lane.<br>Westbound: One left turn lane. Two through lanes.                                                                                                                                                                      | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 47: Improve the intersection of Hansen Avenue and 10th Street - Wolfskill Avenue to provide signalization and include the following geometrics:<br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One through lane. One shared through and right turn lane. | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 48: Improve the intersection of Bridge Street and Climan Springs Road to include the following geometrics:<br><br>Northbound: One left turn lane. One right turn lane.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane.<br>Westbound: One left turn lane. One through lane.                                                                                                                                                                               | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 49: Improve the intersection of Reservoir Avenue and 10th Street to include the following geometrics:<br><br>Northbound: One left turn lane. Two through lanes. One free-flow right turn lane.<br>Southbound: One left turn lane. One through lane. One shared through and right turn lane.                                                                                                                                                                                                   | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |



Table 2-4, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                           | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                 | RESPONSIBLE PARTY                                      | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | Eastbound: One left turn lane. One through lane. One shared through and right turn lane.<br>Westbound: Two left turn lanes. Two through lanes. One right turn lane.                                                                                                                                                                                                                                                                                          |                    |                                                                                                                                                       |                                                        |                                      |                                       |
|                 |                  | MM Trans 50: Improve the intersection of Reservoir Road/Mentee Road and Nuevo Road to include the following geometrics:<br><br>Northbound: One left turn lane. One through lane. One right turn lane.<br>Southbound: One left turn lane. One through lane. One right turn lane.<br>Eastbound: One left turn lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One shared through and right turn lane.                          | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 51: Improve the intersection of Yucca Avenue and 10th Street to include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One through lane. One shared through and right turn lane. | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 52: Improve the intersection of Antelope Road and Nuevo Road to include the following geometrics:<br><br>Northbound: Not applicable.<br>Southbound: One shared left turn and right turn lane.<br>Eastbound: One left turn. Two through lanes.<br>Westbound: One through lane. One shared through and right turn lane.                                                                                                                               | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 53: Improve the intersection of Lakeview Avenue and 10th Street to provide signalization and include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn. One through lane. One shared                                                                                                  | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | Eastbound: One left turn. One through lane. One shared                                                                                                                                                                                                                                                                                                                                                                                                       |                    |                                                                                                                                                       |                                                        |                                      |                                       |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY                                                                                                                                                                              | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                 | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                                                                                                                                                                                              |                  | through and right turn lane.<br>Westbound: One left turn. One through lane. One shared through and right turn lane.                                                                                                                                                                                                                                                                                                                                                                         |                    |                                                                                                                                                       |                                                        |                                      |                                       |
|                                                                                                                                                                                              |                  | MM Trans 54: The intersection of Hansen Avenue (NS) at 10 <sup>th</sup> Street (EW) shall be signalized and improved to provide the following geometrics:<br><br>Northbound: one left-turn lane, one shared through/right-turn lane.<br>Southbound: one left-turn lane, one shared through/right-turn lane.<br>Eastbound: one left-turn lane, one through lane, one shared through/right-turn lane.<br>Westbound: one left-turn lane, one through lane, one shared through/right-turn lane. | Significant Impact | Prior to the issuance of the 5,101 <sup>st</sup> Certificate of Occupancy or the issuance of an equivalent amount of non-residential building permits | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
| <i>Roadways internal to the project shall be constructed as needed for Phase 2 development per the following geometrics and as determined on the basis of Village-level traffic studies:</i> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |                                                                                                                                                       |                                                        |                                      |                                       |
|                                                                                                                                                                                              |                  | MM Trans 55: Construct the signalized intersection of QQ Street and PP Street to include the following geometrics:<br><br>Northbound: One shared left turn and right turn lane.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane.<br>Westbound: One left turn lane, One through lane.                                                                                                                                                                    | Significant        | Pursuant to Village level traffic study timing                                                                                                        | Transportation Department                              | Approval of Street Improvement Plans | Less than significant with mitigation |
|                                                                                                                                                                                              |                  | MM Trans 56: Construct the signalized intersection of SS Boulevard and Project Access to include the following geometrics:<br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One shared through and right turn lane.                                                        | Significant        | Pursuant to Village level traffic study timing                                                                                                        | Transportation Department                              | Approval of Street Improvement Plans | Less than significant with mitigation |
|                                                                                                                                                                                              |                  | MM Trans 57: Construct the signalized intersection of SS Boulevard and MM Street to include the following geometrics:<br><br>Northbound: One left turn lane. One through lane. One right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One shared through and right turn lane.                                                                                                                                    | Significant        | Pursuant to Village level traffic study timing                                                                                                        | Transportation Department                              | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 |                  | right turn lane.<br>Westbound: One left turn lane. One shared through and right turn lane.                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                |                           |                                      |                                       |
|                 |                  | MM Trans 58: Construct the signalized intersection of SS Boulevard - RR Street and Town Center Boulevard - Park Center Boulevard to include the following geometrics:<br><br>Northbound: One left turn lane. One through lane. One right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One through lane. One right turn lane.<br>Westbound: One left turn lane. One shared through and right turn lane. | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 59: Construct the signalized intersection of EB Street and Park Center Boulevard to include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One shared through and right turn lane.                                      | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 60: Construct the signalized intersection of MM Street and Park Center Boulevard to include the following geometrics:<br><br>Northbound: One left turn lane. One right turn lane.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane.<br>Westbound: One left turn lane. One through lane.                                                                                                                                               | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 61: Construct the signalized intersection of Park Center Boulevard and FF Street to include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One shared through and right turn lane.                                                                                                                | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                                                    | MITIGATION MEASURE | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 | Westbound: One left turn lane. One shared through and right turn lane.                                                                                                                                                                                                                                                                                                                                              |                    |                 |                                                |                           |                                      |                                       |
|                 | MM Trans 62: Construct the intersection of Park Center Boulevard and VV Street to include the following geometries:<br>Northbound: One through lane.<br>Southbound: One shared through and right turn lane.<br>Eastbound: One right turn lane. Stop controlled.<br>Westbound: Not applicable.                                                                                                                       |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 | MM Trans 63: Construct the intersection of RR Street and DD Street to include the following geometries:<br>Northbound: One shared left turn and right turn lane.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane. Stop controlled.<br>Westbound: One shared left turn and through lane. Stop controlled.                                                                        |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 | MM Trans 64: Construct the intersection of EE Street and DD Street to include the following geometries:<br>Northbound: One left turn lane.<br>Southbound: Not applicable.<br>Eastbound: One right turn lane. Stop controlled.<br>Westbound: Not applicable.                                                                                                                                                         |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 | MM Trans 65: Construct the intersection of EE Street and FF Street to include the following geometries:<br>Northbound: One shared left turn, through, and right turn lane.<br>Southbound: One shared left turn, through, and right turn lane.<br>Eastbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Westbound: One shared left turn, through, and right turn lane. Stop controlled. |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 | MM Trans 66: Construct the intersection of OO Street and MM Street to include the following geometries:<br>Northbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Southbound: One shared left turn, through, and right turn lane. Stop controlled.                                                                                                                                     |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                  | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 |                  | Eastbound: One shared left turn, through, and right turn lane.<br>Westbound: One shared left turn, through, and right turn lane.                                                                                                                                                                                                                                                                                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 67: Construct the intersection of KK Street and MM Street to include the following geometrics:<br>Northbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Southbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Eastbound: One shared left turn, through, and right turn lane.<br>Westbound: One shared left turn, through, and right turn lane. |                 |                                                |                           |                                      |                                       |
|                 |                  | MM Trans 68: Construct the intersection of LL Street and MM Street to include the following geometrics:<br>Northbound: Not applicable.<br>Southbound: One shared left turn and right turn lane. Stop controlled.<br>Eastbound: One shared left turn and through lane.<br>Westbound: One shared through and right turn lane.                                                                                         |                 |                                                |                           |                                      |                                       |
|                 |                  | MM Trans 69: Construct the intersection of FF Street and GG Street to include the following geometrics:<br>Northbound: Not applicable.<br>Southbound: One left turn lane. Stop controlled.<br>Eastbound: Not applicable.<br>Westbound: One right turn lane.                                                                                                                                                         |                 |                                                |                           |                                      |                                       |
|                 |                  | MM Trans 70: Construct the intersection of II Street and HH Street to include the following geometrics:<br>Northbound: Not applicable.<br>Southbound: One shared left turn and right turn lane. Stop controlled.<br>Eastbound: One shared left turn and through lane.<br>Westbound: One shared through and right turn lane.                                                                                         | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 71: Construct the intersection of HH Street and JJ Street to include the following geometrics:<br>Northbound: One shared left turn and right turn lane. Stop                                                                                                                                                                                                                                               |                 |                                                |                           |                                      |                                       |
|                 |                  |                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                |                           |                                      |                                       |
|                 |                  |                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                |                           |                                      |                                       |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                             | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION                |
|-----------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|----------------------------------------|
|                 |                  | controlled.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane.<br>Westbound: One shared left turn and through lane.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |                                                                                                                                                                   |                                                        |                                      |                                        |
|                 |                  | MM Trans 72: Construct the intersection of IJ Street and the following geometrics:<br><br>Northbound: One right turn lane. Stop controlled.<br>Southbound: Not applicable.<br>Eastbound: Not applicable.<br>Westbound: One left turn lane.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                                                                                                                                                                   |                                                        |                                      |                                        |
|                 |                  | MM Trans 73: Prior to the issuance of the 6,671 <sup>st</sup> residential occupancy permit, or building permit for an equivalent amount of non-residential buildings, the applicant shall improve Reservoir Avenue from two lanes to four lanes between Nuevo Road and 10 <sup>th</sup> Street, OR funding for this improvement shall be assured, otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant Impact | Prior to the issuance of 6,671 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings or funding assured | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Temporary significant Impact           |
|                 |                  | MM Trans 74: Prior to the issuance of occupancy permits for the 8,681 <sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits, applicant shall widen Ramona Expressway from Reservoir Avenue to Hansen Avenue from 4 lanes to 6 lanes or provide equivalent capacity through 4 lanes with grade separations at intersections. OR<br><br>- The County shall have awarded a construction contract, with full funding in place, for this improvement.<br><br>- In the event that the cost of these improvements exceeds the project's TUMF and RBD contributions for this phase, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Nuevo RBD area to fully fund these improvements.<br><br>- In addition to the County's efforts to secure funding for the road widening improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) for its then current phase of development. The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBD and TUMF fees that the current phase of development would generate. | Significant Impact | Prior to the issuance of 8,681 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings                    | Transportation Department Building & Safety Department | Payment of TUMF and RBD fees         | Less than significant after mitigation |
|                 |                  | MM Trans 75: Prior to the issuance of occupancy permits for                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant Impact | Prior to the issuance of                                                                                                                                          | Transportation Department                              | Payment of TUMF and                  | Less than significant with             |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                   | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                               | RESPONSIBLE PARTY                              | MONITORING/REPORTING METHOD                                          | IMPACT AFTER MITIGATION               |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|
|                 | the 9,141 <sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits, applicant shall widen Ramona Expressway from Hansen Avenue to Park Center Boulevard from 4 lanes to 6 lanes or provide equivalent capacity through 4 lanes with grade separations at intersections, OR                                                                         | <ul style="list-style-type: none"> <li>- The County shall have awarded a construction contract, with full funding in place, for this improvement.</li> <li>- In the event that the cost of these improvements exceeds the project's TUMF and RBD fees, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Nuevo RBD area to fully fund these improvements.</li> <li>- In addition to the County's efforts to secure funding for the road widening improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) for its then current phase of development. The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBD and TUMF fees that the current phase of development would generate.</li> </ul> |                    | 9,141 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings or contract award                             | Building & Safety<br>Transportation Department | RBD fees<br>Street Improvement Plans<br>Payment of TUMF and RBD fees | mitigation                            |
|                 | MM Trans 76: Prior to the issuance of occupancy permits for the 9,351 <sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits, applicant shall widen Ramona Expressway from Reservoir Avenue westerly to the Paris City limits from 4 lanes to 6 lanes or provide equivalent capacity through 4 lanes with grade separations at intersections, OR | <ul style="list-style-type: none"> <li>- The County shall have awarded a construction contract, with full funding in place, for this improvement.</li> <li>- In the event that the cost of these improvements exceeds the project's TUMF and RBD contributions for this phase, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Nuevo RBD area to fully fund these improvements.</li> <li>- In addition to the County's efforts to secure funding for the road widening and bridge improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) for its then current phase of development.</li> </ul>                                                                                                                                                                      | Significant Impact | Prior to the issuance of 9,351 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings or award of contract | Transportation Department<br>Building & Safety | Payment of TUMF and RBD fees<br>Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                                            | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD                                           | IMPACT AFTER MITIGATION               |
|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------|
|                 |                  | <p>The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBBB and TUMF fees that the current phase of development would generate.</p> <p>MM Trans 77: Prior to the issuance of occupancy permits for the 9,811<sup>st</sup> dwelling unit, or an equivalent amount of non-residential building permits, applicant shall widen Ramona Expressway from Park Center Boulevard to Bridge Street from 4 lanes to 6 lanes or provide equivalent capacity through 4 lanes with grade separations at intersections, OR</p> <ul style="list-style-type: none"> <li>- The County shall have awarded a construction contract, with full funding in place, for this improvement.</li> <li>- In the event that the cost of these improvements exceeds the project's TUMF and RBBB contributions for this phase, County shall make its best efforts to secure additional funds from the TUMF Program or other Regional funding programs administered by WRCOG or RCTC to contribute the additional funding, and/or identify funds collected from other development in the proposed Lakeview/Nuevo RBBB area to fully fund these improvements.</li> </ul> <p>In addition to the County's efforts to secure funding for the road widening improvements from WRCOG and RCTC, applicant will establish a Community Facilities District (CFD) for its then current phase of development. The funds generated by the CFD shall be used to fund the improvements and applicant shall receive corresponding credits against RBBB and TUMF fees that the current phase of development would generate.</p> | Significant Impact | Prior to the issuance of 9,811 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings or contract award | Transportation Department Building & Safety Department | Payment of TUMF and RBBB fees<br>Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p><b>Signals</b></p> <p>To the extent that others have not installed the signals prior to the time they are needed for SP 0342, the proponent of SP 342 and all subsequent implementing projects within the Specific Plan shall be responsible for design, construction, and installation of traffic signals at the following off-site intersections or as approved by the Transportation Department.</p> <p>The timing of the off-site signal needs in each phase will be determined based on detailed village-level traffic studies.</p> <p>The need for signals at on-site intersections will be determined based on detailed village-level traffic studies.</p> <p>MM Trans 78: The following signals shall be installed prior to the issuance of the 6,801<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:</p> <ul style="list-style-type: none"> <li>• Menifee Road (NS) at San Jacinto Road (EW)</li> <li>• Menifee Road (NS) at Mapas Road (EW)</li> <li>• Menifee Road (NS) at Nuevo Road (EW) (relocated)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings                   | Transportation Department Building & Safety Department | Approval of Street Improvement Plans                                  | Less than significant with mitigation |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                          | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  | <ul style="list-style-type: none"> <li>Reservoir Avenue (NS) at 10<sup>th</sup> Street (EW) (Modification to add lanes)</li> <li>Park Center Boulevard (NS), or location in vicinity, at Ramona Expressway (EW) – temporary signal to be removed when Park Center is connected to Ramona Parkway at its ultimate location.</li> <li>Yuca Avenue (NS) at 10<sup>th</sup> Street (EW) (Modification to add lanes)</li> <li>On-site signals as needed to support development</li> </ul>                                                                                                                                                                                                                     | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  | <ul style="list-style-type: none"> <li>Foodhill Avenue (NS) at Nuevo Road (EW)</li> <li>Antelope Road (NS) at Nuevo Road (EW)</li> <li>On-site signals as needed to support development</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |                                                                                                                                                |                                                        |                                      |                                                                               |
| <b>Intersections</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                                                                                                                                                |                                                        |                                      |                                                                               |
| <p>If, prior to the recordation of the first tract in Phase 3A or 3B, or the issuance of a building permit for any non-residential uses in Phase 3A or 3B, the County-led improvements along the Ramona Expressway corridor have been constructed and open to traffic, the conditions preceded by ** may be waived at the discretion of the County.</p> <p><i>The following intersection improvements shall be provided prior to the issuance of the 6,801<sup>st</sup> residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:</i></p> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                                                                                                                                                |                                                        |                                      |                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  | <p><b>MM Trans 80:</b> The City of Perris and the County of Riverside are coordinating with Caltrans on the improvements at the I-215 interchanges ramps. The above geometries are included in the current Caltrans improvement plan for this intersection and are expected to be completed by this phase. The intersection of I-215 NB Ramps at Ramona Expressway shall be improved to provide the following geometries:</p> <p><b>Northbound:</b> One shared left turn and through lane. One right turn lane.</p> <p><b>Southbound:</b> Not applicable.</p> <p><b>Eastbound:</b> One left turn lane. Two through lanes.</p> <p><b>Westbound:</b> Two through lanes. One free flow right turn lane.</p> | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Temporary significant project specific and cumulative impact after mitigation |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  | <p><b>MM Trans 81:</b> Improve the intersection of Antelope Road and Ramona Expressway to include the following geometries:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of                                                                                    | Transportation Department Building & Safety            | Approval of Street Improvement Plans | Less than significant with mitigation                                         |

