

Oak Valley & SCPGA Golf Course Specific Plan

Specific Plan #318/EIR #418

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Table of Contents

GENERAL PLAN RESOLUTION

SPECIFIC PLAN RESOLUTION

NOTICE OF DETERMINATIONS

ZONING ORDINANCE

CONDITIONS OF APPROVAL

I. INTRODUCTION

A. DOCUMENT PURPOSE	I-1
1. Format.....	I-1
2. Environmental Procedures.....	I-2
3. Effects Found Not To Be Significant	I-2
4. Discretionary Actions and Approvals.....	I-5
B. CEQA TOPICS LOCATION	I-7

II. SUMMARY

A. PROJECT SITE LOCATION	II-1
B. PROJECT BACKGROUND	II-1
C. PROJECT SUMMARY	II-2
D. EIR/ISSUES MATRIX	II-7

III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS	III.A-1
1. Planning Objectives.....	III.A-1
2. Specific Land Use Plan.....	III.A-2
a. Project Description	III.A-2
b. Land Use Development Standards.....	III.A-9
3. Circulation Plan.....	III.A-14
a. Circulation Plan Description.....	III.A-14
b. Circulation Plan Development Standards	III.A-15
4. Drainage Plan	III.A-21
a. Drainage Plan Description	III.A-21

b.	Master Drainage Plan.....	III.A-23
c.	General Requirements.....	III.A-25
d.	Drainage Plan Development Standards	III.A-25
5.	Water and Sewer Plans.....	III.A-27
a.	Water Plan Description.....	III.A-27
b.	Sewer Plan Description.....	III.A-27
c.	Water and Sewer Plan Development Standards.....	III.A-29
6.	Open Space and Recreation Plan.....	III.A-32
a.	Open Space and Recreation Plan Description	III.A-32
b.	Open Space and Recreation Plan Development Standards.....	III.A-36
7.	Grading Plan.....	III.A-37
a.	Grading Plan Description.....	III.A-37
b.	Grading Plan Development Standards.....	III.A-37
8.	Public Facility Sites and Project Phasing Plan	III.A-40
a.	Project Phasing Plan Description.....	III.A-40
b.	Schools and Parks Phasing	III.A-40
c.	Sewer and Water Facilities Phasing.....	III.A-40
d.	Transportation Phasing	III.A-40
e.	Project Phasing Standards.....	III.A-41
9.	Landscaping Plan.....	III.A-46
a.	Landscaping Plan Description	III.A-46
b.	Landscaping Plan Development Standards.....	III.A-47
10.	Comprehensive Maintenance Plan	III.A-50
a.	Master Homeowners Association	III.A-50
b.	Residential Neighborhood Associations.....	III.A-50
c.	Open Space and Parks.....	III.A-50
d.	Project Roadways/Class II Bike Lanes	III.A-50
e.	Schools.....	III.A-50
B.	PLANNING AREA DEVELOPMENT STANDARDS.....	III.B-1
1.	Planning Area 1	III.B-4
a.	Descriptive Summary.....	III.B-4
b.	Land Use and Development Standards	III.B-4
c.	Planning Standards	III.B-4
2.	Planning Area 2.....	III.B-7
a.	Descriptive Summary.....	III.B-7
b.	Land Use and Development Standards.....	III.B-7
c.	Planning Standards	III.B-7
3.	Planning Area 3	III.B-8
a.	Descriptive Summary.....	III.B-8
b.	Land Use and Development Standards	III.B-8
c.	Planning Standards	III.B-8
4.	Planning Area 4.....	III.B-9
a.	Descriptive Summary.....	III.B-9
b.	Land Use and Development Standards.....	III.B-9

	c. Planning Standards	III.B-9
5.	Planning Area 5	III.B-10
	a. Descriptive Summary.....	III.B-10
	b. Land Use and Development Standards	III.B-10
	c. Planning Standards	III.B-10
6.	Planning Area 6	III.B-12
	a. Descriptive Summary.....	III.B-12
	b. Land Use and Development Standards	III.B-12
	c. Planning Standards	III.B-12
7.	Planning Area 7A	III.B-13
	a. Descriptive Summary.....	III.B-13
	b. Land Use and Development Standards	III.B-13
	c. Planning Standards	III.B-13
8.	Planning Area 7B	III.B-14
	a. Descriptive Summary.....	III.B-14
	b. Land Use and Development Standards	III.B-14
	c. Planning Standards	III.B-14
9.	Planning Area 8	III.B-15
	a. Descriptive Summary.....	III.B-15
	b. Land Use and Development Standards	III.B-15
	c. Planning Standards	III.B-15
10.	Planning Area 9	III.B-17
	a. Descriptive Summary.....	III.B-17
	b. Land Use and Development Standards	III.B-17
	c. Planning Standards	III.B-17
11.	Planning Area 10	III.B-20
	a. Descriptive Summary.....	III.B-20
	b. Land Use and Development Standards	III.B-20
	c. Planning Standards	III.B-20
12.	Planning Area 11	III.B-22
	a. Descriptive Summary.....	III.B-22
	b. Land Use and Development Standards	III.B-22
	c. Planning Standards	III.B-22
13.	Planning Area 12	III.B-24
	a. Descriptive Summary.....	III.B-24
	b. Land Use and Development Standards	III.B-24
	c. Planning Standards	III.B-24
14.	Planning Area 13	III.B-27
	a. Descriptive Summary.....	III.B-27
	b. Land Use and Development Standards	III.B-27
	c. Planning Standards	III.B-27
15.	Planning Area 14	III.B-28
	a. Descriptive Summary.....	III.B-28
	b. Land Use and Development Standards	III.B-28
	c. Planning Standards	III.B-28

16.	Planning Area 15	III.B-29
	a. Descriptive Summary.....	III.B-29
	b. Land Use and Development Standards	III.B-29
	c. Planning Standards	III.B-29
17.	Planning Area 16	III.B-30
	a. Descriptive Summary.....	III.B-30
	b. Land Use and Development Standards	III.B-30
	c. Planning Standards	III.B-30
18.	Planning Area 17	III.B-32
	a. Descriptive Summary.....	III.B-32
	b. Land Use and Development Standards	III.B-32
	c. Planning Standards	III.B-32
19.	Planning Area 18	III.B-33
	a. Descriptive Summary.....	III.B-33
	b. Land Use and Development Standards	III.B-33
	c. Planning Standards	III.B-33
20.	Planning Area 19	III.B-34
	a. Descriptive Summary.....	III.B-34
	b. Land Use and Development Standards	III.B-34
	c. Planning Standards	III.B-34
21.	Planning Area 20	III.B-35
	a. Descriptive Summary.....	III.B-35
	b. Land Use and Development Standards	III.B-35
	c. Planning Standards	III.B-35
22.	Planning Area 21A	III.B-37
	a. Descriptive Summary.....	III.B-37
	b. Land Use and Development Standards	III.B-37
	c. Planning Standards	III.B-37
23.	Planning Area 21B	III.B-38
	a. Descriptive Summary.....	III.B-38
	b. Land Use and Development Standards	III.B-38
	c. Planning Standards	III.B-38
24.	Planning Area 22	III.B-39
	a. Descriptive Summary.....	III.B-39
	b. Land Use and Development Standards	III.B-39
	c. Planning Standards	III.B-39
25.	Planning Area 23A	III.B-41
	a. Descriptive Summary.....	III.B-41
	b. Land Use and Development Standards	III.B-41
	c. Planning Standards	III.B-41
26.	Planning Area 23B	III.B-42
	a. Descriptive Summary.....	III.B-42
	b. Land Use and Development Standards	III.B-42
	c. Planning Standards	III.B-42
27.	Planning Area 24	III.B-43

- b. Land Use and Development StandardsIII.B-64
 - c. Planning Standards III.B-64
 - 39. Planning Area 36 III.B-66
 - a. Descriptive Summary..... III.B-66
 - b. Land Use and Development Standards III.B-66
 - c. Planning Standards III.B-66
 - 40. Planning Area 37 III.B-68
 - a. Descriptive Summary..... III.B-68
 - b. Land Use and Development Standards III.B-68
 - c. Planning Standards III.B-68
 - 41. Planning Area 38 III.B-69
 - a. Descriptive Summary..... III.B-69
 - b. Land Use and Development Standards III.B-69
 - c. Planning Standards III.B-69
 - 42. Planning Area 39 III.B-70
 - a. Descriptive Summary..... III.B-70
 - b. Land Use and Development Standards III.B-70
 - c. Planning Standards III.B-70

IV. DESIGN GUIDELINES

- A. PURPOSE AND INTENTIV-1**
- B. GENERAL GUIDELINES.....IV-1**
 - 1. Community Concept.....IV-1
 - 2. Design ConceptIV-2
- C. COMMUNITY ELEMENTSIV-3**
 - 1. Community Entries and Key IntersectionsIV-4
 - a. Primary Community EntriesIV-4
 - b. Secondary Community EntriesIV-4
 - c. Theme IntersectionsIV-5
 - d. Residential Enclave EntriesIV-5
 - e. Neighborhood EntriesIV-5
 - f. Commercial Site EntriesIV-5
 - 2. StreetscapesIV-13
 - a. Perimeter Major Frontage Road.....IV-13
 - b. Interior Community CollectorsIV-14
 - c. Minor CollectorsIV-14
 - d. Local Streets/Residential Lot Frontage and Private Lot
LandscapingIV-28
 - 3. Residential Edge ConditionsIV-29
 - a. Residential Interface to Park SitesIV-29
 - b. Residential Interface to School SitesIV-29
 - c. Residential Interface to Commercial Sites.....IV-29

d.	Residential Interface to Open Space	IV-30
e.	Residential Interface to Golf Course Edge	IV-30
4.	Community Walls and Fences	IV-30
a.	Types of Walls and Fencing.....	IV-30
b.	Wall and Fence Heights	IV-37
c.	Wall and Fence Materials and Colors.....	IV-37
d.	Special Wall and Fence Regulations.....	IV-40
5.	Community Open Space	IV-40
a.	Improved Neighborhood Parks	IV-40
b.	Jog Path/Pedestrian Path System	IV-47
c.	Golf Course.....	IV-47
6.	Signage	IV-51
a.	General Intent.....	IV-51
b.	Prohibited Signs	IV-51
c.	Entry Monumentation Signage	IV-52
D.	ARCHITECTURAL DESIGN GUIDELINES	IV-53
1.	Development Plan Regulations	IV-53
a.	Definitions and Use of Terms	IV-53
b.	General Residential Site Development Standards	IV-55
c.	Special Residential Site Development Standards	IV-60
d.	Special Commercial/Industrial Site Development Standards	IV-61
e.	Special Recreational Site Development Standards	IV-62
2.	General Neighborhood Design Considerations	IV-63
a.	Neighborhood Identity	IV-63
b.	Functional and Aesthetic Design	IV-64
3.	Residential Criteria.....	IV-75
a.	Variety and Identity.....	IV-75
b.	Architectural Features Perceivable at the Community and Neighborhood Scale.....	IV-75
E.	LANDSCAPE DESIGN GUIDELINES.....	IV-81
1.	General Landscape Design Issues.....	IV-81
a.	Grading Plan	IV-81
b.	Outdoor Lighting	IV-82
c.	Irrigation	IV-83
d.	Climate Constraints.....	IV-84
e.	Planting Time.....	IV-84
f.	Topography.....	IV-84
g.	Horticultural Soils Test Requirements.....	IV-84
h.	Maintenance.....	IV-84
i.	Drought Tolerance/Water Conserving Plant Material	IV-85
j.	Invasive Species.....	IV-85
k.	Plant Pest and Disease Control	IV-86
2.	General Landscape Requirements	IV-87

- 3. Community Commercial Site Requirements..... IV-87
- 4. Suggested Plant Palette..... IV-88

V. GENERAL PLAN/ENVIRONMENTAL ANALYSIS

- INTRODUCTION V-1**
- 1. **BACKGROUND/HISTORY V-1**
- 2. **PREVIOUS ENVIRONMENTAL DOCUMENTATION..... V-3**
- 3. **POTENTIAL SIGNIFICANT IMPACTS OF THE PROPOSED PROJECT
DISCUSSED IN THE EIR..... V-3**
 - a. **Geology V-3**
 - b. **Hydrology..... V-4**
 - c. **Noise..... V-4**
 - d. **Air Quality..... V-4**
 - e. **Open Space and Conservation..... V-5**
 - f. **Wildlife/Vegetation V-5**
 - g. **Scenic Highways V-5**
 - h. **Cultural Resources..... V-6**
 - i. **Paleontological Resources..... V-6**
 - j. **Transportation/Circulation V-6**
 - k. **Utilities V-6**
 - l. **Fire Protection V-7**
 - m. **Sheriff Services V-7**
 - n. **Schools V-7**
 - o. **Parks V-7**
 - p. **Population/Housing..... V-7**
- 4. **INTENDED USE OF THE EIR..... V-8**
 - a. **Currently Requested Discretionary Actions V-8**
 - b. **Subsequent Discretionary Actions..... V-8**
- 5. **Existing Documents to be Incorporated by Reference..... V-9**
 - a. **EIR No. 229 for the Oak Valley Specific Plan State Clearinghouse
#87033011 V-9**
 - b. **Technical Appendices for the Oak Valley Specific Plan EIR No. 229 V-9**
- A. GENERAL PLAN LAND USE DETERMINATION SYSTEM V.A-1**
 - 1. **SITE IDENTIFICATION WITHIN OPEN SPACE AND
CONSERVATION MAP V.A-1**
 - 2. **SITE IDENTIFICATION WITHIN COMPOSITE
HAZARDS/RESOURCES MAP V.A-5**
 - 3. **LAND USE AREA PROFILE AND COMMUNITY POLICY AREA
IDENTIFICATION FOR PROJECT SITE V.A-5**
 - 4. **SUMMARY OF PROJECT PROPOSAL/SITE COMPARISON
WITH APPLICABLE LAND USE CATEGORY V.A-6**
 - a. **Comparison of Proposed Project with Applicable
Land Use Policies V.A.7**

B.	LAND USE ELEMENT	V.B-1
	PRIOR APPROVALS AND DEVELOPMENT AFFECTING	
	OAK VALLEY, SP #318.....	V.B-1
1.	LAND USE PLANNING AREA POLICY ANALYSIS	V.B-3
2.	COMMUNITY POLICY AREA ANALYSIS	V.B-3
3.	LAND USE CATEGORY POLICY ANALYSIS.....	V.B-4
4.	COMMUNITY PLAN.....	V.B-6
5.	ACTUAL EXISTING AND SURROUNDING LAND USES	V.B-6
C.	ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT.....	V.C-1
1.	GEOLOGY	V.C-1
	a. Existing Conditions/General Plan Policies	V.C-1
	b. Existing Policies	V.C-8
	c. Thresholds of Significance	V.C-10
2.	HYDROLOGY	V.C-19
	a. Existing Conditions/General Plan Policies	V.C-19
	b. Applicable Policies and Regulations	V.C-20
	c. Thresholds of Significance	V.C-23
	d. Project Impact/Relationship to General Plan Policies	V.C-24
3.	NOISE	V.C-34
	a. Existing Conditions/General Plan Policies	V.C-34
	b. Existing Policies and Regulations.....	V.C-40
	c. Thresholds of Significance	V.C-41
	d. Project Impact/Relationship to General Plan Policies	V.C-41
4.	AIR QUALITY.....	V.C-58
	a. Existing Conditions/General Plan Policies	V.C-58
	b. Existing Policies and Regulations.....	V.C-64
	c. Thresholds of Significance	V.C-66
	d. Project Impact/Relationship to General Plan Policies	V.C-68
5.	OPEN SPACE AND CONSERVATION	V.C-79
	a. Existing Conditions/General Plan Policies	V.C-79
	b. Existing Policies and Regulations.....	V.C-79
	c. Thresholds of Significance	V.C-79
	d. Project Impact/Relationship to General Plan Policies	V.C-79
6.	WILDLIFE/VEGETATION	V.C-81
	a. Existing Conditions/General Plan Policies	V.C-82
	b. Existing Policies and Regulations.....	V.C-95
	c. Thresholds of Significance	V.C-99
	d. Impacts and Mitigation	V.C-99
7.	SCENIC HIGHWAYS	V.C-107
	a. Existing Conditions/General Plan Policies	V.C-107
	b. Existing Policies and Regulations.....	V.C-107
	c. Thresholds of Significance	V.C-108
	d. Project Impact/Relationship to General Plan Policies	V.C-108

8.	HISTORIC AND PREHISTORIC RESOURCES	V.C-112
	CULTURAL RESOURCES	V.C-112
a.	Existing Conditions/General Plan Policies	V.C-112
b.	Existing Policies and Regulations.....	V.C-114
c.	Thresholds of Significance	V.C-116
d.	Project Impact/Relationship to General Plan Policies	V.C-116
	PALEONTOLOGICAL RESOURCES.....	V.C-120
a.	Existing Conditions/General Plan Policies	V.C-120
b.	Existing Policies and Regulations.....	V.C-121
c.	Thresholds of Significance	V.C-121
d.	Project Impact/Relationship to General Plan Policies	V.C-122
D.	PUBLIC FACILITIES AND SERVICES ELEMENT	V.D-1
1.	TRAFFIC.....	V.D-1
a.	Existing Conditions/General Plan Policies	V.D-1
b.	General Plan Build Out Without Project Condition	V.D-8
c.	Existing Policies and Regulations.....	V.D-26
d.	Project Impact/Relationship to General Plan Policies	V.D-28
2.	WATER/WASTEWATER.....	V.D-64
	WATER.....	V.D-64
a.	Existing Conditions/General Plan Policies	V.D-64
b.	General Plan Policies	V.D-65
c.	Thresholds of Significance	V.D-70
d.	Project Impact/Relationship to General Plan Policies	V.D-70
	WASTEWATER.....	V.D-76
a.	Existing Conditions/General Plan Policies	V.D-77
b.	General Plan Policies	V.D-77
c.	Thresholds of Significance	V.D-79
d.	Project Impact/Relationship to General Plan Policies	V.D-79
3.	FIRE PROTECTION.....	V.D-82
a.	Existing Conditions/General Plan Policies	V.D-82
b.	Existing Policies and Regulations	V.D-82
c.	Thresholds of Significance	V.D-84
d.	Project Impact/Relationship to General Plan Policies	V.D-85
4.	SHERIFF SERVICES	V.D-87
a.	Existing Conditions/General Plan Policies	V.D-87
b.	Existing Policies and Regulations.....	V.D-87
c.	Thresholds of Significance	V.D-88
d.	Project Impact/Relationship to General Plan Policies	V.D-88
5.	SCHOOLS.....	V.D-89
a.	Existing Conditions/General Plan Policies	V.D-89
b.	Existing Policies and Regulations.....	V.D-89

c.	Thresholds of Significance	V.D-91
d.	Project Impact/Relationship to General Plan Policies	V.D-91
6.	PARKS AND RECREATION	V.D-94
a.	Existing Setting/General Plan Policies	V.D-94
b.	Existing Policies and Regulations.....	V.D-94
c.	Thresholds of Significance	V.D-95
d.	Project Impact/Relationship to General Plan Policies	V.D-95
7.	SOLID WASTE.....	V.D-98
a.	Existing Setting/General Plan Policies	V.D-98
b.	Existing Policies and Regulations.....	V.D-98
c.	Thresholds of Significance	V.D-99
d.	Project Impact/Relationship to General Plan Policies	V.D-99
E.	HOUSING ELEMENT.....	V.E-1
1.	General Plan Policies.....	V.E-1
a.	Conservation of Housing and Communities.....	V.E-1
b.	Affordable Housing	V.E-2
c.	Housing Opportunity	V.E-4
d.	Provision of Housing Sites	V.E-5
e.	Housing Supply.....	V.E-5
2.	Specific Plan - Project Relationship to General Plan Housing.....	V.E-7
a.	Project Housing Inventory	V.E-7
b.	Project Compatibility with Existing Inventory	V.E-7
F.	REGIONAL ELEMENT.....	V.F-1
1.	Regional Growth Forecasts	V.F-1
a.	SCAG Regional Growth Forecasts	V.F-1
b.	San Gorgonio Land Use Planning Area Forecasts.....	V.F-2
c.	Forecasts for County of Riverside Regional Statistical Area 50.....	V.F-2
d.	Project Growth Forecast Comparative Analysis with Regional Growth Forecast	V.F-3
2.	Applicable Employment/Housing Balance Policies.....	V.F-3
3.	Regional Plans	V.F-4
a.	RWQCB Comprehensive Water Quality Control Plan.....	V.F-4
b.	SCAQMD/SCAG Air Quality Management Plan	V.F-5
c.	SCAG Regional Comprehensive Plan and Guide.....	V.F-5
d.	SCAG Regional Transportation Plan.....	V.F-7
e.	WRCOG Subregional Comprehensive Plan	V.F-8
f.	WRCOG Non-Motorized Transportation Plan	V.F-10
g.	RCTC Draft Riverside Comprehensive Management Plan	V.F-11
h.	Beaumont-Cherry Valley Water District Urban Water Management Plan.....	V.F-11
G.	ADMINISTRATIVE ELEMENT.....	V.G-1
1.	Land Use Policies/Specific Plan Time Frames/Project Time Frames	

for Development..... V.G-1

2. Fiscal Impacts..... V.G-1

H. MANDATORY CEQA TOPICS V.H-1

1. CUMULATIVE IMPACT ANALYSIS V.H-1

 a. Discussion of Cumulative Projects V.H-1

 b. Environmental Hazards and Resources V.H-4

2. UNAVOIDABLE ADVERSE IMPACTS V.H-15

 a. Traffic V.H-15

 b. Air Quality V.H-16

 c. Biological Resources V.H-16

 d. Landform Alteration V.H-17

3. ALTERNATIVES TO THE PROPOSED ACTION..... V.H-17

 a. Alternatives Under Consideration..... V.H-18

 b. Alternatives Considered and Rejected..... V.H-19

 c. Alternatives Analysis V.H-20

4. GROWTH INDUCEMENT V.H-44

5. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES
WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION
SHOULD IT BE IMPLEMENTED..... V.H-47

6. PROJECT CORRESPONDENCE..... V.H-48

7. ORGANIZATIONS, PERSONS, AND DOCUMENTS CONSULTED. V.H-49

 a. Report Preparation Personnel V.H-49

 b. Persons Consulted..... V.H-50

 c. Documents Consulted..... V.H-51

I. RESPONSE TO COMMENTS..... V.I

TABLE OF CONTENTS i

1. CEQA COMPLIANCE V.I-1

2. PUBLIC REVIEW OF THE EIR V.I-2

3. LIST OF PERSONS, ORGANIZATIONS AND PUBLIC
AGENCIES COMMENTING ON THE DRAFT EIR..... V.I-2

J. MITIGATION MONITORING/REPORTING PLAN V.J-1

K. SUPPLEMENTAL RESPONSE TO COMMENTS (APRIL 11, 2001)..... V.K

L. SUPPLEMENTAL RESPONSE TO COMMENTS (MAY 30, 2001)..... V.L

VI. TECHNICAL APPENDICES (UNDER SEPARATE COVER)

- A. NOTICE OF PREPARATION AND INITIAL STUDY
- B. SEISMIC ANALYSIS UPDATE AND ENGINEERING GEOLOGY INVESTIGATION OF FAULTING
- C. PRELIMINARY MASTER PLAN WATER STUDY
- D. AIR QUALITY CALCULATIONS
- E. BIOLOGICAL RESOURCES UPDATE
- F. CULTURAL RESOURCES REPORT
- G. PALEONTOLOGICAL RESOURCES ASSESSMENT
- H. TRAFFIC TECHNICAL DATA
- I. SCHOOL MITIGATION AGREEMENT
- J. FISCAL ANALYSIS
- K. PRELIMINARY MASTER PLAN SEWER STUDY
- L. PRELIMINARY DRAINAGE PLAN STUDY

List of Figures

Figure Number	Figure Title	Page
Section II		
2-1	Regional Map.....	II-4
2-2	Vicinity Map.....	II-5
2-3	Aerial Photo.....	II-6
2-4	Land Use Plan for Environmental Evaluation.....	II-45
Section III.A		
3A-1	Specific Plan Land Use Plan.....	III.A-6
3A-1a	Specific Plan Land Use Plan (Illustrated).....	III.A-7
3A-2	Circulation Plan.....	III.A-18
3A-2a	Roadway Cross Sections.....	III.A-19
3A-2b	Roadway Cross Sections.....	III.A-20
3A-3	Master Drainage Plan.....	III.A-26
3A-4	Master Water Plan.....	III.A-30
3A-5	Master Sewer Plan.....	III.A-31
3A-6	Open Space and Recreation Plan.....	III.A-33
3A-7	Grading Concept Plan.....	III.A-38
3A-8	Conceptual Phasing Plan.....	III.A-45
3A-9	Community Structure Plan.....	III.A-49
Section III.B		
3B-1	Planning Areas 1, 2, 3, 5, 6, 7A, 7B & 8.....	III.B-5
3B-2	Planning Areas 9, 10, 11, 23A & 23B.....	III.B-18
3B-3	Planning Areas 12, 13, 14, 15 & 24.....	III.B-25
3B-4	Planning Areas 16, 17, 18, 19, 20, 21A, 21B & 22.....	III.B-31
3B-5	Planning Areas 25 & 26.....	III.B-45
3B-6	Planning Areas 27, 29, 30, 31A, 31B, 32, 33A & 33B.....	III.B-49
3B-7	Planning Area 28.....	III.B-51
3B-8	Planning Areas 34, 35, 36, 37, 38 & 39.....	III.B-63
Section IV		
4-1	Key to Community Entries, Intersections, & Parkways.....	IV-6
4-2	Community Entry - J Street at San Timoteo Canyon Road.....	IV-7
4-3	Community Entry - J Street at Northern Boundary.....	IV-8
4-4	Community Entry/Theme Intersection - Desert Lawn Drive at Champions Drive.....	IV-9
4-5	Community Entry - G Street at San Timoteo Canyon Road.....	IV-10
4-6	Theme Intersection - J Street at Champions Drive.....	IV-11
4-7	Typical Neighborhood Entry.....	IV-12
4-8	Non-Vehicular Circulation Plan.....	IV-15
4-9	Cross-Section - San Timoteo Canyon Road at Golf Course Edge.....	IV-16

4-10	Cross-Section - San Timoteo Canyon Road at Residential/Commercial Edge.....	IV-17
4-11	Cross-Section - J Street (North of Champions Drive)	IV-18
4-12	Cross-Section - J Street (Champions Drive to San Timoteo Canyon Road).....	IV-19
4-13	Cross-Section - G Street at PA 9/Park Site	IV-20
4-14	Cross-Section - G Street at Normal Condition.....	IV-21
4-15	Cross-Section - G Street with Sloped Median	IV-22
4-16	Cross-Section - Champions Drive at PA 27, 28 & 29	IV-23
4-17	Cross-Section - Champions Drive at PA 30, 31A & 31B.....	IV-24
4-18	Cross-Section - Champions Drive (east of Desert Lawn Dr.) adjacent to Golf Course.....	IV-25
4-19	Cross-Section - Champions Drive (east of Desert Lawn Dr.) adjacent to PA 33B & 36	IV-26
4-20	Cross-Section - P Street	IV-27
4-21	Residential Interface at Park Sites.....	IV-31
4-22	Residential Interface at School Sites.....	IV-32
4-23	Residential Interface at Commercial Sites	IV-33
4-24	Residential Interface at Open Space.....	IV-34
4-25	Residential Interface at Golf Course Edge.....	IV-35
4-26	Community Wall and Fencing Plan	IV-38
4-27	Conceptual Wall and Fence Elevations.....	IV-39
4-28	Planning Area 5 Park & 6 Junior High School Concept.....	IV-42
4-29	Planning Area 13 Park Concept	IV-43
4-30	Planning Area 17 Park Concept	IV-44
4-31	Planning Area 21B Park & 21A Elementary School Concept	IV-45
4-32	Planning Area 24 Park Concept	IV-48
4-33	Planning Area 31B Park & 31A Elementary School Concept	IV-49
4-34	Planning Area 37 Park Concept	IV-50

Section V.