Table 2-4, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                        | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                          | RESPONSIBLE PARTY                                      | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | Northbound: One shared left turn and through lane. One right turn lane.<br>Southbound: Not applicable.<br>Eastbound: Two through lanes. One right turn lane.<br>Westbound: One left turn lane. Two through lanes.                                                                                                                                                                                                                                         |                    | Occupancy or building permit for an equivalent amount of non-residential buildings                                                             | Department                                             |                                      |                                       |
|                 |                  | MM Trans 82: **Improve the intersection of Reservoir Avenue and Ramona Expressway to include the following geometrics:<br>Northbound: One left turn lane. One through lane. One free flow right turn lane.<br>Southbound: One left turn lane. One through lane. One right turn lane.<br>Eastbound: One left turn lane. Two through lanes. One right turn lane.<br>Westbound: Two left turn lanes. Two through lanes. One right turn lane.                 | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 83: **Improve the intersection of QQ Street/Town Center Boulevard and Ramona Expressway to include the following geometrics:<br>Northbound: Two left turn lanes. One through lane. One right turn lane.<br>Southbound: One left turn lane. One through lane. One right turn lane.<br>Eastbound: One left turn lane. Two through lanes. One free flow right turn lane.<br>Westbound: One left turn lanes. Two through lanes. One right turn lane. | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 84: **Improve the intersection of Park Center Boulevard and Ramona Expressway to include the following geometrics:<br>Northbound: One left turn lane. One free flow right turn lane.<br>Southbound: Not applicable.<br>Eastbound: Two through lanes. One right turn lane.<br>Westbound: Two left turn lanes. Two through lanes.                                                                                                                  | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 85: **Improve the intersection of Bridge Street and Ramona Expressway to include the following geometrics:<br>Northbound: Not applicable.<br>Southbound: One left turn lane. One right turn lane.<br>Eastbound: One left turn lane. Two through lanes.                                                                                                                                                                                           | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | Not applicable.<br>One left turn lane. Two through lanes.                                                                                                                                                                                                                                                                                                                                                                                                 |                    |                                                                                                                                                |                                                        |                                      |                                       |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                          | RESPONSIBLE PARTY                                      | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | Westbound: Two through lanes. One right turn lane.                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |                                                                                                                                                |                                                        |                                      |                                       |
|                 |                  | MM Trans 86: **Improve the intersection of Warren Road and Ramona Expressway to include the following geometrics:<br><br>Northbound: Two left turn lanes. One shared through and right turn lane.<br>Southbound: One shared left turn, through and right turn lane.<br>Eastbound: One left turn lane. Two through lanes. One right turn lane.<br>Westbound: One left turn lane. Two through lanes. One right turn lane.                                                    | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Temporary significant impacts         |
|                 |                  | MM Trans 87: Improve the intersection of Reservoir Avenue and 9th Street to include the following geometrics:<br><br>Northbound: One through lane. One shared through and right turn lane.<br>Southbound: One left turn lane. Two through lanes.<br>Eastbound: Not applicable.<br>Westbound: One shared left turn and right turn lane.                                                                                                                                     | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 88: Improve the intersection of Reservoir Avenue and 10th Street to include the following geometrics:<br><br>Northbound: One through lane. Two through lanes. One free flow right turn lane.<br>Southbound: Two left turn lanes. One through lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.<br>Westbound: Two left turn lanes. Two through lanes. One right turn lane. | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 89: Improve the intersection of Lakeview Avenue and 10th Street to include the following geometrics:<br><br>Northbound: One left turn lane. One shared through and right turn lane.<br>Southbound: One left turn lane. One shared through and right turn lane.<br>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One through lane. One shared through and right turn lane.            | Significant Impact | Prior to the issuance of 6,801 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                             | RESPONSIBLE PARTY                                      | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | <p>MM Trans 90: Improve the intersection of Antelope Road and Nuevo Road to include the following geometrics:</p> <p>Northbound: Not applicable.</p> <p>Southbound: One shared left turn and right turn lane.</p> <p>Eastbound: One left turn lane. Two through lanes.</p> <p>Westbound: One through lane. One shared through and right turn lane.</p>                                                                                                               | Significant Impact | Prior to the issuance of 6,801" Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p>MM Trans 91: Improve the intersection of Reservoir Road/Menifee Road and Nuevo Road to include the following geometrics:</p> <p>Northbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Southbound: One left turn lane. Two through lanes. One free flow right turn lane.</p> <p>Eastbound: Two left turn lanes. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. One shared through and right turn lane.</p> | Significant Impact | Prior to the issuance of 6,801" Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p>MM Trans 92: Improve the intersection of Menifee Road and San Jacinto Road to include the following geometrics:</p> <p>Northbound: One left turn lane. One shared through and right turn lane.</p> <p>Southbound: One left turn lane. One through lane. One right turn lane.</p> <p>Eastbound: One left turn lane. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. One shared through and right turn lane.</p>                      | Significant Impact | Prior to the issuance of 6,801" Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p><i>The following intersection improvements shall be provided prior to the issuance of the 9,081" residential occupancy permit, or the issuance of an equivalent amount of non-residential building permits, or earlier if determined to be necessary on the basis of village-level traffic studies:</i></p>                                                                                                                                                       |                    |                                                                                                                                   |                                                        |                                      |                                       |
|                 |                  | <p>MM Trans 93: **Improve the intersection of Antelope Road and Ramona Expressway to include the following geometrics:</p> <p>Northbound: One left turn lane. One right turn lane.</p> <p>Southbound: Not applicable.</p> <p>Eastbound: Two through lanes. One shared through and right turn lane.</p>                                                                                                                                                               | Significant Impact | Prior to the issuance of 9,081" Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                 | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                          | RESPONSIBLE PARTY                                      | MONITORING/ REPORTING METHOD         | IMPACT AFTER MITIGATION               |
|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                 |                  | Westbound: One left turn lane. Three through lanes.                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                                                                                                                                                |                                                        |                                      |                                       |
|                 |                  | MM Trans 94: **Improve the intersection of Reservoir Avenue and Ramona Expressway to include the following geometrics:<br><br>Northbound: One left turn lane. One through lane. One free flow right turn lane.<br>Southbound: One left turn lane. One through lane. One right turn lane.<br>Eastbound: Two left turn lanes. Three through lanes. One right turn lane.<br>Westbound: Two left turn lanes. Three through lanes. One right turn lane.                 | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 95: **Improve the intersection of QQ Street/Town Center Boulevard and Ramona Expressway to include the following geometrics:<br><br>Northbound: Two left turn lanes. One through lane. One right turn lane.<br>Southbound: One left turn lane. One through lane. One right turn lane.<br>Eastbound: Two left turn lanes. Three through lanes. One free flow right turn lane.<br>Westbound: Two left turn lanes. Three through lanes. One right turn lane. | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 96: **Improve the intersection of Park Center Boulevard and Ramona Expressway to include the following geometrics:<br><br>Northbound: One left turn lane. One free flow right turn lane.<br>Southbound: Not applicable.<br>Eastbound: Three through lanes. One right turn lane.<br>Westbound: Two left turn lanes. Three through lanes.                                                                                                                   | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 97: **Improve the intersection of Bridge Street and Ramona Expressway to include the following geometrics:<br><br>Northbound: Not applicable.<br>Southbound: One left turn lane. One right turn lane.<br>Eastbound: Three through lanes. One right turn lane.<br>Westbound: Three through lanes. One right turn lane.                                                                                                                                     | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | MM Trans 98: **Improve the intersection of Barnasconi Road and Ramona Expressway to include the following geometrics:                                                                                                                                                                                                                                                                                                                                              | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of                                                                                    | Transportation Department Building & Safety            | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY                                                                                                                                                      | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                                                          | RESPONSIBLE PARTY                                      | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------|---------------------------------------|
|                                                                                                                                                                      |                  | <p>Northbound: One left turn lane. One shared through and right turn lane.</p> <p>Southbound: One left turn lane. One shared through and right turn lane.</p> <p>Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. Two through lanes. One shared through and right turn lane.</p>                                                                                                            |                    | Occupancy or building permit for an equivalent amount of non-residential buildings                                                             | Department                                             |                                      |                                       |
|                                                                                                                                                                      |                  | <p>MM Trans 99: Improve the intersection of Hansen Avenue and 10th Street/SS Boulevard to include the following geometrics:</p> <p>Northbound: One left turn lane. One through lane. One right turn lane.</p> <p>Southbound: One left turn lane. One shared through and right turn lane.</p> <p>Eastbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Westbound: One left turn lane. One through lane. One shared through and right turn lane.</p> | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                                                                                                                                                                      |                  | <p>MM Trans 100: Improve the intersection of Reservoir Avenue and 10th Street to include the following geometrics:</p> <p>Northbound: Two left turn lanes. Two through lanes. One free flow right turn lane.</p> <p>Southbound: Two left turn lanes. Two through lanes. One right turn lane.</p> <p>Eastbound: Two left turn lanes. One through lane. One right turn lane.</p> <p>Westbound: Two left turn lanes. Two through lanes. One right turn lane.</p>              | Significant Impact | Prior to the issuance of 9,081 <sup>st</sup> Certificate of Occupancy or building permit for an equivalent amount of non-residential buildings | Transportation Department Building & Safety Department | Approval of Street Improvement Plans | Less than significant with mitigation |
| Roadways internal to the project shall be constructed as needed for development; as determined on the basis of village-level traffic studies and as described below. |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |                                                                                                                                                |                                                        |                                      |                                       |
|                                                                                                                                                                      |                  | <p>MM Trans 101: Construct the signalized intersection of SS Boulevard and MM Street to include the following geometrics:</p> <p>Northbound: One left turn lane. One through lane. One right turn lane.</p> <p>Southbound: One left turn lane. One shared through and right turn lane.</p> <p>Eastbound: One left turn lane. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. One through lane. One right turn lane.</p>                      | Significant        | Pursuant to Village level traffic study timing                                                                                                 | Transportation Department                              | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | MITIGATION MEASURE | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 | turn lane.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                 |                                                |                           |                                      |                                       |
|                 | MM Trans 102: Construct the signalized intersection of Town Center Boulevard and Kellai Access to include the following geometrics:<br><br>Northbound: One shared through and right turn lane.<br>Southbound: One left turn lane. One through lane.<br>Eastbound: Not applicable.<br>Westbound: One left turn lane. One right turn lane.                                                                                                                                                             |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 | MM Trans 103: Construct the signalized intersection of SS Boulevard - RR Street and Town Center Boulevard - Park Center Boulevard to include the following geometrics:<br><br>Northbound: One left turn lane. One through lane. One right turn lane.<br>Southbound: One left turn lane. One through lane. One right turn lane.<br>Eastbound: One left turn lane. Two through lanes. One right turn lane.<br>Westbound: One left turn lane. One through lane. One shared through and right turn lane. |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 | MM Trans 104: Construct the signalized intersection of Park Center Boulevard and FF Street to include the following geometrics:<br><br>Northbound: One left turn lane. Two through lanes. One right turn lane.<br>Southbound: One left turn lane. Two through lanes. One right turn lane.<br>Eastbound: One left turn lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One through lane. One right turn lane.                                                         |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 | MM Trans 105: Construct the intersection of Park Center Boulevard and VV Street to include the following geometrics:<br><br>Northbound: One through lane. One shared through and right turn lane.<br>Southbound: One through lane. One shared through and right turn lane.<br>Eastbound: One right turn lane. Stop controlled.<br>Westbound: One right turn lane. Stop controlled.                                                                                                                   |                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|-----------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 |                  | <b>MM Trans 106:</b> Construct the intersection of RR Street and DD Street to include the following geometrics:<br><br>Northbound: One shared left turn, through, and right turn lane.<br>Southbound: One shared left turn, through, and right turn lane.<br>Eastbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Westbound: One shared left turn, through, and right turn lane. Stop controlled.                                                     | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <b>MM Trans 107:</b> Construct the intersection of EE Street and DD Street to include the following geometrics:<br><br>Northbound: One shared left turn and through lane.<br>Southbound: One shared through and right turn lane.<br>Eastbound: One shared left turn and right turn lane. Stop controlled.<br>Westbound: Not applicable.                                                                                                                                             | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <b>MM Trans 108:</b> Construct the intersection of EE Street and FF Street to include the following geometrics:<br><br>Northbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Southbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Eastbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Westbound: One shared left turn, through, and right turn lane. Stop controlled.                   | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <b>MM Trans 109:</b> Construct the intersection of OO Street and MM Street to include the following geometrics:<br><br>Northbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Southbound: One shared left turn, through, and right turn lane. Stop controlled.<br>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.<br>Westbound: One left turn lane. One through lane. One shared through and right turn lane. | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <b>MM Trans 110:</b> Construct the intersection of KK Street and MM Street to include the following geometrics:                                                                                                                                                                                                                                                                                                                                                                     | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |



Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                   | LEVEL OF IMPACT | IMPLEMENTATION TIMING                          | RESPONSIBLE PARTY         | MONITORING/REPORTING METHOD          | IMPACT AFTER MITIGATION               |
|-----------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------|---------------------------|--------------------------------------|---------------------------------------|
|                 |                  | <p>Northbound: One shared left turn, through, and right turn lane. Stop controlled.</p> <p>Southbound: One shared left turn, through, and right turn lane. Stop controlled.</p> <p>Eastbound: One left turn lane. One through lane. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. One through lane. One shared through and right turn lane.</p>                                                                      |                 |                                                |                           |                                      |                                       |
|                 |                  | <p>MM Trans 111: Construct the signalized intersection of LL Street and MM Street to include the following geometrics:</p> <p>Northbound: One left turn lane. One shared through and right turn lane.</p> <p>Southbound: One left turn lane. One shared through and right turn lane.</p> <p>Eastbound: One left turn lane. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. One shared through and right turn lane.</p> | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p>MM Trans 112: Construct the intersection of FF Street and GG Street to include the following geometrics:</p> <p>Northbound: Not applicable.</p> <p>Southbound: One left turn lane. One right turn lane. Stop controlled.</p> <p>Eastbound: One left turn lane. One through lane.</p> <p>Westbound: One shared through and right turn lane.</p>                                                                                                    | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p>MM Trans 113: Construct the intersection of TT Street and GG Street to include the following geometrics:</p> <p>Northbound: Not applicable.</p> <p>Southbound: One shared left turn and right turn lane. Stop controlled.</p> <p>Eastbound: One shared left turn and through lane.</p> <p>Westbound: One shared through and right turn lane.</p>                                                                                                  | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |
|                 |                  | <p>MM Trans 114: Construct the intersection of JJ Street and JJ Street to include the following geometrics:</p> <p>Northbound: One shared left turn and right turn lane. Stop controlled.</p> <p>Southbound: Not applicable.</p> <p>Eastbound: One shared through and right turn lane.</p> <p>Westbound: One shared left turn and through lane.</p>                                                                                                  | Significant     | Pursuant to Village level traffic study timing | Transportation Department | Approval of Street Improvement Plans | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                           | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT    | IMPLEMENTATION TITING                           | RESPONSIBLE PARTY                                        | MONITORING/ REPORTING METHOD                                    | IMPACT AFTER MITIGATION                                                                 |
|-----------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|                 |                                                                            | MM Trans 115: Construct the intersection of TT Street and JJ Street to include the following geometries:<br><br>Northbound: One shared left turn and right turn lane. Stop controlled.<br>Southbound: Not applicable.<br>Eastbound: One shared through and right turn lane.<br>Westbound: One shared left turn and through lane.                                                                                                                                                                                           | Significant        | Pursuant to Village level traffic study turning | Transportation Department                                | Approval of Street Improvement Plans                            | Less than significant with mitigation                                                   |
|                 |                                                                            | MM Trans 116: Construct the intersection of TT Street and UU Street to include the following geometries:<br><br>Northbound: One shared left turn and through lane.<br>Southbound: One shared through and right turn lane.<br>Eastbound: One shared left turn and right turn lane. Stop controlled.<br>Westbound: Not applicable.                                                                                                                                                                                           | Significant        | Pursuant to Village level traffic study turning | Transportation Department                                | Approval of Street Improvement Plans                            | Less than significant with mitigation                                                   |
|                 |                                                                            | MM Trans 117: All improvements listed for Phases 1A, 1B, 2, 3A, and 3B are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.                                                                                                                                                                                                          | Significant Impact | Prior to approval of Street Improvement Plans   | Transportation Department                                | Approval of Street Improvement Plans                            | Less than significant with mitigation                                                   |
|                 | B: Cause an effect upon, or a need for new or altered maintenance of roads | No mitigation required within the County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Significant        | Not Applicable                                  | Not Applicable                                           | Not Applicable                                                  | Significant project-specific impacts without mitigation. Significant cumulative impacts |
|                 | C: Cause an effect upon circulation during the project's construction      | MM Trans 118: If Option A is implemented to move fill dirt from south of Ramona Expressway to north and to mitigate for the potential significant effect on the circulation system that would result if access to Ramona Expressway from the existing Lakeview/Nuevo community was eliminated, the intersection of Lakeview Avenue and Ramona Expressway shall be maintained during the months that Ramona Expressway is being used in its relocated location to the north. (See Section 5.14, Threshold C, pg. 5.14-178.) | Significant Impact | Prior to the issuance of the Grading permit     | Transportation Department Building and Safety Department | Approval of a Traffic Control Plan Issuance of a Grading permit | Less than Significant with mitigation                                                   |
|                 |                                                                            | MM Trans 119: If Option A is implemented to move fill dirt from south of Ramona Expressway to north, all construction management, staging and equipment parking areas shall be maintained in a location north of Ramona Expressway to avoid construction traffic driving through existing neighborhoods to get to existing signals, or causing traffic hazards by crossing at unsignalized locations.                                                                                                                      | Significant Impact | Prior to the issuance of the Grading permit     | Transportation Department Building and Safety Department | Approval of a Traffic Control Plan Issuance of a Grading permit | Less than Significant with mitigation                                                   |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                                                                                                        | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LEVEL OF IMPACT       | IMPLEMENTATION TIMING                                         | RESPONSIBLE PARTY                                        | MONITORING/ REPORTING METHOD                                              | IMPACT AFTER MITIGATION                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------|
|                 | D: Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).                                      | MM Trans 120: If Option B is implemented, at least one lane of Ramona Expressway must remain open at all times during the construction of the over/under crossing. Traffic control plans shall be approved by the County prior to the issuance of encroachment permits for work within the right-of-way.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant Impact    | Prior to the issuance of the Grading permit                   | Transportation Department Building and Safety Department | Approval of a Traffic Control Plan issuance of a Grading permit           | Less than Significant with mitigation                           |
|                 |                                                                                                                                                                                         | MM Trans 121: If the overcrossing (bridge) approach to Option B is implemented, bridge plans and specifications must include solid railings or other design features that would eliminate the risk of falling dirt and debris.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Significant Impact    | Prior to approval of overcrossing plans                       | Transportation Department                                | Approval of a Traffic Control Plan and a Bridge Plan                      | Less than Significant with mitigation                           |
|                 |                                                                                                                                                                                         | MM Trans 122: Sight distance at the project entrance roadways shall be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Significant Impact    | Prior to the issuance of grading permits                      | Transportation Department                                | Approval of Street Improvement and grading Plans                          | Less than Significant with mitigation                           |
|                 |                                                                                                                                                                                         | MM Trans 123: Signing/stripping plans shall be provided to the County for review and approval in conjunction with detailed construction plans for the project on-site roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Significant Impact    | Prior to the issuance of approval of street improvement plans | Transportation Department                                | Approval of Signing and Striping Plan                                     | Less than Significant with mitigation                           |
| UTILITIES       | A: Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects | Required regulation (General Plan policies LU 5.2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Less than significant | Not Applicable                                                | Not Applicable                                           | Not Applicable                                                            | Less than significant without mitigation                        |
|                 | B: Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed                                 | Required regulations (SB 610, SB 221, General Plan policies (OS 1.1, OS 2.1, OS 2.3, OS 2.4, OS 4.5, LU 5.3))<br><br>MM Util 1: To mitigate potential significant impacts to disruption of water supply due to lack of access by Metropolitan Water District's (MWD) and/or Eastern Municipal Water District's (EMWD) to existing facilities and rights-of-way within and immediately adjacent to the boundaries of the project, EMWD and MWD shall be allowed to maintain facilities, rights-of-way and access to their existing facilities at all times in order to repair and maintain these facilities. To avoid potential conflicts, preliminary engineering design drawings or improvement plans for any project activity, including but not limited to recreational facilities and storm drain plans, in an area which would impact one or more of these facilities or rights-of-way shall be submitted to EMWD or MWD, as appropriate, for approval to proceed. All submittals shall clearly delineate the respective water facility and rights-of-way. | Significant impact    | Prior to the approval of any implementing project             | EMWD and/or MWD                                          | Water and Sewer Plans shall show EMWD and MWD easements and right-of-way. | Less than significant with regulatory compliance and mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY                                                                                                                                                                                                         | IMPACT/THRESHOLD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MITIGATION MEASURE    | LEVEL OF IMPACT                                                            | IMPLEMENTATION TIMING                                                  | RESPONSIBLE PARTY                                                                                              | MONITORING/ REPORTING METHOD          | IMPACT AFTER MITIGATION                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------|
| C: Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects | Required regulations (General Plan policies (LU 17.2, LU 5.2), and Design Considerations (designed per EMWD standards and Riverside County Health Department))                                                                                                                                                                                                                                                                                                                                                                | Less than significant | Not Applicable                                                             | Not Applicable                                                         | Not Applicable                                                                                                 | Not Applicable                        | Less than significant with regulatory compliance and design consideration |
|                                                                                                                                                                                                                         | No mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                                                                            |                                                                        |                                                                                                                |                                       |                                                                           |
|                                                                                                                                                                                                                         | Required regulations (General Plan policies (LU 17.2, LU 5.2), and Design Considerations (designed per EMWD standards and Riverside County Health Department))                                                                                                                                                                                                                                                                                                                                                                | Less than significant | Not Applicable                                                             | Not Applicable                                                         | Not Applicable                                                                                                 | Not Applicable                        | Less than significant without mitigation                                  |
|                                                                                                                                                                                                                         | No mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                                                                            |                                                                        |                                                                                                                |                                       |                                                                           |
|                                                                                                                                                                                                                         | Required regulation (General Plan policies (S 4.10, OS 2.2, LU 5.2)) and Design Considerations (in accordance with RCFCWCD, SWPPP, WQMP)                                                                                                                                                                                                                                                                                                                                                                                      | Significant impact    | Prior to the issuance of a Grading permit for the channel                  | Transportation Department &/or Riverside County Flood Control District | Approval of Storm Drain Plan specifying boring/tunneling under Ramona Expressway                               | Less than significant with mitigation |                                                                           |
| E: Requires or results in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects                          | MM Util 2: To mitigate for potential traffic impacts along Ramona Expressway boring and tunneling techniques shall be used, if feasible, to construct the main storm drain channel which crosses under Ramona Expressway and is located west of Town Center Boulevard. If this construction method is found to be infeasible, MM Util 2a shall be implemented.                                                                                                                                                                |                       |                                                                            |                                                                        |                                                                                                                |                                       |                                                                           |
|                                                                                                                                                                                                                         | MM Util 2a: Should crossing or open trenching through the Ramona Expressway be required as a part of the construction of the storm drain channel, identified in MM Util 2, temporary traffic control measures including but not limited to, flagmen, temporary median barriers, or realigned roadway segments shall be used to maintain two-way traffic at all times. A traffic control plan shall be submitted for approval to RCFCWCD and County Transportation Department with the construction documents for the channel. | Significant impact    | Prior to the issuance of a Grading permit                                  | Transportation Department &/or Riverside County Flood Control District | Approval of Traffic Control Plan                                                                               | Less than significant with mitigation |                                                                           |
|                                                                                                                                                                                                                         | MM Util 3: To avoid potential significant flooding or water quality impacts which would result if the necessary phased storm drain system facilities were not in place, interim/temporary and/or final/permanent facilities shall be constructed to alleviate flooding and water quality impacts associated with each proposed phase of development. At the time of tract map approval, the storm drain system requirements must be identified and submitted to RCFCWCD and the County Planning Department for approval.      | Significant impact    | Prior to the approval of tentative tract map for each implementing project | Riverside Flood Control District Planning Department                   | The Storm Drain Plan shall be submitted to Riverside Flood Control District & Planning Department for approval | Less than significant with mitigation |                                                                           |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD                                                                                                                                                                                                    | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                                    | RESPONSIBLE PARTY                                                      | MONITORING/ REPORTING METHOD                                                                                                                    | IMPACT AFTER MITIGATION               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| E:              | Requires or results in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects                         | MM UH 34: In the event the applicant widens Ramona Expressway, storm flows discharged from culverts on the north side of Ramona Expressway east of Towne Center Parkway will be spread out by mitigation structures constructed in accordance with Riverside County Flood Control and Water Conservation District standards in an effort to duplicate the existing drainage pattern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Significant impact | Prior to widening of Ramona Expressway                                                                   | Riverside Flood Control District<br>Planning Department                | The Storm Drain Plan shall be submitted to Riverside Flood Control District & Planning Department for approval                                  | Less than significant with mitigation |
| F:              | Would the project impact electrically requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects | Required regulations (Title 24, SB 1305, General Plan policies (LU 5.2, 5.4), SCE's policy and extension rules)<br><br>MM UH 4: Prior to recordation of a final map by the County, the current or subsequent project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.<br><br>MM UH 5: Tentative Tract maps shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.<br><br>MM UH 6: The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway. | Significant impact | Prior to the approval of the Final Map                                                                   | Building & Safety Department                                           | Posting of Bonds                                                                                                                                | Less than significant with mitigation |
|                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant impact | Prior to the approval of tentative tract map for each implementing project                               | Planning Department                                                    | Approval of Tentative Tract Map and/or Utility Plan                                                                                             | Less than significant with mitigation |
|                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant impact | Prior to the issuance of a Grading Permit                                                                | Building & Safety Department                                           | The Grading plans shall indicate existing and temporary overhead lines necessary to maintain service                                            | Less than significant with mitigation |
| G:              | Would the project impact natural gas requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects  | Required regulations (General Plan policies (LU 5.2), SCGC's policy and extension rules)<br><br>MM UH 7: Gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.<br><br>MM UH 8: To assure that SCGC facilities are secure, access is maintained, and grading does not become a hazardous situation, a chain link fence (or as approved by the Planning Department) shall be installed around the existing pressure control facility located on Davis Road. Truck access shall be provided by the developer to the 36-inch line and the pressure control facility to the satisfaction of SCGC. Any grading done within the transmission easement shall require a "permission to grade"                                                                                                                                                                                                                                                                               | Significant impact | Prior to the issuance of a Grading Permit                                                                | Building & Safety Department                                           | Grading plans shall indicate existing gas lines that will assure service is maintained to existing customers                                    | Less than significant with mitigation |
|                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significant impact | Prior to County acceptance to vacate Davis Road or grading permits in that area, which ever occurs first | The Project Proponent, Transportation Department and Building & Safety | Developer to provide to County "permission to grade" letter from SCGC indicating that all requirements of this mitigation measure are satisfied | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT/THRESHOLD                                                                                       | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LEVEL OF IMPACT    | IMPLEMENTATION TIMING                                                                            | RESPONSIBLE PARTY                             | MONITORING/REPORTING METHOD                                    | IMPACT AFTER MITIGATION               |
|-----------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------|---------------------------------------|
|                 | H: Is served by a landfill without sufficient capacity to accommodate the project's solid waste needs. | letter from SCGC after review of final grading plans and prior to County issuance of a grading permit.<br><br>Required regulations (AB 929, AB 1327, General Plan policies (OS 13.1, AQ 5.1))<br><br>MM Util 9: The project proponent shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall <del>recomplete</del> the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program – Form B and Form C <del>pre-empt</del> <del>as evidence</del> to ensure compliance. Form B – Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C – Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection. <del>This evidence shall be presented by the developer to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project.</del><br><br>MM Util 10: The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC & Rs. | Significant impact | Form B prior to Building Permit Issuance<br><br>Form C Prior to the issuance of Final Inspection | Planning Department/ Recycling Division       | Verification of programs shall be submitted                    | Less than significant with mitigation |
|                 |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Significant impact | Prior to recordation of Final Map                                                                | Home Owners Association<br><br>County Counsel | Verification of programs shall be submitted to County Planning | Less than significant with mitigation |

Table 2-A, Impact and Mitigation Summary Matrix

| IMPACT CATEGORY | IMPACT THRESHOLD | MITIGATION MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LEVEL OF IMPACT | IMPLEMENTATION TIMING                     | RESPONSIBLE PARTY                            | MONITORING/REPORTING METHOD                     | IMPACT AFTER MITIGATION               |
|-----------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------|----------------------------------------------|-------------------------------------------------|---------------------------------------|
|                 |                  | MM Udl II: To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials, prior to issuance of Building Permits for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste management Department is needed to verify compliance with AB 1327 in terms of installation of recycling access areas at these facilities. | Significant     | Prior to the issuance of building permits | Riverside County Waste Management Department | Verification of installation of recycling areas | Less than significant with mitigation |

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

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map Nos.17., 2. and 55., as amended, are further amended by placing in effect in the Hemet-San Jacinto Zoning District, Perris Reservoir Zoning District and the Lakeview Zoning Area, Nuevo Zoning Area, Juniper Flats Zoning Area, Homeland Zoning Area and North Perris Zoning Area, zone or zones as shown on the maps entitled 'Change of Official Zoning Plan Amending Ordinance No. 348, Map Nos. 17.102, 2.2321 and 55.038, Change of Zone Case No. 7055', which maps are made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.114 to read as follows:

Section 17.114 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.

a. Planning Areas 1, 2, 3, and 4.

(1) The uses permitted in Planning Areas 1, 2, 3, and 4 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2),(3) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIIIe Section 8.100.a. shall include flood control basins and facilities; trails; paseos; hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections.



1 Such a use is subject to the permit process which governs the category in which it  
2 falls.

3 (2) The development standards for Planning Areas 1, 2, 3, and 4 of Specific Plan No.  
4 342 shall be the same standards as those identified in Article VIIIe, Section 8.101  
5 of Ordinance No. 348.

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

8 b. Planning Areas 5, 7, 21, and 22.

9 (1) The uses permitted in Planning Areas 5, 7, 21, and 22 of Specific Plan No. 342  
10 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
11 Ordinance No. 348, except that the uses permitted pursuant to Article VIIIe,  
12 Section 8.100.a. (2) and (8), Section 8.100.b.(1) and Section 8.100.c. (1) shall not  
13 be permitted. In addition, the uses permitted under Article VIIIe, Section 8.100.a.  
14 shall include unlighted parks; flood control basins and facilities; transit center; lift  
15 station; community gardening activities; trails; paseos; and hiking areas. In  
16 addition, the uses permitted under Article VIIIe, Section 8.100.a. shall also include  
17 these temporary uses (those lasting less than 3 months) provided the procedures  
18 outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin  
19 patches, and fairs and carnivals; and accessory buildings to a specific use, provided  
20 that the accessory building is established as an incident to a principal use and does  
21 not change the character of that use. Any use that is not specifically listed herein  
22 may be considered a permitted or conditionally permitted use provided that the  
23 Planning Director finds that the proposed use is substantially the same in character  
24 and intensity as those listed in the designated subsections. Such a use is subject to  
25 the permit process which governs the category in which it falls.

26 (2) The development standards for Planning Areas 5, 7, 21, and 22 of Specific Plan  
27 No. 342 shall be the same standards as those identified in Article VIIIe, Section  
28 8.101 of Ordinance No. 348.

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

3 c. Planning Areas 6 and 8.

4 (1) The uses permitted in Planning Areas 6 and 8 of Specific Plan No. 342 shall be the  
5 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
6 except that the uses permitted pursuant to Article VIIIe, Section 8.100.a.(2) and (8),  
7 Section 8.100.b.(1), and Section 8.100.c.(1) shall not be permitted. In addition, the  
8 uses permitted under Article VIIIe, Section 8.100.a. shall include unlighted parks;  
9 swimming pools; community gardening activities; trails; paseos; hiking areas;  
10 permanent rock climbing walls; skateboard parks and other similar facilities;  
11 amphitheaters with non acoustic amplifications and shielded lighting. In addition,  
12 the uses permitted under Article VIIIe, Section 8.100.a. shall also include these  
13 temporary uses (those lasting less than 3 months) provided the procedures outlined  
14 in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches,  
15 and fairs and carnivals; and accessory buildings to a specific use, provided that the  
16 accessory building is established as an incident to a principal use and does not  
17 change the character of that use. Any use that is not specifically listed herein may  
18 be considered a permitted or conditionally permitted use provided that the Planning  
19 Director finds that the proposed use is substantially the same in character and  
20 intensity as those listed in the designated subsections. Such a use is subject to the  
21 permit process which governs the category in which it falls.

22 (2) The development standards for Planning Areas 6 and 8 of Specific Plan No. 342  
23 shall be the same standards as those identified in Article VIIIe, Section 8.101 of  
24 Ordinance No. 348.

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

27 d. Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56,  
28 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73 and 75.

1 (1) The uses permitted in Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43,  
2 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of  
3 Specific Plan No. 342 shall be the same as those uses permitted in Article VI,  
4 Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to  
5 Section 6.1.a.(3), (5), (7) and (8); Section 6.1.b.(1) and (4); and Section 6.1.c.(1)  
6 shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall  
7 include two-family dwellings; multiple family dwellings; schools; non-profit  
8 community centers; parks; community recreation facilities; swimming pools;  
9 pedestrian paseos; temporary real estate tract offices located within a subdivision to  
10 be used only for and during the original sale of the subdivision, but not to exceed a  
11 period of five (5) years in any event; temporary uses (those lasting less than 3  
12 months) provided the procedures outlined in Section 18.30.d.(1) are met: food  
13 stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and  
14 accessory buildings to a specific use, provided that the accessory building is  
15 established as an incident to a principal use and does not change the character of  
16 that use. Any use that is not specifically listed herein may be considered a  
17 permitted or conditionally permitted use provided that the Planning Director finds  
18 that the proposed use is substantially the same in character and intensity as those  
19 listed in the designated subsections. Such a use is subject to the permit process  
20 which governs the category in which it falls.

21 (2) The development standards for detached single-family residential fee simple lots  
22 within Planning Areas 9, 10, 12, 15, 16, 17, 19, 20, 41, 42, 43, 45, 50, 51, 52, 53,  
23 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342  
24 shall be the same standards as those identified in Article VI, Section 6.2 of  
25 Ordinance No. 348 except that the development standards set forth in Article VI,  
26 Section 6.2.a, b., c., d., e.(1), (2), (3), and (4), and g. shall be deleted and replaced  
27 with the following:

28 A. The height of buildings shall not exceed forty-five feet (45').

- 1 B. Lot area shall be not less than two thousand eight hundred (2,800) square  
2 feet.
- 3 C. The minimum average width of each lot shall be forty feet (40') and the  
4 minimum average depth shall be seventy feet (70').
- 5 D. The minimum frontage of a lot shall be thirty-five feet (35'), except that  
6 lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of  
7 thirty feet (30'). Lot frontage along curvilinear streets shall be measured at  
8 the building setback in accordance with zone development standards.
- 9 E. The front yard shall be not less than ten feet (10'), measured from the  
10 existing street right of way or from any future street right of way as shown  
11 on any specific plan of highways, whichever is nearer to the proposed  
12 structure. Porches in the front of the structure may encroach five feet (5')  
13 into the front yard setback.
- 14 F. Side yards on interior and through lots shall be not less than five feet (5').  
15 Side yards on corner and reverse corner lots shall not be less than five feet  
16 (5') from the existing street right of way or from any future street right of  
17 way as shown on any specific plan of highways, whichever is nearer to the  
18 proposed structure, upon which the main building sides.
- 19 G. The rear yard shall be not less than ten feet (10'), except that second floor  
20 living space and balconies located in the rear yard shall be permitted within  
21 one foot (1') of the rear property line, and garages shall be permitted within  
22 five feet (5') of the rear property line.
- 23 H. Fireplaces, media niches, bay windows, porches, window boxes, and  
24 similar architectural features shall be allowed to encroach a maximum of  
25 two and one-half feet (2.5') into setbacks. At least one side of the structure  
26 shall maintain a four foot (4') setback regardless of encroachments. Media  
27 niches shall be a maximum of eight feet (8') in width. No second floor  
28 structural encroachments shall be permitted within one foot (1') of the rear

1 property line. No other structural encroachments shall be permitted in the  
2 front, rear or side yard setback except as provided for in Section 18.19 of  
3 Ordinance No. 348.

4 I. In no case shall more than sixty percent (60%) of any lot be covered by a  
5 dwelling footprint.

6 (3) The development standards for detached high density single family home products  
7 not on fee simple lots as defined by Section 21.59a of Ordinance 348 within  
8 Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53,  
9 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342  
10 shall be the same standards as those identified in Article XVIII, Section 18.5 of  
11 Ordinance No. 348 except that the development standards set forth in Article  
12 XVIII, Section 18.5.b. and c. shall be deleted and replaced with the following:

13 A. The height of buildings shall not exceed forty-five feet (45').

14 B. Lot area shall be not less than two thousand (2,000) square feet.

15 C. The minimum average width of each lot shall be thirty-five feet (35') and the  
16 minimum average depth shall be fifty-eight feet (58').

17 D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
18 fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet  
19 (30'). Lot frontage along curvilinear streets shall be measured at the building  
20 setback in accordance with zone development standards.

21 E. The front yard shall be not less than three feet (3'), measured from the existing  
22 street right of way or from any future street right of way as shown on any  
23 specific plan of highways, whichever is nearer to the proposed structure.

24 F. Side yards on interior and through lots shall be not less than three feet (3').  
25 Side yards on corner and reverse corner lots shall not be less than five feet (5')  
26 from the existing street right of way or from any future street right of way as  
27 shown on any specific plan of highways, whichever is nearer to the proposed  
28 structure, upon which the main building sides.

1 G. The rear yard shall be not less than three feet (3'), except that second floor  
2 living space and balconies located in the rear yard shall be permitted within one  
3 foot (1') of the rear property line.

4 H. Fireplaces, media niches, bay windows, porches, window boxes, and similar  
5 architectural features shall be allowed to encroach a maximum of two feet and  
6 one-half (2.5') into setbacks. At least one side of the structure shall maintain a  
7 four foot (4') setback regardless of encroachments. Media niches shall be a  
8 maximum of eight feet (8') in width. No second floor structural encroachments  
9 shall be permitted within one foot (1') of the rear property line. No other  
10 structural encroachments shall be permitted in the front, rear or side yard  
11 setback except as provided for in Section 18.19 of Ordinance No. 348.

12 I. In no case shall more than seventy-five percent (75%) of any lot be covered by  
13 a dwelling.

14 J. All residential development that contains non fee-simple lots shall submit a  
15 Planned Residential Development application in conjunction with a land  
16 subdivision application.

17 (4) Attached two-family and multi-family residential uses homes as defined by Section  
18 21.59a of Ordinance 348 permitted in Planning Areas 9, 10, 12, 15, 16, 17, 19, 20,  
19 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73,  
20 and 75 of Specific Plan No. 342 shall be subject to the standards for Planned  
21 Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No.  
22 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be  
23 deleted and replaced with the following:

24 A. The height of buildings shall not exceed forty-five feet (45').

25 B. The distance between buildings shall be no less than six feet (6').

26 C. The minimum building setbacks from a project's exterior streets and  
27 boundary lines shall be two and one-half feet (2.5'). The minimum  
28 building setback from interior drives shall be three feet (3'), except that

1 second floor living space and balconies located in the rear yard shall be  
2 permitted within one foot (1') of the rear property line.

3 D. The number of dwelling units in one building shall not exceed eighteen  
4 (18) units.

5 E. Pedestrian walkways with a minimum width of four feet (4') shall be  
6 installed between the dwelling units and the recreational areas of the  
7 project.

8 F. No dwelling shall be constructed unless it has a minimum floor living area  
9 of not less than 750 square feet. Porches, garages, patios and similar  
10 features, whether attached or detached to a dwelling, shall not be included  
11 when calculating the floor living area.

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

14 e. Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36.

15 (1) The uses permitted included in Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35,  
16 and 36 of Specific Plan No. 342 shall be the same as those uses permitted in Article  
17 VIII, Section 8.1 of Ordinance No. 348 except that the uses permitted pursuant to  
18 Section 8.1.a. (2), (3), (4), (6), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18),  
19 (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c.  
20 shall not be permitted. In addition, the permitted uses identified under Section  
21 8.1.a shall also include: amphitheaters; antique shops; art gallery; museum; library;  
22 assisted living facilities; bakery shops; financial institutions; beauty shops; bicycle  
23 sales and rentals; blueprint and duplicating services; ceramic sales / manufacturing;  
24 coffee shops; community gardening activities; community recreation facilities;  
25 confectionary stores; delicatessens; flood control drainage basins and facilities;  
26 florist shops; gift shops; growing produce for non-commercial use; health centers;  
27 hobby shops; household goods sales and repair; ice cream shops; interior  
28 decorating shops; jewelry stores; lakes, including noncommercial fishing;

1 locksmith shops; manufacturer's agent; multi-family dwelling units; news stores;  
2  
3 noncommercial community assembly facilities; nursery schools / preschool day  
4 care; on-site identification signs, max size – 10 square feet; Parcel/ postal store;  
5 parking lots and structures; parks; swimming pools; community gardening;  
6 permanent rock climbing walls; photography shops and studios; refreshment  
7 stands; restaurants, NOT including drive-in or take-out; shoe stores / repair shops;  
8 Studios for fine arts; tailor shops; temporary real estate tract offices (for 5 years);  
9 toy shops; trails / paseos; travel agencies; watch repair shops; temporary uses  
10 (those lasting less than 3 months) provided the procedures outlined in Section  
11 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs  
12 and carnivals; and accessory buildings to a specific use, provided that the accessory  
13 building is established as an incident to a principal use and does not change the  
14 character of that use. In addition, the permitted uses identified under Section 8.1.b  
15 shall also include: art supply shops; auditoriums/conference rooms; auto parts and  
16 supply; bakery goods distributor; book stores; car washes; catering services;  
17 convenience stores - no gas sales; dance halls; drug stores; dry goods stores;  
18 employment agencies; equipment rental services; feed & grain stores; gasoline  
19 service stations; golf cart sales and service; hardware stores; leather goods; food  
20 market, retail or wholesale; and accessory buildings to a specific use, provided that  
21 the accessory building is established as an incident to a principal use and does not  
22 change the character of that use. Any use that is not specifically listed herein may  
23 be considered a permitted or conditionally permitted use provided that the Planning  
24 Director finds that the proposed use is substantially the same in character and  
25 intensity as those listed in the designated subsections. Such a use is subject to the  
26 permit process which governs the category in which it falls.

- 27 (2) Unless one of the overlay zones as outlined in Section 3 of this ordinance is  
28 utilized, the development standards for the base zone classification of Planning



1 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be  
2 the same as those standards identified in Article VIII, Section 8.2 and Article  
3 XVIII, Section 18.5 except that the development standards set forth in Article  
4 VIII, Section 8.2 a, b, c, d, f and h; and those development standards set forth in  
5 Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced  
6 by the following:

- 7 A. Detached single-family (cluster) homes shall not exceed 40  
8 feet in height, and attached multi-family structures shall not exceed  
9 55 feet in height.
- 10 B. All residential uses shall incorporate at least 50 square  
11 feet/dwelling unit of open space. Private usable open space shall  
12 have a minimum dimension on any one side of 6 feet.
- 13 C. Rooftop open space may be used as private open space when  
14 directly accessible to the unit(s) it serves.
- 15 D. The minimum setback between buildings shall be 6 feet for  
16 clustered single family units, and 10 feet for attached multi-family  
17 units.
- 18 E. Multi Family Residential building setbacks from a project's exterior  
19 streets and boundary lines shall be 10 feet. Detached Single Family  
20 Residential or Multi-Family Residential arranged in a Row House  
21 fashion shall be no less than 3 feet from the exterior street right of  
22 ways and primary access shall be located along the exterior streets.
- 23 F. The minimum block length shall be 700 feet, the maximum  
24 shall be 1,320 feet.
- 25 G. A maximum of 25% of any project area may be utilized for  
26 commercial purposes.

27 f. Planning Areas 37, 48, and 49.

- 28 (1) The uses permitted in Planning Areas 37, 48, and 49 of Specific Plan No. 342 shall

1 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
2 No. 348, except that the uses permitted pursuant to Article VIIIe, Section 8.100.a  
3 (8) and Section 8.100.b.(1) shall not be permitted. In addition, the uses permitted  
4 under Article VIIIe, Section 8.100.a. shall include unlighted parks; swimming  
5 pools; community gardening activities; trails; paseos; hiking areas; driving ranges  
6 not associated with a golf course; miniature golf facilities; amphitheaters with non  
7 acoustic lighting amplifications; temporary real estate tract offices located within a  
8 subdivision; to be used only for and during the original sale of the subdivision, but  
9 not to exceed a period of five (5) years in any event. In addition, the uses permitted  
10 under Article VIIIe, Section 8.100.a. shall also include these temporary uses (those  
11 lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1)  
12 are met: food stands; Christmas tree farms, pumpkin patches, and fairs and  
13 carnivals; and accessory buildings to a specific use, provided that the accessory  
14 building is established as an incident to a principal use and does not change the  
15 character of that use. Any use that is not specifically listed herein may be  
16 considered a permitted or conditionally permitted use provided that the Planning  
17 Director finds that the proposed use is substantially the same in character and  
18 intensity as those listed in the designated subsections. Such a use is subject to the  
19 permit process which governs the category in which it falls.

20 (2) The development standards for Planning Areas 37, 48, and 49 of Specific Plan No.  
21 342 shall be the same standards as those identified in Article VIIIe, Section 8.101  
22 of Ordinance No. 348.

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

25 g. Planning Area 39.

26 (1) The uses permitted in Planning Area 39 of Specific Plan No. 342 shall be the same  
27 as those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
28 that the uses permitted pursuant to Article VIIIe, Sections 8.100.a.(8), 8.100.b.(1),

1 and 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified  
2 under Section 8.100.a shall include parks; schools; libraries; publically owned  
3 museums; non-commercial community centers and recreation facilities; day care  
4 facilities; community theater and arboretum; swimming pools; community  
5 gardening activities; trails; paseos; hiking areas; permanent rock climbing walls;  
6 driving ranges not associated with a golf course; miniature golf facilities;  
7 temporary real estate tract offices not to exceed a period of five (5) years in any  
8 event. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall  
9 also include these temporary uses (those lasting less than 3 months) provided the  
10 procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree  
11 farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a  
12 specific use, provided that the accessory building is established as an incident to a  
13 principal use and does not change the character of that use. Any use that is not  
14 specifically listed herein may be considered a permitted or conditionally permitted  
15 use provided that the Planning Director finds that the proposed use is substantially  
16 the same in character and intensity as those listed in the designated subsections.  
17 Such a use is subject to the permit process which governs the category in which it  
18 falls.

- 19 (2) The uses identified under Section 8.100.a. shall also include the following uses, so  
20 long as the use does not exceed 5,000 square feet, or the total commercial uses do  
21 not exceed 25,000 square feet: art supply stores; auditoriums and conference  
22 rooms; bakery shops; financial institutions; barber and beauty shops; bicycle sales  
23 and repair shops; book stores; ceramic sales and manufacturing; confectionary or  
24 candy stores; coffee shops; delicatessens; florist shops; food markets; gift shops;  
25 hardware stores; hobby shops; jewelry stores; ice cream shops; news stores;  
26 parking lots and structures; refreshment stands; restaurants and other eating  
27 establishments; shoeshine stands; signs for on-site advertising; watch repair shops,  
28 golf cart sales and service; churches; wedding chapels; health centers. In addition,

1 the permitted uses identified under Section 8.100.b shall include: bars and dry  
2 cleaners.

- 3 (3) The development standards for Planning Areas 39 of Specific Plan No. 342 shall be  
4 the same standards as those identified in Article VIIIe, Section 8.101 of Ordinance  
5 No. 348, except that the standards identified in Article VIIIe, Section 8.101(a), (b),  
6 and (e) shall be deleted and replaced with the following:

- 7 A. There is no minimum lot area requirement.  
8 B. There are no yard requirements.  
9 C. No building or structure shall exceed fifty (50') feet in height, unless a  
10 greater height is approved pursuant to Section 18.34 of Ordinance 348. In  
11 no event, however, shall a building or structure exceed seventy-five (75')  
12 feet in height, unless a variance is approved pursuant to Section 18.27 of  
13 Ordinance 348.  
14 D. All roof mounted mechanical equipment shall be screened from the ground  
15 elevation view to a minimum sight distance of 1,320 feet.

16 h. Planning Areas 60 and 70.

- 17 (1) The uses permitted in Planning Areas 60 and 70 of Specific Plan No. 342 shall be  
18 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
19 348, except that the uses permitted pursuant to Article VIIIe, Section 8.100.a.(1),  
20 (2), (3), (4), (5) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be  
21 permitted. In addition, the uses permitted under Section 8.100.a. shall include fire  
22 fuel modification areas; trails; paseos; on-site directional or instructional signs;  
23 kiosks; hiking areas; and accessory buildings to a specific use, provided that the  
24 accessory building is established as an incident to a principal use and does not  
25 change the character of that use. Any use that is not specifically listed herein may  
26 be considered a permitted or conditionally permitted use provided that the Planning  
27 Director finds that the proposed use is substantially the same in character and  
28 intensity as those listed in the designated subsections. Such a use is subject to the

1 permit process which governs the category in which it falls.