V.1.1	Location Map of Oak Valley Specific Plan 216 & 216A	V.-2
-------	---	------

Section V.C

C.1.1	Regional Faults	V.C-2
C.1.2	Local Faults	V.C-3
C.1.3	On-Site Geology	V.C-6
C.1.4	On-Site Slopes Exceeding 25%	V.C-9
C.2.1	Existing On-Site Drainages	V.C-25
C.4.1	Air Pollutants and Their Effect on Human Health	V.C-59
C.4.2	SCAQMD Air Monitoring Network within the South Coast Air Basin.....	V.C-63
C.4.3	Ambient Air Quality Standards	V.C-67
C.6.1	Vegetation Map	V.C-83
C.6.2	Wetlands, Non-Wetland Waters of the U.S.& CDFG Jurisdictional Areas	V.C-93
C.6.3	Wildlife Corridors.....	V.C-96
C.6.4	Impacts to Vegetation	V.C-102

C.6.5 Impacts to Wetlands, Non-Wetland Waters of the U.S. & CDFG Jurisdictional Areas	V.C-103
--	---------

Section V.D

D.1.1 Analysis Intersection Locations	V.D-2
D.1.2 Existing Circulation System	V.D-3
D.1.3a Existing Intersection Geometrics	V.D-4
D.1.3b Existing Intersection Geometrics	V.D-5
D.1.3c Existing Intersection Geometrics	V.D-6
D.1.4a Existing Peak Hour Volumes	V.D-9
D.1.4b Existing Peak Hour Volumes	V.D-10
D.1.4c Existing Peak Hour Volumes	V.D-11
D.1.5 City of Beaumont General Plan Land Use Element	V.D-13
D.1.6 Riverside County General Plan Circulation Element	V.D-15
D.1.7 City of Beaumont General Plan Circulation Element	V.D-16
D.1.8a Build Out Base Intersection Geometrics	V.D-18
D.1.8b Build Out Base Intersection Geometrics	V.D-19
D.1.8c Build Out Base Intersection Geometrics	V.D-20
D.1.9a Build Out Without Project Peak Hour Volumes	V.D-21
D.1.9b Build Out Without Project Peak Hour Volumes	V.D-22
D.1.9c Build Out Without Project Peak Hour Volumes	V.D-23
D.1.10a Build Out Plus Project Peak Hour Volumes	V.D-30
D.1.10b Build Out Plus Project Peak Hour Volumes	V.D-31
D.1.10c Build Out Plus Project Peak Hour Volumes	V.D-32
D.1.11 Build Out Intersection Levels Of Service	V.D-34
D.1.12a Build Out Mitigated Intersection Geometrics	V.D-42
D.1.12b Build Out Mitigated Intersection Geometrics	V.D-43
D.1.12c Build Out Mitigated Intersection Geometrics	V.D-44
D.1.13 Build Out Plus Project with Alternative 1 Circulation System Peak Hour Traffic Volumes	V.D-58
D.3.1 Existing and Proposed Public Facilities	V.D-83

Section V.H

H.1.1 Location of Cumulative Projects	V.H-2
---	-------

List of Tables

Table Number	Table Title	Page
Section II.		
II-1	General Land Use Project Summary	II-3
II-2	Summary of Impacts and Mitigation Monitoring Plan	II-8
Section III.A		
III.A-1	Detailed Land Use Summary	III.A-8
III.A-2	Open Space and Recreation Plan Summary	III.A-32
III.A-3	Project Phasing Plan.....	III.A-42
III.A-4	Public Facilities Phasing	III.A-43
III.A-5	Maintenance Plan.....	III.A-51
Section III.B		
III.B-1	Planning Area Land Use Summary	III.B-2
Section IV.		
IV-1	Definitions and Use of Terms	IV-53
IV-2	Setback Requirement For Residential Sites	IV-55
IV-3	Setback Requirements For Rear Access Garages	IV-56
IV-4	Plant Palette.....	IV-89
Section V.		
Section V.B.		
B.1-A	Comparison of Land Uses Proposed in Oak Valley, SP#318 with those Previously Approved in OVSP 216 & 216A	V.B-2
B.1-B	Riverside County Land Use Determination System.....	V.B-3
Section V.C.		
C.1-A	Summary of Fault Data	V.C-11
C.3-A	Traffic Noise Under Existing Conditions	V.C.-36
C.3-B	Typical Construction Equipment Noise Levels Before and After Mitigation... ..	V.C.-43
C.3-C	Traffic Noise Under Build Out Scenario	V.C.-47
C.4-A	Ambient Air Quality Banning-Allesandro Air Monitoring Station	V.C.-64
C.4-B	Carbon Monoxide Concentrations (ppm) ^a (1-hour/8 hour).....	V.C.-70
C.4-C	Peak Grading Day Construction Emissions	V.C.-73
C.4-D	Emissions by Area Source (pounds/day) ^a	V.C.-76
C.4-EE	Emissions from Mobile Sources (pounds/day) ^a	V.C.-77
C.4-F	Total Project Emissions (pounds/day) ^a	V.C.-77
C.6-A	Existing Plant Communities	V.C.-82

C.6-B	Existing Habitat Types in Areas of Wetland, Non-Wetland Waters, and Streambeds	V.C.-91
C.6-C	Impacts of the Proposed Project to Wetlands & Riparian Habitat	V.C.-100
C.6-D	Summary of Impacts to Plant Community	V.C.-102

Section V.D.

D.1-A	Existing Intersections Level of Service	V.D.-12
D.1-B	Build Out Without Project Intersection Levels of Service	V.D.-24
D.1-C	Level of Service Thresholds of Significance	V.D.-27
D.1-D	Trip Generation	V.D.-29
D.1-E	Build Out Plus Project Intersection Levels of Service	V.D.-33
D.1-F	Contribution to Total New Traffic Volumes at Study Area Intersections	V.D.-36
D.1.G	Build Out Plus Project P.M. Peak Hour Roadway Levels of Service	V.D.-37
D.1-H	Build Out Plus Project with Mitigation Intersection Levels of Service	V.D.-54
D.1.I	Build Out Plus Project Alternative Circulation System Levels of Service	V.D.-59
D.2-A	Title 22 Requirements	V.D.-67
D.2-B	Water Demand Summary, Oak Valley, SP # 318	V.D.-71
D.2-C	Water Demand Summary, Oak Valley, SP # 318	V.D.-72
D.2-D	Water Storage Requirement Summary, Oak Valley, SP # 318	V.D.-73
D.3-A	Riverside County Fire Department and CDF Service Locations	V.D.-82
D.5-A	Operating School Facilities	V.D.-89
D.5-B	Estimated Project Related Student Increase	V.D.-91
D.6-A	Acres Required for Parks for Oak Valley, SP # 318	V.D.-96
D.7-A	Solid Waste Generation for Oak Valley SP #318	V.D.-100

Section V.F

V.F-1	Population Forecasts for Census Tract 438.03	V.F.-1
V.F-2	Population Forecasts for the Western Riverside Subregion	V.F.-2
V.F-3	Population Forecasts for Regional Statistical Area 50	V.F.-3
V.F-4	Projected Population Generated by the Oak Valley SP #318	V.F.-3

Section V.H.

H.1-A	Cumulative Projects	V.H.-3
H.1-B	Cumulative Projects Water Demand Summary (in Acre-feet Per Year)	V.H.-9
H.1-C	Cumulative Projects Solid Waste Services Demand Summary (in Tons Per Day)	V.H.-13
H.3-A	Comparison of Key Impacts of Alternatives Relative to the Proposed Project	V.H.-20
H.3-B	Alternatives Comparative Land Use Analysis	V.H.-21
H.3-C	Comparison of Utility Demand	V.H.-30
H.3-D	Comparison of Public Services Demands/Requirements	V.H.-32

GENERAL PLAN RESOLUTION

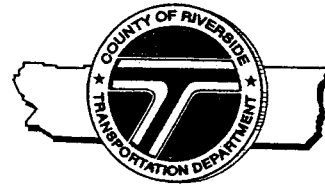




COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Transportation Department



David E. Barnhart
Director of Transportation

November 28, 2001

To: T & B Planning
Attn: Barry Burnell
3242 Halladay Street, Suite 100
Santa Ana, CA 92705

RE: Comprehensive General Plan No. 568
EIR No. 418

On November 20, 2001, the Riverside County Board of Supervisors adopted Comprehensive General Plan Amendment, CGPA No. 568.

Sincerely,


Sian Roman, Planner III

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



FROM: TLMA/Planning Department SUBMITTAL DATE: November 16, 2001

SUBJECT: RESOLUTION NO. 2001-328 - ADOPTION OF THIRD CYCLE of
Comprehensive General Plan Amendments for 2001 (CGPA Nos. 507, 518, 542,
544, 545, 554, 555, 556, 557, 567, and 568).

CONTROVERSIAL ISSUES: None.

RECOMMENDED MOTION:

The Planning Department recommends:

ADOPTION of Resolution No. 2001-328 amending the Riverside County Comprehensive
General Plan in accordance with the Board's actions taken on Comprehensive General Plan
Amendment (CGPA) Nos. 507, 518, 542, 544, 545, 554, 555, 556, 557, 567, and 568.

BACKGROUND:

The Comprehensive General Plan Amendments comprising the third cycle of 2001 were
considered by the Board of Supervisors in public hearings held on May 8, May 22, June 19,
July 10, July 17, July 24, and August 14, 2001. They include amendments to the Western
Coachella Valley, Lake Mathews, Southwest Area, and Sun City/Menifee Valley Community
Plan Land Use Allocation Maps, the Circulation Study Area Maps, and the Open Space and
Conservation Map. The amendment to the Circulation Study Area Maps affects areas that
were located within the Third Supervisorial District as of the date of the last state general
election, but that will be in the Fifth Supervisorial District as of the date of the next state
primary election.

Aleta J. Laurence, AICP, Planning Director
(Continued on attached pages)

AJL:JJGJG

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Venable, Wilson and Mullen
Noes: None
Absent: Tavaglione
Date: November 20, 2001
xc: Planning, Co.Co.

Gerald A. Maloney
Clerk of the Board

By:
Deputy

Department Recommendation: Policy Consent

ORGANIZATION OF RESOLUTION NO. 2001-328

Board of Supervisors Resolution No. 2001-328 for the third Comprehensive General Plan Amendment cycle of 2001 is organized by grouping the CGPAs according to Supervisorial District (as configured as of the date of the last general election) in the following manner:

<u>CGPAs in one Supervisorial District</u>	<u>Case No.</u>	<u>Pages</u>
— First Supervisorial District	A. CGPA 554	2-5
	B. CGPA 567	5-8
--- Third Supervisorial District	C. CGPA 542	8-11
	D. CGPA 544	11-15
	E. CGPA 545	15-18
	F. CGPA 557	18-22
	G. CGPA 568	22-24
--- Third Supervisorial District (future Fifth)	H. CGPA 507	24-30
--- Fourth Supervisorial District	I. CGPA 518	30-34
	J. CGPA 555	34-38
	K. CGPA 556	38-44

Summary Description

- A. CGPA 554 - Rural - 2½ Acre Minimum and Specific Plan No. 127 to Rural - 2 Acre Minimum, 10.19 acres in the Lake Mathews Community Plan area.
- B. CGPA 567 - Rural - 2 Acre Minimum (Specific Plan Required) to Rural - 2½ Acre Minimum, 5.64 acres in the Lake Mathews Community Plan area.
- C. CGPA 542 - Special Planning Area No. 3 (2-4 DU/Acre//Specific Plan Required) to 2-4 DU/Acre, 79.55 acres in the Sun City/Menifee Valley Plan area.
- D. CGPA 544 - 2½ Acre Minimum (Rural Residential) to Commercial, 21.01 acres in the community of French Valley (Southwest Area Community Plan).
- E. CGPA 545 - Residential 2-3 DU/Acre (5 With Senior Bonus) to Residential 2-4 DU/Acre, 13.6 acres in Sun City (Sun City/Menifee Valley Plan area)
- F. CGPA 557 - Special Planning Area No. 4 (2 DU/Acre//Specific Plan Required) to Commercial, 11.91 acres in the Sun City/Menifee Valley Plan area.
- G. CGPA 568 - Circulation amendment to roadway designations in (and in the vicinity of) Oak Valley Specific Plan No. 318 (Circulation Study Area Maps)
- H. CGPA 507 - Residential 2A (5 - 8 DU/Acre) to Commercial, 30 acres in Thousand Palms (Western Coachella Valley Community Plan)
- I. CGPA 518 - Agriculture to Areas Not Designated as Open Space, 10 acres south of Blythe in the Palo Verde Valley (Open Space & Conservation Map)

Resolution No. 2001-328

November 16, 2001

Page 3

- J. CGPA 555 - Commercial to Industrial/Manufacturing, 5.5 acres north of I-10 in Bermuda Dunes (Western Coachella Valley Community Plan)
- K. CGPA 556 - Commercial to Industrial/Manufacturing, 3 acres north of I-10 in Bermuda Dunes (Western Coachella Valley Community Plan).

RESOLUTION NO. 2001-328
AMENDING THE RIVERSIDE COUNTY
COMPREHENSIVE GENERAL PLAN

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors on May 8, 2001, May 22, 2001, June 19, 2001, July 10, 2001, July 17, 2001, July 24, 2001, and August 14, 2001, and before the Riverside County Planning Commission on April 12, 2000, June 21, 2000, August 23, 2000, October 11, 2000, December 6, 2000, January 17, 2001, February 28, 2001, March 28, 2001, April 11, 2001, April 25, 2001, May 9, 2001, May 23, 2001, and June 6, 2001, to consider proposed amendments to the Land Use Element (including the Western Coachella Valley Community Plan Land Use Allocation Map, the Lake Mathews Community Plan Land Use Allocation Map, the Southwest Area Community Plan Land Use Allocation Map, and the Sun City/Menifee Valley Community Plan Land Use Allocation Map), the Public Facilities and Services Element (including the Circulation Study Area Maps), and the Environmental Hazards and Resources Element (including the Open Space and Conservation Map) of the Riverside County Comprehensive General Plan; and,

WHEREAS, all the procedures of the California Environmental Quality Act (CEQA) and the Riverside County Rules to Implement the Act have been satisfied; and,

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, the proposed general plan amendments are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors

1 of the County of Riverside, in regular session assembled on October 9, 2001, that:

2 A. Comprehensive General Plan Amendment (CGPA) No. 554 is a proposal to amend the
3 Land Use Element by amending the Lake Mathews Community Plan (LMCP) Land Use Allocation Map
4 from Rural 2½ Acre Minimum and Specific Plan No. 127W (Republic) to Rural 2 Acre Minimum on a
5 10.19-acre parcel located southerly of Scottsdale Drive and easterly of Harley John Road in the Cajalco
6 Zoning District of the First Supervisorial District, as shown on the exhibit entitled "CGPA NO. 554,
7 EXHIBIT 6A", a copy of which is attached hereto and incorporated herein by reference. CGPA No. 554
8 is also a proposal to amend the Environmental Hazards and Resources Element by amending the Open
9 Space and Conservation Map designation on the westerly 0.43 acres of the proposed amendment site ("the
10 site") from Adopted Specific Plan No. 127W to Areas Not Designated as Open Space. This amendment
11 is associated with Specific Plan No. 127W, Substantial Conformance No. 1, Change of Zone Case No.
12 6556, and Tentative Tract Map No. 29712 (incorporating Tentative Tract Map No. 29712, Amended No.
13 1, and Tentative Tract Map No. 29712, Exhibit P), which were considered concurrently with this
14 amendment at the public hearings before the Planning Commission and the Board of Supervisors.
15 Specific Plan No. 127, Substantial Conformance No. 1, proposes to remove the westerly 0.43 acres of the
16 site from the adopted specific plan. Change of Zone Case No. 6558 proposes to change the zoning on the
17 site from R-A-2½ (Residential Agricultural, 2½ acre minimum lot size) on the majority of the site (9.76
18 acres) and R-A-1 (Residential Agricultural, 1 acre minimum lot size) on the 0.43-acre area presently
19 within Specific Plan No. 127 to R-A-2 (Residential Agricultural, 2 acre minimum lot size). Tentative
20 Tract Map No. 29712 proposes to divide the site into five single-family residential lots with a 2-acre
21 minimum lot size.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
23 on this matter, both written and oral, including Environmental Assessment No. 38135, that:

- 24
- 25 1. The site is located in the Lake Mathews Community Plan (LMCP).
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- 1 2. The LMCP Land Use Allocation Map determines the extent, intensity, and location of land
2 uses within the LMCP.
- 3 3. Most of the site is currently designated Rural 2½ Acre Minimum. The westerly 0.43 acres
4 of the property are designated Specific Plan No. 127W (Republic).
- 5 4. The proposed amendment would change the designation on the site from Rural 2½ Acre
6 Minimum and Specific Plan No. 127W (Republic) to Rural 2 Acre Minimum.
- 7 5. The site is bordered on the north, east, and west by properties designated Specific Plan No.
8 127W (Republic) and on the south by properties designated Rural 2½ Acre Minimum.
- 9 6. Most of the site is currently zoned R-A-2½ (Residential Agricultural, 2½ acre minimum lot
10 size). The westerly 0.43 acres of the property are zoned R-A-1 (Residential Agricultural, 1
11 acre minimum lot size).
- 12 7. The site is bordered on the north by Scottsdale Road, on the south by properties zoned R-
13 A-2½, on the east by properties zoned R-A-1, and on the west by Harley John Road.
14 Properties to the north (on the opposite side of Scottsdale Road) are zoned R-A-1, as are
15 properties to the west (on the opposite side of Harley John Road).
- 16 8. A change of zone to R-A-2 (Residential Agricultural, 2 acre minimum lot size) is being
17 processed concurrently with the proposed amendment to allow the site to be developed as
18 proposed through Tentative Tract Map No. 29712.
- 19 9. Most of the site is utilized as an orange grove; the remaining portion is vacant.
- 20 10. The site vicinity is characterized by very low density residential and rural development.
21 Tract maps have been recorded to the north, east, and west within Specific Plan No. 127W.
22 Lots to the north (on the opposite side of Scottsdale Road) are occupied by single-family
23 residences. Areas to the east are vacant, but have been subdivided and are under the
24 ownership of a developer; single-family housing may be expected to be developed on these
25 26
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1 lots in the near future. Lots to the west (on the opposite side of Harley John Road) were
2 undeveloped as of the last Assessor's tax roll, but are currently being developed. Some are
3 now occupied by single-family residences. The lots to the south are not within a specific
4 plan or tract map. One of the lots to the south is occupied by a single-family residence,
5 one is occupied by a mobile home, and two of the lots are vacant. Groves and hilly land
6 are located farther to the southeast along Harley John Road.
7

- 8 11. There is a reasonable assurance that an adequate level of public facilities and services
9 would be available to serve the proposed use in the near future.
- 10 12. The proposed amendment would provide for land uses on-site that would be compatible
11 with the present and future logical development of the area and would not create future
12 land use incompatibilities.
- 13 13. CGPA No. 554 would be consistent with the purpose and intent of the LMCP, and with all
14 applicable policies and elements of the Comprehensive General Plan.
- 15 14. The findings of the initial study performed pursuant to Environmental Assessment No.
16 38135 (a copy of which is attached hereto) are incorporated herein by reference. The
17 initial study determined that the proposed amendment and associated specific plan
18 substantial conformance case, change of zone, and tentative map ("the project") would
19 have impacts on, or be impacted by, scenic resources, Mt. Palomar Observatory, light and
20 glare, agriculture, air quality, wildlife and vegetation, groundshaking, slopes and
21 topography, soils and erosion, water quality, flooding and drainage, land use, planning,
22 highway noise, ambient noise levels, fire protection services, sheriff services, schools,
23 libraries, health services, parks and recreation, recreational trails, circulation, water and
24 sewer service, solid waste, and utilities. However, it was determined that each of these
25 impacts was either insignificant or would be mitigated to a level of insignificance through
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1 the conditions of approval applied to Tentative Tract Map No. 29712. The initial study
2 concluded that the project, as mitigated, would not have a significant effect on the
3 environment.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
5 Negative Declaration for Environmental Assessment No. 38135 and **ADOPTS** Comprehensive General
6 Plan Amendment No. 554 from Rural 2½ Acre Minimum and Specific Plan No. 127W (Republic) to
7 Rural 2 Acre Minimum, as described herein and as shown on the exhibit entitled "CGPA NO. 554,
8 EXHIBIT 6A".

9
10 B. Comprehensive General Plan Amendment (CGPA) No. 567 is a proposal to amend the
11 Land Use Element by amending the Lake Mathews Community Plan (LMCP) Land Use Allocation Map
12 from Rural – 2 Acre Minimum (Specific Plan Required) to Rural – 2 ½ Acre Minimum on a 5.64-acre site
13 located southerly of Via Barranca and westerly of Via Lago in the Lake Mathews Zoning District of the
14 First Supervisorial District, as shown on the exhibit entitled "CGPA NO. 567, EXHIBIT 6A", a copy of
15 which is attached hereto and incorporated herein by reference. This amendment is associated with
16 Tentative Parcel Map No. 29590, which was considered concurrently with the general plan amendment at
17 the public hearings before the Planning Commission and the Board of Supervisors. Tentative Parcel Map
18 No. 29590 proposes to divide the proposed amendment site ("the site") into two single-family residential
19 lots.
20

21
22 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
23 on this matter, both written and oral, including Environmental Assessment No. 37876, that:

- 24 1. The site is located in the Lake Mathews Community Plan (LMCP).
 - 25 2. The LMCP Land Use Allocation Map determines the extent, intensity, and location of land
26 uses within the LMCP.
 - 27 3. The site is currently designated Rural – 2 Acre Minimum (Specific Plan Required).
- 28

- 1 4. The proposed amendment would change the land use designation on the site to Rural – 2½
2 Acre Minimum and would delete the requirement that a Specific Plan be approved prior to
3 development of the site.
- 4 5. The site is bordered on the north (on the opposite side of Via Barranca) by properties
5 designated Rural – 2½ Acre Minimum, on the south by properties designated Rural – 2
6 Acre Minimum (Specific Plan Required), on the east (on the opposite side of Via Lago) by
7 properties designated Rural – 2 Acre Minimum (Specific Plan Required), and on the west
8 by properties designated Rural – 2 Acre Minimum (Specific Plan Required) and Rural – 5
9 Acre Hillside (Specific Plan Required).
- 10 6. The site is located on the border of the area within which the LMCP Land Use Allocation
11 Map requires adoption of a Specific Plan prior to development, and the site is adjacent to,
12 or separated only by a roadway from, properties designated Rural – 2½ Acre Minimum;
13 therefore, removal of the Specific Plan requirement would not result in the establishment
14 of an isolated area with a different land use designation.
- 15 7. The site is zoned R-A-2 (Residential Agricultural, 2 acre minimum lot size).
- 16 8. The site is bordered on the north (on the opposite side of Via Barranca) by properties
17 zoned R-A-2½ (Residential Agricultural, 2½ acre minimum lot size), on the south by
18 properties zoned R-A-2 (Residential Agricultural, 2 acre minimum lot size), on the east (on
19 the opposite side of Via Lago) by properties zoned R-A-2, and on the west by properties
20 zoned R-A-2 and R-A-5 (Residential Agricultural, 5 acre minimum lot size).
- 21 9. There are two existing single-family residences on the site. The second residence was
22 established pursuant to Second Unit Permit No. 675, approved by the Riverside County
23 Planning Director on August 7, 2000.
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- 1 10. Surrounding land uses include single-family residences on rural lots to the north (on the
2 opposite side of Via Barranca), east (on the opposite side of Via Lago), and west, and
3 vacant land to the south. A citrus grove is located to the southwest (not directly adjacent to
4 the site). The property to the southwest has historically been used as a horse ranch, but
5 includes no assessed structural improvements.
6
- 7 11. The proposed amendment is not expected to increase the intensity of use on the site, since
8 there are already two residences on the property.
- 9 12. The proposed amendment has been designed to protect the public health, safety, and
10 welfare.
11
- 12 13. The proposed amendment would be consistent with the purpose and intent of the LMCP,
13 and with all applicable policies and elements of the Comprehensive General Plan.
- 14 14. The proposed amendment would be compatible with the present and future logical
15 development of the area.
- 16 15. The findings of the initial study performed pursuant to Environmental Assessment No.
17 37876 (a copy of which is attached hereto) are incorporated herein by reference. The
18 initial study determined that the proposed amendment and associated parcel map ("the
19 project") would have impacts on, or be impacted by, Mt. Palomar, light and glare, wildlife
20 and vegetation, groundshaking, slopes and topography, soils and erosion, water quality,
21 flooding and drainage, land use, planning, fire protection services, sheriff services, schools,
22 libraries, health services, parks and recreation, circulation, water service, need for septic
23 systems, solid waste, and utilities. However, it was determined that each of these impacts
24 was either insignificant or would be mitigated to a level of insignificance through the
25 application of adopted County ordinances and through conditions of approval applied to
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1 the associated parcel map. The initial study concluded that the project, as mitigated, would
2 not have a significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
4 Negative Declaration for Environmental Assessment No. 37876 and **ADOPTS** Comprehensive General
5 Plan Amendment No. 567 from Rural – 2 Acre Minimum (Specific Plan Required) to Rural – 2½ Acre
6 Minimum, as described herein and as shown on the exhibit entitled “CGPA NO. 567, EXHIBIT 6A”.

7
8 C. Comprehensive General Plan Amendment (CGPA) No. 542 is a proposal to amend the
9 Land Use Element by amending the Sun City/Menifee Valley Community Plan (SMVP) Land Use
10 Allocation Map from Special Planning Area No. 3 (SPA-3) (2-4 Dwelling Units Per Acre with eligibility
11 for affordable housing bonus)/Specific Plan Required to Residential 2-4 Dwelling Units Per Acre on
12 79.55 acres located northerly of Newport Road and easterly of Lindenberger Road in the Winchester
13 Zoning Area of the Third Supervisorial District, as shown on the exhibit entitled “CGPA NO. 542,
14 EXHIBIT 6A”, a copy of which is attached hereto and incorporated herein by reference. This amendment
15 is associated with Change of Zone Case No. 6543 and Tentative Tract Map No. 29837, Amended No. 2,
16 which were considered concurrently with this amendment at the public hearings before the Planning
17 Commission and the Board of Supervisors. Change of Zone Case No. 6543 proposes to change the
18 zoning on the proposed amendment site (“the site”) from R-R (Rural Residential) to R-4 (Planned
19 Residential). Tentative Tract Map No. 29837, Amended No. 2, proposes to subdivide the site into 310
20 single-family residential lots and 13 recreational and landscape buffer lots. The development would
21 feature a 12-acre lake, a recreation center, a boat storage area, and a park.

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24 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
25 on this matter, both written and oral, including Environmental Assessment No. 38023, that:

- 26 1. The site is located in the Sun City/Menifee Valley Community Plan (SMVP).
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- 1 2. The SMVP Land Use Allocation Map determines the extent, intensity, and location of land
2 uses within the SMVP.
- 3 3. The site is currently designated Special Planning Area No. 3 (SPA-3) (2-4 Dwelling Units
4 Per Acre with eligibility for affordable housing bonus)/Specific Plan Required on the
5 SMVP Land Use Allocation Map. The site is one of two properties remaining in this
6 designation following the adoption of the Menifee East Specific Plan (Specific Plan No.
7 247).
- 8 4. The proposed amendment would change the land use designation on the site from Special
9 Planning Area No. 3 (SPA-3) (2-4 Dwelling Units Per Acre with eligibility for affordable
10 housing bonus)/Specific Plan Required to 2-4 Dwelling Units Per Acre.
- 11 5. The site is bordered on the north by properties designated Specific Plan No. 158 (Menifee
12 Village), on the south (on the opposite side of Newport Road) by properties designated
13 Specific Plan No. 247 (Menifee East) and Special Planning Area No. 3 (SPA-3) (2-4
14 Dwelling Units Per Acre with eligibility for affordable housing bonus)/Specific Plan
15 Required), on the southeast by properties designated 2½ Acre Minimum (Rural
16 Residential) on the Southwest Area Community Plan, on the east by properties outside all
17 Community Plan boundaries and designated Areas Not Designated as Open Space on the
18 Open Space and Conservation Map, and on the west (on the opposite side of Lindenberger
19 Road) by properties designated Specific Plan No. 158 (Menifee Village).
- 20 6. The site is zoned R-R (Rural Residential).
- 21 7. The site is bordered on the north by properties zoned SP (Specific Plan No. 158 – Menifee
22 Village), on the south by Newport Road, on the southeast by properties zoned A-P (Light
23 Agriculture with Poultry), on the east by properties zoned R-R, and on the west by
24 Lindenberger Road. Properties on the opposite (southerly) side of Newport Road are
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1 zoned SP (Specific Plan No. 247 – Menifee East) and A-2-10 (Heavy Agriculture, 10 acre
2 minimum lot size). Properties on the opposite (westerly) side of Lindenger Road are
3 zoned SP (Specific Plan No. 158 – Menifee Village).