2 (2) The development standards for Planning Areas 60 and 70 of Specific Plan No. 342  
3 shall be the same standards as those identified in Article VIIIe, Section 8.101 of  
4 Ordinance No. 348.

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

7 i. Planning Area 77.

8 (1) The uses permitted in Planning Area 77 of Specific Plan No. 342 shall be the same  
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
10 the uses permitted pursuant to Article VI, Section 6.1.a. (3), (5), (6), (7) and (8);  
11 Section 6.1.b.(1), (2), (4) and (5); and Section 6.1.c.(1) shall not be permitted. In  
12 addition, the uses permitted under Article VI, Section 6.1.a. shall include two-  
13 family dwellings; multiple family dwellings; parks; pedestrian paseos; and  
14 accessory buildings to a specific use, provided that the accessory building is  
15 established as an incident to a principal use and does not change the character of  
16 that use. In addition, the uses permitted in Article VI, Section 6.1.b shall include  
17 the following: community recreation facilities; swimming pools; nursery schools /  
18 preschool day care with off-street parking and on a minimum ½ acre lot; offices,  
19 including business, law, medical, dental, chiropractic, architectural, engineering,  
20 community planning; restaurants and other eating establishments; financial  
21 institutions; office equipment sales and service; barber and beauty shops; health  
22 and exercise centers; feed and grain sales; churches; schools; community centers;  
23 monuments; boat and RV storage; mini storage; and temporary real estate tract  
24 offices located within a subdivision, to be used only for and during the original sale  
25 of the subdivision, but not to exceed a period of five (5) years in any event; and  
26 temporary uses (those lasting less than 3 months) provided the procedures outlined  
27 in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches,  
28 and fairs and carnivals, and accessory buildings to a specific use, provided that the

1 accessory building is established as an incident to a principal use and does not  
2 change the character of that use. In addition, the uses permitted under Article VI,  
3 Section 6.1.c shall include the following: commercial fertilizer operations-the  
4 stockpiling, drying, mechanical processing and sale of farm animal manure  
5 produced on and off the premises. Any use that is not specifically listed herein may  
6 be considered a permitted or conditionally permitted use provided that the Planning  
7 Director finds that the proposed use is substantially the same in character and  
8 intensity as those listed in the designated subsections. Such a use is subject to the  
9 permit process which governs the category in which it falls.

10 (2) The development standards for detached single-family residential lots within  
11 Planning Area 77 of Specific Plan No. 342 shall be the same standards as those  
12 identified in Article VI, Section 6.2 of Ordinance No. 348 except that the  
13 development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2), (3),  
14 and (4) and g. shall be deleted and replaced with the following:

- 15 A. Lot area shall be not less than two thousand eight hundred (2,800) square  
16 feet.
- 17 B. The minimum average width of each lot shall be forty feet (40') and the  
18 minimum average depth shall be seventy feet (70').
- 19 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that  
20 lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of  
21 thirty feet (30'). Lot frontage along curvilinear streets shall be measured  
22 at the building setback in accordance with zone development standards.
- 23 D. The front yard shall be not less than ten feet (10'), measured from the  
24 existing street right of way or from any future street right of way as shown  
25 on any specific plan of highways, whichever is nearer to the proposed  
26 structure. Porches in the front of the structure may encroach five feet (5')  
27 into the front yard setback.
- 28 E. Side yards on interior and through lots shall be not less than five feet (5').

1 Side yards on corner and reverse corner lots shall not be less than five feet  
2 (5') from the existing street right of way or from any future street right of  
3 way as shown on any specific plan of highways, whichever is nearer to the  
4 proposed structure, upon which the main building sides.

5 F. The rear yard shall be not less than ten feet (10'), except that second floor  
6 living space and balconies located in the rear yard shall be permitted  
7 within one foot (1') of the rear property line, and garages shall be  
8 permitted within five feet (5') of the rear property line.

9 G. Fireplaces, media niches, bay windows, porches, window boxes, and  
10 similar architectural features shall be allowed to encroach a maximum of  
11 two feet and one-half (2.5') into setbacks. At least one side of the  
12 structure shall maintain a four foot (4') setback regardless of  
13 encroachments. Media niches shall be a maximum of eight feet (8') in  
14 width. No second floor structural encroachments shall be permitted within  
15 one foot (1') of the rear property line. No other structural encroachments  
16 shall be permitted in the front, rear or side yard setback except as provided  
17 for in Section 18.19 of Ordinance No. 348.

18 H. In no case shall more than fifty percent (60%) of any lot be covered by a  
19 dwelling footprint.

20 I. All residential development that contains non fee-simple lots as defined at  
21 Article XVIII, section 18.5 of Ord. 348 shall submit a Planned Residential  
22 Development application in conjunction with a land subdivision  
23 application.

24 (3) The development standards for detached high density single family home products  
25 as defined by Section 21.59a of Ordinance 348 within Planning Area 77 of Specific  
26 Plan No. 342 shall be the same standards as those identified in Article XVIII,  
27 Section 18.5 of Ordinance No. 348 except that the development standards set forth  
28 in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced with the

1 following:

- 2 A. Lot area shall be not less than two thousand (2,000) square feet.
- 3 B. The minimum average width of each lot shall be thirty-five feet (35') and
- 4 the minimum average depth shall be fifty-eight feet (58').
- 5 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that
- 6 lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of
- 7 thirty feet (30'). Lot frontage along curvilinear streets shall be measured
- 8 at the building setback in accordance with zone development standards.
- 9 D. The front yard shall be not less than three feet (3'), measured from the
- 10 existing street right of way or from any future street right of way as shown
- 11 on any specific plan of highways, whichever is nearer to the proposed
- 12 structure.
- 13 E. Side yards on interior and through lots shall be not less than three feet (3').
- 14 Side yards on corner and reverse corner lots shall not be less than five feet
- 15 (5') from the existing street right of way or from any future street right of
- 16 way as shown on any specific plan of highways, whichever is nearer to the
- 17 proposed structure, upon which the main building sides.
- 18 F. The rear yard shall be not less than three feet (3'), except that second floor
- 19 living space and balconies located in the rear yard shall be permitted
- 20 within one foot (1') of the rear property line.
- 21 G. Fireplaces, media niches, bay windows, porches, window boxes, and
- 22 similar architectural features shall be allowed to encroach a maximum of
- 23 two feet and one-half (2.5') into setbacks. At least one side of the
- 24 structure shall maintain a four foot (4') setback regardless of
- 25 encroachments. Media niches shall be a maximum of eight feet (8') in
- 26 width. No second floor structural encroachments shall be permitted within
- 27 one foot (1') of the rear property line. No other structural encroachments
- 28 shall be permitted in the front, rear or side yard setback except as provided



for in Section 18.19 of Ordinance No. 348.

H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling.

(4) Attached two-family and multi-family residential uses homes as defined by Section 21.59a of Ordinance 348 permitted in Planning Area 77 of Specific Plan No. 342 shall be subject to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be deleted and replaced with the following:

A. The height of buildings shall not exceed forty-five feet (45'). The distance between buildings shall be no less than six feet (6').

B. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.

C. The number of dwelling units in one building shall not exceed eighteen (18) units.

D. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.

E. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.

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

j. Planning Areas 59 and 71.

1 (1) The uses permitted in Planning Areas 59 and 71 of Specific Plan No. 342 shall be  
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
3 348, except that the uses permitted pursuant to Section 8.100.a.(1), (3), and (8);  
4 Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the  
5 uses permitted under Article VIIIe, Section 8.100.a. shall include trails; paseos;  
6 hiking areas; kiosks; instructional signs; parking lots; riding academies and stables;  
7 unlighted parks; and accessory buildings to a specific use, provided that the  
8 accessory building is established as an incident to a principal use and does not  
9 change the character of that use; swimming pools; community gardening activities;  
10 permanent rock climbing walls; skateboard parks and other similar facilities;  
11 driving ranges not associated with a golf course; miniature golf facilities;  
12 amphitheaters with non acoustic lighting amplifications; temporary Christmas tree  
13 sales and uses (those lasting less than 3 months) provided the procedures outlined  
14 in Section 18.30.d.(1) are met; food stands; Christmas tree farms, pumpkin patches,  
15 and fairs and carnivals; and accessory buildings to a specific use, provided that the  
16 accessory building is established as an incident to a principal use and does not  
17 change the character of that use. Any use that is not specifically listed herein may  
18 be considered a permitted or conditionally permitted use provided that the Planning  
19 Director finds that the proposed use is substantially the same in character and  
20 intensity as those listed in the designated subsections. Such a use is subject to the  
21 permit process which governs the category in which it falls.

22 (2) The development standards for Planning Areas 59 and 71 of Specific Plan No. 342  
23 shall be the same standards as those identified in Article VIIIe, Section 8.101 of  
24 Ordinance No. 348.

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

27 k. Planning Areas 78 and 84.

28 (1) The uses permitted in Planning Areas 78 and 84 of Specific Plan No. 342 shall be

1 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
2 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),  
3 and (8); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In  
4 addition, the uses permitted under Article VIIIe, Section 8.100.a. shall include  
5 trails; paseos; hiking areas; kiosks; instructional signs; and accessory buildings to a  
6 specific use, provided that the accessory building is established as an incident to a  
7 principal use and does not change the character of that use. Any use that is not  
8 specifically listed herein may be considered a permitted or conditionally permitted  
9 use provided that the Planning Director finds that the proposed use is substantially  
10 the same in character and intensity as those listed in the designated subsections.  
11 Such a use is subject to the permit process which governs the category in which it  
12 falls.

- 13 (2) The development standards for Planning Areas 78 and 84 of Specific Plan No. 342  
14 shall be the same standards as those identified in Article VIIIe, Section 8.101 of  
15 Ordinance No. 348.
- 16 (3) Except as provided above, all other zoning requirements shall be the same as those  
17 requirements identified in Article VIIIe of Ordinance No. 348.

18 1. Planning Area 81.

- 19 (1) The uses permitted in Planning Area 81 of Specific Plan No. 342 shall be the same  
20 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
21 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (8),  
22 8.100.b.(1), and 8.100.c.(1) shall not be permitted. In addition, those uses  
23 permitted pursuant to Article VIIIe, Section 8.100.a shall include on-site directional  
24 or instructional signs; kiosks; trails; paseos; and hiking areas; and accessory  
25 buildings to a specific use, provided that the accessory building is established as an  
26 incident to a principal use and does not change the character of that use. Any use  
27 that is not specifically listed herein may be considered a permitted or conditionally  
28 permitted use provided that the Planning Director finds that the proposed use is

1 substantially the same in character and intensity as those listed in the designated  
2 subsections. Such a use is subject to the permit process which governs the category  
3 in which it falls.

4 (2) The development standards for Planning Areas 81 of Specific Plan No. 342 shall be  
5 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
6 No. 348.

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

9 Section 3. Mixed Use Overlays

10 (1) INTENT. This section of the ordinance hereby creates three Mixed Use Overlay  
11 Zones (MUOZ) for Specific Plan 342. Although the allowable uses as listed in  
12 Section 2.f.1 of this ordinance are applicable over all three MUOZ, the  
13 development standards and required findings are unique to each MUOZ. The  
14 developer of a project may decide to apply the development standards of the  
15 Section 2.f., or use an Overlay Zone, but may not use both. The MUOZ are  
16 intended to encourage a mixture of compatible and synergistic land uses, such as  
17 residential with compatible non-residential uses including office, retail, personal  
18 services, public spaces and other community amenities with a particular focus on  
19 fostering pedestrian activity. Each of the three distinct Overlays are described  
20 below. The intent of the individual MUOZ are as follows:

21 A. MUOZ-1 provides uses and standards for areas appropriate for the  
22 development of traditional commercial development with the possibility of  
23 office uses combined with retail. Development may be developed as  
24 vertically or horizontal mixed use. All development shall maintain strong  
25 pedestrian integration with neighboring Planning Areas and schools.  
26 Singular use structures in this overlay are acceptable. It is envisioned that  
27 this overlay will permit primarily traditional retail, restaurant and  
28 commercial services intended to develop early in the Specific Plan and

1 provide basic services.

2 B. MUOZ-2 provides uses and standards for areas appropriate for the  
3 development of the highest density residential development with strong  
4 retail and office use integration. Development will be vertical or very high  
5 density horizontal with the intent of creating a pedestrian focused core with  
6 residential uses coupled with retail and/or office uses. Limited singular use  
7 structures are acceptable. It is envisioned that most, if not all, of the  
8 MUOZ-2 will be mixed uses.

9 C. MUOZ-3 provides uses and standards for areas appropriate for the  
10 development of the office uses with limited retail and residential use  
11 integration. Development will be horizontally or vertically mixed use with  
12 strong pedestrian and vehicular integration with neighboring Planning  
13 Areas. Residential uses in this Overlay are not a requirement of the Overlay  
14 but are provided as an option. It is envisioned, though not required, that  
15 about thirty percent (30%) of the overlay will be mixed use.

16 (2) APPLICABILITY.

17 A. The MUOZ zones shall only be used with the Town Center Village of  
18 Specific Plan 342 as defined by Specific Plan. The boundary of the Town  
19 Center Village shall be legally defined by zoning ordinance in conjunction  
20 with approval of the Village Refinement Plan (VRP) for the Town Center  
21 Village as outlined in Specific Plan No. 342.

22 B. The boundaries of the individual MUOZ to be used in the Town Center  
23 Village must be legally defined by a change of zone in conjunction with  
24 approval of the Village Refinement Plan (VRP) for the Town Center  
25 Village as outlined in Specific Plan No. 342. All overlays within the  
26 Village must be mapped at the time that the Village Refinement Plan is  
27 approved if an overlay is to be employed within the Village. Changes to the  
28 boundaries of the overlays shall require a change of zone application to be

1 approved.

- 2 C. The provisions of the MUOZ zones shall further apply to all currently  
3 approved, and future developments for individual parcels, tracts and parcel  
4 maps, and use plans within the Town Center Village unless it is otherwise  
5 specified in this section.

6 (3) DEFINITIONS. As used in this section, the following terms shall have the  
7 following meanings:

- 8 A. Base Zone. The set of allowable uses and zoning standards that are  
9 applicable over the entire Town Center Village found in Section 2.f.1 of  
10 this Ordinance.
- 11 B. Mixed Use Structure. A building or structure that contains at least one floor  
12 devoted to allowed nonresidential uses and at least one devoted to allowed  
13 residential uses.
- 14 C. Block. Traditional grid pattern development with street length limitations,  
15 defined within each village, to foster a pedestrian friendly environment.  
16 The grid pattern is required to have at least one of the streets defining such  
17 a grid be a public street.
- 18 D. Mixed Use Dwelling. A dwelling located above the ground floor of a  
19 permitted commercial, retail, office or institutional use permitted by a  
20 MUOZ.
- 21 E. Horizontal Mixed Use. A mixing of uses in a development project or with  
22 neighboring structures, though not necessarily in the same building.
- 23 F. Vertical Mixed Use. A mixing of uses within the same structure, usually  
24 with residential over commercial though this is not required to meet the  
25 definition.
- 26 G. Pedestrian Friendly. Landscaping, amenities, sidewalk design, structure  
27 placement, all designed with an emphasis on creating a lively, walkable,  
28 and comfortable environment.

- 1 H. Covenants, Conditions and Restrictions (CC &Rs). A document used to  
2 describe restrictive limitations placed on real property and its uses, and  
3 which usually are made a condition of holding legal title to, or leasehold  
4 interest in, the real property in question.
- 5 I. Overlay Zone. A set of zoning requirements that are superimposed upon an  
6 underlying zone. Overlay zones are generally used when a particular area  
7 requires special protection or has a special neighborhood concern.  
8 Development of land subject to overlay zoning requires compliance with  
9 the regulations of both the underlying zone and overlay zone.
- 10 J. Human Scale. The design of neighborhoods, buildings, and recreational  
11 spaces that are welcoming and inviting to pedestrian uses, and also  
12 encourage the reduced use of automobiles. Density of the neighborhoods  
13 and the heights of the buildings are not restricted in this definition.
- 14 K. Conventional Shopping Center. A development of retail and/or other  
15 commercial establishments that are planned, developed, owned and  
16 managed as a single property, typically with on-site parking provided. The  
17 center's size and orientation will be generally determined by the market  
18 characteristics of the trade area served by the center.
- 19 L. Project. A development proposal by one or more applicants proposing a  
20 single structure or series of structures, under one development application.

21 (4) REQUIRED FINDINGS. In order for the applicable hearing body to approve a  
22 project in Town Center Village, the following findings must be made-

- 23 A. The project is consistent with the Village Refinement Program for the  
24 Town Center Village.
- 25 B. The project integrates with neighboring uses in vehicular connection,  
26 pedestrian connection on and off street, architectural styles and landscaping.
- 27 C. The development is designed to a human scale.
- 28 D. Efforts have been adequately made so that parking areas have been located

1 where they can be conveniently and safely accessed and not interfere with  
2 pedestrian activity.

3 E. Parking does not dominate street frontage and is screened appropriately.

4 F. The project is complimentary to a mix of uses and blends with surrounding  
5 development.

6 G. Uses and structures are sited and designed to complement one another.

7 (5) Mixed Use Overlay Zone 1

8 A. The uses permitted in Mixed Use Overlay Zone 1 (MUOZ-1) of Planning  
9 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342  
10 shall be the same as those uses permitted in Article VIII, Section 8.1 of  
11 Ordinance No. 348 except that the uses permitted pursuant to Section 8.1.a.  
12 (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17),  
13 (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and  
14 (4); and 8.1.c. shall not be permitted. In addition, the following permitted  
15 uses identified under Article VIII, Section 8.1.a shall also include:  
16 amphitheaters; antique shops; art gallery; library; museum; art supply shops  
17 and studios; assisted living facilities; auto parts and supply; bakery shops;  
18 financial institutions; barber / beauty shops; bicycle sales and rentals;  
19 blueprint and duplicating services; book stores; bowling alleys; car washes;  
20 catering services; ceramic sales / manufacturing; churches;  
21 clinics; coffee shops; community recreation facilities; confectionary / candy  
22 stores; costume design studios; dance halls; delicatessens; department  
23 stores; drug stores; employment agencies; equipment rental services; feed &  
24 grain stores; fishing and casting pools; flood control drainage facilities;  
25 florist shops; food markets / frozen food lockers; gift shops; golf cart sales  
26 and service; growing of produce for non-commercial use; hardware stores;  
27 health centers; hobby shops; hotels / motels; household goods sales and  
28 repair; ice cream shops; interior decorating shops; jewelry stores; lakes,



1 including noncommercial fishing; leather goods; locksmith shops;  
2 manufacturer's agent; market, retail or wholesale; meat markets, but no  
3 slaughtering; mortuaries; music stores; noncommercial community  
4 association facilities; nurseries / garden supply; offices, including business,  
5 law, medical, dental, chiropractic, architectural, engineering, community  
6 planning, and real estate; on-site identification signs, max size – 10 square  
7 feet; outdoor storage of materials; paint and wall paper stores; parcel, postal  
8 store; parking lots and structures; parks; swimming pools; party supply  
9 stores; pet shops and pet supply; pharmacy, incidental to office use on site;  
10 photography shops and studios; plumbing shops, not including contractors;  
11 radio / television studios; recycling facilities; refreshment stands;  
12 restaurants, NOT including drive-in or take-out; schools, business and  
13 professional; shoe stores / repair shops; sporting goods stores; sports and  
14 recreational facilities; stained glass assembly; stationary stores; studios for  
15 fine arts; tailor shops; temporary uses (those lasting less than 3 months)  
16 provided the procedures outlined in Section 18.30.d.(1) are met: food  
17 stands; Christmas tree farms, pumpkin patches, and fairs and carnivals;  
18 temporary real estate tract offices located within a subdivision to be used  
19 only for and during the original sale of the subdivision, but not to exceed a  
20 period of five (5) years in any event; theaters, not drive-in; tire sales and  
21 service, no recapping; tobacco shops; toy shops; trails / paseos; travel  
22 agencies; watch repair shops; wholesale businesses. In addition, the  
23 following permitted uses identified under Article VIII, Section 8.1.b shall  
24 also include: animal hospitals; auto repair garages, not including body and  
25 fender shops or spray painting; automobile sales and rental agencies; bars /  
26 cocktail lounges; billiard and pool halls; boat/marine sales, parking and  
27 storage; cleaning and dyeing shops; convenience stores - no gas sales;  
28 gasoline service stations; labs; film, dental, medical, research, or testing;

1 laundromats; miniature golf facilities; multi-family dwelling units;  
2 restaurants; single family dwelling units; stations: bus, railroad, taxi. Any  
3 use that is not specifically listed herein may be considered a permitted or  
4 conditionally permitted use provided that the Planning Director finds that  
5 the proposed use is substantially the same in character and intensity as those  
6 listed in the designated subsections. Such a use is subject to the permit  
7 process which governs the category in which it falls.

8 B. The development standards for Mixed Use Overlay Zone 1 of Planning  
9 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342  
10 shall be the same as those standards identified in Article IX, Section 9.4 and  
11 Article XVIII, Section 18.5, except that the development standards set forth  
12 in Article IX, Section 9.4 b, c, d, and e; and those development standards  
13 set for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be  
14 deleted and replaced by the following:

- 15 1. Attached multi-family structures shall not exceed 55 feet in height.  
16 All other buildings shall not exceed 55 feet in height, with  
17 architectural projections adding 2% to the height of the building.
- 18 2. All residential uses shall incorporate at least 50 square  
19 feet/dwelling unit of open space. Private usable open space shall  
20 have a minimum dimension on any one side of 6 feet.
- 21 3. The minimum setback between buildings shall be 10 feet for  
22 attached multi-family units. No setback is required between  
23 commercial structures.
- 24 5. Building setbacks from a project's exterior streets and boundary  
25 lines shall be 10 feet.
- 26 6. A maximum of 30% of any project area may be utilized for  
27 residential purposes unless residential units are placed above  
28 commercial uses in which case there are no limits.

1 C. This finding must be made for all projects within MUOZ-1, in addition to  
2 those referenced in Section 3(4) of this Ordinance:

- 3 1. The project maintains a strong pedestrian integration to neighboring  
4 areas and schools intended to ensure a strong pedestrian  
5 environment.

6 (6) Mixed Use Overlay Zone 2

7 A. The uses permitted in Mixed Use Overlay Zone 2 (MUOZ-2) of Planning  
8 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342  
9 shall be the same as those uses permitted in Article VIII, Section 8.1 of  
10 Ordinance No. 348 except that the uses permitted pursuant to Section 8.1.a.  
11 (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17),  
12 (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and  
13 (4); and 8.1.c. shall not be permitted. In addition, the following permitted  
14 uses identified under Article VIII, Section 8.1.a shall also include: antique  
15 shops; art gallery; library; museum; art supply shops and studios;  
16 auditoriums/conference rooms; auto parts, supply, repair, not including  
17 body and fender shops or spray painting; bakery shops; financial  
18 institutions; barber / beauty shops; bicycle sales and rentals; blueprint and  
19 duplicating services; book stores; bowling alleys; catering services; ceramic  
20 sales / manufacturing; cleaning and dyeing shops; clinics; coffee shops;  
21 community recreation facilities; confectionary / candy stores; costume  
22 design studios; dance halls; delicatessens; department stores;  
23 drug stores; employment agencies; equipment rental services; feed & grain  
24 stores; fishing and casting pools; flood control drainage facilities; florist  
25 shops; food markets / frozen food lockers; gift shops; golf cart sales and  
26 service; growing of produce for non-commercial use; hardware stores;  
27 hobby shops; hotels / motels; household goods sales and repair; ice cream  
28 shops; interior decorating shops; jewelry stores; labs: film, dental, medical,

1 research, or testing; lakes, including noncommercial fishing; laundromats;  
2 leather goods; locksmith shops; manufacturer's agent; market, retail or  
3 wholesale; meat markets, but no slaughtering; mortuaries; multi-family  
4 dwelling units; music stores; noncommercial community association  
5 facilities; nursery schools / preschool day care; offices, including business,  
6 law, medical, dental, chiropractic, architectural, engineering, community  
7 planning, and real estate; on-site identification signs, max size – 10 square  
8 feet; paint and wall paper stores; parcel, postal store; parking lots and  
9 structures; parks; swimming pools; party supply stores; pet shops and  
10 supply; pharmacy, incidental to office use on site; photography shops and  
11 studios; plumbing shops, not including contractors; printers and publishers;  
12 radio / television studios; recording studios; recycling facilities; refreshment  
13 stands; restaurants, not including drive-in or take-out; schools, business and  
14 professional; shoe stores / repair shops; signs, on-site advertising; sporting  
15 goods stores; stained glass assembly; stationary stores; stations: bus,  
16 railroad, taxi; studios for fine arts; tailor shops; theaters, not drive-in; tire  
17 sales and service, no recapping; tobacco shops; toy shops; trails / paseos;  
18 travel agencies; watch repair shops; temporary real estate tract offices  
19 located within a subdivision to be used only for and during the original sale  
20 of the subdivision, but not to exceed a period of five (5) years in any event;  
21 temporary uses (those lasting less than 3 months) provided the procedures  
22 outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms,  
23 pumpkin patches, and fairs and carnivals. In addition, the following  
24 permitted uses identified under Article VIII, Section 8.1.b shall also  
25 include: auto repair garages, not including body and fender shops or spray  
26 painting; bakery goods distributor; bars / cocktail lounges; billiard and pool  
27 halls; convenience stores - no gas sales; gasoline service stations; nurseries /  
28 garden supply; pawn shops; restaurant; bars; sports and recreational

1 facilities. Any use that is not specifically listed herein may be considered a  
2 permitted or conditionally permitted use provided that the Planning Director  
3 finds that the proposed use is substantially the same in character and  
4 intensity as those listed in the designated subsections. Such a use is subject  
5 to the permit process which governs the category in which it falls.

6 B. The development standards for Mixed Use Overlay Zone 2 of Planning  
7 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342  
8 shall be the same as those standards identified in Article IX, Section 9.4 and  
9 Article XVIII, Section 18.5, except that the development standards set forth  
10 in Article IX, Section 9.4 b, c, d, and e; and those development standards set  
11 for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be  
12 deleted and replaced by the following:

- 13 1. Attached multi-family structures shall not exceed 55 feet in height.  
14 All other buildings shall not exceed 55 feet in height. At least one  
15 architectural projection shall be required and shall be at least 2%  
16 higher than the primary structure however at no time shall any  
17 architectural projection over 20 feet be permitted on any structure.
- 18 2. The maximum floor to area ratio for mixed-use projects is 3.0. All  
19 other projects cannot exceed a floor area ratio of 1.0.
- 20 3. All residential uses shall incorporate at least 50 square  
21 feet/dwelling unit of open space. Private usable open space shall  
22 have a minimum dimension on any one side of 50 feet.
- 23 4. Rooftop open space may be used as private open space when  
24 directly accessible to the unit(s) it serves.
- 25 5. The minimum setback between buildings shall be; 10 feet between  
26 residential units, and 10 feet between all residential structures and  
27 commercial structures if structures do not exceed three (3) stories,  
28 otherwise no setback is required. No setback is required between

commercial uses.

6. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.
7. The minimum block length shall be 200 feet and the maximum shall be 700 feet.
8. At least one structure on each block will be required to use a design related architectural projection.
9. All ground floor nonresidential uses shall be less than 7,500 square feet unless residential uses are located above the non-residential use. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.
10. If residential uses are located above nonresidential uses then the ground floor use shall be less than 50,000 square feet. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.
11. All singular use nonresidential structures shall be less than 5,000 square feet.
12. A minimum of sixty percent (60%) of non-residential street-facing building façades between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.
13. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
14. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.
15. No curb cuts are allowed for lots that abut alleys.

1 16. Residential structures may place residential uses on the ground  
2 floor of a structure provided said structure is contiguous to a non-  
3 residential ground floor use.

4 C. These findings must be made for all projects within MUOZ-2, in addition  
5 to those referenced in Section 3.4 of this Ordinance:

- 6 1. The project integrates residential and nonresidential uses with a  
7 pedestrian focused core or if the project is a single use  
8 structure/project it is contiguous (less than ten feet (10')) to a  
9 differing use.
- 10 2. The project provides usable public and private open spaces,  
11 including but not limited to plazas in commercial areas that enhance  
12 commercial activity.

13 (7) Mixed Use Overlay Zone 3

14 A. The uses permitted in Mixed Use Overlay Zone 3 (MUOA-3) of Planning  
15 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342  
16 shall be the same as those uses permitted in Article VIII, Section 8.1 of  
17 Ordinance No. 348 except that the uses permitted pursuant to Section 8.1.a.  
18 (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17),  
19 (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and  
20 (4); and 8.1.c. shall not be permitted. In addition, the following permitted  
21 uses identified under Article VIII, Section 8.1.a shall also include:  
22 ambulance services; art gallery; library; museum; art supply shops and  
23 studios; auditoriums / conference rooms; auto parts, supply and repair  
24 garages, not including body and fender shops or spray painting; bakery  
25 goods distribution and shops; financial institutions; barber / beauty shops;  
26 bicycle sales and rentals; blueprint and duplicating services; book stores;  
27 bowling alleys; car washes; catering services; ceramic sales /  
28 manufacturing; cleaning and dyeing shops; coffee shops; community

1 recreation facilities; confectionary / candy stores; delicatessens; department  
2 stores; drug stores; employment agencies; equipment rental services; feed &  
3 grain stores; fishing and casting pools; flood control drainage basins and  
4 facilities; florist shops; gift shops; golf cart sales and service; growing of  
5 produce for non-commercial use; hardware stores; hobby shops; hotels /  
6 motels; household goods sales and repair; ice cream shops; interior  
7 decorating shops; jewelry stores; labs: film, dental, medical, research, or  
8 testing; lakes, including noncommercial fishing; laundromats; leather  
9 goods; locksmith shops; manufacturer's agent; market, retail or wholesale;  
10 meat markets, but no slaughtering; mortuaries; multi-family dwelling units;  
11 music stores; noncommercial community assembly facilities; nurseries /  
12 garden supply; offices, including business, law, medical, dental,  
13 chiropractic, architectural, engineering, community planning, and real  
14 estate; on-site identification signs, max size – 10 square feet; outdoor  
15 storage of materials; paint and wall paper stores; parcel, postal store;  
16 parking lots and structures; parks; swimming pools; party supply stores; pet  
17 shops and supply; pharmacy, incidental to office use on site; photography  
18 shops and studios; plumbing shops, not including contractors; printers and  
19 publishers; radio / television studios; recording studios; recycling facilities;  
20 refreshment stands; schools, business and professional; senior housing; shoe  
21 stores / repair shops; signs, on-site advertising; sporting goods stores;  
22 stained glass assembly; stationary stores; stations: bus, railroad, taxi; tailor  
23 shops; theaters, not drive-in; tire sales and service, no recapping; tobacco  
24 shops; toy shops; trailer and boat storage; trails / paseos; travel agencies;  
25 watch repair shops; wholesale businesses; temporary real estate tract offices  
26 located within a subdivision to be used only for and during the original sale  
27 of the subdivision, but not to exceed a period of five (5) years in any event;  
28 temporary uses (those lasting less than 3 months) provided the procedures



1 outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms,  
2 pumpkin patches, and fairs and carnivals. In addition, the following  
3 permitted uses identified under Article VIII, Section 8.1.b shall also  
4 include: animal hospitals; automobile sales and rental agencies; bars /  
5 cocktail lounges; billiard and pool halls; boat/marine sales, parking and  
6 storage; clinics; convenience stores - no gas sales; gasoline service stations;  
7 miniature golf facilities; pawn shops; restaurants; sports and recreational  
8 facilities; studios for fine arts; truck and trailer rental; and truck sales and  
9 service. Any use that is not specifically listed herein may be considered a  
10 permitted or conditionally permitted use provided that the Planning Director  
11 finds that the proposed use is substantially the same in character and  
12 intensity as those listed in the designated subsections. Such a use is subject  
13 to the permit process which governs the category in which it falls.

14 B. The development standards of MUOZ-3 of Planning Areas 26, 27, 28, 29,  
15 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as  
16 those identified in Article IXd, Section 9.73 of Ordinance No. 348 and  
17 Article XVIII, Section 18.5, except that the development standards set  
18 forth in Article IXd, Section 9.73 b, c, d, e, and m; and those development  
19 standards set for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k,  
20 shall be deleted and replaced by the following:

- 21 1. Attached multi-family structures shall not exceed 55 feet in height.  
22 All other buildings shall not exceed 55 feet in height, with  
23 at least one architectural projection shall be at least 2% higher  
24 than the primary structure however at no time shall any architectural  
25 projection over 20 feet be permitted on any structure.
- 26 2. The maximum floor to area ratio for mixed-use projects is 3.0. All  
27 other projects have a floor area ratio of 1.0.
- 28 3. All residential uses shall incorporate at least 50 square

1 feet/dwelling unit of open space. Private usable open space shall  
2 have a minimum dimension on any one side of 50 feet.

- 3 4. Rooftop open space may be used as private open space when  
4 directly accessible to the unit(s) it serves.
- 5 5. The minimum setback between buildings shall be 6 feet between  
6 clustered single family units and other clustered single family units,  
7 10 feet between attached multi-family units and other residential  
8 units, and 10 feet between all residential structures and commercial  
9 structures. No setback is required between non-residential uses.
- 10 6. Building setbacks from a project's exterior streets and boundary  
11 lines shall be 10 feet.
- 12 7. The minimum block length shall be 200 feet and the maximum shall  
13 be 1,320 feet. At least one structure on each block will be required  
14 to use a design related architectural projection.

15 Section 4. Conflict between ordinance requirements. If there is any conflict between the  
16 requirements of this and any other ordinance, the more stringent requirements shall apply.

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28 ///

1        Section 5.     This ordinance shall take affect 30 days after its adoption.

2  
3                                BOARD OF SUPERVISORS OF THE COUNTY  
4                                OF RIVERSIDE, STATE OF CALIFORNIA

5  
6                                By \_\_\_\_\_  
7                                Chairman, Board of Supervisors

8     ATTEST:  
9     CLERK TO THE BOARD

10  
11  
12     By \_\_\_\_\_  
13                                (Deputy)

14     (SEAL)

15     APPROVED AS TO FORM:  
16     October 14, 2009

17  
18  
19     By *Larisa Reithmeier-Mckenna*  
20                                LARISA REITHMEIER-MCKENNA  
21                                Deputy County Counsel

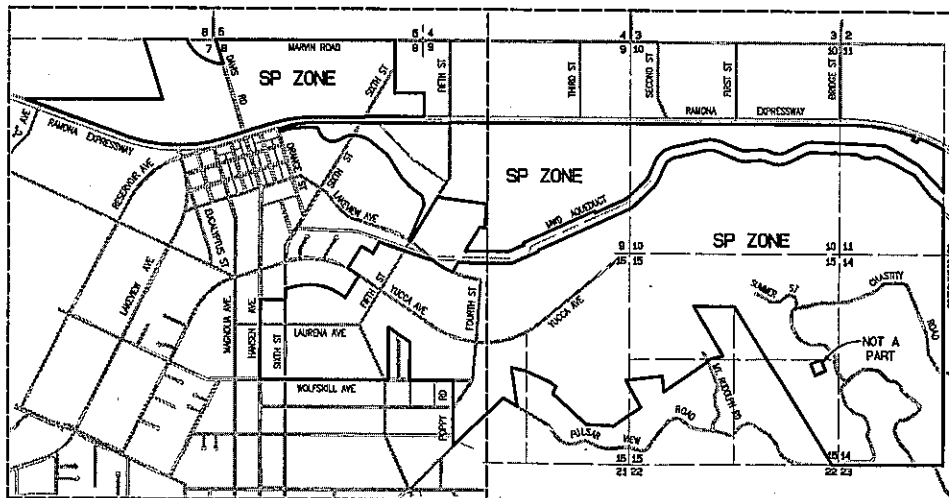
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23  
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25     G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 342 CZ 7055 .100809.DOC

LAKEVIEW,  
NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS  
SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.  
RANCHO SAN JACINTO NUEVO

SHEET 1 OF 4

SHEET 2

SHEET 3



INDEX MAP

SCALE: 1"=2000'

LEGEND

ASSESSOR'S PARCEL NUMBERS

425-100-002, 425-120-002, 425-120-005,  
425-120-009 thru 011, 425-140-001 & 002,  
425-140-006 & 007, 425-140-009 thru  
012, 425-150-001 thru 007, 425-170-001  
thru 005, 425-170-011 thru 022, 425-170-031,  
425-170-033, 425-170-035, 425-180-001 & 002,  
425-190-001 & 002, 425-190-009, 425-190-012,  
425-190-016, 425-230-004 thru 014,  
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thru 017, 425-250-012, 425-250-017  
& 018, 425-250-002 thru 005, 425-020-009,  
425-020-013, 425-030-002 thru 007,  
425-030-009 thru 013, 425-030-017 & 018,  
425-040-001 thru 004, 425-040-007,  
425-050-001 thru 004, 425-050-009,  
425-071-001 thru 003, 425-081-001 &  
002, 425-082-002 & 003, 425-150-001,  
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thru 030, 425-150-054 & 055, 425-200-016 thru  
018, 425-200-022 thru 032, 425-200-034  
thru 036, 425-200-052 & 053, 425-350-009,  
425-390-001 & 002, 425-400-015.

SP ZONE

SPECIFIC PLAN (SP 342)

MAP NO. 2.2321

MAP NO. 17.102

MAP NO. 55.038

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

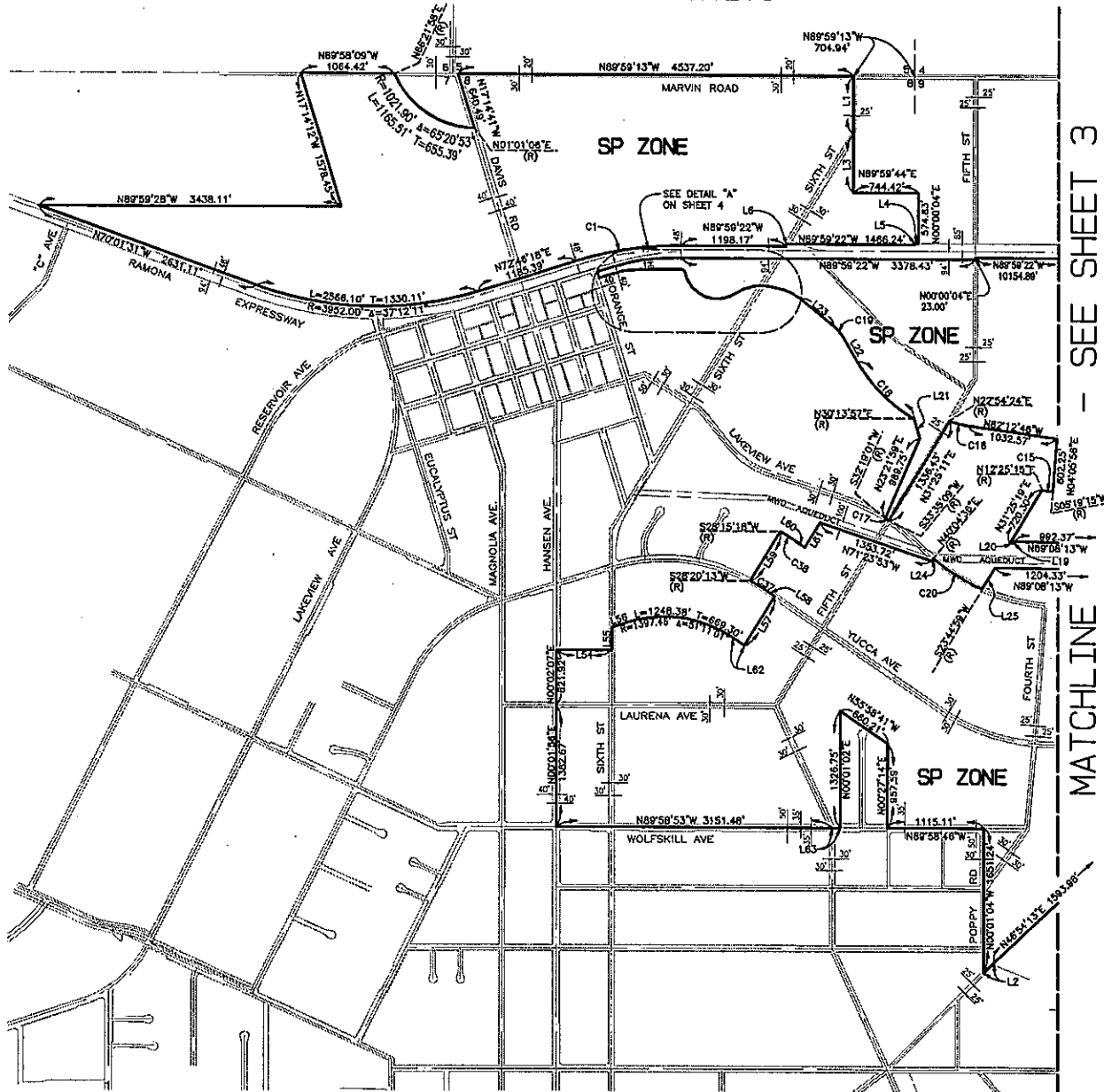
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET  
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SHEET 2 OF 4

# LAKEVIEW, NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W. RANCHO SAN JACINTO NUEVO



## LEGEND

### ASSESSOR'S PARCEL NUMBERS

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425-120-009 thru 011, 425-140-001 & 002,  
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012, 425-160-001 thru 007, 425-170-001  
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thru 017, 425-250-012, 425-250-017  
& 018, 425-260-002 thru 005, 425-260-003,  
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018, 425-200-022 thru 032, 425-200-034  
thru 036, 425-200-032 & 033, 425-350-003,  
425-390-001 & 002, 425-400-015.

**SP ZONE**

SPECIFIC PLAN (SP 342)

MAP NO. 2.2321

MAP NO. 17.102

MAP NO. 55.038

## CHANGE OF OFFICIAL ZONING PLAN AMENDING

### MAP NO. 2, ORDINANCE NO. 348

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CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

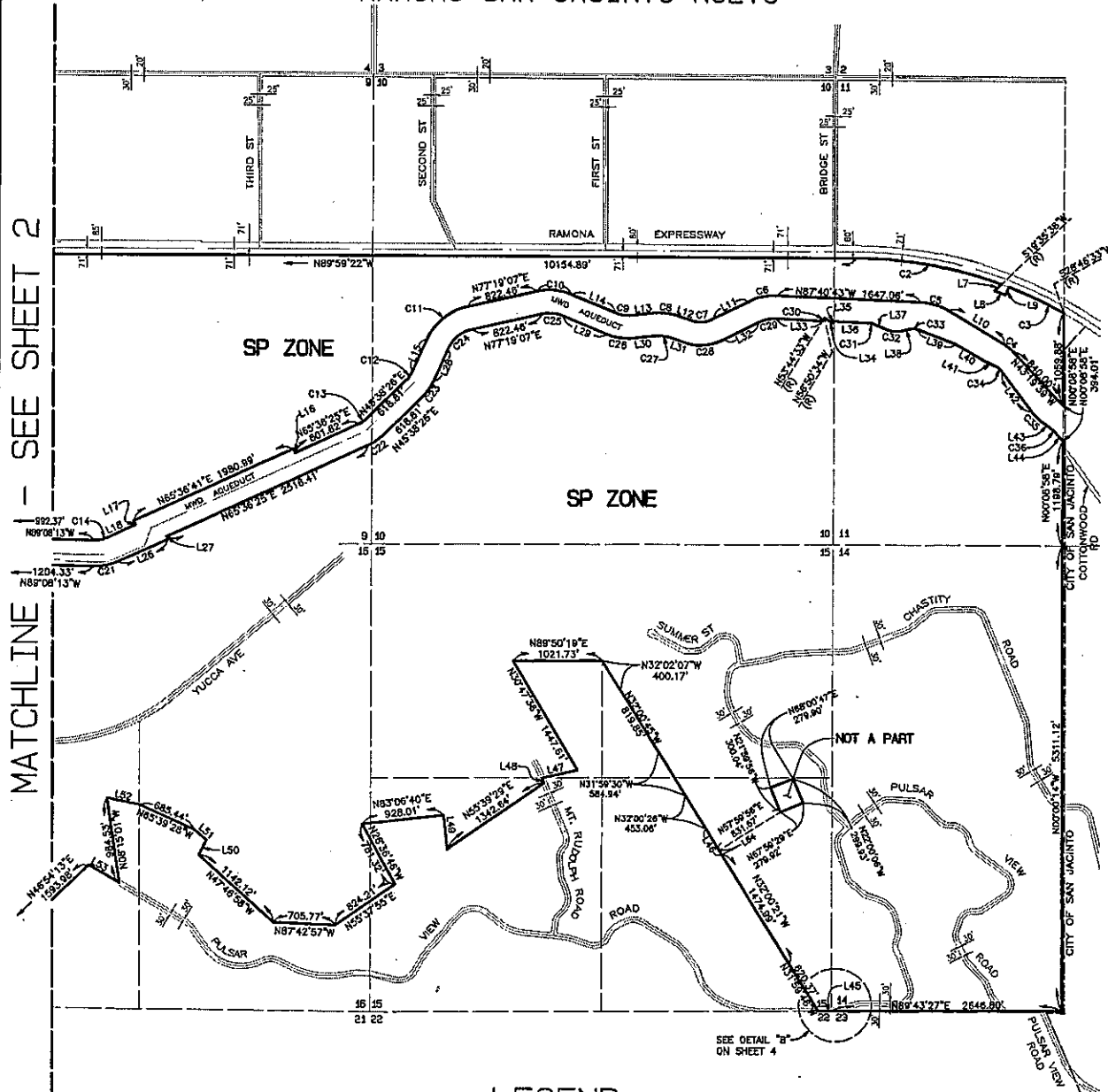
MATCHLINE - SEE SHEET 3



SCALE IN FEET  
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**LAKEVIEW,**  
**NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS**  
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.  
 RANCHO SAN JACINTO NUEVO

SHEET 3 OF 4



**LEGEND**

**ASSESSOR'S PARCEL NUMBERS**

425-100-002, 425-120-002, 425-120-005,  
 425-120-009 thru 011, 425-140-001 & 002,  
 425-140-006 & 007, 425-140-009 thru  
 012, 425-160-001 thru 007, 425-170-001  
 thru 005, 425-170-011 thru 022, 425-170-031,  
 425-170-033, 425-170-035, 425-180-001 & 002,  
 425-190-001 & 002, 425-190-003, 425-190-012,  
 425-190-015, 425-230-004 thru 014,  
 425-230-017 & 018, 425-230-020 & 021,  
 425-240-001 thru 005, 425-240-010,  
 425-240-012 thru 013, 425-240-015  
 thru 017, 425-250-012, 425-250-017  
 & 018, 425-250-002 thru 005, 425-020-009,  
 425-030-013, 425-030-002 thru 007,  
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 425-160-019, 425-160-021 & 022, 425-160-024  
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 018, 425-200-022 thru 032, 425-200-034  
 thru 036, 425-200-052 & 053, 425-350-009,  
 425-390-001 & 002, 425-400-015.