- 4
5 8. A change of zone to R-4 (Planned Residential) is being processed concurrently with the
6 proposed amendment in order to allow for future development of the site as proposed by
7 Tentative Tract Map No. 29837. The proposed R-4 zoning, as implemented through
8 Tentative Tract Map No. 29837, is consistent with the proposed Residential 2-4 Dwelling
9 Units Per Acre designation.
- 10 9. The site is vacant.
- 11 10. Most of the land surrounding the site is vacant or is tilled for agricultural use. A dairy is
12 located to the south of the site on the opposite side of Newport Road, and a poultry ranch is
13 located to the southeast.
- 14
15 11. The proposed residential tentative map would have a minimum lot size of 4,804 square
16 feet, but its average lot size would be approximately 6,000 square feet, in accordance with
17 the requirements of the R-4 zone.
- 18 12. The proposed land use designation would be compatible with the present and future logical
19 development of the area and with surrounding designations and would not create future
20 land use incompatibilities.
- 21
22 13. There is a reasonable assurance that an adequate level of public facilities and services will
23 be available to serve the more intense land use proposed for this site in the near future.
- 24 14. The proposed amendment would not be detrimental to public health, safety, and welfare.
- 25 15. The proposed amendment would be consistent with the purpose and intent of the SMVP,
26 and with all applicable policies and elements of the Comprehensive General Plan.
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1 16. The findings of the initial study performed pursuant to Environmental Assessment No.
2 38023 (a copy of which is attached hereto) are incorporated herein by reference. The
3 initial study determined that the proposed amendment and associated change of zone and
4 tentative tract map ("the project") would have impacts on, or be impacted by, Mt. Palomar
5 Observatory, light and glare, agriculture, air quality, wildlife and vegetation, historic
6 resources, archaeological resources, groundshaking, water quality, flooding and drainage,
7 land use, planning, ambient noise levels, housing and population, fire protection services,
8 sheriff services, schools, libraries, parks and recreation, circulation, and utilities. However,
9 it was determined that each of these impacts was either insignificant or would be mitigated
10 to a level of insignificance through the application of adopted County ordinances and
11 through conditions of approval applied to the tentative map. The initial study concluded
12 that the project, as mitigated, would not have a significant effect on the environment.
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5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
16 Negative Declaration for Environmental Assessment No. 38023 and **ADOPTS** Comprehensive General
17 Plan Amendment No. 542 from Special Planning Area No. 3 (SPA-3) (2-4 Dwelling Units Per Acre with
18 eligibility for affordable housing bonus)/Specific Plan Required to Residential 2-4 Dwelling Units Per
19 Acre, as described herein and as shown on the exhibit entitled "CGPA NO. 542, EXHIBIT 6A".
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21 D. Comprehensive General Plan Amendment (CGPA) No. 544 is a proposal to amend the
22 Land Use Element by amending the Southwest Area Community Plan (SWAP) Land Use Allocation Map
23 from 2½ Acre Minimum (Rural Residential) to Commercial on a 21.01-acre parcel located southerly of
24 Auld Road and easterly of Pourroy Road in the Rancho California Zoning Area of the Third Supervisorial
25 District, as shown on the exhibit entitled "CGPA NO. 544, EXHIBIT 6A," a copy of which is attached
26 hereto and incorporated herein by reference. This amendment is associated with Change of Zone Case
27 No. 6546, which was considered concurrently at the public hearings before the Planning Commission and
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1 the Board of Supervisors. Change of Zone Case No. 6546 proposes to change the zoning on the proposed
2 amendment site ("the site") from A-1-10 (Light Agriculture, 10 acre minimum lot size) to C-1/C-P
3 (General Commercial). The general plan amendment and zone change were not accompanied by a
4 development proposal (use permit or plot plan).

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
6 on this matter, both written and oral, including Environmental Assessment No. 38047, that:
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- 8 1. The site is located in the Southwest Area Community Plan (SWAP).
- 9 2. The SWAP Land Use Allocation Map determines the extent, intensity, and location of land
10 uses within the SWAP.
- 11 3. The site is currently designated 2½ Acre Minimum (Rural Residential).
- 12 4. The proposed amendment would change the land use designation on the site from 2½ Acre
13 Minimum (Rural Residential) to Commercial.
- 14 5. The site is bordered on the north by Auld Road, on the south, east, and southeast by
15 properties designated 2½ Acre Minimum (Rural Residential), and on the west by Pourroy
16 Road. Properties on the opposite (northerly) side of Auld Road are designated 2½ Acre
17 Minimum (Rural Residential), Specific Plan No. 106 (Dutch Village) to the northwest, and
18 Specific Plan No. 286 (Winchester 1800) to the northeast. The portion of Specific Plan
19 No. 106 located opposite the site is designated 0.2 dwelling units per acre. The portion of
20 Specific Plan No. 286 located opposite the site is designated for "Medium-Low Density
21 Residential" development, with a minimum lot size of 7,200 square feet. Properties on the
22 opposite (westerly) side of Pourroy Road are designated Specific Plan No. 238 (Crown
23 Valley Village). The portion of Specific Plan No. 238 located directly opposite the site is
24 designated for "Medium Density Residential" uses with a minimum lot size of 7,200
25 square feet.
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- 1 6. The site is zoned A-1-10 (Light Agriculture, 10 acre minimum lot size).
- 2 7. The site is bordered on the north by Auld Road, on the south by properties zoned A-1-10,
- 3 on the southeast and east by properties zoned A-1-5 (Light Agriculture, 5 acre minimum
- 4 lot size), and on the west by Pourroy Road. Properties on the opposite (westerly) side of
- 5 Pourroy Road are zoned A-1-10. Properties on the opposite (northerly) side of Auld Road
- 6 are zoned A-1-10, R-A-5 (Residential Agricultural, 5 acre minimum lot size), and SP
- 7 (Specific Plan No. 286 – Winchester 1800, Planning Area No. 47). (The SP zone in that
- 8 area is based on the R-1 [One-family Dwellings] zone, as Planning Area No. 47 is
- 9 designated medium-low density residential.)
- 10 8. A change of zone to C-1/C-P (General Commercial) is being processed concurrently with
- 11 the proposed amendment in order to allow for future commercial development of the site.
- 12 9. The SWAP Zoning Consistency Guidelines list the C-1/C-P zone as being “generally
- 13 consistent” with the proposed Commercial designation, although the C-P-S (Scenic
- 14 Highway Commercial) zone is specified as the zone that should be applied in most
- 15 instances. The C-1/C-P zone allows a wider range of commercial uses than does the C-P-S
- 16 zone. The preference given to the C-P-S zone reflects its greater suitability within scenic
- 17 corridors. The site is not within a scenic corridor, so application of the C-1/C-P zone
- 18 would be acceptable at this location.
- 19 10. The site is vacant (undeveloped), recently disked agricultural land.
- 20 11. Surrounding land uses include scattered single-family residences to the north, south, and
- 21 east and vacant and agricultural land in all directions. A water tank is located to the north
- 22 of Auld Road and westerly of a straight-line northerly extension of Pourroy Road. The
- 23 nearest concentration of residential structures is located approximately one-half mile to the
- 24 north.
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- 1 12. There is a reasonable assurance that an adequate level of public services would be
2 available to serve the more intense land use in the near future.
- 3 13. The proposed amendment has been designed to protect the public health, safety, and
4 welfare.
- 5 14. The proposed amendment would be compatible with surrounding designations and would
6 not create future land use incompatibilities. The proposed amendment and zoning would
7 be compatible with the future logical development of the area.
- 8 15. The proposed amendment would be consistent with the purpose and intent of the SWAP,
9 and with all applicable policies of all elements of the Comprehensive General Plan.
- 10 16. The findings of the initial study performed pursuant to Environmental Assessment No.
11 38047 (a copy of which is attached hereto) are incorporated herein by reference. The
12 initial study determined that future development pursuant to the proposed amendment and
13 associated change of zone ("the project") would have impacts on, or be impacted by,
14 scenic resources, Mt. Palomar Observatory, light and glare, agriculture, air quality, wildlife
15 and vegetation, paleontological resources, groundshaking, slopes and topography, soils,
16 erosion, airports, water quality, flooding and drainage, land use, airport noise, ambient
17 noise levels, circulation, and utilities. However, it was determined that each of these
18 impacts of the general plan amendment and change of zone was either insignificant or
19 would be mitigated to a level of insignificance through the application of adopted County
20 ordinances and through conditions of approval routinely applied to land use proposals at
21 the plot plan or conditional use permit stage. The initial study concluded that the project
22 would not have a significant effect on the environment.
- 23 17. Upon further review of potential wildlife and vegetation impacts, it was determined that,
24 while future development is likely to result in extensive disturbance of the site, which is
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1 located within a potential Quino checkerspot butterfly area, the project does not directly
2 propose or authorize any activities that would result in ground disturbance. The activities
3 that may potentially occur on-site that are not already permissible pursuant to current
4 zoning and General Plan designations cannot be legally established without further
5 discretionary action (i.e., the approval of a conditional use permit or plot plan). Therefore,
6 the project will have no potential adverse effect on wildlife resources. Any future
7 environmental assessment shall be conducted independently, and the granting of a De
8 Minimis finding in this case shall not be interpreted as requiring a De Minimis finding for
9 any future development project.
10

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a De Minimis
12 Finding, **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 38047 and
13 **ADOPTS** Comprehensive General Plan Amendment No. 544 from 2½ Acre Minimum (Rural
14 Residential) to Commercial, as described herein and as shown on the exhibit entitled “CGPA NO. 544,
15 EXHIBIT 6A.”
16

17 E. Comprehensive General Plan Amendment (CGPA) No. 545 is a proposal to amend the
18 Land Use Element by amending the Sun City/Menifee Valley Community Plan (SMVP) Land Use
19 Allocation Map from Residential 2-3 Dwelling Units Per Acre (5 W/Senior Bonus) to Residential 2-4
20 Dwelling Units Per Acre on a 13.6-acre parcel located southerly of Ridgemoor Road and westerly of
21 Murrieta Road in the Sun City Zoning District of the Third Supervisorial District, as shown on the exhibit
22 entitled “CGPA NO. 545, EXHIBIT 6A, CORRECTED”, a copy of which is attached hereto and
23 incorporated herein by reference. The proposed amendment site (“the site”) is contiguous to both
24 Ridgemoor and Murrieta Roads, but excludes the corner parcel (occupied by a church) and two other
25 parcels closer to the corner. This amendment is associated with Tentative Tract Map No. 29531,
26 Amended No. 1, which was considered concurrently with this amendment at the public hearings before
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1 the Planning Commission and the Board of Supervisors. Tentative Tract Map No. 29531, Amended No.
2 1, proposes to divide the site into 52 residential lots with a minimum lot size of 7,200 square feet. The
3 resulting density (3.8 dwelling units per acre) exceeds the allowable density for non-age-restricted
4 subdivisions in the existing SMVP designation, necessitating this amendment if the tract map is to be
5 approved.
6

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
8 on this matter, both written and oral, including Environmental Assessment No. 38060, that:

- 9 1. The site is located in the Sun City/Menifee Valley Community Plan (SMVP).
- 10 2. The SMVP Land Use Allocation Map determines the extent, intensity, and location of land
11 uses within the SMVP.
- 12 3. The site is currently designated Residential 2-3 Dwelling Units Per Acre (5 W/ Senior
13 Bonus) on the SMVP Land Use Allocation Map.
- 14 4. The proposed amendment would change the land use designation on the site from
15 Residential 2-3 Dwelling Units Per Acre (5 W/ Senior Bonus) to Residential 2-4 Dwelling
16 Units Per Acre.
- 17 5. The site is bordered on all sides by properties designated Residential 2-3 Dwelling Units
18 Per Acre (5 W/ Senior Bonus).
- 19 6. The site is zoned R-1 (One-family Dwellings).
- 20 7. The site is bordered on all sides by properties zoned R-1. Some of the properties in the
21 area were formerly zoned R-1-SCD, but the "SCD" suffix, which restricted occupancy to
22 senior citizens, was removed through a County-initiated change of zone in compliance
23 with a court decision.
- 24 8. The site is vacant.
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- 1 9. The site is bordered on the north by a church (First Baptist Church of Sun City) and by
2 Ridgemoor Road, on the northeast by the church noted above and an Eastern Municipal
3 Water District well site, on the south by vacant land owned by the Sun City Civic
4 Association, on the east by Murrieta Road, and on the west by single-family residences.
5 Single-family residences are also located opposite the site on the northerly side of
6 Ridgemoor Road and on the easterly side of Murrieta Road. A condominium project is
7 located on the east side of Murrieta Road opposite the southerly margin of the site.
8 Dwelling units on the northerly side of Ridgemoor Road take direct access from that road,
9 while single-family dwelling units on the easterly side of Murrieta Road face local streets
10 and do not have direct vehicular access to Murrieta Road. The condominium residents do
11 have access to Murrieta Road. A golf course (Cherry Hills Golf Club) is located farther to
12 the north. An Eastern Municipal Water District water reclamation facility is located farther
13 to the southwest.
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- 16 10. The proposed land use designation would be compatible with surrounding designations and
17 would not create future land use incompatibilities.
- 18
- 19 11. There is a reasonable assurance that an adequate level of public facilities and services
20 would be available to serve the proposed use in the near future.
- 21
- 22 12. CGPA No. 545 would be consistent with the purpose and intent of the SMVP, and with all
23 applicable policies and elements of the Comprehensive General Plan.
- 24
- 25 13. The findings of the initial study performed pursuant to Environmental Assessment No.
26 38060 (a copy of which is attached hereto) are incorporated herein by reference. The
27 initial study determined that the proposed amendment and associated tentative map ("the
28 project") would have impacts on, or be impacted by, Mt. Palomar Observatory, light and
29 glare, agriculture, wildlife and vegetation, groundshaking, ground subsidence, slopes and

1 topography, erosion, hazards and hazardous materials, water quality, flooding and
2 drainage, land use, planning, highway noise, ambient noise levels, fire protection services,
3 sheriff services, schools, libraries, health services, parks and recreation, circulation, water
4 and sewer service, solid waste, and utilities. However, it was determined that each of these
5 impacts was either insignificant or would be mitigated to a level of insignificance through
6 the conditions of approval applied to the tentative map. The initial study concluded that
7 the project, as mitigated, would not have a significant effect on the environment.
8

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
10 Negative Declaration for Environmental Assessment No. 38060 and **ADOPTS** Comprehensive General
11 Plan Amendment No. 545 from Residential 2-3 Dwelling Units Per Acre (5 W/ Senior Bonus) to
12 Residential 2-4 Dwelling Units Per Acre, as described herein and as shown on the exhibit entitled "CGPA
13 NO. 545, EXHIBIT 6A, CORRECTED".
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15 F. Comprehensive General Plan Amendment (CGPA) No. 557 is a proposal to amend the
16 Land Use Element by amending the Sun City/Menifee Valley Community Plan (SMVP) Land Use
17 Allocation Map from Special Planning Area No. 4 (SPA-4) (2 Dwelling Units Per Acre with eligibility for
18 affordable housing bonus)/Specific Plan Required to Commercial on approximately 11.91 acres of a 17.5-
19 acre parcel located southerly of Newport Road and westerly of Murrieta Road in the Antelope Valley
20 Zoning Area of the Third Supervisorial District, as shown on the exhibit entitled "CGPA NO. 557,
21 EXHIBIT 6A", a copy of which is attached hereto and incorporated herein by reference. The remainder
22 of the parcel is already designated Commercial. This amendment is associated with Change of Zone Case
23 No. 6570, which was considered concurrently with this amendment at the public hearings before the
24 Planning Commission and the Board of Supervisors. Change of Zone Case No. 6570 proposes to change
25 the zoning on the amendment site ("the site") from R-R (Rural Residential) to C-P-S (Scenic Highway
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1 Commercial). The general plan amendment and change of zone applications were not accompanied by a
2 development proposal.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
4 on this matter, both written and oral, including Environmental Assessment No. 38149, that:

- 5 1. The site is located in the Sun City/Menifee Valley Community Plan (SMVP).
- 6 2. The SMVP Land Use Allocation Map determines the extent, intensity, and location of land
7 uses within the SMVP.
- 8 3. The site is currently designated Special Planning Area No. 4 (SPA-4) (2 Dwelling Units
9 Per Acre with eligibility for affordable housing bonus)/Specific Plan Required on the
10 SMVP Land Use Allocation Map. It is one of eight parcels constituting Special Planning
11 Area No. 4.
- 12 4. The proposed amendment would change the land use designation on the site from Special
13 Planning Area No. 4 (SPA-4) (2 Dwelling Units Per Acre with eligibility for affordable
14 housing bonus)/Specific Plan Required to Commercial.
- 15 5. The site is bordered on the north by Newport Road, on the northeast by properties
16 designated Commercial, on the east by Murrieta Road, and on the south and west by
17 properties designated Special Planning Area No. 4 (SPA-4) (2 Dwelling Units Per Acre
18 with eligibility for affordable housing bonus)/Specific Plan Required. Properties on the
19 opposite (northerly) side of Newport Road are designated Residential 2-5 Dwelling Units
20 Per Acre (with eligibility for affordable housing bonus). Properties on the opposite
21 (easterly) side of Murrieta Road are designated Residential 2-4 Dwelling Units Per Acre
22 (with eligibility for affordable housing bonus). Properties at all four corners of the
23 intersection of Newport and Murrieta Roads are designated Commercial.
- 24 6. The site is zoned R-R (Rural Residential).
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- 1 7. The site is bordered on the north by Newport Road, on the northeast by properties zoned
2 C-P-S (Scenic Highway Commercial), on the east by Murrieta Road, and on the south and
3 west by properties zoned R-R. Properties on the opposite (northerly) side of Newport
4 Road are zoned R-1 (One-family Dwellings). Properties on the opposite (easterly) side of
5 Murrieta Road are zoned R-T (Mobilehome Subdivisions and Mobilehome Parks).
6 Properties at all four corners of the intersection of Newport and Murrieta Roads are zoned
7 C-P-S.
8
- 9 8. A change of zone to C-P-S is being processed concurrently with the proposed amendment
10 in order to allow for future development of the site for commercial uses. The proposed C-
11 P-S zoning is consistent with the proposed Commercial designation.
12
- 13 9. The site is vacant.
- 14 10. Surrounding land uses include single-family residences, a neighborhood shopping center,
15 and vacant land to the north (on the opposite side of Newport Road), a mobile home
16 subdivision and vacant land to the east (on the opposite side of Murrieta Road), and vacant
17 land to the south and west. Another neighborhood shopping center is located on the
18 northeasterly corner of Newport and Murrieta Roads. While the remainder of the parcel
19 that includes the site is presently vacant, the development of a Walgreens drug store on a
20 portion of that area has been approved through Plot Plan No. 16555.
21
- 22 11. The site constitutes a portion of a 15.9-acre remainder parcel of Tentative Parcel Map No.
23 29797. This tentative map was submitted in conjunction with Plot Plan No. 16555 and was
24 designed to establish the site of the Walgreens drug store as a separate 1.7-acre parcel. The
25 Board of Supervisors approved both Tentative Parcel Map No. 29797 and Plot Plan No.
26 16555 on October 3, 2000.
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1 12. The site differs from the remainder of Special Planning Area No. 4 in its relatively flat
2 topography and proximity to other commercial development at the intersection of Newport
3 and Murrieta Roads. Substantial rock outcroppings are located along the southerly and
4 westerly boundaries of the site. These features can provide natural buffers that would
5 separate the area proposed for commercial use from potential future residential
6 development that may be expected to occur within the remainder of Special Planning Area
7 No. 4. Approximately 75 percent of the remaining area of Special Planning Area No. 4
8 contains rock outcroppings that would pose a constraint that would reasonably restrict the
9 use of the area for commercial or high-intensity residential uses.
10

11 13. The proposed land use designation would be compatible with the present and future logical
12 development of the area and with surrounding designations and would not create future
13 land use incompatibilities.
14

15 14. There is a reasonable assurance that an adequate level of public facilities and services will
16 be available to serve the more intense land use proposed for this site in the near future.

17 15. The proposed amendment would not be detrimental to public health, safety, and welfare.

18 16. The proposed amendment would be consistent with the purpose and intent of the SMVP,
19 and with all applicable policies and elements of the Comprehensive General Plan.
20

21 17. The findings of the initial study performed pursuant to Environmental Assessment No.
22 38149 (a copy of which is attached hereto) are incorporated herein by reference. The
23 initial study determined that the proposed amendment and associated change of zone ("the
24 project") would have no environmental impacts and that the project, therefore, would not
25 have a significant effect on the environment.
26

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
28 Declaration for Environmental Assessment No. 38149 and **ADOPTS** Comprehensive General Plan

1 Amendment No. 557 from Special Planning Area No. 4 (SPA-4) (2 Dwelling Units Per Acre with
2 eligibility for affordable housing bonus)/Specific Plan Required to Commercial, as described herein and
3 as shown on the exhibit entitled "CGPA NO. 557, EXHIBIT 6A".

4 G. Comprehensive General Plan Amendment (CGPA) No. 568 is a proposal to amend the
5 Public Facilities and Services Element by adding, deleting, extending, realigning, and reconfiguring
6 various road segments in the Beaumont-Banning and Pass and Desert Zoning Districts, as shown on the
7 exhibits entitled "EXISTING GENERAL PLAN CIRCULATION GPA 568 EXHIBIT NO. 1" and
8 "PROPOSED GENERAL PLAN CIRCULATION GPA 568 EXHIBIT NO. 2", copies of which are
9 attached hereto and incorporated herein by reference. The amendment affects roadways depicted on
10 Circulation Study Area Map Nos. 2 and 3 located within, adjacent to, and in the immediate vicinity of
11 Specific Plan No. 318 (Oak Valley). This amendment is associated with Specific Plan No. 318 and
12 Change of Zone Case No. 6492, which were adopted on August 14, 2001. The affected area was a part of
13 the Third Supervisorial District as of the date of the last general election. For the March 2002 primary
14 election, the affected area will be in the Fifth Supervisorial District pursuant to Riverside County
15 Ordinance No. 813. More specifically:

- 18 1. Circulation Study Area Map Nos. 2 and 3 presently depict Hinda Road as a Secondary
19 Highway (88' R/W) extending (as a westerly extension of Cherry Valley Boulevard) from
20 Interstate 10 on the east to San Timoteo Canyon Road on the west. The proposed
21 amendment would delete this roadway from the Circulation Study Area Maps.
- 22 2. Circulation Study Area Map Nos. 2 and 3 presently depict Cherry Valley Boulevard as
23 extending from Sunset Avenue on the east to Interstate 10 on the west. The proposed
24 amendment would add a segment of Cherry Valley Boulevard extending westerly in a
25 curvilinear alignment from Interstate 10 on the east through land within the corporate
26 boundaries of the City of Calimesa to the northerly boundary of Specific Plan No. 318
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1 (also the southerly boundary of the City of Calimesa) as an Urban Arterial Highway
2 (110'/134' R/W).

3 3. The proposed amendment would add "J" Street as a Modified Major Highway (78'/102'
4 R/W) extending southerly in a curvilinear alignment from the northerly boundary of
5 Specific Plan No. 318 (also the southerly boundary of the City of Calimesa) to Champions
6 Drive (not a General Plan roadway at this location). "J" Street would be a southerly
7 extension of the added segment of Cherry Valley Boulevard.
8

9 4. Circulation Study Area Map Nos. 2 and 3 presently depict Desert Lawn Drive as a
10 Secondary Highway (88' R/W) extending southeasterly from Woodhouse Road on the
11 northwest to San Timoteo Canyon Road on the southeast. The proposed amendment
12 would realign the segment of this roadway located southerly of the above-described
13 westerly extension of Cherry Valley Boulevard. Specifically, Desert Lawn Drive would
14 divert from its general course paralleling Interstate 10 just northerly of the southerly city
15 limits of the City of Calimesa and turn southerly to its southerly terminus at an intersection
16 with Champions Drive. The proposed amendment would add the segment of Champions
17 Drive extending easterly from its intersection with Desert Lawn Drive as a Secondary
18 Highway (88' R/W). After proceeding easterly from that intersection, Champions Drive
19 would continue southeasterly along the previous General Plan alignment of Desert Lawn
20 Drive to the southerly terminus of that segment at San Timoteo Canyon Road.
21

22 5. The proposed amendment would add "P" Street as a Modified Secondary Highway
23 (56'/88' R/W) extending northeasterly in a curvilinear alignment from San Timoteo
24 Canyon Road on the south to Champions Drive on the northeast.
25

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
27 on this matter, both written and oral, including Environmental Impact Report No. 418, that:
28

- 1 1. The proposed amendments would provide efficient and adequate circulation within
2 Specific Plan No. 318.
- 3 2. The proposed amendment is consistent with existing and future traffic needs.
- 4 3. The proposed amendment would be compatible with the present and future logical
5 development of the area.
- 6 4. The proposed amendment would be consistent with the goals, policies, and programs of the
7 Riverside County Comprehensive General Plan, including the goals, policies, and
8 programs of the Public Facilities and Services Element.
- 9 5. The proposed amendment is a portion of a larger project that includes the associated
10 Specific Plan and zone change discussed above. The impacts of this project were analyzed
11 in Environmental Impact Report (EIR) No. 418, which was certified by the Riverside
12 County Board of Supervisors through Resolution No. 2001-240 Adopting Specific Plan
13 No. 318 (a copy of which is attached hereto and incorporated herein by this reference in its
14 entirety).

15
16
17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
18 EIR No. 418 in evaluating Comprehensive General Plan Amendment No. 568, that the EIR is an accurate
19 and objective statement that complies with the California Environmental Quality Act and reflects the
20 County's independent judgment, and that the EIR is incorporated herein by reference.

21
22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES**
23 Environmental Impact Report No. 418 and **ADOPTS** Comprehensive General Plan Amendment No. 568,
24 as described herein, so as to amend Circulation Study Area Map Nos. 2 and 3 in accordance with the
25 roadway alignments and designations depicted on the exhibit entitled "PROPOSED GENERAL PLAN
26 CIRCULATION GPA 568 EXHIBIT NO. 2."

27 H. Comprehensive General Plan Amendment (CGPA) No. 507 is a proposal to amend the
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1 Land Use Element by amending the Western Coachella Valley Community Plan (WCVP) Land Use
2 Allocation Map from Residential Category 2A (5 to 8 dwelling units per acre) to Commercial on a 30-
3 acre area located northeasterly of Varner Road and Interstate 10 and southerly of Boca Chica Trail in the
4 Thousand Palms Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled
5 “CGPA NO. 507, EXHIBIT 6A,” a copy of which is attached hereto and incorporated herein by reference.
6 The area subject to this general plan amendment (“the amendment site”) is a portion of a larger 143-acre
7 area (“the overall project site”) subject to a change of zone, two tentative tract maps, and a plot plan. All
8 of these cases were analyzed through Environmental Assessment Nos. 37705 and 37843. This
9 amendment is associated with Change of Zone Case No. 6479, Tentative Tract Map No. 29150, Amended
10 No. 2, Tentative Tract Map No. 29151, Amended No. 4, and Plot Plan No. 16104, which were considered
11 concurrently with this amendment at the public hearings before the Planning Commission and the Board
12 of Supervisors. Change of Zone Case No. 6479 proposes to change the zoning on the overall project site
13 from R-T (Mobilehome Subdivisions and Mobilehome Parks), R-5 (Open Area Combining Zone –
14 Residential Developments), and R-3 (General Residential) to R-4 (Planned Residential), R-5, and C-P-S
15 (Scenic Highway Commercial). Within the amendment site, Change of Zone Case No. 6479 proposes to
16 change the zoning from R-T and R-3 to C-P-S. Tentative Tract Map No. 29151 proposes to subdivide 72
17 acres of the overall project site into 105 single-family residential lots, a number of drainage and golf
18 course lots, and two remainder parcels. The amendment site would constitute the remainder parcels of
19 Tentative Tract Map No. 29151. Plot Plan No. 16104 proposes to construct and operate a 2,200 square
20 foot community clubhouse and other recreational facilities on a 1.5-acre proposed lot within Tentative
21 Tract Map No. 29151. The site of Plot Plan No. 16104 is within the overall project site, but not within the
22 amendment site. Tentative Tract Map No. 29150, Amended No. 2, proposes to subdivide 71 acres of the
23 overall project site into 265 single-family residential lots, plus community golf course and drainage lots.
24 The site of Tentative Tract Map No. 29150, Amended No. 2, is within the overall project site, but not
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1 within the amendment site.