**SP ZONE**

**SPECIFIC PLAN (SP 342)**

MAP NO. 2.2321  
 MAP NO. 17.102  
 MAP NO. 55.038

**CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING**

**MAP NO. 2, ORDINANCE NO. 348**

**HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS**

**CHANGE OF ZONE CASE NO. 7055**

**ADOPTED BY ORDINANCE NO. 348.4679**

**ADOPTION DATE: MARCH 23, 2010**

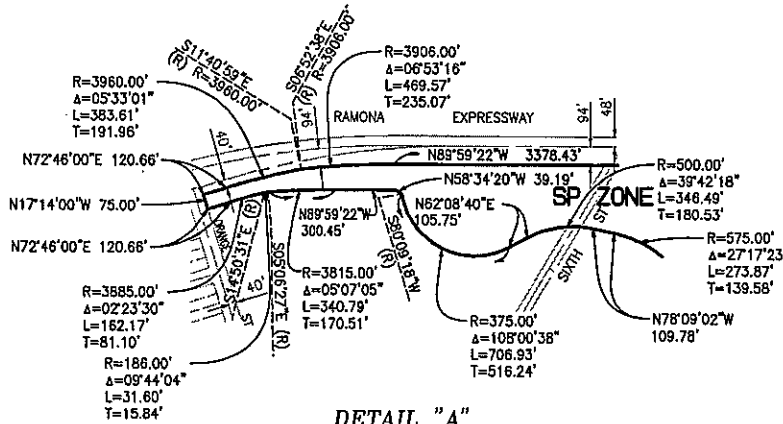
**RIVERSIDE COUNTY BOARD OF SUPERVISORS**



SCALE IN FEET  
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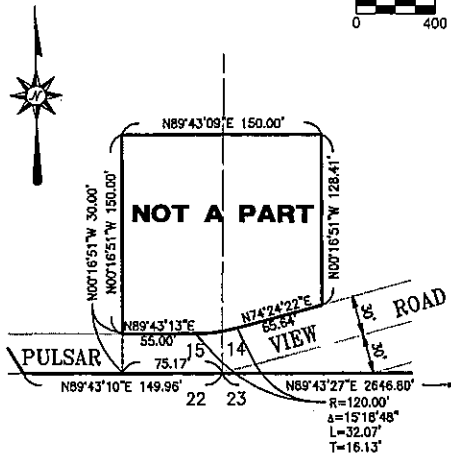
LAKEVIEW,  
NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS  
SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.  
RANCHO SAN JACINTO NUEVO

SHEET 4 OF 4



**DETAIL "A"**

1" = 400'  
SCALE IN FEET  
0 400



**DETAIL "B"**

1" = 60'  
SCALE IN FEET  
0 60

**CURVE DATA TABLE**

| CURVE | RADIUS   | DELTA     | LENGTH   | TANGENT |
|-------|----------|-----------|----------|---------|
| C1    | 4048.00' | 17°14'20" | 1217.95' | 613.61' |
| C2    | 4929.00' | 19°35'00" | 1684.70' | 850.65' |
| C3    | 4929.00' | 08°08'09" | 699.90'  | 350.54' |
| C4    | 440.00'  | 15°55'32" | 122.30'  | 61.55'  |
| C5    | 665.00'  | 26°25'32" | 329.92'  | 168.43' |
| C6    | 665.00'  | 28°31'06" | 331.00'  | 169.00' |
| C7    | 335.00'  | 45°03'11" | 263.42'  | 138.94' |
| C8    | 665.00'  | 24°33'21" | 285.01'  | 144.72' |
| C9    | 335.00'  | 28°01'34" | 163.86'  | 83.61'  |
| C10   | 665.00'  | 35°00'28" | 406.32'  | 209.72' |
| C11   | 665.00'  | 53°00'04" | 615.15'  | 331.56' |
| C12   | 335.00'  | 21°19'22" | 124.67'  | 63.07'  |
| C13   | 335.00'  | 19°57'59" | 115.74'  | 58.07'  |
| C14   | 335.00'  | 25°15'22" | 147.67'  | 75.05'  |
| C15   | 1006.84' | 07°06'00" | 124.75'  | 62.45'  |
| C16   | 840.00'  | 15°07'10" | 221.66'  | 111.48' |
| C17   | 2282.01' | 01°15'08" | 50.10'   | 25.05'  |
| C18   | 4831.00' | 28°53'09" | 923.10'  | 471.58' |
| C19   | 450.00'  | 19°56'45" | 156.82'  | 79.26'  |
| C20   | 2322.01' | 16°19'37" | 661.68'  | 333.10' |
| C21   | 635.00'  | 25°15'22" | 278.81'  | 142.27' |
| C22   | 600.00'  | 19°57'56" | 209.09'  | 105.62' |
| C23   | 600.00'  | 21°19'22" | 223.29'  | 112.95' |
| C24   | 400.00'  | 53°00'04" | 370.02'  | 199.44' |
| C25   | 400.00'  | 35°00'28" | 244.40'  | 126.15' |
| C26   | 600.00'  | 28°01'34" | 293.49'  | 149.74' |
| C27   | 400.00'  | 24°33'21" | 171.43'  | 87.05'  |
| C28   | 600.00'  | 45°03'11" | 471.79'  | 248.85' |
| C29   | 400.00'  | 28°31'06" | 199.10'  | 101.66' |
| C30   | 733.78'  | 03°06'00" | 39.70'   | 19.86'  |
| C31   | 150.00'  | 21°24'21" | 96.04'   | 20.35'  |
| C32   | 350.00'  | 35°09'09" | 219.82'  | 113.57' |
| C33   | 150.00'  | 32°58'07" | 86.36'   | 44.41'  |
| C34   | 200.00'  | 27°48'25" | 97.06'   | 49.51'  |
| C35   | 550.00'  | 17°27'41" | 167.52'  | 84.46'  |
| C36   | 450.00'  | 10°30'00" | 89.47'   | 41.39'  |
| C37   | 2053.68' | 05°42'37" | 204.68'  | 102.42' |
| C38   | 2058.73' | 05°49'04" | 208.44'  | 104.31' |

**LINE DATA TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N00°00'47"E | 560.05'  |
| L2   | S45°01'17"W | 198.03'  |
| L3   | N00°03'23"E | 650.26'  |
| L4   | N89°59'22"W | 40.05'   |
| L5   | N00°00'38"E | 14.00'   |
| L6   | N01°24'35"E | 26.95'   |
| L7   | N46°28'01"E | 110.15'  |
| L8   | N53°21'35"W | 137.92'  |
| L9   | N20°38'54"E | 100.00'  |
| L10  | N69°15'11"W | 762.02'  |
| L11  | N63°48'11"E | 465.24'  |
| L12  | N71°08'38"W | 150.93'  |
| L13  | N84°18'01"E | 275.81'  |
| L14  | N67°40'25"W | 551.21'  |
| L15  | N24°19'03"E | 398.13'  |
| L16  | N24°53'39"W | 49.65'   |
| L17  | N34°55'00"W | 50.00'   |
| L18  | N65°36'25"E | 356.77'  |
| L19  | N31°25'19"E | 23.23'   |
| L20  | N63°08'13"W | 34.84'   |
| L21  | N16°06'29"W | 234.67'  |
| L22  | N50°52'54"W | 333.03'  |
| L23  | N50°51'39"W | 468.72'  |
| L24  | N31°25'04"E | 35.80'   |
| L25  | N31°25'19"E | 206.97'  |
| L26  | N65°36'25"E | 521.15'  |
| L27  | N24°23'35"W | 35.00'   |
| L28  | N24°19'03"E | 398.13'  |
| L29  | N67°40'25"W | 551.21'  |
| L30  | N84°18'01"E | 275.81'  |
| L31  | N71°08'38"W | 150.93'  |
| L32  | N63°48'11"E | 465.24'  |
| L33  | N87°40'43"W | 530.42'  |
| L34  | N58°47'19"W | 114.76'  |
| L35  | N31°12'31"E | 25.00'   |
| L36  | N87°40'43"W | 396.70'  |
| L37  | N66°15'22"W | 124.65'  |
| L38  | N77°44'29"W | 93.51'   |
| L39  | N69°15'24"W | 464.27'  |
| L40  | N60°00'42"W | 378.08'  |
| L41  | N64°50'53"W | 141.47'  |
| L42  | N37°02'28"W | 570.75'  |
| L43  | N54°30'09"W | 127.39'  |
| L44  | N44°00'05"W | 111.33'  |
| L45  | N89°43'10"E | 149.96'  |
| L46  | N32°00'04"W | 341.93'  |
| L47  | N77°07'31"E | 417.54'  |
| L48  | N22°48'54"W | 59.36'   |
| L49  | N07°02'23"W | 392.87'  |
| L50  | N24°56'46"E | 198.50'  |
| L51  | N47°46'58"W | 179.97'  |
| L52  | N77°59'45"W | 373.81'  |
| L53  | N69°46'51"W | 404.59'  |
| L54  | N89°58'55"W | 630.65'  |
| L55  | N00°02'37"E | 264.93'  |
| L56  | N72°49'19"E | 200.41'  |
| L57  | N31°23'19"E | 602.09'  |
| L58  | N55°57'10"W | 125.51'  |
| L59  | N31°28'03"E | 659.82'  |
| L60  | N55°56'38"W | 121.54'  |
| L61  | N31°26'59"E | 331.59'  |
| L62  | S55°58'40"E | 155.85'  |
| L63  | N89°58'45"W | 90.13'   |
| L64  | N32°00'04"W | 57.05'   |

**LEGEND**

SP ZONE

SPECIFIC PLAN (SP 342)

**ASSESSOR'S PARCEL NUMBERS**

425-100-002, 425-120-002, 425-120-005,  
425-120-009 thru 011, 425-140-001 & 002,  
425-140-006 & 007, 425-140-009 thru  
012, 425-150-001 thru 007, 425-170-001  
thru 005, 425-170-011 thru 022, 425-170-031,  
425-170-033, 425-170-035, 425-180-001 & 002,  
425-190-001 & 002, 425-190-009, 425-190-012,  
425-190-016, 425-230-004 thru 014,  
425-230-017 & 018, 425-230-020 & 021,  
425-240-001 thru 005, 425-240-010,  
425-240-012 thru 013, 425-240-015  
thru 017, 425-250-012, 425-250-017  
& 018, 425-260-002 thru 005, 425-020-009,  
425-020-013, 425-030-002 thru 007,  
425-030-009 thru 013, 425-030-017 & 018,  
425-040-001 thru 004, 425-040-007,  
425-050-001 thru 004, 425-050-009,  
425-071-001 thru 003, 425-081-001 &  
002, 425-082-002 & 003, 425-150-001,  
425-150-004, 425-150-003, 425-160-007,  
425-160-019, 425-160-021 & 022, 425-160-024  
thru 030, 425-160-054 & 055, 425-200-015 thru  
018, 425-200-022 thru 032, 425-200-034  
thru 036, 425-200-052 & 053, 425-350-009,  
425-390-001 & 002, 425-400-015.

**CHANGE OF OFFICIAL ZONING PLAN  
AMENDING**

**MAP NO. 2, ORDINANCE NO. 348**

**HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS**

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

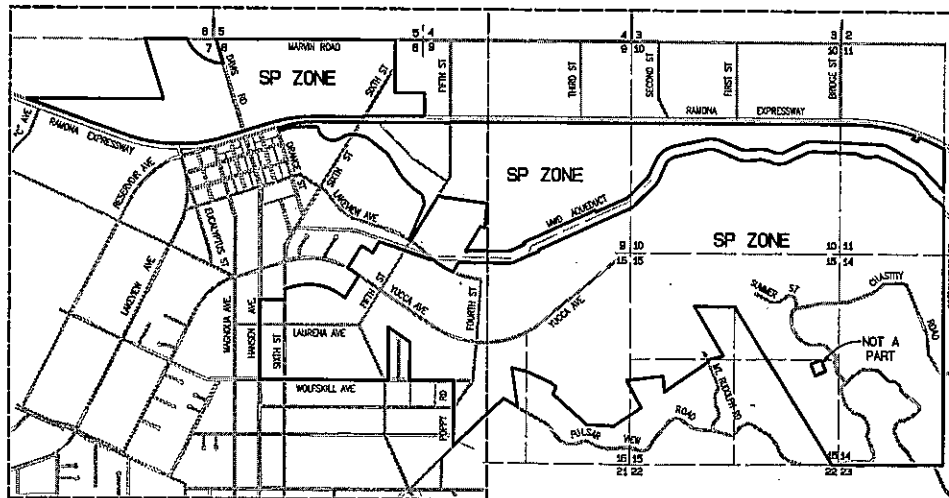
RIVERSIDE COUNTY BOARD OF SUPERVISORS

LAKEVIEW,  
NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS  
SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.  
RANCHO SAN JACINTO NUEVO

SHEET 1 OF 4

SHEET 2

SHEET 3



INDEX MAP

SCALE: 1"=2000'

LEGEND

ASSESSOR'S PARCEL NUMBERS

425-100-002, 425-120-002, 425-120-005,  
425-120-009 thru 011, 425-140-001 & 002,  
425-140-006 & 007, 425-140-009 thru  
012, 425-160-001 thru 007, 425-170-001  
thru 005, 425-170-011 thru 022, 425-170-031,  
425-170-033, 425-170-035, 425-180-001 & 002,  
425-190-001 & 002, 425-190-009, 425-190-012,  
425-190-016, 425-230-004 thru 014,  
425-230-017 & 018, 425-230-020 & 021,  
425-240-001 thru 005, 425-240-010,  
425-240-012 thru 013, 425-240-015  
thru 017, 425-250-012, 425-250-017  
& 018, 425-260-002 thru 005, 425-020-009,  
426-020-013, 426-030-002 thru 007,  
426-030-009 thru 013, 426-030-017 & 018,  
426-040-001 thru 004, 426-040-007,  
426-050-001 thru 004, 426-050-009,  
426-071-001 thru 003, 426-081-001 &  
002, 426-082-002 & 003, 426-150-001,  
426-150-004, 426-150-003, 426-150-007,  
426-160-019, 426-160-021 & 022, 426-160-024  
thru 030, 426-160-054 & 055, 426-200-015 thru  
018, 426-200-022 thru 032, 426-200-034  
thru 036, 426-200-052 & 053, 426-350-009,  
426-390-001 & 002, 426-400-015.

SP ZONE

SPECIFIC PLAN (SP 342)

MAP NO. 2.2321

MAP NO. 17.102

MAP NO. 55.038

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

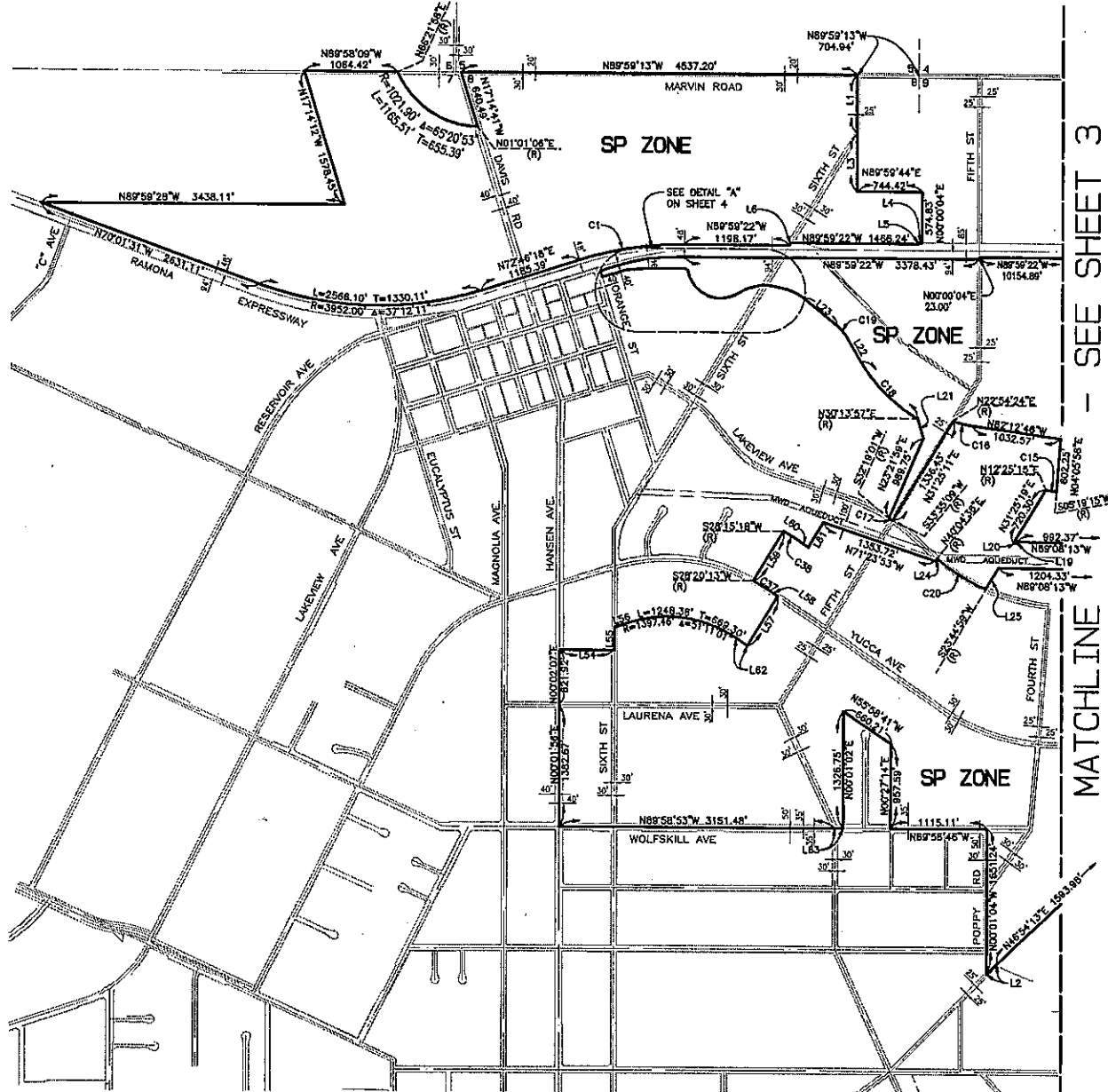


SCALE IN FEET  
0 2000



SHEET 2 OF 4

# LAKEVIEW, NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W. RANCHO SAN JACINTO NUEVO



## LEGEND

### ASSESSOR'S PARCEL NUMBERS

425-100-002, 425-120-002, 425-120-005,  
425-120-009 thru 011, 425-140-001 & 002  
425-140-006 & 007, 425-140-009 thru  
012, 425-160-001 thru 007, 425-170-001  
thru 005, 425-170-011 thru 022, 425-170-031,  
425-170-033, 425-170-035, 425-180-001 & 002,  
425-190-001 & 002, 425-190-003, 425-190-012,  
425-190-016, 425-230-004 thru 014,  
425-230-017 & 018, 425-230-020 & 021,  
425-240-001 thru 005, 425-240-010,  
425-240-012 thru 013, 425-240-015  
thru 017, 425-250-012, 425-250-017  
& 018, 425-260-002 thru 005, 425-020-003,  
425-030-013, 425-030-002 thru 007,  
425-030-009 thru 013, 425-030-017 & 018,  
425-040-001 thru 004, 425-040-007,  
425-050-001 thru 004, 425-050-009,  
425-071-001 thru 003, 425-081-001 &  
002, 425-082-002 & 003, 425-150-001,  
425-150-004, 425-160-003, 425-160-007,  
425-160-019, 425-160-021 & 022, 425-160-024  
thru 030, 425-160-054 & 055, 425-200-015 thru  
018, 425-200-022 thru 032, 425-200-034  
thru 036, 425-200-052 & 053, 425-350-003,  
425-390-001 & 002, 425-400-015.

SP ZONE

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CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

MATCHLINE - SEE SHEET 3

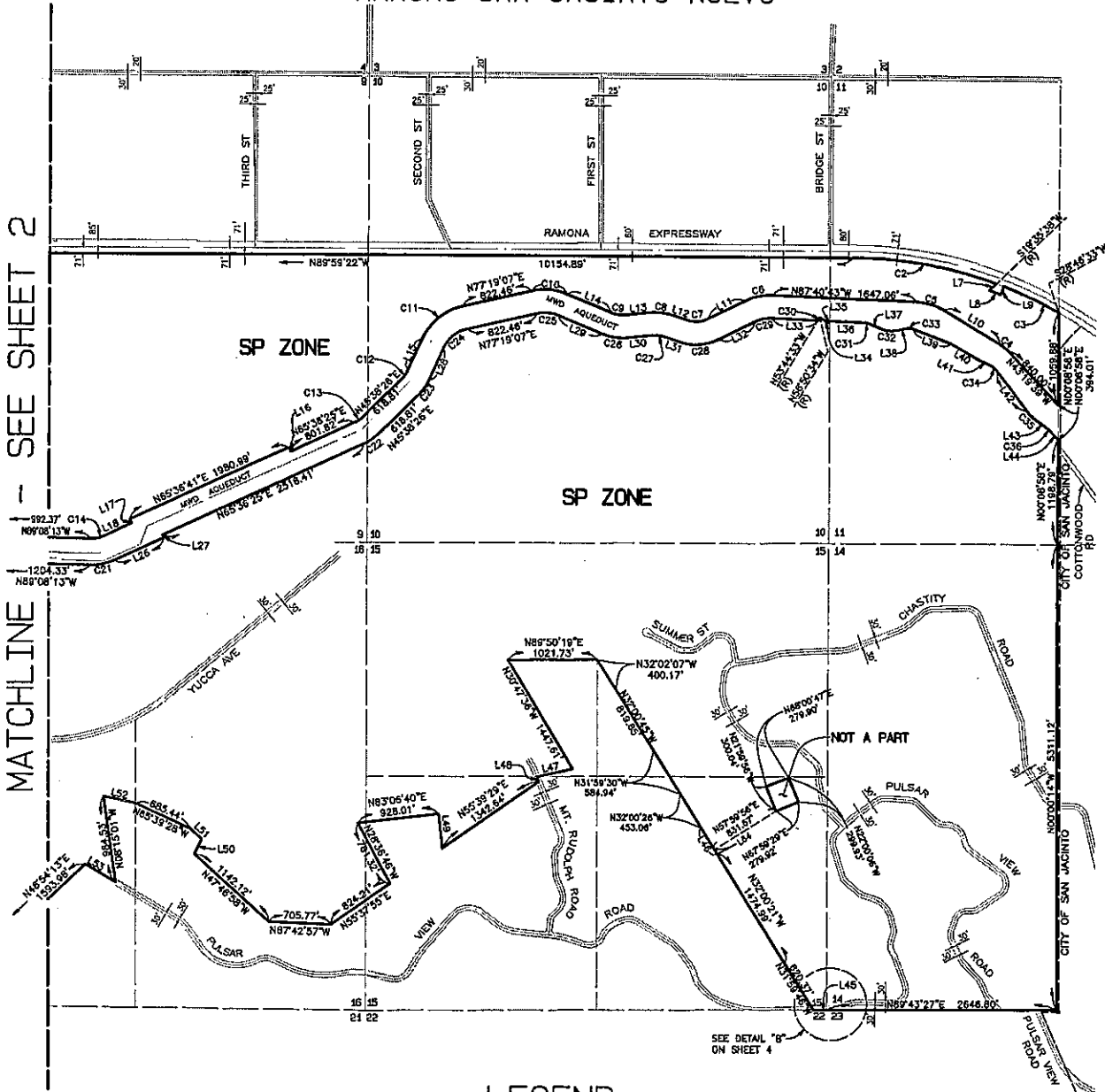


SCALE IN FEET  
0 800

LAKEVIEW,  
NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS  
SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.  
RANCHO SAN JACINTO NUEVO

SHEET 3 OF 4

MATCHLINE - SEE SHEET 2



LEGEND

ASSESSOR'S PARCEL NUMBERS

425-100-002, 425-120-002, 425-120-003,  
425-120-003 thru 011, 425-140-001 & 002,  
425-140-006 & 007, 425-140-009 thru  
012, 425-160-001 thru 007, 425-170-001  
thru 005, 425-170-011 thru 022, 425-170-031,  
425-170-033, 425-170-035, 425-180-001 & 002,  
425-190-001 & 002, 425-190-003, 425-190-012,  
425-190-016, 425-230-004 thru 014,  
425-230-017 & 018, 425-230-020 & 021,  
425-240-001 thru 005, 425-240-010,  
425-240-012 thru 013, 425-240-015  
thru 017, 425-250-012, 425-250-017  
& 018, 425-250-002 thru 005, 425-020-003,  
425-030-013, 425-030-002 thru 007,  
425-030-009 thru 013, 425-030-017 & 018,  
425-040-001 thru 004, 425-040-007,  
425-050-001 thru 004, 425-050-009,  
425-071-001 thru 003, 425-081-001 &  
002, 425-082-002 & 003, 425-150-001,  
425-150-004, 425-150-003, 425-150-007,  
425-150-013, 425-150-021 & 022, 425-150-024  
thru 030, 425-150-054 & 055, 425-200-016 thru  
018, 425-200-022 thru 032, 425-200-034  
thru 036, 425-200-052 & 053, 425-350-003,  
425-390-001 & 002, 425-400-015.

SP ZONE

SPECIFIC PLAN (SP 342)

MAP NO. 2.2321

MAP NO. 17.102

MAP NO. 55.038

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

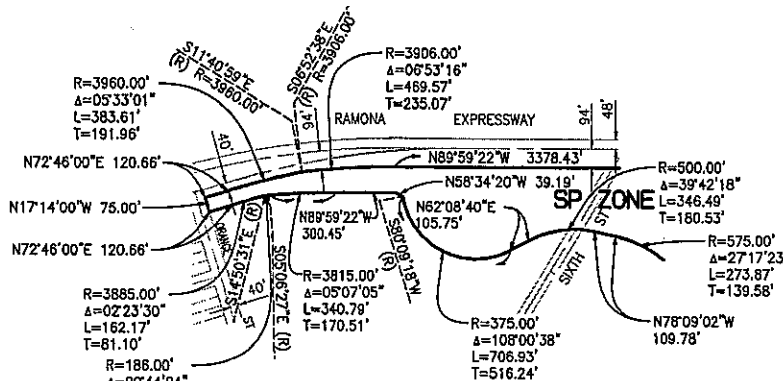
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET  
0 800

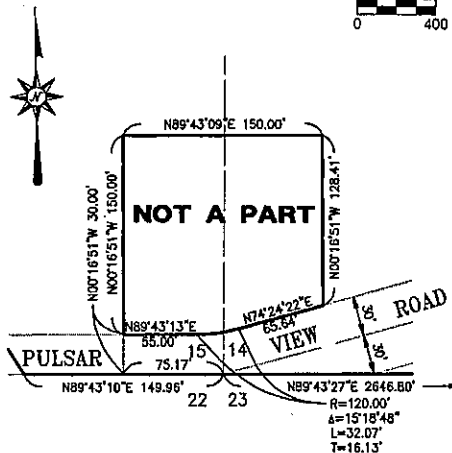
LAKEVIEW,  
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SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.  
RANCHO SAN JACINTO NUEVO

SHEET 4 OF 4



**DETAIL "A"**

1" = 400'  
SCALE IN FEET  
0 400



**DETAIL "B"**

1" = 60'  
SCALE IN FEET  
0 60

LINE DATA TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N00°00'47"E | 550.00'  |
| L2   | S45°01'17"W | 158.03'  |
| L3   | N00°03'23"E | 660.26'  |
| L4   | N69°59'22"W | 40.05'   |
| L5   | N00°00'38"E | 14.00'   |
| L6   | N31°24'35"E | 26.05'   |
| L7   | N46°28'01"E | 110.15'  |
| L8   | N69°21'35"W | 127.92'  |
| L9   | N20°38'24"E | 100.00'  |
| L10  | N59°15'11"W | 762.02'  |
| L11  | N63°48'11"E | 485.24'  |
| L12  | N71°08'38"W | 150.93'  |
| L13  | N64°18'01"E | 275.81'  |
| L14  | N67°40'25"W | 551.21'  |
| L15  | N24°19'03"E | 399.13'  |
| L16  | N64°53'39"W | 49.85'   |
| L17  | N24°55'00"W | 50.00'   |
| L18  | N65°38'25"E | 356.77'  |
| L19  | N31°25'15"E | 23.23'   |
| L20  | N69°09'13"W | 34.84'   |
| L21  | N16°06'28"W | 234.87'  |
| L22  | N30°52'54"W | 333.03'  |
| L23  | N50°51'39"W | 488.72'  |
| L24  | N31°25'04"E | 35.60'   |
| L25  | N31°25'19"E | 296.07'  |
| L26  | N65°35'25"E | 152.15'  |
| L27  | N24°23'35"W | 35.00'   |
| L28  | N24°19'03"E | 399.13'  |
| L29  | N67°40'25"W | 551.21'  |
| L30  | N64°18'01"E | 275.81'  |
| L31  | N71°08'38"W | 150.93'  |
| L32  | N63°48'11"E | 485.24'  |
| L33  | N67°40'43"W | 530.42'  |
| L34  | N68°47'19"W | 114.76'  |
| L35  | N31°12'31"E | 25.00'   |
| L36  | N67°40'43"W | 399.70'  |
| L37  | N66°15'22"W | 124.55'  |
| L38  | N77°44'29"E | 93.91'   |
| L39  | N69°15'24"W | 454.27'  |
| L40  | N66°20'42"W | 376.08'  |
| L41  | N64°50'53"W | 141.47'  |
| L42  | N37°02'28"W | 570.79'  |
| L43  | N54°30'09"W | 127.38'  |
| L44  | N44°00'09"W | 111.33'  |
| L45  | N85°43'10"E | 149.96'  |
| L46  | N32°00'04"W | 341.93'  |
| L47  | N77°07'31"E | 417.54'  |
| L48  | N22°48'54"W | 59.38'   |
| L49  | N07°02'23"W | 392.67'  |
| L50  | N24°56'45"E | 188.50'  |
| L51  | N47°45'58"W | 179.97'  |
| L52  | N77°59'45"W | 373.81'  |
| L53  | N59°45'51"W | 404.59'  |
| L54  | N69°58'55"W | 630.65'  |
| L55  | N00°02'37"E | 264.93'  |
| L56  | N72°49'19"E | 200.41'  |
| L57  | N31°23'19"E | 662.09'  |
| L58  | N68°57'10"W | 125.51'  |
| L59  | N31°28'03"E | 659.62'  |
| L60  | N65°56'38"W | 121.54'  |
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| L62  | S68°59'40"E | 155.85'  |
| L63  | N89°58'45"W | 90.43'   |
| L64  | N32°00'04"W | 57.05'   |

CURVE DATA TABLE

| CURVE | RADIUS   | DELTA     | LENGTH   | TANGENT |
|-------|----------|-----------|----------|---------|
| C1    | 4048.00' | 17°14'20" | 1217.95' | 613.61' |
| C2    | 4929.00' | 19°35'00" | 1884.70' | 850.65' |
| C3    | 4929.00' | 08°08'09" | 699.90'  | 350.54' |
| C4    | 440.00'  | 15°53'32" | 122.30'  | 61.55'  |
| C5    | 665.00'  | 28°25'32" | 329.92'  | 168.43' |
| C6    | 665.00'  | 28°31'06" | 331.00'  | 169.00' |
| C7    | 335.00'  | 45°03'11" | 263.42'  | 138.94' |
| C8    | 665.00'  | 24°33'21" | 205.01'  | 144.72' |
| C9    | 335.00'  | 28°01'34" | 163.85'  | 83.61'  |
| C10   | 665.00'  | 35°00'28" | 406.32'  | 209.72' |
| C11   | 665.00'  | 53°00'04" | 615.15'  | 331.56' |
| C12   | 335.00'  | 21°19'22" | 124.67'  | 63.07'  |
| C13   | 335.00'  | 19°57'59" | 115.74'  | 58.97'  |
| C14   | 335.00'  | 25°15'22" | 147.57'  | 75.05'  |
| C15   | 1006.84' | 07°06'00" | 124.76'  | 62.45'  |
| C16   | 840.00'  | 15°07'10" | 221.66'  | 111.48' |
| C17   | 2282.01' | 01°16'08" | 50.10'   | 25.05'  |
| C18   | 1831.00' | 28°53'09" | 923.10'  | 471.58' |
| C19   | 450.00'  | 19°58'45" | 156.92'  | 79.26'  |
| C20   | 2322.01' | 16°19'37" | 661.68'  | 333.10' |
| C21   | 635.00'  | 25°15'22" | 279.91'  | 142.27' |
| C22   | 500.00'  | 19°57'59" | 209.09'  | 105.62' |
| C23   | 500.00'  | 21°19'22" | 223.29'  | 112.95' |
| C24   | 400.00'  | 53°00'04" | 370.02'  | 199.44' |
| C25   | 400.00'  | 35°00'28" | 244.40'  | 126.15' |
| C26   | 500.00'  | 28°01'34" | 293.49'  | 149.74' |
| C27   | 400.00'  | 24°33'21" | 171.43'  | 87.05'  |
| C28   | 500.00'  | 45°03'11" | 471.79'  | 248.85' |
| C29   | 400.00'  | 28°31'06" | 199.10'  | 101.66' |
| C30   | 733.78'  | 03°06'00" | 39.70'   | 19.86'  |
| C31   | 150.00'  | 21°24'21" | 56.04'   | 28.35'  |
| C32   | 350.00'  | 35°59'09" | 219.82'  | 113.67' |
| C33   | 150.00'  | 32°08'07" | 85.36'   | 44.41'  |
| C34   | 200.00'  | 27°48'25" | 97.06'   | 49.51'  |
| C35   | 250.00'  | 17°27'41" | 157.62'  | 84.48'  |
| C36   | 450.00'  | 10°39'00" | 82.47'   | 41.39'  |
| C37   | 2053.68' | 05°42'37" | 204.68'  | 102.42' |
| C38   | 2059.73' | 05°48'04" | 208.44'  | 104.31' |

**LEGEND**

SP ZONE

SPECIFIC PLAN (SP 342)

**ASSESSOR'S PARCEL NUMBERS**

425-100-002, 425-120-002, 425-120-005,  
425-120-009 thru 011, 425-140-001 & 002,  
425-140-006 & 007, 425-140-009 thru  
012, 425-160-001 thru 007, 425-170-001  
thru 005, 425-170-011 thru 022, 425-170-031,  
425-170-033, 425-170-035, 425-180-001 & 002,  
425-190-001 & 002, 425-190-009, 425-190-012,  
425-190-016, 425-230-004 thru 014,  
425-230-017 & 018, 425-230-020 & 021,  
425-240-001 thru 005, 425-240-010,  
425-240-012 thru 013, 425-240-015  
thru 017, 425-250-012, 425-250-017  
& 018, 425-260-002 thru 005, 425-020-009,  
425-020-013, 425-030-002 thru 007,  
425-030-009 thru 013, 425-030-017 & 018,  
425-040-001 thru 004, 425-040-007,  
425-050-001 thru 004, 425-050-009,  
425-071-001 thru 003, 425-081-001 &  
002, 425-082-002 & 003, 425-150-001,  
425-150-004, 425-150-003, 425-150-007,  
425-150-019, 425-150-021 & 022, 425-160-024  
thru 030, 425-160-054 & 055, 425-200-015 thru  
018, 425-200-022 thru 032, 425-200-034  
thru 036, 425-200-052 & 053, 425-350-009,  
425-390-001 & 002, 425-400-015.

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

2  
3 **RESOLUTION NO. 2010-89**  
4 **AMENDING THE RIVERSIDE COUNTY**  
5 **GENERAL PLAN**  
6 **(First Cycle General Plan Amendments for 2010)**

7 **WHEREAS**, pursuant to the provisions of Government Code Sections 65090 and 65350 et seq.,  
8 notice was given and public hearings were held before the Riverside County Board of Supervisors in  
9 Riverside, California on December 15, 2009, the public hearing was closed on December 15, 2009, the  
10 decision and deliberation were deferred to January 26, 2010, then deferred once more to February 23,  
11 2010; and a public hearing was held before the Riverside County Planning Commission in Riverside,  
12 California on September 16, 2009, October 21, 2009, November 4, 2009, November 18, 2009, and  
13 December 2, 2009 to consider proposed amendments to the Land Use and Circulation Elements of the  
14 Lakeview / Nuevo Area Plan of the Riverside County General Plan; and,

15 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside  
16 County CEQA implementing procedures have been satisfied; and,

17 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and  
18 documentation presented by the public and affected government agencies; and

19 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if  
20 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed  
21 amendments shall not be affected thereby; now, therefore,

22 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by  
23 the Board of Supervisors of the County of Riverside, in regular session assembled on March 23, 2010,  
24 that:

25 **A. General Plan Amendment No. 720 (GPA00720)** is a proposal to amend the Land Use  
26 Element by amending the Lakeview/Nuevo Area Plan Land Use Map designation for the project site.  
27 General Plan Amendment No. 720 is comprised of several components. The first component of General  
28 Plan Amendment No. 720 is a Technical Amendment to rectify errors related to mapping as part of the  
2003 County General Plan process with respect to areas in the Lakeview Mountains, and the remainder of

1 the project site. The corrected map is attached hereto as EXHIBIT A and incorporated herein by  
2 reference. The second component of General Plan Amendment No. 720 is an Entitlement/Policy  
3 Amendment, which would allow the development of the Specific Plan as described below in more detail.  
4 The third component is a Foundation Component Amendment to change underlying designations  
5 generally within the Rural Community Foundation to the Community Development Foundation. The  
6 fourth component of General Plan Amendment No. 720 is an Agricultural Foundation Component  
7 Amendment utilizing the County's 7% conversion allowed under the Administration Element of the  
8 General Plan (Chapter 10).

9 Specifically, General Plan Amendment No. 720 would amend the Land Use Map designation from  
10 Agriculture (10 acre minimum lot size) within the Agriculture Foundation Component; Commercial  
11 Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential (1/2 acre minimum lot size), Light  
12 Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density Residential (1 acre minimum lot size)  
13 within the Community Development Foundation Component; Agriculture with a Community  
14 Development Overlay (10 acre minimum lot size), Rural Residential with a Community Development  
15 Overlay (5 acre minimum lot size); Low Density Residential (1/2 acre minimum lot size) and Very Low  
16 Density Residential (1 acre minimum lot size) within the Rural Community Foundation Component;  
17 Rural Residential (5 acre minimum lot size) and Rural Mountainous (10 acre minimum lot size) within  
18 the Rural Foundation Component; Conservation and Conservation Habitat within the Open Space  
19 Foundation Component to Specific Plan No. 342 – The Villages of Lakeview on approximately 2,786  
20 acres generally located south of Marvin Road, east of the San Jacinto River, west of the City limits of the  
21 City of San Jacinto, and north of the San Jacinto Mountains in the Lakeview Zoning Area, Nuevo Zoning  
22 Area, Juniper Flats Zoning Area, Homeland Zoning Area, North Perris Zoning Area, the Hemet-San  
23 Jacinto Zoning District and the Perris Reservoir Zoning District of the Fifth Supervisorial District, as  
24 shown on EXHIBIT B, attached hereto and incorporated herein by reference.

25 General Plan Amendment No. 720 also proposes to amend Figure 4 of the Lakeview/Nuevo Plan  
26 to show the boundary of Specific Plan No. 342 – The Villages of Lakeview and to amend Table 3 of the  
27 Lakeview/Nuevo Area Plan to list Specific Plan No. 342 – The Villages of Lakeview. This amendment is  
28 associated with General Plan Amendment No. 721, Specific Plan No. 342 (SP 342) and Change of Zone

1 No. 7055 (CZ 7055), which are considered concurrently with this amendment at the public hearings  
2 before the Planning Commission and the Board of Supervisors. Resolution No. 2010-88 Certifying  
3 Environmental Impact Report No. 471 and Adopting Specific Plan No. 342, a copy of which is attached  
4 hereto and incorporated herein by reference, was adopted by the Board of Supervisors on March 23, 2010.  
5 Specific Plan No. 342 proposes a land use plan, development standards, design and landscaping  
6 guidelines and designation of seven villages plus one conservation area on the proposed amendment site  
7 ("the project site") that generally includes 11,150 residential dwelling units, 288 acres of mixed use, 1,248  
8 acres of open space, and 147 acres of road right of way. Change of Zone Case No. 7055 proposes to  
9 change the existing zoning classifications of A-1-10 (Light Agriculture with a 10-acre minimum lot size),  
10 A-2-10 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture with Poultry), C-R  
11 (Commercial Retail), M-SC (Manufacturing -- Service Commercial), R-A (Residential Agriculture), R-A-  
12 2 ½ (Residential Agriculture with 2 ½ acre minimum lot size), R-A-1 (Residential Agricultural with a 1-  
13 acre minimum lot size), R-A-10 (Residential Agricultural with a 10-acre minimum lot size), R-R (Rural  
14 Residential), and N-A-640 (Natural Assets with a 640-acre minimum lot size) to SP (Specific Plan). The  
15 SP zoning classification would establish those development standards required to implement Specific  
16 Plan No. 342.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
18 on this matter, both written and oral, including Environmental Impact Report No. 471, that:

- 19 1. The site is located in the Lakeview/Nuevo Area Plan (LNAP).
- 20 2. The Lakeview/Nuevo Area Plan Land Use Map determines the extent, intensity, and  
21 locations of land uses within the LNAP.
- 22 3. The site currently has the following land use designations on the subject site within the  
23 Community Development Foundation Component: Commercial Retail (0.20 to 0.35 Floor  
24 Area Ratio), Low Density Residential (1/2 acre minimum lot size), Light Industrial (0.25 to  
25 0.60 Floor Area Ratio), and Very Low Density Residential (1 acre minimum lot size).
- 26 4. The site currently has the following land use designations on the subject site that are within  
27 a Community Development Overlay: Agriculture with a Community Development Overlay  
28

(10 acre minimum lot size), and Rural Residential with a Community Development Overlay (5 acre minimum lot size).