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
3 on this matter, both written and oral, including Environmental Assessment Nos. 37705 and 37843, that:

- 4 1. The proposed amendment is located in the Western Coachella Valley Community Plan
5 (WCVP).
- 6 2. The WCVP Land Use Allocation Map determines the extent, intensity, and location of land
7 uses within the WCVP.
- 8 3. The amendment site is currently designated Residential Category 2A (5 to 8 dwelling units
9 per acre) on the WCVP Land Use Allocation Map.
- 10 4. The proposed amendment would change the land use designation on the amendment site
11 from Residential Category 2A (5 to 8 dwelling units per acre) to Commercial.
- 12 5. The amendment site is bordered on the northwest by properties designated Commercial, on
13 the north and northeast by properties designated Residential Category 2A, and on the east
14 and southeast by properties designated Residential Category 2B (2 to 5 dwelling units per
15 acre). The amendment site is bordered on the southwest by Interstate 10 and by the rail
16 line that parallels Interstate 10. Properties on the opposite (southwesterly) side of
17 Interstate 10 and the railroad right-of-way are located in the City of Palm Desert.
- 18 6. The proposed Commercial designation and zone will provide for a commercial land use
19 along Varner Road. Such uses would buffer the golf course and residential areas from the
20 high noise levels generated in the transportation corridor to the southwest. Interstate 10
21 and the railroad operations present a severe noise constraint to residential development.
- 22 7. The amendment site is zoned R-T (Mobilehome Subdivisions and Mobilehome Parks) and
23 R-3 (General Residential). The overall project site is zoned R-T, R-5 (Open Area
24 Combining Zone – Residential Developments), and R-3.
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- 1 8. The amendment site is bordered on the northwest by properties zoned C-1/C-P (General
2 Commercial), on the northeast by properties zoned R-T, and on the southeast by properties
3 zoned C-P-S (Scenic Highway Commercial). The rail right-of-way on the opposite
4 (southwesterly) side of Interstate 10 is zoned R-R (Rural Residential). Properties
5 southwesterly of the railroad right-of-way are located in the City of Palm Desert.
6
- 7 9. A change of zone to C-P-S is being processed concurrently with the proposed amendment
8 in order to provide for zoning on the amendment site that would be consistent with the
9 proposed Commercial designation.
- 10 10. The WCVZ Zoning Consistency Guidelines Matrix indicates that the C-P-S zone is "highly
11 compatible" with the Commercial designation.
- 12 11. The amendment site is vacant. The overall project site includes a golf course and two
13 abandoned sewage treatment plants.
- 14 12. Land uses surrounding the amendment site include vacant land and a mobilehome
15 subdivision on the northwest and north, a golf course (within the overall project site) on
16 the northeast, vacant land on the southeast, and Varner Road, Interstate 10, and the railroad
17 line on the southwest. Properties southwesterly of the railroad right-of-way are vacant.
- 18 13. Domestic water and sewage disposal would be provided by the Coachella Valley Water
19 District in conformance with water and sewer land use standards of the WCVZ and the
20 Public Facilities and Services Element of the Comprehensive General Plan.
- 21 14. The amendment site is located adjacent to Varner Road, a designated Secondary Highway
22 (88' R/W), and the proposed use would provide appropriate street and off-site traffic
23 mitigation, such as Transportation Uniform Mitigation Fees (TUMF) and signal mitigation
24 fees, in conformance with the circulation land use standards of the Public Facilities and
25 Services Element of the Comprehensive General Plan.
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- 1 15. CGPA No. 508 is related to this project and proposes to delete a segment of Calle Tosca (a
2 designated Major Highway [100' R/W]) from a point within the project boundaries
3 easterly to Chase School Road. The remaining (westerly) portion of Calle Tosca would be
4 designated as a Secondary Highway (88' R/W) and would constitute a key access road into
5 the project.
6
- 7 16. The amendment site is located within approximately one mile of a fire station, and the
8 proposed use would provide additional on-site fire protection improvements in
9 conformance with the fire services land use standards of the Public Facilities and Services
10 Element of the Comprehensive General Plan.
11
- 12 17. The flood control agency serving the overall project site, including the amendment site, is
13 the Coachella Valley Water District (CVWD). The CVWD letters for Tentative Tract Map
14 No. 29151 (dated October 25, 1999) and Tentative Tract Map No. 29150 (dated December
15 10, 1999) indicated that the overall project site is subject to flooding from the alluvial fans
16 to the north. The letter for Tentative Tract Map No. 29151, which includes the amendment
17 site, stated that the applicant's engineer is working closely with the District to design flood
18 protection and that the current drainage plan is acceptable on a conceptual basis only. The
19 District recommended that the project be allowed to proceed through the planning process
20 subject to final approval of the flood control plan by the District.
21
- 22 18. There is a reasonable assurance that an adequate level of public facilities and services
23 would be available to serve the proposed use in the near future.
24
- 25 19. The overall project site, including the amendment site, is within the Coachella Valley
26 Enterprise Zone, and the project will likely promote economic development with jobs and
27 improved commerce, recreational opportunities, and affordable housing for area residents,
28 and will likely strengthen the tax base of the County of Riverside.

- 1 20. The overall project site, including the amendment site, is not located within the sphere of
2 influence of any city. The Thousand Palms Community Council (TPCC) held a number of
3 meetings regarding this project. The TPCC deferred a final recommendation regarding this
4 project at its meeting of March 30, 2000.
- 5
- 6 21. The proposed amendment would be consistent with the purpose and intent of the WCVP,
7 and with all applicable policies and elements of the Comprehensive General Plan.
- 8 22. The proposed land use designation would be conditionally compatible with surrounding
9 designations and would not create future land use incompatibilities.
- 10 23. The findings of the initial study performed pursuant to Environmental Assessment Nos.
11 37705 and 37843 (a copy of which is attached hereto) are incorporated herein by reference.
12 The initial study determined that the proposed amendment and associated change of zone,
13 tract maps, and plot plan ("the project") would have impacts on, or be impacted by, scenic
14 resources, Mt. Palomar Observatory, light and glare, air quality, wildlife and vegetation,
15 groundshaking, soils and erosion, wind erosion and blowsand, water quality, flooding and
16 drainage, land use, planning, railroad noise, highway noise, noise from electrical well sites,
17 construction noise, groundborne vibration, population and housing, fire protection services,
18 sheriff services, schools, libraries, health services, parks and recreation, circulation, bike
19 trails, water service, sewer service, solid waste, utilities, and electromagnetic fields.
20 Potentially significant impacts were identified as aesthetics, air quality, hazards and
21 hazardous materials, hydrology and stormwater control, land use/planning, noise,
22 population/housing, transportation/traffic, and utilities/service systems. However, it was
23 determined that each of these impacts was either insignificant or would be mitigated to a
24 level of insignificance through the application of adopted County ordinances, through the
25 measures indicated in the initial study, and through conditions of approval applied to the
26 measures indicated in the initial study, and through conditions of approval applied to the
27 measures indicated in the initial study, and through conditions of approval applied to the
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1 associated tract maps and plot plan (including conditions applied in government agency
2 letters). The initial study concluded that the project, as mitigated, would not have a
3 significant effect on the environment.

4 24. The initial study incorporated a mitigation monitoring/reporting program.

5 25. Wildlife and vegetation impacts were cited in the initial study. However, the only issue
6 was that the site lies within the mitigation fee area of the Coachella Valley Fringe-toed
7 Lizard. The project would have no effect on other biological species, wetlands, or
8 protected biological resources. Therefore, the project has no potential to adversely affect
9 wildlife resources.
10

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a De Minimis
12 finding, **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment Nos. 37705 and
13 37843 and **ADOPTS** Comprehensive General Plan Amendment No. 507 from Residential Category 2A to
14 Commercial, as described herein and as shown on the exhibit entitled "CGPA NO. 507, EXHIBIT 6A."

15 I. Comprehensive General Plan Amendment (CGPA) No. 518 is a proposal to amend the
16 Environmental Hazards and Resources Element by amending the Open Space and Conservation Map
17 designation from Agriculture to Areas Not Designated as Open Space on a 10-acre site located westerly of
18 Lovekin Boulevard and northerly of Avenue 18 (18th Avenue) in the South Palo Verde Zoning Area of the
19 Fourth Supervisorial District, as shown on the exhibit entitled "CGPA NO. 518, EXHIBIT 6A,
20 CORRECTED", a copy of which is attached hereto and incorporated herein by reference. This
21 amendment is associated with Change of Zone Case No. 6504 and Conditional Use Permit No. 3302,
22 which were considered concurrently at the public hearings before the Planning Commission and the Board
23 of Supervisors. Change of Zone Case No. 6504 proposes to change the zoning on the proposed
24 amendment site ("the site") from R-R (Rural Residential) to M-M (Medium Manufacturing). (The
25 Planning Commission recommended denial of the change of zone, and the Board of Supervisors upheld
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1 this recommendation.) Conditional Use Permit No. 3302 proposes to authorize the continued operation of
2 an existing automobile wrecking facility and accessory caretaker's dwellings on the site.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
4 on this matter, both written and oral, including Environmental Assessment No. 37872, that:

- 5 1. The site is currently designated Agriculture on the Open Space and Conservation Map.
6 The site has been so designated since the adoption of the Riverside County Comprehensive
7 General Plan in 1984.
- 8 2. The proposed amendment would change the Open Space and Conservation Map
9 designation on the site to Areas Not Designated as Open Space.
- 10 3. The site is bordered on all sides by properties designated Agriculture, but properties
11 designated Areas Not Designated as Open Space are located approximately 330 feet to the
12 north, both easterly and westerly of Lovekin Boulevard.
- 13 4. The proposed Areas Not Designated as Open Space designation would be conditionally
14 compatible with the surrounding designations because of the proximity of industrial and
15 service commercial businesses and the heavy agricultural character of the vicinity.
- 16 5. The site is zoned R-R (Rural Residential).
- 17 6. The site is bordered on the north and south by properties zoned R-R, on the east by
18 Lovekin Boulevard, and on the west by properties zoned A-2-10 (Heavy Agriculture, 10
19 acre minimum lot size). Other zones in the vicinity (farther north along Lovekin
20 Boulevard outside the Agriculture designation) include A-2-1 (Heavy Agriculture, 1 acre
21 minimum lot size) and M-M (Medium Manufacturing).
- 22 7. Change of Zone Case No. 6504 would change the zoning on the site to M-M. The Planning
23 Commission recommended denial of the change of zone on the basis that the proposed
24 zoning would require a higher level of public services and facilities than is currently
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1 available in the area. The proposed use of the site is allowable in the R-R zone, provided
2 that a conditional use permit has been approved.

3 8. Land uses on-site include a materials storage area, automobile wrecking yard, and recycling
4 facility. Land uses on surrounding parcels include an industrial building and equipment
5 storage, scattered single-family residences and mobile homes, and vacant land to the north,
6 vacant land and mobile homes to the south, field crops and hay storage to the east (on the
7 opposite side of Lovekin Boulevard), and field crops to the west. The area is characterized
8 by intensive agricultural, industrial, and service commercial uses, caretaker's dwellings,
9 and concentrations of dwellings along the roadway.

10
11 9. The proposed amendment would be conditionally compatible with surrounding land uses
12 because appropriate setbacks and fencing are required and heights of wrecked vehicle piles
13 or stacks are limited to ten (10) feet through conditions of approval of the conditional use
14 permit. Additionally, the ten-year permit life provides an opportunity for further review at
15 a later date to determine whether area development in the upcoming decade would render
16 the proposed use incompatible.

17
18 10. The major land use compatibility issue arising from the proposed land use is the potential
19 for adverse impacts on views open to the public and surrounding property owners.
20 Potential visual impacts would be mitigated through conditions of approval requiring a 25-
21 foot setback from lot lines for wrecked automobile stacks and perimeter fencing, limiting
22 the project to one sign, and mandating the graveling of driveways and parking areas to
23 reduce dust.

24
25 11. The site is in a rural area. Domestic water would be provided by on-site wells or bottled
26 water delivery. Sewage disposal would be provided by an on-site septic disposal system.
27 Water and sewer land use standards of the Public Facilities and Services Element of the
28

1 Comprehensive General Plan allow on-site wells and septic systems for Category III and
2 Category IV rural development.

3 12. The site is adjacent to Lovekin Boulevard, a designated Major Highway (100' R/W). The
4 project would provide for additional right-of-way on Lovekin Boulevard. In addition to
5 on-site improvements (parking, driveway, etc.), the project would provide traffic signal
6 mitigation fees, in accordance with circulation land use standards of the Public Facilities
7 and Services Element of the Comprehensive General Plan.
8

9 13. The site is located within one mile of a fire station. On-site access gates are required to
10 meet Fire Department standards as specified in the conditions of approval for the
11 associated conditional use permit.
12

13 14. The proposed amendment has been designed to protect the public health, safety, and
14 welfare.
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16 15. The proposed amendment would be conditionally compatible with surrounding General
17 Plan designations and land uses and would not create future land use incompatibilities.
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19 16. The proposed amendment would be consistent with the purpose and intent of all elements
20 of the Comprehensive General Plan.
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22 17. The findings of the initial study performed pursuant to Environmental Assessment No.
23 37872 (a copy of which is attached hereto) are incorporated herein by reference. The
24 initial study determined that the proposed amendment and associated change of zone and
25 conditional use permit ("the project") would have impacts on, or be impacted by, scenic
26 resources, light and glare, agriculture, air quality, liquefaction, groundshaking, soils,
27 erosion, hazards and hazardous materials, water quality, flooding and drainage, land use,
28 planning, ambient noise levels and groundborne vibration, fire protection services, schools,
circulation, water service, use of septic systems, solid waste, and utilities. However, it was

1 determined that each of these impacts was either insignificant or would be mitigated to a
2 level of insignificance through the application of adopted County ordinances, through the
3 measures indicated in the initial study, and through conditions of approval applied to the
4 associated conditional use permit. The initial study concluded that the project, as
5 mitigated, would not have a significant effect on the environment.
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7 18. The initial study incorporated a mitigation monitoring/reporting program.

8 19. The project has no potential to adversely affect wildlife resources.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a De Minimis
10 finding, **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 37872, and
11 **ADOPTS** Comprehensive General Plan Amendment No. 518 from Agriculture to Areas Not Designated
12 as Open Space, as described herein and as shown on the exhibit entitled "CGPA NO. 518, EXHIBIT 6A,
13 CORRECTED."
14

15 J. Comprehensive General Plan Amendment (CGPA) No. 555 is a proposal to amend the
16 Land Use Element by amending the Western Coachella Valley Community Plan (WCVP) Land Use
17 Allocation Map from Commercial (C) to Industrial/Manufacturing (M) on a 5.5-acre site located northerly
18 of Varner Road, easterly of Berkey Drive (the former alignment of Washington Street) and westerly of
19 realigned Washington Street in the Bermuda Dunes Zoning District of the Fourth Supervisorial District,
20 as shown on the exhibit entitled "CGPA NO. 555, EXHIBIT 6A," a copy of which is attached hereto and
21 incorporated herein by reference. This amendment is associated with Change of Zone Case No. 6567,
22 which was considered concurrently with this general plan amendment at the public hearings before the
23 Planning Commission and the Board of Supervisors. Change of Zone Case No. 6567 proposes to change
24 the zoning on the proposed amendment site ("the site") from C-P-S (Scenic Highway Commercial) and C-
25 1/C-P (General Commercial) to I-P (Industrial Park).
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28 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented

1 on this matter, both written and oral, including Environmental Assessment No. 38137, that:

- 2 1. The site is located in the Western Coachella Valley Community Plan (WCVP).
- 3 2. The WCVP Land Use Allocation Map determines the extent, intensity, and location of land
4 uses within the WCVP.
- 5 3. The site is currently designated Commercial (C).
- 6 4. The proposed amendment would change the land use designation on the site from
7 Commercial (C) to Industrial/Manufacturing (M). The site would continue to be an Area
8 Not Designated as Open Space on the Open Space and Conservation Map.
- 9 5. The site is bordered on the north, northeast, and southwest by properties designated
10 Commercial (C), on the east and southeast by properties designated Specific Plan No. 281
11 – Del Webb’s Sun City Palm Desert, and on the south by properties in both of those
12 designations. Properties to the west and southwest, on the opposite side of Berkey Drive,
13 are also designated Commercial (C). Properties to the northwest (on the opposite side of
14 Berkey Drive) are designated Industrial/Manufacturing (M). Comprehensive General Plan
15 Amendment No. 556, tentatively approved by the Board of Supervisors on May 22, 2001,
16 proposes to amend the designation on three acres located directly northerly of the westerly
17 portion of the CGPA No. 555 site from Commercial (C) to Industrial/Manufacturing (M).
- 18 6. The proposed Industrial/Manufacturing designation would be compatible with surrounding
19 land use designations, because such uses already exist to the northwest and are proposed
20 on land directly to the north of the site. Enclosed industrial buildings may generate less
21 traffic and noise than retail commercial uses.
- 22 7. The site is zoned C-P-S (Scenic Highway Commercial) and C-1/C-P (General
23 Commercial).
- 24 8. The site is bordered on the north and northeast by properties zoned C-P-S, on the east and
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1 southeast by properties zoned SP (Specific Plan – Specific Plan No. 281 – Del Webb’s Sun
2 City Palm Desert), and on the southwest by properties zoned C-1/C-P. Properties to the
3 west and southwest, on the opposite side of Berkey Drive, are also zoned C-1/C-P.
4 Properties to the northwest (on the opposite side of Berkey Drive) are zoned I-P (Industrial
5 Park). Change of Zone Case No. 6568, tentatively approved by the Board of Supervisors
6 on May 22, 2001, proposes to change the zoning on 3 acres of the property to the north
7 from C-P-S to I-P.
8

- 9 9. A change of zone to I-P is being processed concurrently with the proposed amendment in
10 order to provide for zoning on the site that would be consistent with the proposed
11 Industrial/Manufacturing designation.
- 12 10. The WCVZ Zoning Consistency Guidelines Matrix indicates that the I-P zone is
13 “conditionally compatible” with the proposed Industrial/Manufacturing designation.
- 14 11. The proposed I-P zoning would be compatible with the surrounding zoning, which is
15 essentially commercial and industrial in nature. The adjacent land within Specific Plan
16 No. 281 is proposed for commercial uses.
- 17 12. The site is vacant. Land uses on immediately adjacent properties include a service station,
18 fast-food restaurant, and motel on the south and southwest and vacant land to the north,
19 northeast, east, and southeast. A hotel is planned to the southeast. Land uses on the
20 opposite (westerly) side of Berkey Drive include a mini-storage facility, vehicle storage,
21 and industrial buildings.
- 22 13. No development is proposed at this time. Future land use would require approval of a plot
23 plan or conditional use permit by the County of Riverside.
- 24 14. Domestic water and sewer service would be provided by the Coachella Valley Water
25 District in conformance with water and sewer land use standards of the WCVZ and the
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Public Facilities and Services Element of the Comprehensive General Plan.

15. The site is located adjacent to Berkey Drive, which, as the previous alignment of Washington Street, has a right-of-way of 110 feet (equivalent to a designated Arterial Highway [110' R/W]). The circulation land use standards of the Public Facilities and Services Element of the Comprehensive General Plan encourage commercial and industrial uses to locate along roadways of sufficient width to provide for four or more lanes of travel. Berkey Drive is such a roadway.
16. The site is located within one-half mile of a fire station. Future development applications would be reviewed by the Riverside County Fire Department to assure adequacy of fire flow.
17. The site would be adequately served by roads and other public services and facilities.
18. The site is located within the sphere of influence of the City of Palm Desert, but no comments have been received from that city. The project was reviewed by the Bermuda Dunes Community Council, which recommended approval.
19. The proposed amendment has been designed to protect the public health, safety, and welfare.
20. The proposed amendment would be conditionally compatible with surrounding General Plan designations and land uses and would not create future land use incompatibilities.
21. The proposed amendment would be consistent with the purpose and intent of the Western Coachella Valley Community Plan, and with all elements of the Comprehensive General Plan.
22. The findings of the initial study performed pursuant to Environmental Assessment No. 38137 (a copy of which is attached hereto) are incorporated herein by reference. The initial study determined that the proposed amendment and associated change of zone ("the

1 project”) would have impacts on, or be impacted by, scenic resources, Mt. Palomar
2 Observatory, light and glare, air quality, wildlife and vegetation, groundshaking, slopes
3 and topography, soils and erosion, wind erosion and blowsand, airports, water quality,
4 flooding and drainage, land use, planning, airport noise, railroad noise, highway noise,
5 ambient noise and groundborne vibration levels, fire protection services, sheriff services,
6 schools, circulation, water service, sewer service, solid waste, and utilities. However, it
7 was determined that each of these impacts was either insignificant or would be mitigated to
8 a level of insignificance through the application of adopted County ordinances and through
9 the measures indicated in the initial study. The initial study concluded that the project, as
10 mitigated, would not have a significant effect on the environment.

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12 23. The initial study incorporated a mitigation monitoring/reporting program.

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14 24. Wildlife and vegetation impacts were cited in the initial study. However, the only issue
15 was that the site lies within the mitigation fee area of the Coachella Valley Fringe-toed
16 Lizard. The project, which does not involve land disturbance, would have no effect on
17 other biological species, wetlands, or protected biological resources. Therefore, the project
18 has no potential to adversely affect wildlife resources.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a De Minimis
20 finding, **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 38137, and
21 **ADOPTS** Comprehensive General Plan Amendment No. 555 from Commercial (C) to
22 Industrial/Manufacturing (M), as described herein and as shown on the exhibit entitled “CGPA NO. 555,
23 EXHIBIT 6A.”

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25 K. Comprehensive General Plan Amendment (CGPA) No. 556 is a proposal to amend the
26 Land Use Element by amending the Western Coachella Valley Community Plan (WCVP) Land Use
27 Allocation Map from Commercial (C) to Industrial/Manufacturing (M) on 3 acres of a 7.5-acre site
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1 located northerly of Varner Road, southerly of Wildcat Drive, easterly of Berkey Drive (the former
2 alignment of Washington Street) and westerly of realigned Washington Street in the Bermuda Dunes
3 Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled "CGPA NO. 556,
4 EXHIBIT 6A," a copy of which is attached hereto and incorporated herein by reference. This amendment
5 is associated with Change of Zone Case No. 6568 and Commercial Parcel Map No. 29908, Amended No.
6 1, which were considered concurrently at the public hearings before the Planning Commission and the
7 Board of Supervisors. Change of Zone Case No. 6568 proposes to change the zoning on the 3-acre
8 proposed amendment site ("the amendment site") from C-P-S (Scenic Highway Commercial) to I-P
9 (Industrial Park). Commercial Parcel Map No. 29908, Amended No. 1, proposes to divide 7.5 acres ("the
10 overall project site") into two parcels for commercial and industrial use. The amendment site would
11 constitute the westerly parcel.
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14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including Environmental Assessment No. 38138, that:

- 16 1. The overall project site, including the amendment site, is located in the Western Coachella
17 Valley Community Plan (WCVP).
- 18 2. The WCVP Land Use Allocation Map determines the extent, intensity, and location of land
19 uses within the WCVP.
- 20 3. The overall project site, including the amendment site, is currently designated Commercial
21 (C).
- 22 4. The proposed amendment would change the land use designation on the amendment site
23 from Commercial (C) to Industrial/Manufacturing (M). The remainder of the overall
24 project site would continue to be designated Commercial (C). The overall project site,
25 including the amendment site, would continue to be an Area Not Designated as Open
26 Space on the Open Space and Conservation Map.
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- 1 5. The amendment site is bordered on the north by Wildcat Drive, on the south and east by
2 properties designated Commercial (C), and on the west by Berkey Drive. Comprehensive
3 General Plan Amendment No. 555, tentatively approved by the Board of Supervisors on
4 May 22, 2001, proposes to amend the designation on 5.5 acres located directly southerly of
5 the amendment site from Commercial (C) to Industrial/Manufacturing (M). Properties to
6 the north (on the opposite side of Wildcat Drive) are designated Specific Plan No. 281 –
7 Del Webb’s Sun City Palm Desert. Properties to the west (on the opposite side of Berkey
8 Drive) are designated Industrial/Manufacturing (M). Properties to the southwest (on the
9 opposite side of Berkey Drive) are designated Commercial (C).
10
- 11 6. The proposed Industrial/Manufacturing designation would be compatible with surrounding
12 land use designations, because a business park already exists to the west (across Berkey
13 Drive) and the Industrial/Manufacturing designation is proposed for land directly to the
14 south of the amendment site. Industrial buildings may generate less traffic and noise than
15 retail commercial uses.
16
- 17 7. The overall project site, including the amendment site, is zoned C-P-S (Scenic Highway
18 Commercial).
19
- 20 8. The amendment site is bordered on the north by Wildcat Drive, on the east and south by
21 properties zoned C-P-S, and on the west by Berkey Drive. Properties to the north (on the
22 opposite side of Wildcat Drive) are zoned SP (Specific Plan – Specific Plan No. 281 – Del
23 Webb’s Sun City Palm Desert). Properties to the west (on the opposite side of Berkey
24 Drive) are zoned I-P (Industrial Park). Properties to the southwest (on the opposite side of
25 Berkey Drive) are zoned C-1/C-P (General Commercial). Change of Zone Case No. 6567,
26 tentatively approved by the Board of Supervisors on May 22, 2001, proposes to change the
27 zoning on the property directly southerly of the amendment site from C-P-S to I-P.
28

- 1 9. A change of zone to I-P is being processed concurrently with the proposed amendment in
2 order to provide for zoning on the amendment site that would be consistent with its
3 proposed Industrial/Manufacturing designation.
- 4 10. The WCVZ Zoning Consistency Guidelines Matrix indicates that the I-P zone is
5 “conditionally compatible” with the proposed Industrial/Manufacturing designation.
- 6 11. The proposed I-P zoning would be compatible with the surrounding zoning, which is
7 essentially commercial and industrial in nature. The adjacent land to the north within
8 Specific Plan No. 281 (opposite Wildcat Drive) is proposed for commercial uses. Specific
9 Plan No. 281 includes residential planning areas easterly of Washington Street; however,
10 these residential planning areas are buffered from Washington Street by landscaping and a
11 block wall.
- 12 12. The amendment site is vacant, as are the immediately adjacent parcels to the south and
13 east. Land uses within the block bounded by Wildcat Drive on the north, Washington
14 Street on the east, Varner Road on the south, and Berkey Drive on the west include a
15 service station, fast-food restaurant, and motel. A hotel is planned to the southeast. A
16 medical office building and vacant land are located on the opposite (northerly) side of
17 Wildcat Drive. Land uses on the opposite (westerly) side of Berkey Drive include
18 industrial buildings. Land uses on the opposite (southwesterly) side of Berkey Drive
19 include a mini-storage facility and vehicle storage.
- 20 13. Conditions of parcel map approval which will assist in providing for compatibility with
21 adjacent land uses include a prohibition of off-site signage (except as provided by the
22 County’s kiosk program) and a requirement for a PM10 (particulate matter pollution)
23 mitigation plan.
- 24 14. Domestic water and sewer service would be provided by the Coachella Valley Water
25
26
27
28

1 District in conformance with water and sewer land use standards of the WCVP and the
2 Public Facilities and Services Element of the Comprehensive General Plan.

3 15. The amendment site is located adjacent to Berkey Drive, which, as the previous alignment
4 of Washington Street, has a right-of-way of 110 feet (equivalent to a designated Arterial
5 Highway [110' R/W]) and Wildcat Drive, with an 88-foot right-of-way. (Wildcat Drive is
6 not depicted on Circulation Study Area Map No. 8, but its right-of-way is the equivalent of
7 a Secondary Highway.) The circulation land use standards of the Public Facilities and
8 Services Element of the Comprehensive General Plan encourage commercial and industrial
9 uses to locate along roadways of sufficient width to provide for four or more lanes of
10 travel. Berkey Drive and Wildcat Drive are such roadways. The parcel map is subject to
11 conditions requiring payment of Transportation Uniform Mitigation fees (TUMF) prior to
12 building permit issuance and signal mitigation fees prior to final building inspection
13 approval.
14

15
16 16. The site is located within one-half mile of a fire station. The parcel map is subject to
17 conditions requiring adequate fire flows, presence of fire hydrants (or provision of
18 financing for such hydrants), and fees to mitigate fire protection impacts.

19 17. The site would be adequately served by roads and other public services and facilities.

20
21 18. The site is located within the sphere of influence of the City of Palm Desert, but no
22 comments have been received from that city. The project was reviewed by the Bermuda
23 Dunes Community Council, which recommended approval.

24 19. The proposed amendment has been designed to protect the public health, safety, and
25 welfare.