5. The site currently has the following land use designations on the subject site within the Rural Community Foundation Component: Low Density Residential (1/2 acre minimum lot size), and Very Low Density Residential (1 acre minimum lot size).

6. The site currently has the following land use designations on the subject site within the Rural Foundation Component: Rural Residential (5 acre minimum lot size) and Rural Mountainous (10 acre minimum lot size).

7. The site currently has the following land use designation on the subject site within the Agriculture Foundation Component: Agriculture (10 acre minimum lot size).

8. The site currently has the following land use designations on the subject within the Open Space Foundation Component: Conservation and Conservation Habitat.

9. The proposed amendment would change the LNAP land use designation on the site from Agriculture (10 acre minimum lot size) within the Agriculture Foundation Component; Commercial Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential (1/2 acre minimum lot size), Light Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density Residential (1 acre minimum lot size) within the Community Development Foundation Component; Agriculture with a Community Development Overlay (10 acre minimum lot size), Rural Residential with a Community Development Overlay (5 acre minimum lot size); Low Density Residential (1/2 acre minimum lot size) and Very Low Density Residential (1 acre minimum lot size) within the Rural Community Foundation Component; Rural Residential (5 acre minimum lot size) and Rural Mountainous (10 acre minimum lot size) within the Rural Foundation Component; Conservation Habitat and Conservation within the Open Space Foundation Component to Specific Plan No. 342 – The Villages of Lakeview, which is designated as a Community Development specific plan.

10. The site is bordered on the north by properties designated as Open Space – Conservation (OC-C), Public Facilities (PF), Agriculture (AG), on the east by those properties within the

1 City of San Jacinto, on the south by those properties zoned Rural Residential (RR), Open  
2 Space – Conservation Habitat (OS-CH), Rural Mountainous (RM), Rural Community –  
3 Very Low Density Residential (RC-VLDR), Very Low Density Residential (VLDR), Rural  
4 Community – Low Density Residential (RC – LDR), Light Industrial (LI), Commercial  
5 Retail (CR), Medium Density Residential (MDR), Open Space – Water (OS – W), OS –  
6 CH, and OS – C.

- 7 11. The site is zoned A-1-10 (Light Agriculture with a 10-acre minimum lot size), A-2-10  
8 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture with  
9 Poultry), C-R (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1  
10 (Residential Agricultural with a 1-acre minimum lot size), R-A (Residential Agriculture),  
11 R-A-2 ½ (Residential Agriculture with 2 ½ acre minimum lot size), R-A-10 (Residential  
12 Agricultural with a 10-acre minimum lot size), R-R (Rural Residential), and N-A-640  
13 (Natural Assets with a 640-acre minimum lot size).
- 14 12. The associated Change of Zone No. 7055 proposes to change the zoning on the site to SP  
15 (Specific Plan Zone).
- 16 13. The site is bordered on the north by A-1-10 (Light Agriculture, 10 acre minimum lot size),  
17 A-2-20 (Heavy Agriculture, 20 acre minimum lot size), CR (Rural Commercial), to the east  
18 by properties within the City of San Jacinto, to the south by properties zoned R-A-2 ½  
19 (Residential – Agricultural 2 ½ acre minimum lot size), R-A-10 (Residential – Agricultural,  
20 10 acre minimum lot size), R-A-1 (Residential – Agricultural, 1 acre minimum lot size), R-  
21 A (Residential – Agricultural), R-1 (One Family Dwellings), and to the west by CPS  
22 (Scenic Highway Commercial), and SP Zone.
- 23 14. The 2,786-acre site currently is being used as agricultural lands and open space lands.
- 24 15. Surrounding land uses, starting from the area north of the site, include open space, dairy  
25 lands, mountains, rural residential homes, the Nutrilite facility, and the San Jacinto River.
- 26 16. The following findings support the Technical Amendment:  
27 a) The proposed technical amendment would not change any policy direction or intent  
28 of the General Plan.



b) A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. The proposed amendment does not involve a change in the Riverside County Vision, or any General Plan Principle of the General Plan. In particular, the land use designations following the base of the Lakeview Mountains are more accurately reflected by this General Plan Amendment.

17. The following findings support the Entitlement/Policy Amendment:

a) The proposed change does not involve a change in or conflict with 1) the Riverside County Vision, 2) any General Plan Principle, and 3) any Foundation Component designation in the General Plan. Although General Plan Amendment No. 720 includes a Foundation Component change, the Riverside County Board of Supervisors made extraordinary findings in order to allow the proposal to be processed, as set forth below.

b) The proposed amendment would either contribute to the achievement of the purposes of the General Plan, or, at a minimum, would not be detrimental to them. Specific Plan No. 342 (SP 342) - The Villages of Lakeview is contributing to the achievement of the purposes of the General Plan with regards to the expansion and construction of the Ramona Expressway and the dedication of approximately 895 acres to the Riverside County Multi-Species Habitat Conservation Plan ("MSHCP").

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

18. The following findings support the Foundation Amendment:

a) The foundation change is based on ample evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

b) A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. This condition is the opportunity that is presented by having 2,786 acres under

1 the control of one entity that wants to pursue a comprehensive master plan to address not  
2 only the land uses, but the infrastructure and open space needs as well and which in doing  
3 so will assist the County in compliance with the MSHCP and furthering the objectives of  
4 the General Plan

5 c) A component change is necessary to facilitate implementation of open space or  
6 transportation corridor designations arising from the MSHCP and Community  
7 Environmental Transportation Acceptability Program (CETAP) programs that are  
8 contained in this General Plan, and that could not be accomplished by a lesser change in the  
9 General Plan. The CETAP corridor will benefit from General Plan Amendment No. 720 in  
10 the following ways:

11 i) Nuevo Development Corporation (the applicant) intends to implement the  
12 RCIP General Plan by widening a segment of Ramona Expressway that is adjacent  
13 to the site. The Riverside County Transportation Commission ("RCTC") and the  
14 CETAP corridor will benefit because the Ramona Expressway widening will be  
15 designed, through a coordinated planning effort, to be compatible with and  
16 integrated into the ultimate configuration of the CETAP corridor, if possible.

17 ii) Many of the parcels in the project site were previously identified by RCTC  
18 as being necessary to as construct the CETAP corridor. Absent Nuevo  
19 Development Corporation's property assemblage efforts, RCTC would have had to  
20 initiate lengthy negotiations with each individual landowner to acquire the  
21 appropriate rights-of-way. The need for RCTC to engage in negotiations with  
22 individual landowners has been eliminated with respect to this segment of the  
23 CETAP corridor. As the entire 4.5-mile segment has been brought under the  
24 control of one entity, the discussions regarding rights-of way acquisition can be  
25 conducted with one entity. Therefore, the prospect of having to condemn private  
26 property has been avoided.  
27  
28

1                   iii)     One of the benefits that will be realized by the above mentioned  
2                   coordinated planning effort is that the design of off-facility local circulation will be  
3                   coordinated with the proposed CETAP corridor. Specific Plan No. 342- The  
4                   Villages of Lakeview is designing its circulation system so that it will align with  
5                   the proposed CETAP corridor access points. Absent early coordination in designing  
6                   the off-facility local system, RCTC would have to construct a frontage road to  
7                   provide access between the local circulation system and the CETAP corridor. The  
8                   need to construct frontage roads is entirely avoided because the circulation system  
9                   within the project site has been planned to interact with the CETAP corridor, thus  
10                  greatly improving the efficiency of the overall circulation system in the area. Thus,  
11                  approval of a Foundation Component Amendment will allow for the development  
12                  of the project site, which will not only facilitate, but possibly expedite,  
13                  accomplishment of transportation corridor designations identified under CETAP,  
14                  something which would not be possible if the current General Plan Foundation  
15                  Component and Land Use designations were retained.

16                  Additionally, General Plan Amendment No. 720 will facilitate the implementation of the  
17                  MSHCP by providing for development that is sensible in terms of community design such  
18                  that land uses may be placed where they are compatible with one another, and areas with  
19                  important habitat areas (and thus numerous criteria cells) may be conserved as well. The  
20                  Foundation Component Amendment will contribute most of the Lakeview Mountains to  
21                  long-term conservation under the MSHCP.

22                  19.     The following findings support the Agricultural Foundation Amendment:

- 23                  a)     The proposed amendment contributes to the purposes of the General Plan, or at a  
24                  minimum, is not detrimental to them.  
25                  b)     The General Plan establishes Agricultural Foundation Amendment Cycles in 2 ½  
26                  year increments. The first cycle began on January 1, 2004 and ended on June 30, 2006.  
27                  General Plan Amendment No. 720 falls within the third cycle which began on January 1,  
28

1 2009 and will end on June 30, 2011. Within each cycle, up to seven percent (7%) of all  
2 land designated as Agriculture may be changed to other foundation and land use  
3 designations without additional review by the Agricultural Task Force established for this  
4 purpose. The General Plan divides the County into three areas subject to the 7% threshold:  
5 (1) the area covered by the Palo Verde Valley and Desert Center Area Plans and the  
6 Eastern Desert Land Use Plan; (2) the area covered by the Eastern Coachella Valley and  
7 Western Coachella Valley Area Plans; and, (3) the area covered by all other Area Plans.  
8 The General Plan establishes an Agricultural Task Force for each of these areas. The  
9 proposed amendment is located within the "area covered by all other Area Plans." County  
10 records indicate that the proposed amendment will not exceed the seven percent (7%)  
11 threshold for this cycle within this area and so it does not require additional review by the  
12 Agricultural Task Force.

- 13 20. The following potentially significant environmental impacts associated with the proposed  
14 amendment and related cases (General Plan Amendment No. 721, Specific Plan No. 342  
15 (SP 342) and Change of Zone No. 7055 (CZ 7055)) were identified in Environmental  
16 Impact Report No. 471: Aesthetics, Agricultural Resources, Biological Resources, Cultural  
17 Resources, Geology, Hazards, Hydrology, Land Use, Noise, Public Services,  
18 Traffic/Transportation, and Utilities. These impacts will be avoided or substantially  
19 lessened (reduced to a level of insignificance) by the mitigation measures listed in Board of  
20 Supervisors' Resolution No. 2010-88 Certifying Environmental Impact Report No. 471 and  
21 Adopting Specific Plan No. 342 (a copy of which is attached hereto and incorporated  
22 herein by reference in its entirety). Environmental Impact Report No. 471 also addressed  
23 potential impacts on Aesthetics (cumulative), Agriculture, Air Quality, Cultural Resources  
24 (indirect cumulative), Land Use, Noise, Population, and Traffic/Transportation which will  
25 be only partially avoided or lessened by the mitigation measures listed in Resolution No.  
26 2010-88. Accordingly, overriding findings were prepared in Resolution No. 2010-88  
27 which are incorporated herein by reference.  
28

1        **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental  
2 Impact Report No. 471 ("EIR") and finds that the EIR has been completed in compliance with CEQA and  
3 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its  
4 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

5        **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings  
6 required by Public Resources Code Section 21081 with respect to each of the significant environmental  
7 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which  
8 are set forth in Resolution No. 2010-88 and incorporated herein by reference.

9        **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan  
10 Amendment No. 720 (GPA00720) from Agriculture (10 acre minimum lot size) within the Agriculture  
11 Foundation Component; Commercial Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential  
12 (1/2 acre minimum lot size), Light Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density  
13 Residential (1 acre minimum lot size) within the Community Development Foundation Component;  
14 Agriculture with a Community Development Overlay (10 acre minimum lot size), Rural Residential with  
15 a Community Development Overlay (5 acre minimum lot size); Low Density Residential (1/2 acre  
16 minimum lot size) and Very Low Density Residential (1 acre minimum lot size) within the Rural  
17 Community Foundation Component; Rural Residential (5 acre minimum lot size) and Rural Mountainous  
18 (10 acre minimum lot size) within the Rural Foundation Component; Conservation Habitat and  
19 Conservation within the Open Space Foundation Component to Specific Plan No. 342 – The Villages of  
20 Lakeview as described herein and as shown on **EXHIBIT A** and **EXHIBIT B**.

21        **B. General Plan Amendment No. 721 (GPA00721)** is a proposal to amend the LNAP  
22 Circulation Element by changing the designations of several roadways as follows: the elimination of 9<sup>th</sup>  
23 Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10<sup>th</sup> Street/Wolfskill  
24 Avenue as a Major Roadway east of Hanson Avenue; the reclassification of Hanson Avenue from a Major  
25 Roadway to a Collector Street; Bridge Street, 3<sup>rd</sup> Street, 5<sup>th</sup> Street, and 6<sup>th</sup> Street will be eliminated on the  
26 site; and access to the Ramona Expressway will be shifted to Town Center and Park Center Boulevards,  
27 as shown on **EXHIBIT C** which is attached hereto and incorporated herein by reference. In addition,  
28 GPA00721 proposes to eliminate all Regional Trails and Community Trails within the site of Specific

1 Plan No. 342, and replace them with Community Trails as designated on the Trails Map, a copy of which  
2 is attached hereto as EXHIBIT D and incorporated by reference. General Plan Amendment No. 721 is  
3 generally located south of Marvin Road, east of the San Jacinto River, west of the City limits of the City  
4 of San Jacinto, and north of the San Jacinto Mountains in the Lakeview Zoning Area, Nuevo Zoning  
5 Area, Juniper Flats Zoning Area, Homeland Zoning Area, North Perris Zoning Area, the Hemet-San  
6 Jacinto Zoning District and the Perris Reservoir Zoning District of the Fifth Supervisorial District, as  
7 shown on EXHIBIT C, which is attached hereto and incorporated by reference. This amendment is  
8 associated with General Plan Amendment No. 720, Specific Plan No. 342 (SP 342) and Change of Zone  
9 No. 7055 (CZ 7055), which are considered concurrently with this amendment at the public hearings  
10 before the Planning Commission and the Board of Supervisors. Resolution No. 2010-88 Certifying  
11 Environmental Impact Report No. 471 and Adopting Specific Plan No. 342, a copy of which is attached  
12 hereto and incorporated herein by reference, was adopted by the Board of Supervisors on March 23, 2010.  
13 Specific Plan No. 342 proposes a land use plan, development standards, design and landscaping  
14 guidelines and designation of seven villages and one conservation area on the proposed amendment site  
15 ("the project site") that includes generally includes 11,150 residential dwelling units, 288 acres of mixed  
16 use, 1,248 acres of open space, and 147 acres of road right of way. Change of Zone Case No. 7055  
17 proposes to change the existing zoning classifications of A-1-10 (Light Agriculture with a 10-acre  
18 minimum lot size), A-2-10 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture  
19 with Poultry), C-R (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1  
20 (Residential Agricultural with a 1-acre minimum lot size), R-A (Residential Agriculture), R-A-2 ½  
21 (Residential Agriculture with 2 ½ acre minimum lot size), R-A-10 (Residential Agricultural with a 10-  
22 acre minimum lot size), R-R (Rural Residential), and N-A-640 (Natural Assets with a 640-acre minimum  
23 lot size) to SP (Specific Plan). The SP zoning classification would establish those development standards  
24 required to implement Specific Plan No. 342.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
26 on this matter, both written and oral, including Environmental Impact Report No. 471, that:

- 27 1. The site is located in the Lakeview / Nuevo Area Plan (LNAP).  
28

2. The Lakeview/Nuevo Area Plan Circulation Element Map determines the extent, intensity, and locations of General Plan Roadways within the LNAP.
3. The proposed amendment would change the LNAP Circulation Element Map designations on the site as follows: the elimination of 9<sup>th</sup> Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10<sup>th</sup> Street/Wolfskill Avenue as a Major roadway east of Hanson Avenue, the reclassification of Hanson Avenue from a Major Roadway to a Collector Street; and Bridge Street, 3<sup>rd</sup> Street, 5<sup>th</sup> Street, and 6<sup>th</sup> Street will be eliminated on the project site; and access to the Ramona Expressway will be shifted to Town Center and Park Center Boulevards, as shown on EXHIBIT C which is attached hereto and incorporated herein by reference. In addition, GPA00721 also proposes to eliminate all Regional Trails and Community Trails within the site of Specific Plan No. 342, and replace them with Community Trails as designated on the Trails Map attached hereto as EXHIBIT D.
4. The LNAP Land Use Map determines the extent, intensity, and location of land uses within the LNAP.
5. General Plan Amendment No. 721 is associated with General Plan Amendment No. 720. GPA00720 proposes to change the LNAP land use designation on the site from Agriculture (10 acre minimum lot size) within the Agriculture Foundation Component; Commercial Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential (1/2 acre minimum lot size), Light Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density Residential (1 acre minimum lot size) within the Community Development Foundation Component; Agriculture with a Community Development Overlay (10 acre minimum lot size), Rural Residential with a Community Development Overlay (5 acre minimum lot size); Low Density Residential (1/2 acre minimum lot size) and Very Low Density Residential (1 acre minimum lot size) within the Rural Community Foundation Component; Rural Residential (5 acre minimum lot size) and Rural Mountainous (10 acre minimum lot size) within the Rural Foundation Component; Conservation Habitat and Conservation within the Open

Space Foundation Component to Specific Plan No. 342 – The Villages of Lakeview, which is designated as a Community Development specific plan.

6. The site associated with this circulation amendment is bordered on the north by properties designated as Open Space – Conservation (OC-C), Public Facilities (PF), Agriculture (AG), on the east by those properties within the City of San Jacinto, on the south by those properties zoned Rural Residential (RR), Open Space – Conservation Habitat (OS-CH), Rural Mountainous (RM), Rural Community – Very Low Density Residential (RC-VLDR), Very Low Density Residential (VLDR), Rural Community – Low Density Residential (RC – LDR), Light Industrial (LI), Commercial Retail (CR), Medium Density Residential (MDR), Open Space – Water (OS – W), OS – CH, and OS – C.
7. The site associated with this circulation amendment is currently zoned A-1-10 (Light Agriculture with a 10-acre minimum lot size), A-2-10 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture with Poultry), C-R (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1 (Residential Agricultural with a 1-acre minimum lot size), R-A (Residential Agriculture), R-A-2 ½ (Residential Agriculture with 2 ½ acre minimum lot size), R-A-10 (Residential Agricultural with a 10-acre minimum lot size), R-R (Rural Residential), and N-A-640 (Natural Assets with a 640-acre minimum lot size).
8. The associated Change of Zone No. 7055 proposes to change the zoning on the site to SP (Specific Plan Zone).
9. The site associated with this circulation amendment is bordered on the north by A-1-10 (Light Agriculture, 10 acre minimum lot size), A-2-20 (Heavy Agriculture, 20 acre minimum lot size), CR (Rural Commercial), to the east by properties within the City of San Jacinto, to the south by properties zoned R-A-2 ½ (Residential – Agricultural 2 ½ acre minimum lot size), R-A-10 (Residential – Agricultural, 10 acre minimum lot size), R-A-1 (Residential – Agricultural, 1 acre minimum lot size), R-A (Residential – Agricultural), R-1 (One Family Dwellings), and to the west by CPS (Scenic Highway Commercial), and SP Zone.



10. The site associated with this circulation amendment is currently being used as agricultural lands and open space lands.
11. Surrounding land uses, starting from the area north of the site, include open space, dairy lands, mountains, rural residential homes, the Nutrilite facility, and the San Jacinto River.
12. General Plan Amendment No. 721 does not involve a change in or conflict with 1) the Riverside County Vision, 2) any General Plan Principle, and 3) any Foundation Component designation in the General Plan.
13. The proposed amendment would either contribute to the achievement of the purposes of the General Plan, or, at a minimum, would not be detrimental to them. The Villages of Lakeview Specific Plan (SP 342) is contributing to the achievement of the purposes of the General Plan with regards to the expansion and construction of the Ramona Expressway and the dedication of approximately 895 acres to the Riverside County Multi-Species Habitat Conservation Plan.
14. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.
15. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.
16. The proposed amendment is consistent with the policies of the Lakeview/Nuevo Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
17. The following potentially significant environmental impacts associated with the proposed amendment and related cases (General Plan Amendment No. 720, Specific Plan No. 342 (SP 342) and Change of Zone No. 7055 (CZ 7055)) were identified in Environmental Impact Report No. 471: Aesthetics, Agricultural Resources, Biological Resources, Cultural Resources, Geology, Hazards, Hydrology, Land Use, Noise, Public Services, Traffic/Transportation, and Utilities. These impacts will be avoided or substantially lessened (reduced to a level of insignificance) by the mitigation measures listed in Board of Supervisors' Resolution No. 2010-88 Certifying Environmental Impact Report No. 471 and Adopting Specific Plan No. 342 (a copy of which is attached hereto and incorporated

1           herein by reference in its entirety). Environmental Impact Report No. 471 also addressed  
2           potential impacts on Aesthetics (cumulative), Agriculture, Air Quality, Cultural Resources  
3           (indirect cumulative), Land Use, Noise, Population, and Traffic/Transportation which will  
4           be only partially avoided or lessened by the mitigation measures listed in Resolution No.  
5           2010-88. Accordingly, overriding findings were prepared in Resolution No. 2010-88  
6           which are incorporated herein by reference.

7           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental  
8           Impact Report No. 471 ("EIR") and finds that the EIR has been completed in compliance with CEQA and  
9           that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its  
10          decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

11          **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings  
12          required by Public Resources Code Section 21081 with respect to each of the significant environmental  
13          impacts of the project identified in the EIR, including the Statement of Overriding Considerations which  
14          are set forth in Resolution No. 2010-88 and incorporated herein by reference.

15          **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan  
16          Amendment No. 721 amending the LNAP Circulation Element as follows: the elimination of 9<sup>th</sup>  
17          Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10<sup>th</sup> Street/Wolfskill  
18          Avenue as a Major Roadway east of Hanson Avenue, the reclassification of Hanson Avenue from a Major  
19          Roadway to a Collector Street; the elimination of Bridge Street, 3<sup>rd</sup> Street, 5<sup>th</sup> Street, and 6<sup>th</sup> Street on the  
20          project site; the shifting of access to the Ramona Expressway; and the elimination of all Regional Trails  
21          and Community Trails within the project site and replacing them with Community Trails as designated on  
22          the Trails Map, as described herein and as shown on *EXHIBIT C* and *EXHIBIT D*.

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

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27          G:\PROPERTY\NORTH\GPA AMENDMENT MATERIALS\BOARD RESOLUTION 2010 FIRST CYCLE FINAL.DOC  
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