26 20. The proposed amendment would be conditionally compatible with surrounding General
27 Plan designations and land uses and would not create future land use incompatibilities.
28

- 1 21. The proposed amendment would be consistent with the purpose and intent of the Western
2 Coachella Valley Community Plan, and with all elements of the Comprehensive General
3 Plan.
4
5 22. The findings of the initial study performed pursuant to Environmental Assessment No.
6 38138 (a copy of which is attached hereto) are incorporated herein by reference. The
7 initial study determined that the proposed amendment and associated change of zone and
8 commercial parcel map ("the project") would have impacts on, or be impacted by, scenic
9 resources, Mt. Palomar Observatory, light and glare, air quality, wildlife and vegetation,
10 groundshaking, slopes and topography, soils and erosion, wind erosion and blowsand,
11 airports, water quality, flooding and drainage, land use, planning, airport noise, railroad
12 noise, highway noise, ambient noise and groundborne vibration levels, fire protection
13 services, sheriff services, schools, circulation, water service, sewer service, solid waste,
14 and utilities. However, it was determined that each of these impacts was either
15 insignificant or would be mitigated to a level of insignificance through the application of
16 adopted County ordinances, through the measures indicated in the initial study, and
17 through conditions of approval (including referenced government agency letters) applied to
18 the associated commercial parcel map. The initial study concluded that the project, as
19 mitigated, would not have a significant effect on the environment.
20
21
22 23. The initial study incorporated a mitigation monitoring/reporting program.
23
24 24. Wildlife and vegetation impacts were cited in the initial study. However, the only issue
25 was that the site lies within the mitigation fee area of the Coachella Valley Fringe-toed
26 Lizard. The project will have no effect on other biological species, wetlands, or protected
27 biological resources. Therefore, the project has no potential to adversely affect wildlife
28 resources.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a De Minimis
2 finding, **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 38138, and
3 **ADOPTS** Comprehensive General Plan Amendment No. 556 from Commercial (C) to
4 Industrial/Manufacturing (M), as described herein and as shown on the exhibit entitled "CGPA NO. 556,
5 EXHIBIT 6A."

6
7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
8 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
9 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

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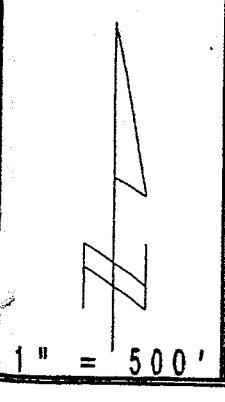
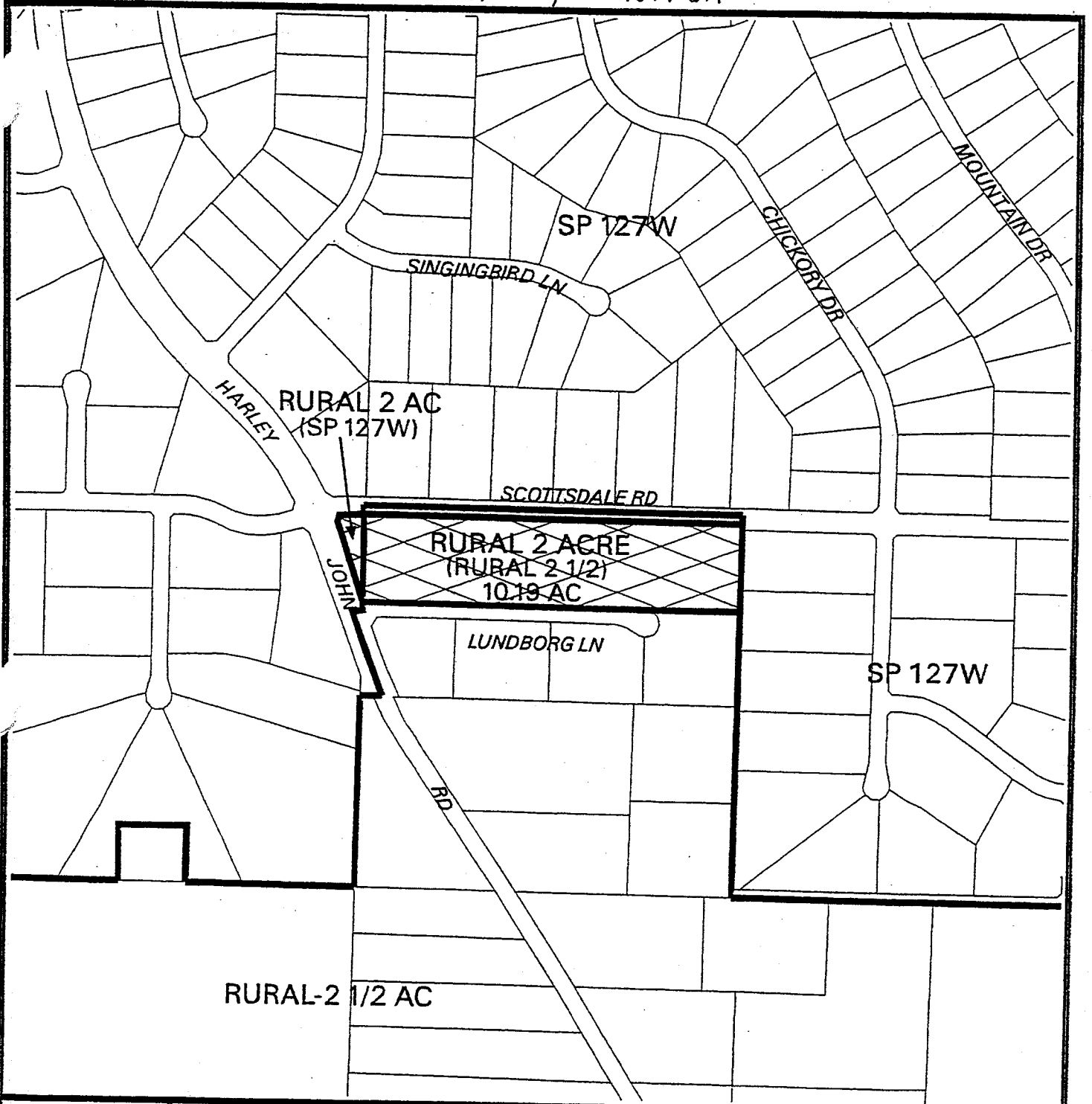
EXHIBITS

FIRST SUPERVISORIAL DISTRICT

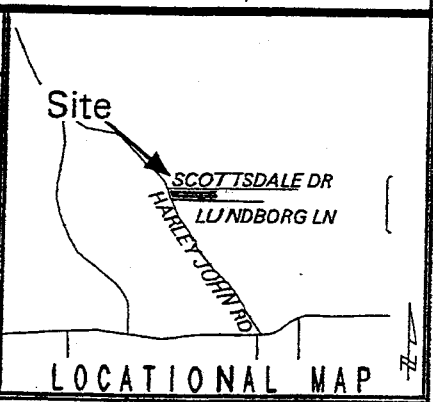
CGPA-554

CGPA-567

"CGPA NO. 554, EXHIBIT GA"

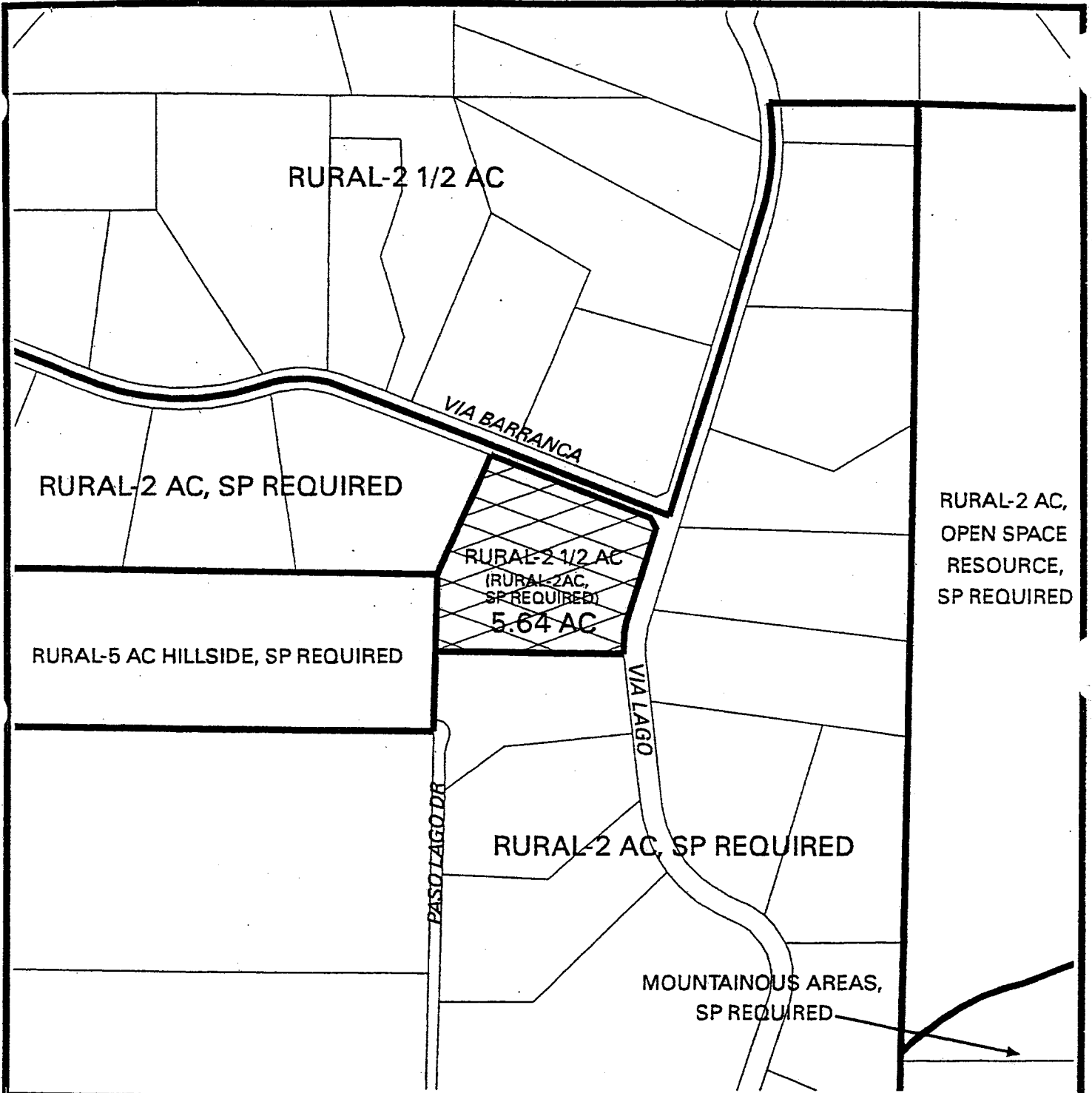


CZ6566 TR29712 GPA554			
PROPOSED GPA			Ex. 6A
Ser.	1 T4SR5W	Blk. Pt. Assessors	285-37
Zone	CAJALCO	Sup. Dist.	1ST
Thomas Bros. Pt.	776 A2	Date Drawn	01/12/2001
		Drawn By:	IP
RIVERSIDE COUNTY PLANNING DEPARTMENT			

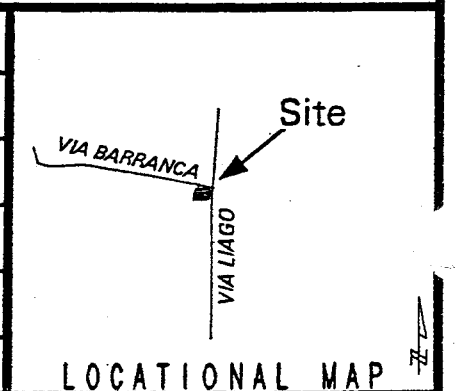


LOCATIONAL MAP

"CGPA NO. 567, EXHIBIT 6A"



GPA 00567			
PROPOSED GPA			Ex. 6A
Sec.	22 T4SR5W	BL/Pg. Assessors	287-29
Zone	LAKE MATHEWS		Sup. Dist. 1ST
Thomas	775 G7	Date	04/10/2001
Drawn		By:	IP
RIVERSIDE COUNTY PLANNING DEPARTMENT			



1" = 400'

LOCATIONAL MAP

EXHIBITS

THIRD SUPERVISORIAL DISTRICT

CGPA-542

CGPA-544

CGPA-545

CGPA-557

THIRD (FUTURE FIFTH) SUPERVISORIAL DISTRICT

CGPA-568

"CGPA NO. 542, EXHIBIT 6A"



SP 247, MENIFEE EAST

SPA-3, 2-4 DU/AC*,
SP REQUIRED

NOT A PART OF
COMMUNITY PLAN

MOUNTAINOUS
AREA

2 1/2 AC MIN

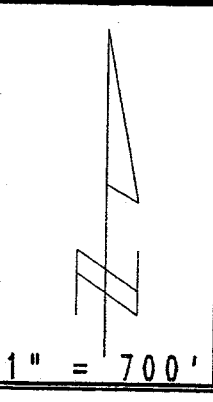
2-4 DU/AC
(SPA-3 2-4 DU/AC* SP REQUIRED)
79.55 AC

SP 158, MENIFEE VILLAGE*

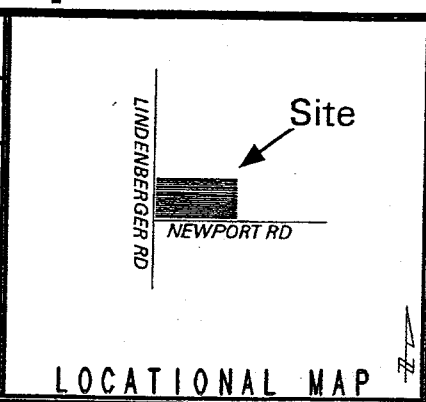
LINDENBERGER RD

BRIGGS RD

NEWPORT RD



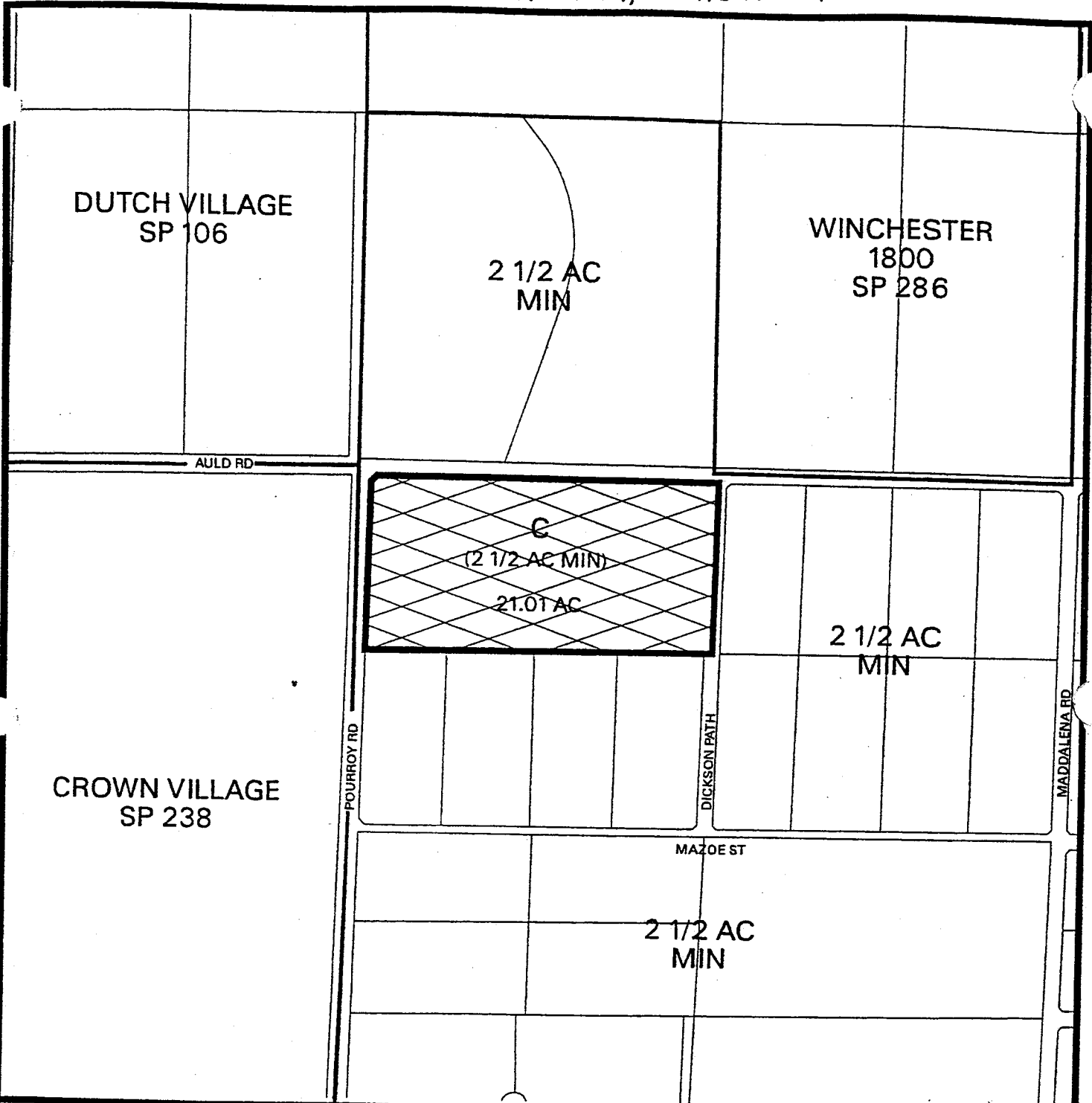
CZ6543 GPA542 TR29837			
PROPOSED GPA			Ex. 6A
Sec.	36 T5SR3W	BL/Pg. Assessors	334-25
Zone Area	WINCHESTER		Sup. Dist. 3RD
Thomas Bros.Pg.	868 H2	Date Drawn	11/08/2001
		Drawn By:	lp



RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP

"CGPA NO. 544, EXHIBIT 6A"



CZ6546 CGPA544

PROPOSED COMMUNITY PLAN

Ex. 6A

Sec. 9 T7SR2W

Bl./Pg.
Assessors

958-09

Zone
AREA RANCHO CALIFORINA

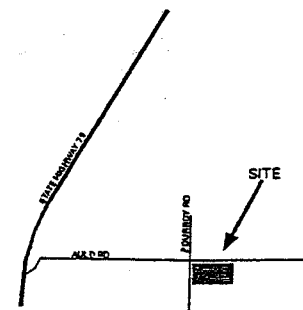
Sup.
Dist. 3RD

Thomas
Bros. Pg. 929 E-2

Date
Drawn 09/26/00

Drawn
By: CJR

RIVERSIDE COUNTY PLANNING DEPARTMENT

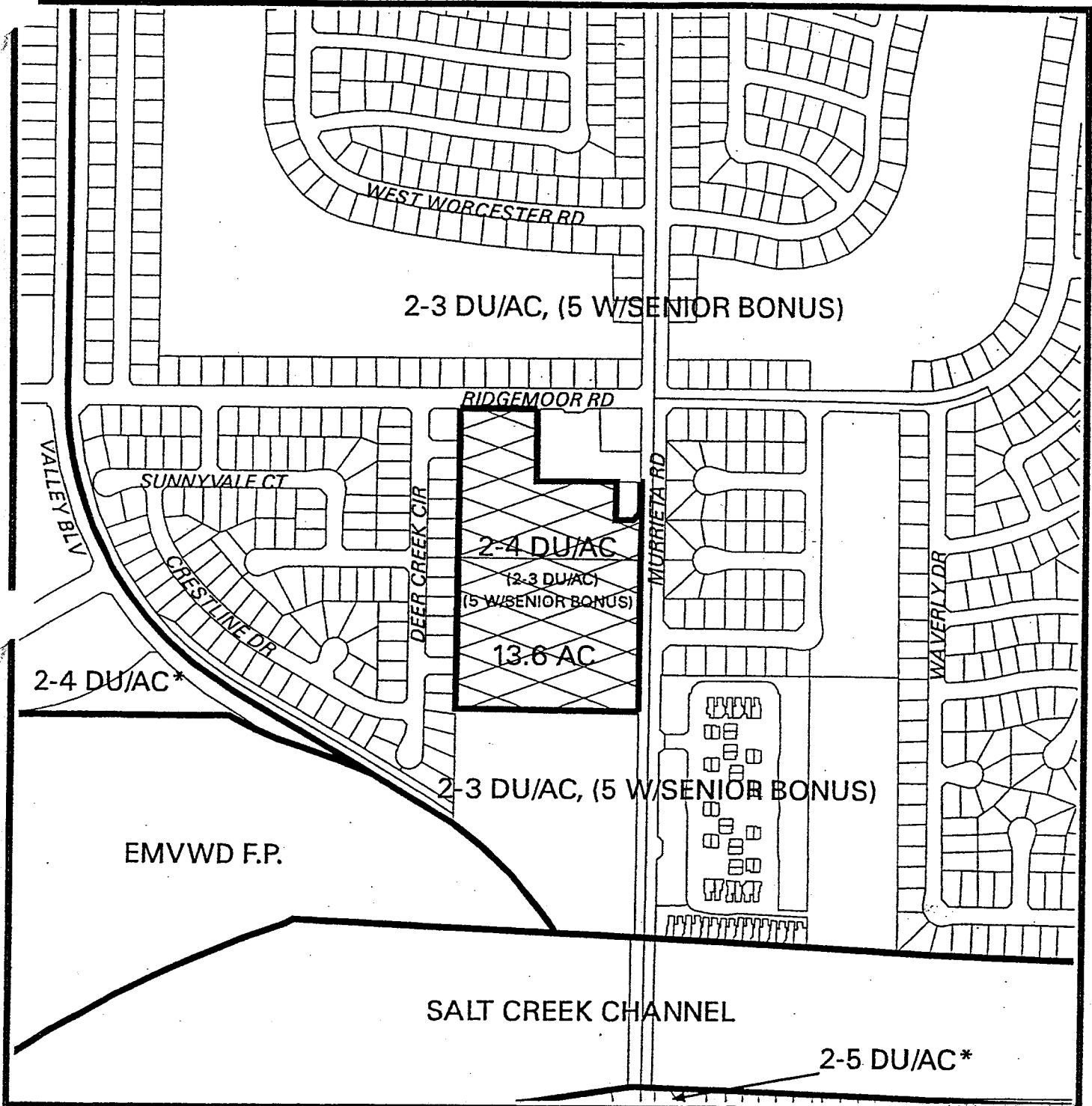


LOCATIONAL MAP

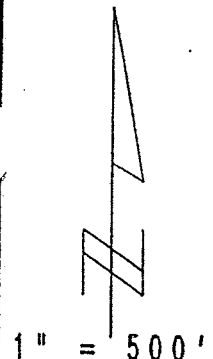
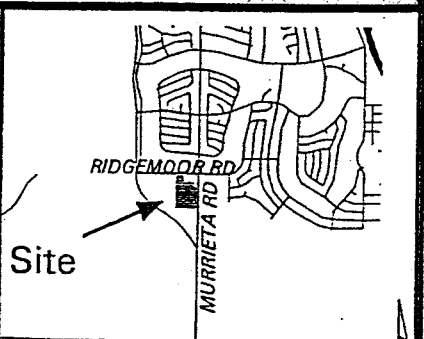
1" = 540'

27

"CGPA NO. 545, EXHIBIT 6A, CORRECTED"



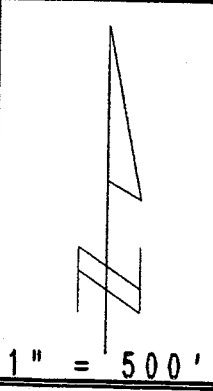
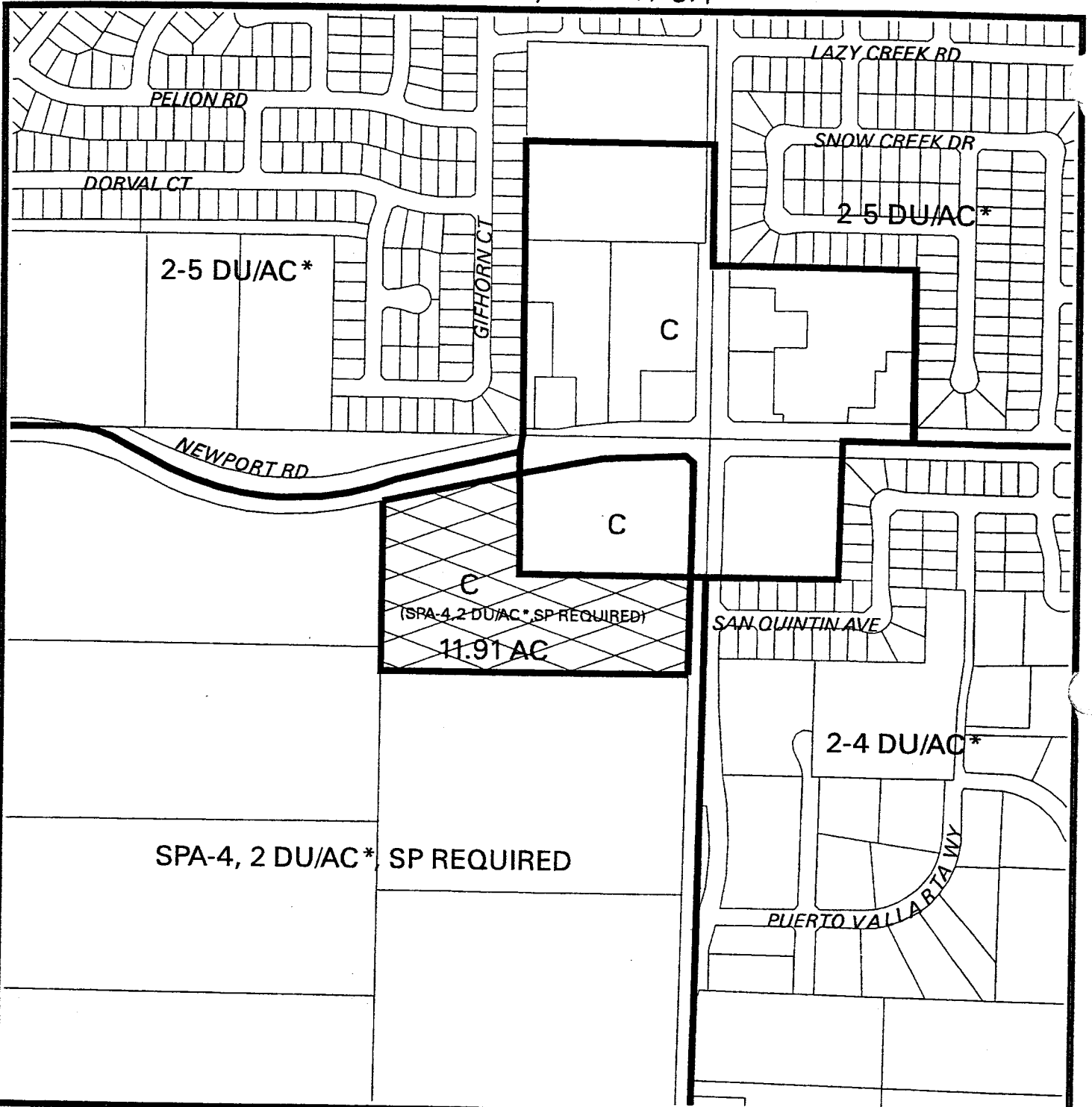
TR29531 GPA545		
PROPOSED GPA		Ex. 6A
Sec. 32 T5SR3W	Blk-Pe. 339-20	Assessors
Zone SUN CITY	Sup. 3RD	Dist.
Thomas 838 A7	Date 08/14/2001	Drawn lp
Brox-Pe.	Drawn	By:



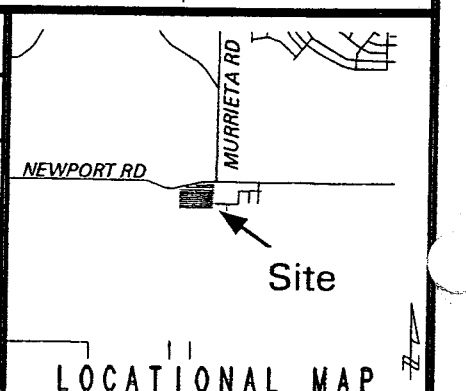
RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP

"CGPA NO. 557, EXHIBIT 6A"

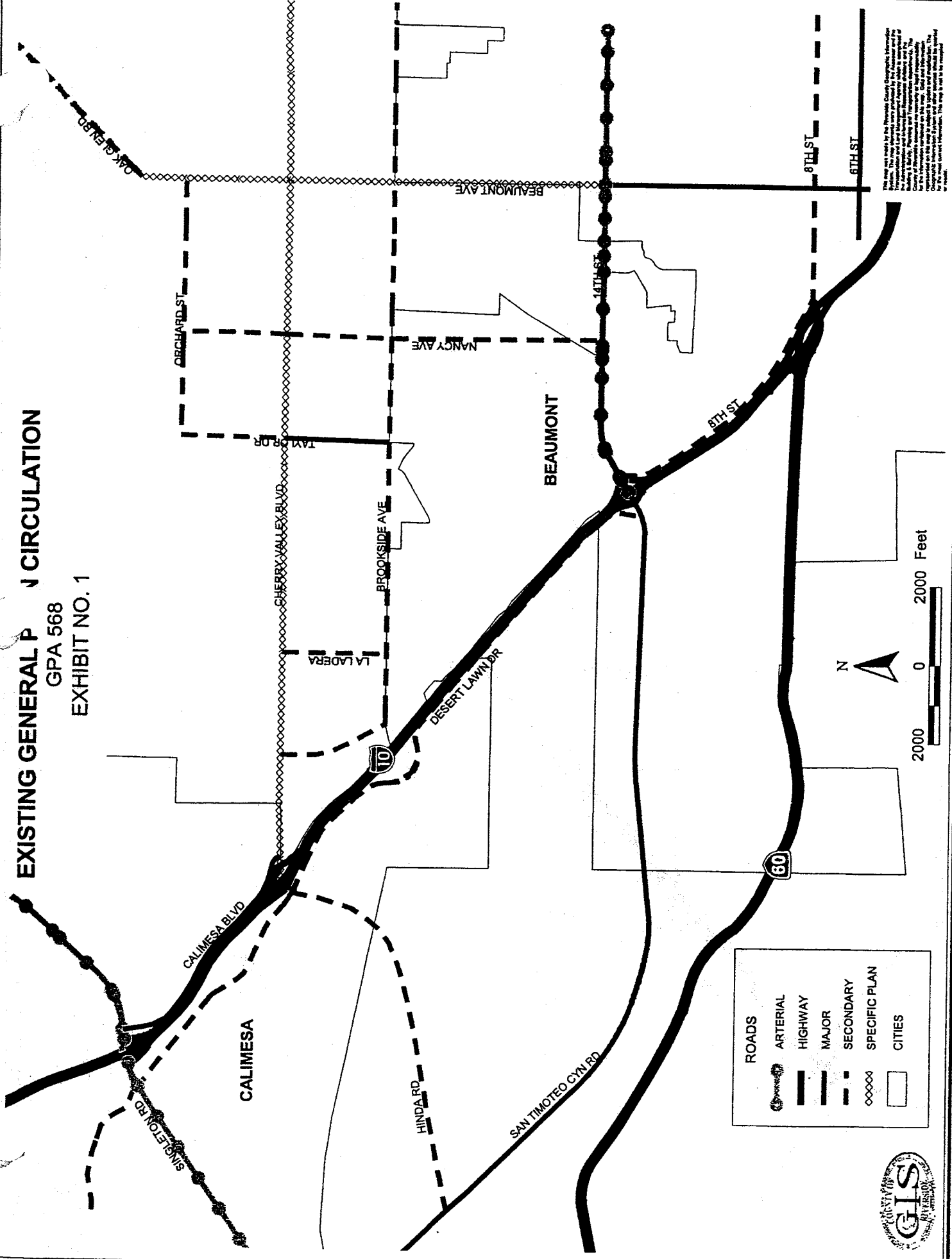


CZ06570 GPA557			
PROPOSED GPA			Ex. 6A
Sec.	5 T6SR3W	Bl./Pg. Assessors	358-9
Zone Area	ANTELOPE VALLEY		Sup. Dist. 3RD
Thomas Bros. Pg.	868 A2	Date Drawn	11/08/2001
		Drawn By:	IP
RIVERSIDE COUNTY PLANNING DEPARTMENT			



LOCATIONAL MAP

EXISTING GENERAL PLAN CIRCULATION
GPA 568
EXHIBIT NO. 1



ROADS	
	ARTERIAL
	HIGHWAY
	MAJOR
	SECONDARY
	SPECIFIC PLAN
	CITIES

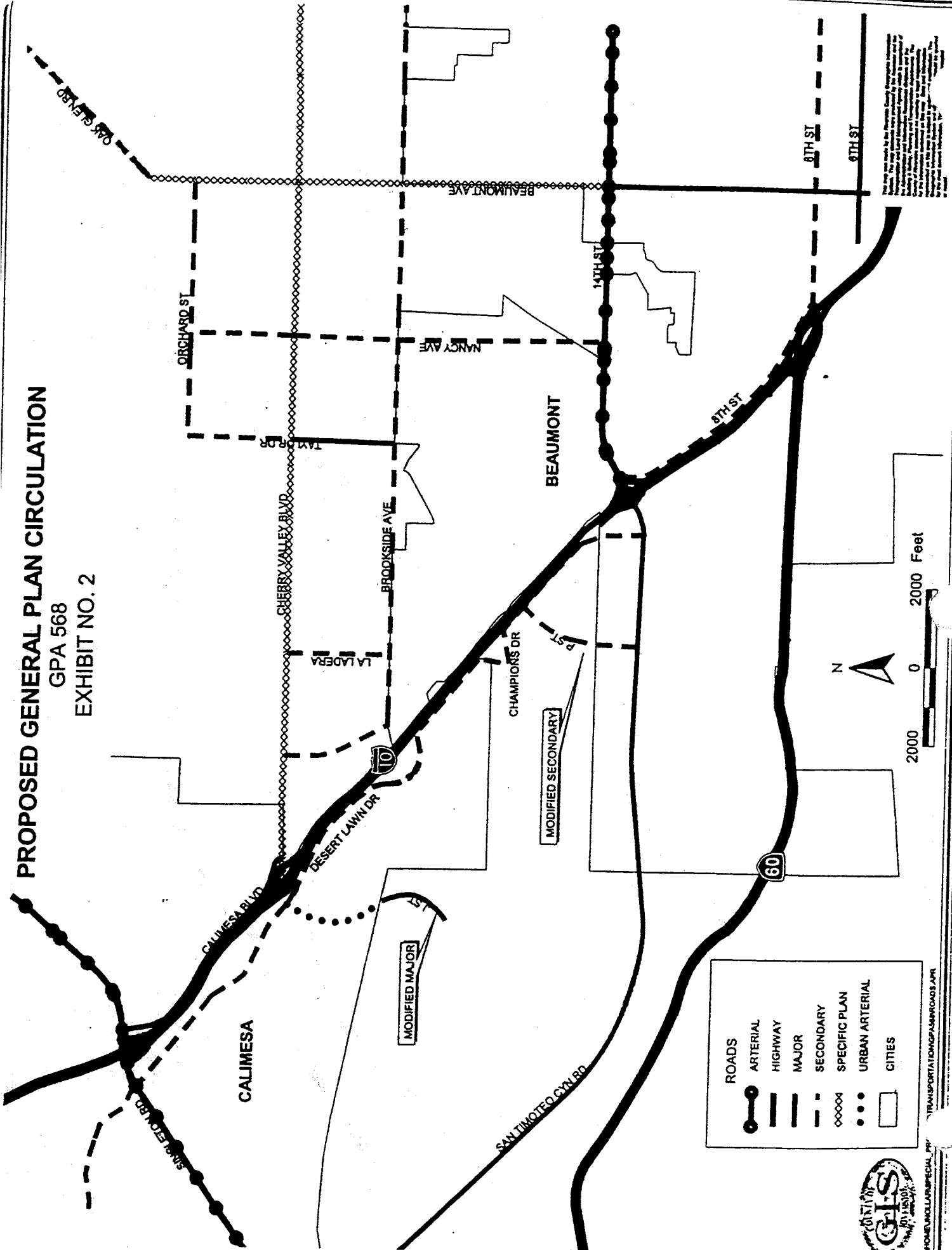


This map was made for the Riverside County Geographic Information System. The map features were prepared by the contractor and the accuracy of the information is not guaranteed. The contractor is not responsible for any errors or omissions. The map is for informational purposes only and should not be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.



PROPOSED GENERAL PLAN CIRCULATION

GPA 568
EXHIBIT NO. 2



This map was made by the Planning Group Incorporated under contract to the City of Beaumont. The map shows the proposed circulation plan for the City of Beaumont and is not intended to be used for any other purpose. The map is the property of the Planning Group Incorporated and is loaned to the City of Beaumont for its use only. The map is not to be used for any other purpose without the written consent of the Planning Group Incorporated.

MAY 14, 2001



D:\VOLUME\AR\SP\14\ROADS\ROADS.APR

EXHIBITS

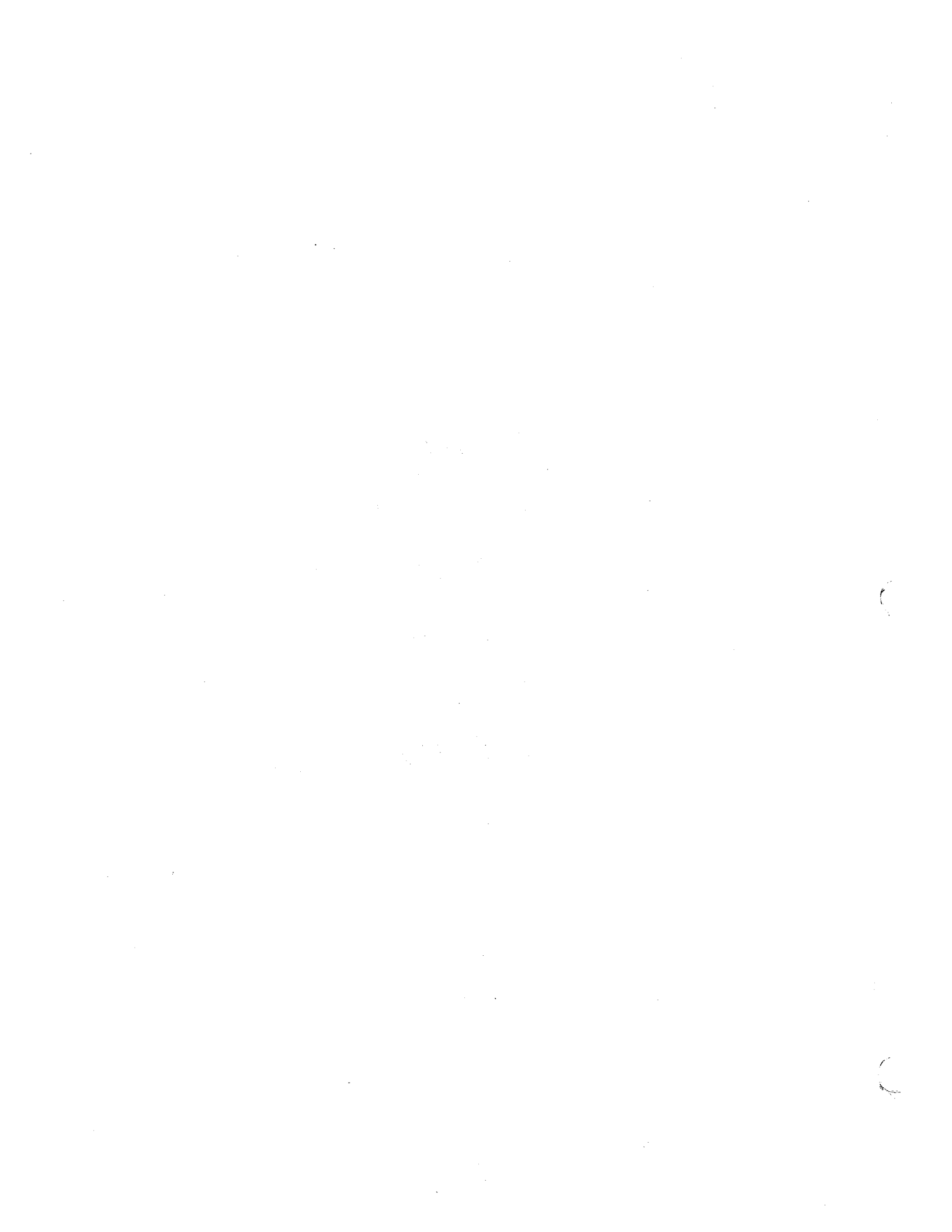
FOURTH SUPERVISORIAL DISTRICT

CGPA-507

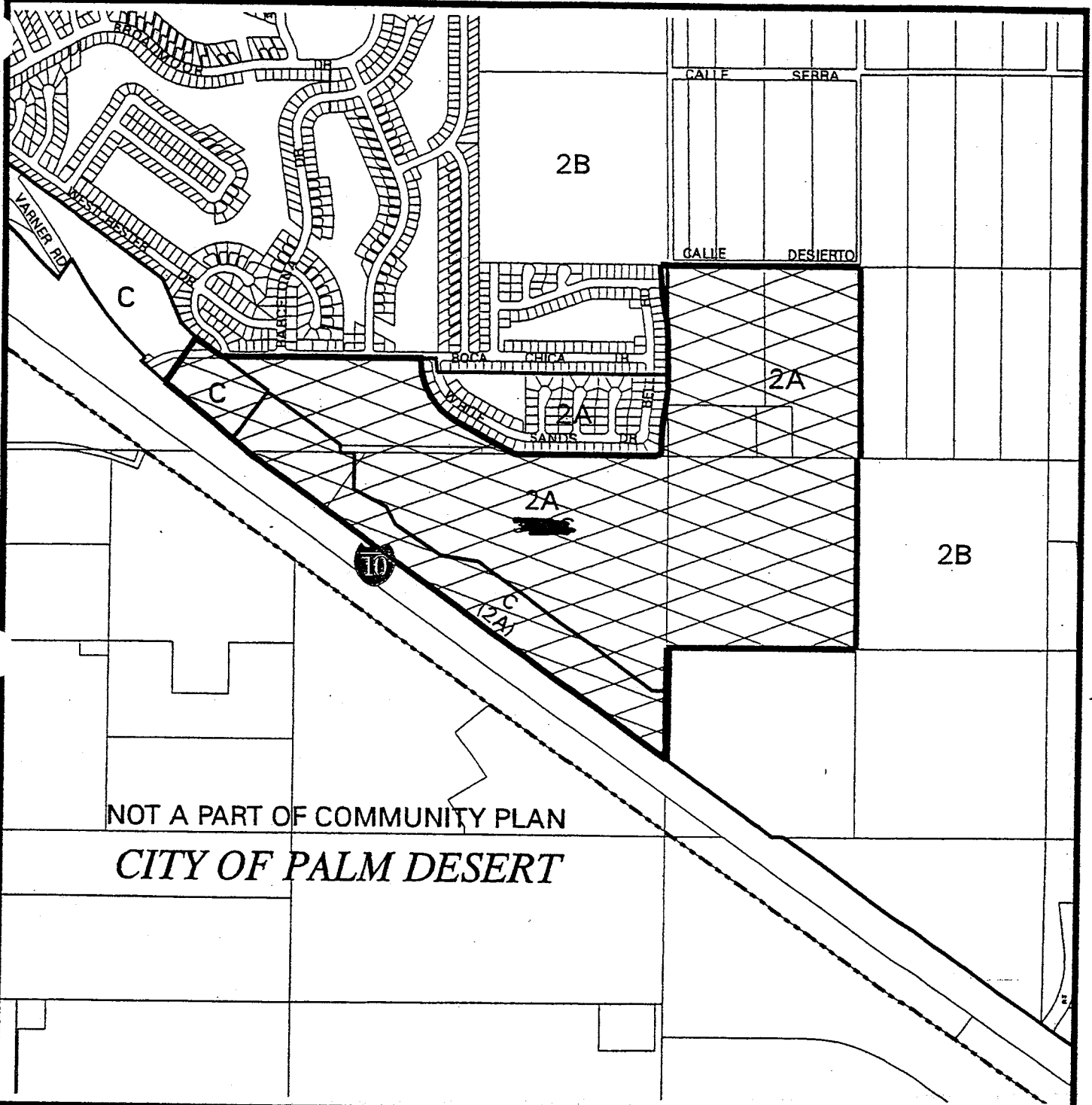
CGPA-518

CGPA-555

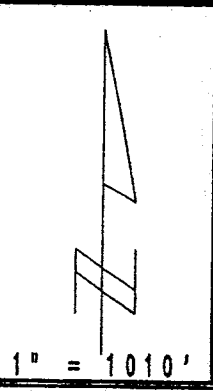
CGPA-556



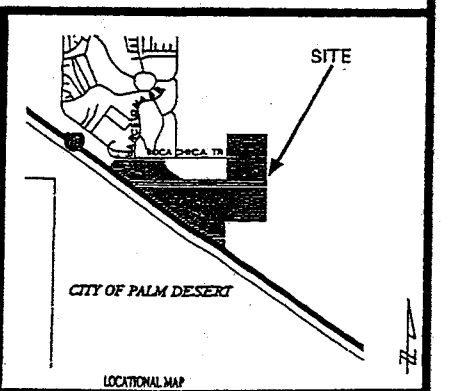
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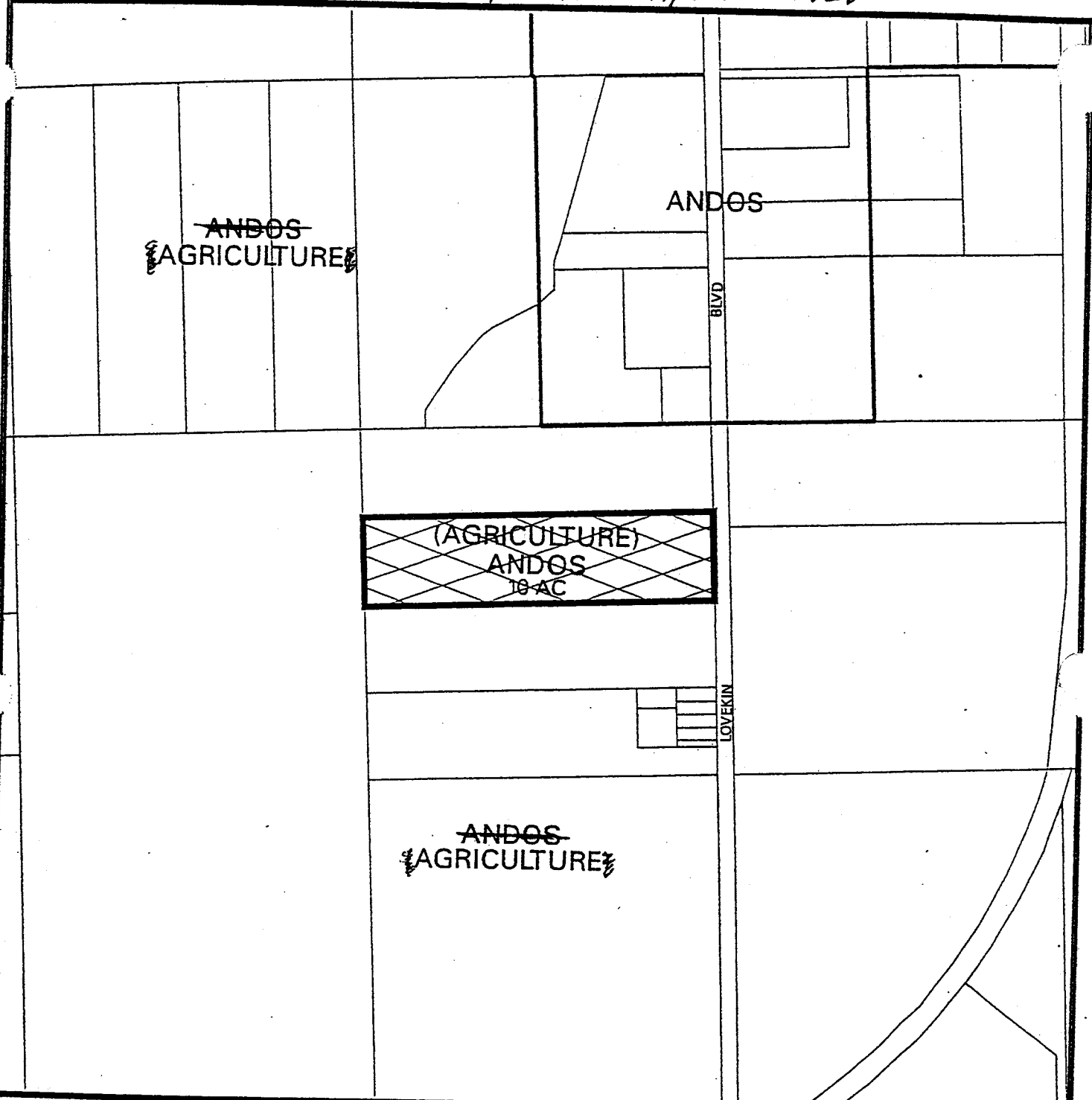
NOT A PART OF COMMUNITY PLAN
CITY OF PALM DESERT



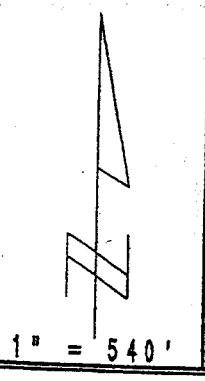
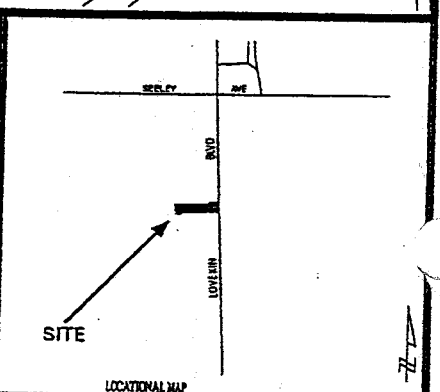
CGPA507 CZ6479 TR29150 TR29151 PP16104			
PROPOSED CGPA			Ex. 6A
Sec.	29 T4SR6E	BL/Pz Assessors	653-27
Zone DIST	THOUSAND PALMS		Sup. Dist. 4TH
Thomas Bros. Pz.	788 E-4	Date Drawn	03/08/00
		Drawn By:	CC
RIVERSIDE COUNTY PLANNING DEPARTMENT			



"CGPA NO. 518, EXHIBIT 6A, CORRECTED"

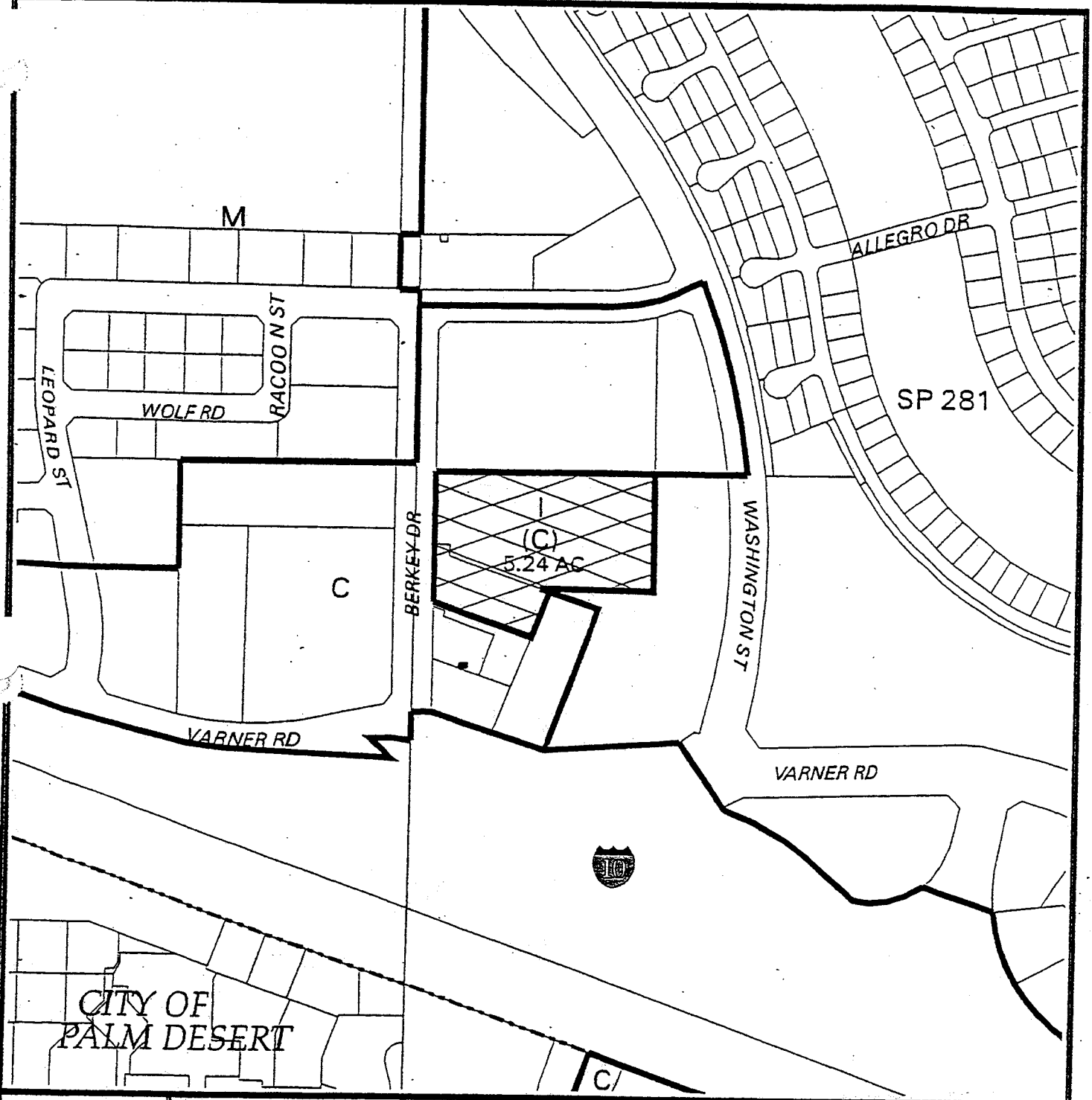


CZ6504 CGPA518 CU3302			
PROPOSED OPEN SPACE & CONSERV. Ex. 6A			
Sec.	7 T7SR23E	Bl./Pt. Assessor	869-27
Zone	BLYTHE		Sup. Dist. 4TH
Thomas	5551 D-4	Date	02/07/00
Exec. Pt.		Drawn	CC
RIVERSIDE COUNTY PLANNING DEPARTMENT			

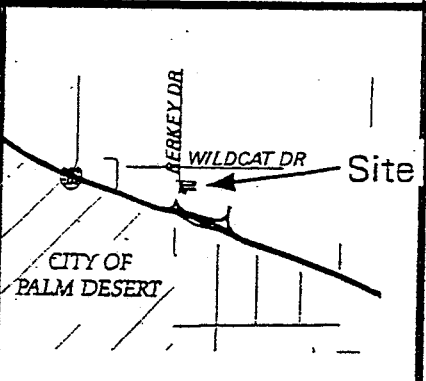


77

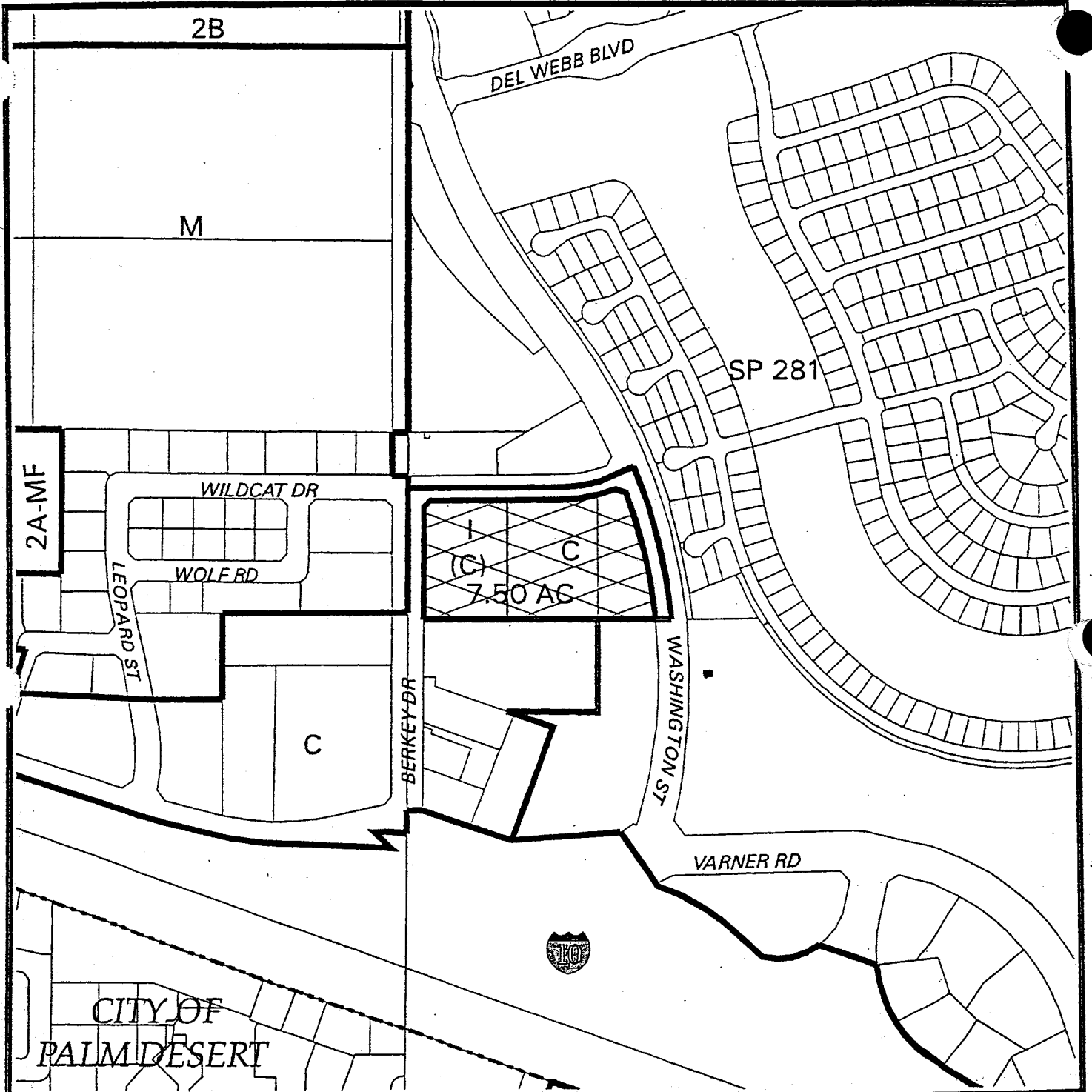
"CGPA NO. 555, EXHIBIT 6A"



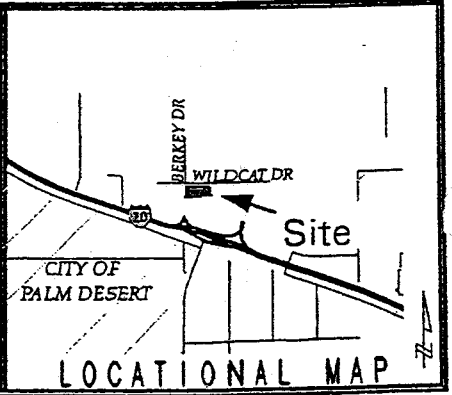
CZ06567 GPA555	
PROPOSED GPA	
Sec: 6 T5SR7E	BL.Pt. 605-44
Zone BERMUDA DUNES	Sup. Dist. 4TH
Thomas 819 F2	Date 01/08/2001
Drawn	By: IP
RIVERSIDE COUNTY PLANNING DEPARTMENT	



"CGPANO. 556, EXHIBIT 6A"



CZ6568 GPA556 PM29908			
PROPOSED GPA			Ex. 6A
Sec.	6 T5SR7E	BL/Pg. Assessors	605-44
Zone	BERMUDA DUNES		Sup. Dist. 4TH
Thomas	819 F2	Date	01/03/2001
Brs.Pt.		Drawn	By: Ip
RIVERSIDE COUNTY PLANNING DEPARTMENT			



1" = 500'

SPECIFIC PLAN RESOLUTION



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



FROM: County Counsel

SUBMITTAL DATE: August 9, 2001

SUBJECT: Adoption of Resolution No. 2001-240 Adopting Specific Plan No. 318 (Oak Valley) and Ordinance No. 348.4013.

RECOMMENDED MOTION: That the Board of Supervisors adopt Resolution No. 2001-240 adopting Specific Plan No. 318 (Oak Valley) and Ordinance No. 348.4013 amending the zoning in the Beaumont-Banning, Edgemont-Sunnymead and Cherry Valley Districts shown on Map Nos. 6.009, 25.106 and 31.024 Change of Zone Case No. 6492.

BACKGROUND: Specific Plan No. 318 was tentatively approved by the Board of Supervisors on July 17, 2001 and Change of Zone Case No. 6492 was also approved on that same date.

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: 8/22/2001

GERALD A. MALONEY
Clerk of the Board of Supervisors
County of Riverside, California

Katherine A. Lind
KATHERINE A. LIND
Deputy County Counsel

By: Margie [Signature], Deputy

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature [Signature]

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Venable, Wilson and Mullen
Noes: None
Absent: Tavaglione
Date: August 14, 2001
xc: Co.Co., Planning, Applicant, COB, BPC
Bldg + Safety.

Gerald A. Maloney
Clerk of the Board
By: Margie [Signature]
Deputy

Department Rec'd
Per Executive Off
Consent
Consent
Policy
Policy

2 **RESOLUTION NO. 2001-240**
3 **ADOPTING**
4 **SPECIFIC PLAN NO. 318**
5 **(OAK VALLEY)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et.seq. a public
7 hearing was held before the Riverside County Board of Supervisors in Riverside, California on July 17,
8 2001 and before the Riverside County Planning Commission in Riverside, California on April 11, 2001,
9 May 9, 2001, May 23, 2001 and June 6, 2001 to consider Specific Plan No. 318 (Oak Valley); and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County Rules to Implement the Act have been met, and Environmental Impact Report (EIR) No. 418,
12 prepared in connection with Specific Plan No. 318 and related cases (referred to alternatively herein as
13 "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the
14 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
15 accordance with the above-referenced Act and Rules; and,

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
19 Supervisors of the County of Riverside, in regular session assembled on August 14, 2001, that:

20 A. Specific Plan No. 318 is a 1,747.9-acre master planned community located west of
21 Interstate 10, between the city of Calimesa and San Timoteo Canyon Road. It proposes
22 the construction of 4,355 dwelling units on 852.8 acres; the remaining area would be
23 devoted to the following uses: 46.4 acres for commercial facilities, 40.0 acres for schools,
24 38.0 acres for parks, 500 acres for an existing golf course, 218.3 acres for open space, and
25 52.4 acres for major roads.

B. Specific Plan No. 318 is associated with Comprehensive General Plan Amendment No.
568 and Change of Zone Case No. 6492, which were considered concurrently at the
public hearing before the Planning Commission. Comprehensive General Plan
Amendment No. 568 proposes to amend Transportation Study Area Map No. 3 to reflect

BY K. [Signature]

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.
GERALD A. MALONEY, CLERK

CLERK COUNTY SEL
AUG 13 2001

1 the Specific Plan No. 318 Circulation Plan by deleting Hinda Road as a Secondary
2 Highway through the project, by realigning Desert Lawn Drive (Champions Drive) along
3 the eastern project boundary, and by upgrading Cherry Valley Boulevard from a
4 Secondary Highway to an Urban Arterial from the project boundary to Interstate 10.
5 Change of Zone Case No. 6492 proposes to change the existing zoning classifications of
6 SP (216 & 216A) to SP (318). The SP zoning designation would revise the existing
7 development standards by replacing them with those standards required to implement
8 Specific Plan No. 318.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
10 impacts associated with Specific Plan No. 318 are potentially significant unless otherwise indicated, but
11 each of these impacts will be avoided or substantially lessened by the identified mitigation measures:

12 A. Seismic Safety

13 1. Impacts:

14 On-site structures would be exposed to potentially high ground shaking
15 hazards associated with the San Andreas, San Jacinto, and Banning fault
16 zones and/or other tectonic features. The construction of structures or
17 facilities on sites underlain by younger alluvium increases the potential for
18 liquefaction hazards during seismic events. Project implementation would
19 result in the installation of on-site detention basins. During significant
20 seismic events, a potential seiche hazard would exist for structures and/or
21 persons located downstream of on-site detention basins.

22 2. Mitigation:

23 Structures and facilities within the project site shall be designed and
24 constructed to standards mandated by the Uniform Building Code (UBC)
25 (1997) for Seismic Zone 4, and/or professional engineering standards
26 appropriate for the level of potential seismic hazard which may occur on
27 site. The County Building and Safety Department shall ensure
28 compliance with these design standards through building plan review and

1 approval. Geotechnical investigations and additional seismic analysis
2 shall be conducted in areas where multi-story "Normal-High Risk" and
3 "Essential" land uses are proposed as identified in the County General
4 Plan. The findings and results of this analysis shall be incorporated into
5 the design of any such structures or facilities. The analysis shall be
6 completed prior to the approval of tentative tract maps creating residential
7 lots, as well as prior to the approval of commercial plot plans for the area
8 in question. The potential for a liquefaction hazard on portions of the
9 project site underlain by alluvium shall be assessed by a site-specific
10 geotechnical investigation conducted by a registered engineering geologist
11 or registered geotechnical engineer prior to submittal of a tentative tract
12 map. If a liquefaction hazard is identified, adequate and appropriate
13 measures shall be implemented to reduce potential liquefaction hazards.
14 These measures may include, but are not limited to, designing foundations
15 in a manner which limits the effects of liquefaction, using engineered fill
16 with low liquefaction potential, and siting structures in areas with a lower
17 liquefaction risk. All such measures shall be submitted to the County
18 Geologist and the County Department of Building and Safety for review
19 and approval. Reservoirs, detention basins, or other water holding
20 structures/facilities constructed within the project area shall be sited,
21 designed and constructed to minimize the potential for failure,
22 overtopping or other seiche hazards. Plans for such facilities shall be
23 subject to the review and approval of the County Flood Control and Water
24 Conservation District.
25

26 B. Soils, Slopes and Erosion

27 1. Impacts:
28

1 Project development would increase the potential for property loss and/or
2 injury/death resulting from slope instabilities. Construction activities and
3 project development would increase the potential for erosion within the
4 project site. Accelerated erosion rates would result in soil loss, which in
5 turn could result in damage to structures or facilities. Project development
6 could result in property damage to structures and facilities constructed on
7 expansive soils and/or soils susceptible to subsidence. Soils within the
8 project site are moderately to highly erosive. Project implementation
9 could result in short-term and long-term impacts to water quality.
10 Grading and earth disturbance during construction would expose soils,
11 and could create erosion hazards.

12 2. Mitigation:

13 Detailed grading plans shall be developed for each increment of
14 development. Grading plans shall be submitted to the County Geologist
15 for review and approval. Project developers shall implement measures to
16 mitigate potential impacts to slopes including, but not limited to, avoiding
17 areas of unstable soils, poor soil conditions, and areas of high visual
18 impact; blending cut and fill slopes into the natural surrounding
19 topography; restricting cut or fill slopes to a maximum of 10 feet or a
20 slope of 2:1, unless engineering analysis indicates steeper slopes are safe;
21 minimizing terrain modification during planning and design of grading
22 and development plans; controlling and diverting surface water around
23 potential landslide areas to prevent erosion and saturation of slopes;
24 prohibiting structures on or below identified landslides unless slides are
25 stabilized; and minimizing north-facing cut slopes. Prior to any
26 development within any planning area, an overall conceptual grading plan
27 for that planning area shall be submitted to the County Building and
28

1 Safety Department and/or the County Geologist for review and approval.
2 Construction erosion and sediment control plans for minimizing erosion
3 shall be submitted to the County Building and Safety Department and/or
4 the County Geologist for review and approval prior to the issuance of
5 grading permits. Drainage design measures shall be incorporated into the
6 final design of individual projects on-site. An evaluation of settlement,
7 hydrocompaction and expansion potential of soils shall be conducted prior
8 to the issuance of grading permits for individual applications within the
9 project site. Project developers shall implement measures to mitigate
10 potential impacts related to expansive soils and/or subsidence. Such
11 measures shall be submitted to the County Geologist for review and
12 approval.

13 All areas underlain by the San Timoteo Formation or older alluvium,
14 north-facing slopes, steep topography (in excess of 25 percent), and
15 existing landslides shall require a detailed slope stability analysis prior to
16 the issuance of grading permits, demonstrating that manufactured slopes
17 will be stable in post-grading conditions, and that proposed development
18 will not be at risk of damage due to slope instabilities within natural open
19 space areas. Development on or adjacent to steep slopes shall consist of
20 land uses identified by the County General Plan as "Normal-Low Risk"
21 (moderate or low density single-family residential units). Project grading
22 shall implement erosion control measures. Drainage design measures
23 incorporated into the final project design which would minimize long-
24 term erosion impacts include (but are not limited to) the following:
25 collection of runoff entering developing areas into surface and subsurface
26 drains for removal to nearby drainage courses; capture of runoff above
27 steep slopes or poorly vegetated areas and conveyance to nearby drainage
28

1 courses; conveyance of runoff generated on paved or covered areas via
2 drains and swales to natural drainage courses; revegetation of disturbed
3 areas and vegetation of non-disturbed but highly erosive areas; use of
4 drought tolerant plants and irrigation systems which minimize runoff; and
5 use of other erosion control devices such as rip-rap, gabions, concrete
6 lining, small check dams, etc. to reduce erosion in gullies and active
7 stream channels. Erosion control measures during the construction phase
8 shall include, but are not limited to, the following: limiting grading
9 disturbance to the essential project area; limiting the extent and duration
10 of ground disturbing activities, during and immediately following periods
11 of rainfall, to avoid the potential for erosion which may be accelerated by
12 rain on exposed soils; balancing, to the extent possible, the amount of cut
13 and fill; diverting water entering and exiting the site through the
14 placement of interceptor trenches or other erosion control devices; and
15 spraying water on disturbed areas to limit dust generation. Slopes
16 exposed during grading and/or construction activities shall be revegetated
17 or otherwise stabilized in a timely manner to prevent unnecessary siltation
18 of streambeds and/or drainage facilities. Grading and/or construction
19 contractors shall utilize silt fencing or other erosion control
20 devices/equipment to limit the erosion of on-site soils. Project developers
21 shall prepare and submit to the County Building and Safety Department
22 and/or the County Flood Control and Water Conservation Department
23 erosion and sediment control plans for review and approval prior to the
24 issuance of grading permits. Construction and/or grading contractor(s)
25 shall establish and implement a construction Storm Water Pollution
26 Prevention Plan (SWPPP) and post-construction Water Quality
27 Management Plan (WQMP) in accordance with the National Pollutant
28

1 Discharge Elimination System (NPDES) permit issued by the Regional
2 Water Quality Control Board, Santa Ana Region. The NPDES permit
3 shall require the implementation of "Best Management Practices" (BMP)
4 to minimize erosion during construction.

5 C. Wind Erosion and Blowsand

6 1. Impacts:

7 Project grading and development would generate short-term particulate
8 emissions.

9 2. Mitigation:

10 Graded surfaces shall be watered and ground cover planted as dust
11 palliatives, in accordance with South Coast Air Quality Management
12 District (SCAQMD) Rule 403.

13 D. Flooding

14 1. Impacts:

15 The project is not located within an identified flood hazard zone or dam
16 inundation area. Project implementation would modify existing on-site
17 drainage. Alteration of existing watercourses is a potentially significant
18 impact. Project implementation would increase the amount of
19 impermeable surfaces on site. Storm runoff from these surfaces would
20 contain pollutants typically associated with urban uses, such as oil and
21 rubber residues, pesticides, fertilizers, detergents, and hydrocarbon
22 particles which could incrementally degrade surface water quality
23 downstream of the project site. Project implementation could increase the
24 volume and/or rate of storm runoff. Such an increase could exceed the
25 capacity of existing natural or man-made drainage features presently on-
26 site and increase the risk of downstream flooding, erosion, and drainage
27 facility siltation. Project implementation would decrease the amount of
28 permeable surface area on site, limiting the potential for infiltration, and

1 affecting the amount of water entering underground water basins. The
2 decrease in groundwater infiltration could impact the quantity of local
3 groundwater supplies.

4 2. Mitigation:

5 No mitigation is necessary for flood hazards. The peak discharge of storm
6 water from the project shall not exceed that which existed prior to project
7 development, unless flows are conveyed to an approved flood control
8 facility which has capacity to accept such increased flows. Project
9 development shall comply with applicable provisions of any NPDES
10 permit and the applicable standards and regulations of other responsible
11 agencies. Prior to final map approval, detailed drainage/hydrologic
12 studies shall be prepared for review and approval by the County Flood
13 Control and Water Conservation District, demonstrating that each of the
14 areas designated for residential, commercial, and school development will
15 be provided with adequate protection from storm water drainage per the
16 standards of the County Flood Control District. Such studies shall also
17 demonstrate that peak, post-development storm flows will be no greater
18 than pre-development levels. All on-site flood control and drainage
19 features shall be designed, installed, and maintained in a manner to
20 prevent flooding hazards associated with a 100-year storm. Plans for all
21 on-site flood control features shall be submitted to the County Flood
22 Control and Water Conservation District for review and approval.
23 Drainage features such as grass lined channels and detention basins shall
24 be maintained in a manner that maximizes the efficiency of these
25 facilities. Maintenance may include the control of vegetation and/or the
26 installation of siltation control devices/equipment. Drainage features such
27 as small check dams shall be utilized to control the volume/velocity of
28

1 storm flows. On-site irrigation systems shall be designed, installed, and
2 maintained in a manner as to avoid watering of impermeable surfaces.
3 For each area located within the 100-year flood plain, as determined by
4 the Master Drainage Plan, the following information shall be provided on
5 the tentative tract maps: a) Designation and boundaries of special flood
6 control hazards including 100-year water surface level. If no flood
7 hazards exist, a statement to this effect shall be made; and b) Designation,
8 location, widths, and directions of flow of watercourses and flood control
9 channels. The project shall retain approximately 756 acres in open space
10 uses, including natural open space (218.3 acres), parks (38.0 acres), and
11 golf facilities (500.0 acres). In addition, schools, residences, and
12 commercial uses will devote a portion of their land area to landscaping.
13 The retention of permeable surfaces within these areas will allow the
14 continued infiltration of water into underground water basins. On-site
15 drainage facilities shall be installed to temporarily detain storm flows.
16 These facilities shall be sized and located in a manner to maximize
17 groundwater infiltration. The size and location of any water detention
18 facility shall be reviewed and approved by the County Flood Control and
19 Water Conservation District

20 E. Noise

21 1. Impacts:

22 During project construction, there would be a need to transport
23 construction equipment and materials to the project site. In addition,
24 construction workers would commute on area roads leading to the project
25 site. These activities would not result in significant noise impacts.
26 Noise levels from grading and other construction activities could range up
27 to 74 dBA at the closest units within the adjacent existing mobile home
28

1 community when construction occurs near them. Other than the mobile
2 home community, the nearest existing residential uses are located more
3 than 200 feet away east of the I-10 freeway, and would not be affected.
4 The short-term noise levels at these closest residential uses would not be
5 considered a significant impact. The project would ultimately generate
6 72,844 average daily trips, which would increase noise levels along area
7 roadways. At build-out, project-related increases in noise levels would
8 generally be less than 3 dBA, except along Cherry Valley Boulevard south
9 of Desert Lawn Drive (+3.7 dBA) and along Champions Drive west of
10 Desert Lawn Drive (+5.7 dBA). However, no long-term significant noise
11 impacts would occur off-site as a result of project implementation.
12 Residences within some on-site planning areas would potentially be
13 exposed to traffic noise levels exceeding the 65-dBA CNEL threshold.

14 2. Mitigation:

15 The construction hour restrictions in County Ordinance No. 457 shall be
16 strictly complied with. No additional mitigation measures are required. A
17 free standing sound wall along the residential property line at least 8 feet
18 high shall be constructed for the residential units located in the Group A
19 Impact Zone. The following mitigation measures are required for all
20 residences within the Group A Impact Zone: a) Sound walls (Plexiglas at
21 least 6 feet high) shall be required for any second floor balconies
22 constructed for the residential units that are directly exposed to traffic
23 noise exceeding 70 dBA CNEL; b) Double paned windows shall be
24 required for both ground floor and second floor bedrooms in the above
25 units that are exposed to traffic noise exceeding 70 dBA CNEL; and c)
26 Mechanical ventilation (i.e., air conditioning systems) shall be required to
27 ensure that windows can remain closed for a prolonged period of time to
28

1 comply with the fresh air exchange requirements of the Uniform Building
2 Code. A 6-foot-high sound barrier consisting of a concrete block wall or
3 earthen berm or a combination of the two shall be provided along the
4 property line for residential units that fall within the Group B Impact Zone
5 to reduce the traffic noise level in the outdoor activity area to below 65
6 dBA CNEL. The following mitigation measures are required for all
7 residences within the Group B Impact Zone: a) Sound walls (Plexiglas at
8 least 5 feet high) shall be required for any second floor balconies directly
9 exposed to traffic noise exceeding 65 dBA CNEL; b) Double paned
10 windows shall be required for the second floor bedrooms in these units
11 directly exposed to traffic noise exceeding 65 dBA CNEL; and c)
12 Mechanical ventilation, such as air conditioning systems, shall be required
13 for bedrooms exposed to traffic noise exceeding 65 dBA CNEL to ensure
14 that windows can remain closed for a prolonged period of time.
15 Mitigation measures such as air conditioning systems shall be required for
16 the development areas that would fall within Group C Impact Zone to
17 achieve the 45 dBA CNEL interior noise standard. A freestanding sound
18 barrier with at least 6 feet high can be used in lieu of the mechanical
19 ventilation mitigation to reduce both the ground floor exterior and interior
20 noise levels for the residential units. However, second floor bedrooms
21 directly exposed to the traffic shall have the mechanical ventilation
22 mitigation, i.e., air conditioning system, to achieve the interior noise
23 standard. A 6-foot sound barrier wall shall be required if school
24 classrooms or play areas are proposed within 113 feet of the centerline of
25 Champions Drive.

27 F. Water Quality

28 1. Impacts:

1 Project grading would result in the creation of temporarily exposed ground
2 surfaces, thereby creating the potential for increased erosion and
3 sedimentation into local drainage courses. Project implementation would
4 also alter the composition of surface runoff generated on the project site.
5 Street-generated run-off could contain atmospheric pollution, tire-wear
6 residues, petroleum products, fertilizer and pesticides, litter and animal
7 wastes. This runoff would contribute to the incremental degradation of
8 water quality downstream.

9 2. Mitigation:

10 In accordance with County Flood Control and Water Conservation District
11 requirements, project developers shall employ erosion control devices
12 during grading, such as temporary berms, culverts, sandbags or desilting
13 basins. Project developers shall also comply with the requirements of the
14 Regional Water Quality Control Board (RWQCB). The appropriate
15 NPDES permits shall be obtained prior to commencing grading activities.
16 All development within the project boundaries shall be subject to future
17 requirements adopted by the County to implement the NPDES program.

18 G. Toxic Substances

19 1. Impacts:

20 There is no evidence of adverse impacts relating to past use of pesticides
21 or herbicides. Site development could include uses that involve toxic
22 and/or hazardous wastes/materials.

23 2. Mitigation:

24 Commercial uses shall adhere to the standards and requirements of the
25 Environmental Protection Agency (EPA), the Occupational Safety and
26 Health Administration (OSHA), Cal OSHA, and the County Department
27 of Environmental Health.

28 H. Open Space and Conservation

1 1. Impacts:

2 The project site is not designated for open space or conservation. The
3 project has committed 218.3 acres to remain in natural open space, along
4 with 38 acres of developed parkland and 500 acres of golf course. The
5 golf course incorporates existing native habitat for the slope areas
6 surrounding the greenways and fairways. The project meets the County
7 standard for natural open space by incorporating into the development
8 enhanced recreational opportunities (38.0 acres of parks and 500 acres of
9 golf facilities) and project aesthetics (the preservation of 218.3 acres of
10 natural open space).

11 2. Mitigation:

12 None required.

13 I. Agriculture

14 1. Impacts:

15 Portions of the project have been in agricultural production, and this
16 project along with the previously approved golf course would result in the
17 gradual conversion of those portions of the site from agricultural
18 production to an urban and/or non-agricultural open space use. The site
19 was previously removed from agricultural land use with the previous
20 approval of Specific Plan 216 & 216A.

21 2. Mitigation:

22 None required.

23 J. Wildlife and Vegetation

24 1. Impacts:

25 Focused surveys for various sensitive species have revealed that they do
26 not currently occupy the site. An area of suitable habitat is only
27 considered to be occupied by a threatened or endangered species if that
28 species is shown to be present on the subject area. When such species are

1 not present within a subject area (as in this case), then the loss of habitat
2 areas that are potentially suitable for the species is not considered to be a
3 significant impact in and of itself. Although the project would alter onsite
4 wildlife movement patterns as a result of ultimate habitat loss, it would
5 not interfere with regional wildlife movement in the project vicinity.
6 Also, because no threatened or endangered species were identified on the
7 site, no impacts to endangered or threatened species movements are
8 anticipated. Therefore, because the project would not interfere with
9 regional wildlife movement or endangered or threatened species
10 movement, the impacts to on-site wildlife movement patterns are
11 considered to be less than significant. Dry streambed impacts do not rise
12 to a level of significance. These areas are not considered riparian habitats
13 and currently support habitats similar to adjacent areas. In certain
14 instances, these streambeds show evidence of a high degree of erosiveness
15 and only 2.97 acres of these streambeds are present within the project
16 area. The project would not conflict with any local policies or ordinances
17 protecting biological resources, such as a tree preservation policy or
18 ordinance. Oak woodlands would be impacted by the project; however,
19 the County Oak Tree Management guidelines would be applied where
20 feasible. The project would not conflict with the provisions of an adopted
21 habitat conservation plan, natural community conservation plan, or other
22 approved local, regional, or state habitat conservation plan. No such plans
23 encompassing the site are currently in existence. Project construction
24 would result in the loss of 8.74 acres of riparian woodland habitat,
25 including 4.10 acres of Corps of Engineers' jurisdictional wetland. This
26 loss represents 62 percent of the riparian woodland habitat within the
27 project. This is considered a significant impact to a sensitive habitat type.
28 Project construction would result in the loss of 6.29 acres of wetlands.

1 This includes the total losses from all categories of impacted wetlands and
2 represents 58 percent of the wetlands within the project

3 2. Mitigation:

4 The project shall create 24.83 acres of riparian woodland habitat and
5 wetlands on-site. Alternatively, the project proponent shall purchase the
6 required mitigation credits in a regional mitigation bank acceptable to the
7 U.S. Army Corps of Engineers.

8 K. Mineral Resources

9 1. Impacts:

10 No mineral resources have been identified on-site.

11 2. Mitigation:

12 None required.

13 L. Energy Resources

14 1. Impacts:

15 Project development would result in conversion of the project site from
16 agricultural land uses to urban land uses resulting in an increased demand
17 for energy resources. The projected demand levels do not exceed the
18 typical requirements for similar urban development. Service providers
19 have indicated an ability to serve the project without significantly
20 affecting the provision of energy resources.

21 2. Mitigation:

22 Project developers shall implement, through conditions applied to the
23 project, the building standards set forth in Title 20 and Title 24 of the
24 California Code of Regulations. Passive solar heating techniques shall be
25 utilized whenever possible.

26 M. Cultural and Scientific Resources

27 1. Impacts:

28

1 Project construction would have direct adverse impacts on five prehistoric
2 sites and two historic sites and the historic Haskell Ranch Complex.
3 Significant paleontological resources may be present in the project area.
4 Destruction of such resources could be a potentially significant impact.

5 2. Mitigation:

6 Avoidance is the preferred treatment for cultural resources. Where
7 feasible, project plans shall be developed to allow avoidance of cultural
8 resources. Where avoidance of construction impacts is possible, capping
9 of the cultural resource site and avoidance-planting (e.g., planting of
10 prickly pear cactus) shall be employed to ensure that indirect impacts from
11 increased public availability to the site are avoided. Where avoidance is
12 selected, cultural resource sites shall be placed within permanent
13 conservation easements or dedicated open space. If avoidance and/or
14 preservation in place of cultural resources is not possible, the following
15 mitigation measures shall be initiated for each impacted site: a) A
16 participant-observer from the Morongo Band of Mission Indians shall be
17 used during archaeological testing or excavation in the project site; b)
18 Prior to the issuance of a grading permit for the project, the project
19 proponent shall develop a test level research design detailing how the
20 cultural resource investigation shall be executed and providing specific
21 research questions that shall be addressed through the excavation
22 program. In particular, the testing program shall characterize the site
23 constituents, horizontal and vertical extent, and, if possible, period of use.
24 The testing program shall also address the California Register and
25 National Register eligibility of the cultural resource and make
26 recommendations as to the suitability of the resource for listing on either
27 Register. The research design shall be submitted to the County Regional
28

1 Park and Open-Space District for review and comment. For sites
2 determined, through the Testing Program, to be ineligible for listing on
3 either the California or National Register, execution of the Testing
4 Program will suffice as mitigation of project impacts to this resource; c)
5 After approval of the research design and prior to the issuance of a
6 grading permit, the project proponent shall complete the excavation
7 program as specified in the research design. The results of this excavation
8 program shall be presented in a technical report that follows the County
9 outline for Archaeological Testing. The Test Level Report shall be
10 submitted to the County Regional Park and Open-Space District for
11 review and comment. If cultural resources affected by the project are
12 found ineligible for listing on the California or National Register, test
13 level investigations will have depleted the scientific value of the sites and
14 the project can proceed; and d) If the resource is identified as being
15 potentially eligible for either the California or National Register, and
16 project designs cannot be altered to avoid impacting the site, a treatment
17 program to mitigate project effects shall be initiated. A Treatment Plan
18 detailing the objectives of the Treatment Program shall be developed. The
19 Treatment Plan shall contain specific, testable hypotheses relative to the
20 sites under study and shall attempt to address the potential of the sites to
21 address these research questions. The Treatment Plan shall be submitted
22 to the County Regional Park and Open-Space District for review and
23 comment. After approval of the Treatment Plan, the Treatment Program
24 for affected, eligible sites shall be initiated. At the conclusion of the
25 excavation or research program, a Treatment Report, following the
26 County outline for Archaeological Mitigation or Data Recovery, shall be
27 developed. This data recovery report shall be submitted to the County
28

1 Regional Park and Open-Space District for review and comment. If
2 burials or sacred objects are anticipated, a monitor from the Morongo
3 Band of Mission Indians shall accompany the archaeologist. If human
4 remains are encountered, State Health and Safety Code Section 7050.5
5 states that no further disturbance shall occur until the County Coroner has
6 made a determination of origin and disposition pursuant to Public
7 Resources Code Section 5097.98. The County Coroner must be notified
8 of the find immediately. If the remains are determined to be prehistoric,
9 the Coroner shall notify the Native American Heritage Commission
10 (NAHC), which shall determine and notify a Most Likely Descendent
11 (MLD). With the permission of the landowner or his/her authorized
12 representative, the descendent may inspect the site of the discovery. The
13 descendent shall complete the inspection within 24 hours of notification
14 by the NAHC. The MLD may recommend scientific removal and
15 nondestructive analysis of human remains and items associated with
16 Native American burials. Any archaeological materials collected during
17 any phase of cultural resource work shall be given, upon approval of the
18 County Regional Park and Open-Space District, to the Morongo Band of
19 Mission Indians for permanent archival storage and preservation. Prior to
20 the issuance of a grading permit, the project proponent shall provide
21 written assurance to the County that a qualified archaeologist, acceptable
22 to the County Regional Park and Open-Space District, has been retained
23 to conduct cultural resource monitoring during project grading. A
24 qualified archaeological monitor shall be present during ground disturbing
25 activities in culturally sensitive sediments. The monitor shall be
26 empowered to temporarily halt or redirect construction work in the
27 vicinity of the find until the find can be evaluated by the project
28

1 archaeologist. A report, detailing the results of the monitoring program
2 and following the County Archaeological Monitoring Report Outline shall
3 be developed. This report shall be submitted to the County Regional Park
4 and Open-Space District for review and comment. Any archaeological
5 materials collected during any phase of cultural resource work shall be
6 given upon approval of the County Regional Park and Open-Space
7 District, to the Morongo Band of Mission Indians for permanent archival
8 storage and preservation. Any historic materials collected during any
9 phase of cultural resource work shall be offered to the County Regional
10 Park and Open-Space District or its designee on a first right of refusal
11 basis. Preservation in place is the preferred manner of mitigating impacts
12 to historical structures. If preservation in place is not possible, elements
13 of historic buildings and structures within the project site may be
14 incorporated as feasible as part of the project. If reuse is not feasible, the
15 following mitigation measures shall be undertaken for each standing
16 building, structure, or object identified as a contributing element to the
17 District. The following buildings have been identified as being potentially
18 contributing elements to the Haskell Ranch Historic District: Noble
19 Adobe, H. K. Haskell House, J. S. Haskell House, J. W. Haskell House, S.
20 L. W. Haskell House, Ranch Workers Houses, Bunk House, Foreman's
21 House, Blacksmith Shop, Calf Pens, Grain Bins, Hay Barn, Milk House,
22 Milk Storage and Silos. For each of these resources, a full HABS I-style
23 documentation, including photographs, oral history, and selected plans,
24 will be developed. The data recovery program shall fully address the
25 California Register and National Register eligibility of the cultural
26 resources. The documentation shall be submitted to the County Regional
27 Park and Open-Space District for review and comment. Any historic
28

1 materials collected during any phase of cultural resource work or still
2 standing after County review of the resource documentation, shall be
3 offered to the County Regional Park and Open-Space District or its
4 designee on a first right of refusal basis. Prior to the approval of any
5 commercial development within Planning Area 9, an interpretive display
6 about the cultural resource history of the area shall be developed. This
7 interpretive display shall be subject to approval of the County Regional
8 Park and Open-Space District and shall be coordinated with them. The
9 interpretive display, at a minimum, shall consist of one or more sign
10 discussing the historic setting of the project area relative to the historic
11 resources documented for the project area. Project developers shall retain
12 a qualified vertebrate paleontologist, approved by the County Planning
13 Department, to develop a Paleontological Resources Impact Mitigation
14 Program (PRIMP). The PRIMP shall be designed to investigate the
15 potential for encountering paleontological resources in areas of excavation
16 and shall be reviewed by the County Planning Department for consistency
17 with the paleontology resource impact mitigation guidelines from both the
18 County and the Society of Vertebrate Paleontology. The County's generic
19 mitigation program adopted for the project site includes the following
20 elements: a) A pre-construction field assessment to locate fossils at
21 surface exposures. Salvage of fossils from known localities, including
22 processing standard samples of matrix for the recovery of small vertebrate
23 fossils, and (if appropriate) trackway replication; b) Monitoring of
24 excavation by a qualified vertebrate paleontologic monitor within those
25 portions of the site likely to contain resources. The vertebrae
26 paleontologic monitor shall be present full time during grading
27 excavations in the San Timoteo Formation and Pleistocene alluvium to
28

1 inspect fresh excavation and to recover paleontological resources. The
2 monitor shall be empowered to temporarily divert construction equipment
3 away from fossil resource localities to other work areas. The monitor
4 shall be equipped to rapidly remove fossils to avoid prolonged delays to
5 construction schedules. If large mammal fossils or large concentrations of
6 fossils are encountered, the developer shall consider using heavy
7 equipment on site to assist in the removal of large materials. The results
8 of excavation monitoring shall be reviewed on a quarterly basis, and if
9 certain formations such as the Pleistocene old alluvium are not producing
10 fossils, the monitoring in that unit can be reduced by 50 percent until
11 fossils are again located, at which time monitoring will return to 100
12 percent; c) Preparation of recovered specimens to a point of identification,
13 including washing of standard samples (a standard sample equals 12 cubic
14 meters/yards, or 6,000 lbs.) of sediments to recover small fossil
15 vertebrates. Removal of surplus sediment from around the specimens
16 reduces the volume of storage for the repository institution and the storage
17 cost for the developer; d) Identification and curation of specimens into an
18 established and recognized institutional repository with retrievable
19 storage. The repository institution may be a local museum or university
20 that can retrieve the specimens on request. The storage facility shall have
21 climate control and controlled entry; and e) Preparation of a report of
22 findings with an appended, itemized inventory of specimens. The report
23 and inventory, when submitted to the lead agency, signifies the
24 completion of the program to mitigate impacts to paleontological
25 resources. A copy of the final report and the accession inventory shall be
26 forwarded to the repository institution. After the excavation monitoring
27 program is complete, the project paleontologist shall prepare a statement
28

1 of potential impacts that might occur from onsite erosion to areas with
2 paleontologic resource potential that remain on site. The project
3 paleontologist shall submit a statement to the County Planning
4 Department that addresses the adequacy of access control measures to be
5 used during construction to keep unauthorized persons from collecting
6 fossils.

7 N. Water and Sewer

8 1. Impacts:

9 Construction of needed off-site water and sewer distribution system
10 improvements could cause temporary traffic, air quality, and noise
11 impacts to residents in and around construction sites. To alleviate the
12 potential impacts, improvements shall be built within existing roadways
13 and other low impact right-of-ways in compliance with applicable policies
14 of the responsible water/sewer agency and the city or County agency
15 within which the improvement is located. Additional off-site domestic
16 transmission mains to the project would be constructed as part of the City
17 of Beaumont Comprehensive Public Facilities Financing Program,
18 Assessment District No. 98-1 (Westside Infrastructure Project). Project
19 implementation would increase water demand, and require the provision
20 of a water system capable of delivering 1,643 gallons per minute to meet
21 Average Daily Demand and up to a Peak Hourly Demand of 5,257 gallons
22 per minute. At project build-out approximately 2,652 acre-feet per year of
23 water would be required within a groundwater basin that now appears to
24 be in a state of overdraft. Project implementation would require the
25 addition of infrastructure to the City of Beaumont sewer trunk line system
26 and increase wastewater disposal needs. This would specifically require
27 the addition of sewer lines, and associated facilities capable of conveying
28 an additional 2.412 cubic feet per second Average Daily Flow and a Peak

1 Flow of 5,363 cubic feet per second. The flows created by the project
2 would require the City to expand the wastewater treatment plant from its
3 current capacity of 1.5 million gallon per day to just under 3.0 million
4 gpd. Therefore, the wastewater infrastructure impacts are potentially
5 significant.

6 2. Mitigation:

7 Prior to the recordation of any subdivision map, or prior to the issuance of
8 any building permit, whichever occurs first, a water agreement shall be
9 obtained from the San Gorgonio Pass Water Agency indicating that it has
10 obtained a sufficient supplemental water supply to provide water to the
11 project for domestic purposes. If economically feasible, infrastructure for
12 delivery of reclaimed water shall be installed to provide irrigation water
13 and reduce potable water demand. The following water conservation
14 measures, recommended by the State Department of Water Resources for
15 new development, shall be implemented where feasible in addition to the
16 use of required water-efficient plumbing fixtures.

17 *Interior*

- 18 *Supply line pressure:* Maintain interior water pressure no greater
19 than 50 pounds per square inch (psi).
20 *Drinking fountains:* Equip drinking fountains with self-closing
21 valves.
22 *Hotel rooms:* Post conservation reminders in rooms and restrooms.
23 Install thermostatically controlled mixing valves in baths/showers.
24 *Laundry facilities:* Provide water-conserving models of washers.
25 *Restaurants:* Use water-conserving models of dishwashers or spray
26 emitters that have been designed for water conservation.
27
28

- Ultra-low-flush toilets:* Install 1.5-gallon per flush toilets in new construction.

Exterior

- Landscape with low water-using plants, wherever feasible.
 - Limit use of lawn to lawn-dependent uses, such as playing fields. When lawn is used, use drought tolerant grasses.
 - Group plants of similar water use together to reduce over-irrigation of low-water-using plants.
 - Use mulch extensively in landscaped areas to improve the water-holding capacity of the soil, reducing evaporation and soil compaction.
 - Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots (e.g. drip irrigation, soil moisture sensors, and automatic irrigation systems) within parks, schools, and commercial area landscaping.
 - Grade slopes so that runoff or surface water is minimized.
- Sewage collection and treatment services will be provided through the City of Beaumont, or other sewage treatment entity. Prior to the recordation of tract maps, the project proponent shall submit to the County evidence of a commitment from a sewage collection and treatment entity to provide sewer collection and treatment services. Ultra-low-flow toilets shall be installed throughout the development to reduce flows to the wastewater treatment facility.

O. Fire Services

1. Impacts:

Project development would create an urban planned community that is located beyond the desired maximum distance of 3 miles from the nearest

1 fire facility. Due to the limitations of existing facilities and personnel, this
2 would have a significant impact on the County Fire Department's ability
3 to meet the standard response time of seven minutes in an urban area. The
4 project would be located in a currently designated Hazardous High Fire
5 Zone.

6 2. Mitigation:

7 Project developers shall be required to pay established fire protection
8 mitigation fees that are used by the County Fire Department to construct
9 new fire protection facilities or provide facilities in lieu of the fee as
10 approved by the County Fire Department. Project developers shall design
11 and implement a fuel modification program for the interface between
12 developed and natural areas within and adjacent to the project area. Such
13 fuel modification programs shall be subject to approval by the County Fire
14 Department. The fuel modification program shall be achieved through
15 graduated transition from native vegetation to irrigated landscape. The
16 program shall also establish parameters for the percent, age, extent, and
17 nature of native plant removal necessary to achieve the County fire
18 prevention standards to protect human lives and property, while
19 preserving as much natural habitat as practicable. All structures built
20 within the project shall comply with the construction requirements of
21 County Ordinance No. 787, and shall be provided with fire-retardant
22 roofing material as described in the Uniform Building Code.

23 P. Sheriff Services

24 1. Impacts:

25 Project development would create a mixed-use planned community in an
26 area that is currently undeveloped. The projected increase in population
27 (12,970 persons) would have a substantial affect on the ability of the
28

1 County Sheriff's Department to protect the lives and property of the
2 residents in the region given current staffing and equipment levels

3 2. Mitigation:

4 Project developers shall be required to pay the County Sheriff's
5 established development mitigation fee pursuant to County Ordinance No.
6 659.

7 Q. Schools

8 1. Impacts:

9 The project would generate an estimated 1,441 elementary school
10 students, 371 junior high school students and 590 high school students
11 based on the generation factors utilized by the Beaumont Unified School
12 District.

13 2. Mitigation:

14 The project proponent has an existing agreement with the Beaumont
15 Unified School District (dated December 9, 1989). This agreement is still
16 valid, and is grandfathered as a result of recent State law. Implementation
17 of this agreement is considered to be mitigation in full for impacts on
18 school facilities.

19 R. Parks and Recreation

20 1. Impacts:

21 Project development is estimated to generate a population of
22 approximately 9,718 persons and an incremental need for local and
23 regional parkland. Projected growth from the new development would
24 require that additional parkland be acquired and improved. The location
25 of these facilities would be reviewed by the County Regional Park and
26 Open Space District and the Beaumont-Cherry Valley Recreation and
27 Park District, concurrent with the County's review of implementing
28 development applications. The County regional requirement is 1 acre per

1 1,000 population. The County Regional Park and Open Space District,
2 along with the assistance of the County Planning Department, has
3 developed a program to establish criteria in which to identify lands
4 suitable for future acquisition as County Regional parks. To help offset
5 the County's goals to meet the recreational needs of its residents, the
6 project would include ball fields and other playing fields in the
7 development, which would be used by the development residents and
8 others in the project vicinity. The County General Plan indicates a
9 planned primary riding and hiking trail along San Timoteo Canyon Road.
10 The project incorporates this regional multi-purpose trail in its design.
11 This trail would provide a passive scenic corridor for residents to walk,
12 bicycle, or hike along the existing roadway and golf course. The project
13 would provide Class II bike paths throughout the development, as well as
14 a jogging path/pedestrian system. The jogging path, as presently planned,
15 would include over 2.2 miles of soft decomposed granite trail surface.
16 The pedestrian path would parallel the jogging path and connect key
17 destinations in the project area. The project would meet the standards
18 found in the County General Plan for community trails and bike paths.

19 2. Mitigation:

20 No additional mitigation required beyond the provision of active parkland
21 satisfying the requirements of the County Regional Park and Open Space
22 District, Beaumont-Cherry Valley Recreation and Park District and
23 Section 10.35 of County Ordinance No. 460 (implementing the State
24 Quimby Act). All recreational facilities shall be landscaped and irrigated
25 in accordance with County Ordinance No. 348, Article XIXf, Water-
26 Efficient Landscape Requirements. All recreational facilities shall
27 provide parking in accordance with County standards.
28

1 S. Solid Waste

2 1. Impacts:

3 The project would generate approximately 64.0 tons of solid waste per
4 year. The project would have a potentially significant impact on solid
5 waste facilities.

6 2. Mitigation:

7 Project developers shall coordinate solid waste disposal requirements with
8 County agencies and area waste haulers to ensure that adequate landfill
9 capacity is available within a reasonable distance of the project. Project
10 developers shall coordinate with a certified waste hauler to develop
11 curbside collection of recyclable materials within the project on a
12 common schedule as required by the County. Project developers shall
13 coordinate with the permitted refuse hauler to identify which materials
14 may be collected for recycling and on what schedule. All future
15 commercial and multi-family residential development within the project
16 site shall comply with AB 1327, Chapter 18, California Solid Waste
17 Reuse and Recycling Access Act of 1991. The law requires the provision
18 of adequate area for collecting and loading recyclable materials. Prior to
19 the issuance of building permits, project developers shall submit a site
20 plan that includes the final design for recyclable collection and storage
21 area to the County Waste Resources Management District for review and
22 approval. The storage area for recyclable materials shall comply with
23 County standards.

24 T. Libraries

25 1. Impacts:

26 The project would increase area population and community demand for
27 library services.

28 2. Mitigation:

1 Development mitigation fees shall be paid as authorized by County
2 Ordinance No. 659.

3 U. Health Services

4 1. Impacts:

5 The additional population associated with project development would
6 increase the need for medical services and facilities. The additional
7 population would require emergency medical services and facilities, as
8 well as preventative service and facilities.

9 2. Mitigation:

10 Development mitigation fees shall be paid as authorized by County
11 Ordinance No. 659.

12 V. Light and Glare

13 1. Impacts:

14 The project site is currently developed with a SPCGA golf facility,
15 scattered ranch structures, with few existing light sources on site. The
16 project would create light and glare impacts resulting from the additional
17 lighting required for urban development such as streetlights, residential
18 and commercial lighting, and vehicular lighting.

19 2. Mitigation:

20 The design review process for commercial establishments shall ensure that
21 no significant light or glare impacts shall result from the project. Specific
22 issues to be evaluated at the time of design review shall include the
23 following: a) Proposed exterior lighting and landscaping of parking areas
24 to reduce visible lighting from outside these areas with the use of
25 shielding on exterior lights to focus light onto the ground; and b) Proposed
26 architectural materials to ensure that reflective materials are minimized.
27 The Beaumont Unified School District shall determine lighting and
28

1 landscape standards on school property, but shall be encouraged to follow
2 proposed design guidelines to mitigate effects of light and glare.

3 W. Airports

4 1. Impacts:

5 The project site is not within an airport influenced area.

6 2. Mitigation:

7 None required.

8 X. Disaster Preparedness

9 1. Impacts:

10 The project contains no critical uses or industrial areas, and no
11 development is planned in flood zones.

12 2. Mitigation:

13 The mitigation measures discussed in this resolution related to seismic
14 safety and slopes and erosion would reduce any such impacts to a level of
15 insignificance.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
17 potentially resulting from the adoption of Specific Plan No. 318 cannot be fully mitigated and will be
18 only partially avoided or lessened by the mitigation measures hereinafter specified; a statement of
19 overriding findings is therefore included herein:

0 A. Air Quality – Project-Specific and Cumulative

1 1. Impacts:

2 The project is consistent with population, housing, and employment
3 projections for the San Geronio Pass area, and is within the population
4 forecast in the County's General Plan and in the Air Quality Management
5 Plan (AQMP). Peak grading and construction emissions would, however,
6 exceed the SCAQMD thresholds for NO_x and PM₁₀. Emissions of other
7 criteria pollutants would be below established thresholds. This is a
8 potentially significant impact, and would not be reduced to a less-than-

1 significant level with implementation of all feasible mitigation measures.
2 Long-term air pollutant emission impacts are those associated with
3 changes in permanent usage of the project site. Area sources include on-
4 site emissions such as natural gas consumption and emissions associated
5 with consumer products. Mobile source emissions would result from
6 vehicle trips associated with the project. These impacts would also be
7 potentially significant.

8 2. Mitigation:

9 Construction contractors shall select the construction equipment used on
10 site based on low emission factors and high-energy efficiency. The
11 construction contractor shall ensure that construction-grading plans
12 include a statement that all construction equipment will be tuned and
13 maintained in accordance with the manufacturer's specifications. The
14 construction contractor shall utilize electric or diesel-powered equipment
15 in lieu of gasoline-powered engines, where such vehicles are available and
16 their use is economically feasible. The construction contractor shall
17 ensure that construction-grading plans include a statement that work crews
18 will shut off equipment when not in use over extended periods during the
19 workday. During smog season (May through October), the overall length
20 of the construction period shall be extended, thereby decreasing the size of
21 the area prepared each day, to minimize vehicles and equipment operating
22 at the same time. The construction contractor shall time the construction
23 activities so as to not interfere with peak hour traffic and minimize
24 obstruction of through traffic lanes adjacent to the site; if necessary, a
25 flagperson shall be retained to maintain safety adjacent to existing
26 roadways. Dust generated by development activities shall be retained on
27 site and kept to a minimum by following the dust control measures: a)
28

1 During clearing, grading, earth moving, excavation, or transportation of
2 cut or fill materials, water trucks or sprinkler systems shall be used to
3 minimize dust leaving the site, and to create a crust after each day's
4 activities cease; b) During construction, water trucks or sprinkler systems
5 shall be used to keep all areas of vehicle movement damp enough to
6 minimize dust leaving the site. At a minimum, this shall include wetting
7 down such areas in the later morning and after work is completed for the
8 day, and whenever wind exceeds 15 miles per hour; c) After clearing,
9 grading, earth moving, or excavation is completed, the on-site areas where
10 dust has collected shall be kept clean by picking up accumulated soils
11 until the area is paved or otherwise developed so that dust generation will
12 not occur; d) Soil stockpiled for more than two days shall be covered, kept
13 moist, or treated with soil binders to minimize dust generation; and e)
14 Trucks transporting soil, sand, cut or fill materials and/or construction
15 debris to or from the site shall be covered. Construction contractors shall
16 utilize, as much as feasible, precoated/natural colored building materials,
17 water-based or low-VOC coating, and coating transfer or spray equipment
18 with high transfer efficiency, such as high volume low pressure (HVLP)
19 spray method, or manual coatings application such as paint brush, hand
20 roller, trowel, spatula, dauber, rag, or sponge. The project shall comply
21 with Title 24 of the California Code of Regulations established by the
22 Energy Commission regarding energy conservation standards.
23 Transportation demand measures (TDM) shall be incorporated in the
24 design of the commercial land uses. These measures may include, but are
25 not limited to, preferential parking for vanpooling/carpooling, subsidy for
26 transit pass or vanpooling/carpooling, bike racks, lockers, showers, and
27 on-site cafeteria. Project developers shall determine, in consultation with
28

1 the County and Southern California Edison, if it is feasible to pre-wire
2 houses for EV car chargers and/or optic-fibers. If feasible, EV chargers
3 and/or optic-fibers shall be installed prior to the issuance of a certificate of
4 occupancy. Implementation of the mitigation measures would reduce the
5 magnitude of the impacts; however, construction activities will exceed the
6 SCAQMD PM₁₀ threshold of 150 lbs./day and CO, ROC, NO_x, and PM₁₀
7 emissions will exceed SCAQMD long-term operation thresholds. The
8 impacts therefore remain significant and unavoidable.

9 B. Wildlife and Vegetation- Cumulative

10 1. Impacts:

11 The loss of 1,034 acres of wildlife habitat is considered to be a significant
12 impact because it would substantially diminish such habitat within the
13 project, as well as within the project vicinity.

14 2. Mitigation:

15 The project is designed to preserve 134 acres of wildlife habitat within on-
16 site open space areas. Further mitigation of the overall habitat loss is not
17 feasible. The impacts therefore remain significant and unavoidable.

18 C. Scenic Highways/Landform Alteration – Project-Specific

19 1. Impacts:

20 The project would replace rural uses and open areas with urban uses and
21 would require modification of natural landforms. This would alter
22 potential views from San Timoteo Canyon Road and I-10, which are
23 designated a County Scenic Highway and Scenic State Highway,
24 respectively. The project would result in landform changes that are
25 considered potentially significant to views from designated scenic
26 highways.

27 2. Mitigation:

1 The project shall adhere to the County standards for hillside development,
2 provide landscape buffers, ensure the timely implementation of parkland,
3 and preserve on-site open space. Development on hillside areas shall be
4 designed to minimize visual impacts from I-10 and San Timoteo Canyon
5 Road through the use of contour grading that imitates the existing on-site
6 variable slopes. These measures would reduce the magnitude of the
7 impacts, but they would remain significant and unavoidable.

8 **D. Traffic/Circulation- Project-Specific and Cumulative**

9 1. **Impacts:**

10 Of the 35 intersections that were examined, the project would have a less
11 than significant impact at 7 locations. These locations are identified on
12 page V.D-41 of the EIR. A total of 28 intersections are forecasted to fall
13 below the minimum LOS standards (i.e., LOS C or better in the County
14 and the City of Calimesa and LOS D or better in the City of Beaumont)
15 under build-out plus project conditions in one or both peak hours. The
16 intersections are identified on pages V.D-41 and V.D-45 of the EIR. A
17 total of two roadway sections are forecasted to fall below the minimum
18 LOS standards (i.e., LOS C or better in the County and the City of
19 Calimesa and LOS D or better in the City of Beaumont) under build-out
20 plus project conditions in the p.m. peak hour. The roadway sections are
21 the following:

- 22 Singleton Road between the I-10 ramps.
- 23 Potrero Boulevard between San Timoteo Canyon Road and Champions
24 Drive.

25 2. **Mitigation:**

26 Roadways links wholly within the projects boundaries, as well as
27 Champions Drive shall be constructed at the time of project development.
28

1 Roadway links along the perimeter of the project (San Timoteo Canyon
2 Road), shall be constructed to their full half width section at the time the
3 adjacent project planning area is developed. Intersections located within
4 and adjacent to the boundaries of the project (San Timoteo Canyon Road
5 at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn
6 Drive) shall be constructed in accordance with approved geometrics at the
7 time of roadway construction, unless subsequent traffic impact analyses
8 demonstrate that lesser geometrics can be provided which meet applicable
9 LOS standards, as approved by the County Transportation Department. At
10 the time "J" Street is constructed within the boundaries of the project, it
11 shall be extended offsite to Roberts Road with the same number of travel
12 lanes as those provided within the project area north of Champions Drive.
13 To mitigate offsite intersection impacts, individual residential and
14 commercial planning areas shall make a fair share contribution toward the
15 lane additions. The recommended improvements for which fair share
16 contributions shall be collected are those improvements that are over and
17 above the County General Plan build-out geometrics assumed in the base
18 condition. Prior to recordation of residential tract maps or approval of
19 commercial site plans, a supplemental traffic analysis shall be prepared
20 pursuant to County standards for review and approval by the County
21 Transportation Department to update mitigation requirements and to
22 determine specific fair share contributions. To mitigate deficiencies in the
23 proposed circulation network south and east of San Timoteo Canyon Road
24 and Potrero Boulevard, the City of Beaumont should consider additional
25 north-south connections between San Timoteo Canyon Road and SR-60.
26 In considering additional north-south connections, the City of Beaumont
27 and the County should coordinate to provide consistency between their
28

1 respective General Plan circulation elements. P Street (Potrero
2 Boulevard) between San Timoteo Canyon Road and Champions Drive
3 shall be constructed as a modified Secondary Highway. Implementation
4 of the recommended intersection improvements would result in the
5 minimum LOS standards being maintained at 22 of the 35 study area
6 intersections. Feasible mitigation measures were not available to improve
7 operations to applicable LOS standards at the following locations:

- 8 Singleton Road/Woodhouse Road
- 9 Singleton Road/I-10 Westbound Ramps
- 10 Singleton Road/Calimesa Boulevard
- 11 Cherry Valley Boulevard/Desert Lawn Drive
- 12 Cherry Valley Boulevard/Calimesa Boulevard
- 13 Beaumont Avenue/Brookside Avenue
- 14 Champions Drive/San Timoteo Canyon Road
- 15 14th Street/I-10 Eastbound Ramps
- 16 Beaumont Avenue/I-10 Eastbound Ramps
- 17 Beaumont Avenue/6th Street
- 18 Potrero Blvd/San Timoteo Canyon Road
- 19 Singleton Road/San Timoteo Canyon Road
- 20 Singleton Road/San Timoteo Canyon Road

21 With the recommended improvements, traffic conditions at these locations
22 would be improved as compared to County General Plan build-out
23 without project conditions, but would not operate at desired levels of
24 service (LOS C within the County and the City of Calimesa and LOS D
25 within the City of Beaumont).

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the
27 following alternatives identified in EIR No. 418 in light of the environmental impacts which cannot be
28 fully mitigated and has rejected those alternatives as infeasible for the reasons hereinafter stated:

1 A. No Build Alternative

- 2 1. The No Build Alternative would result in the project site remaining in its
3 existing, nearly vacant condition.
- 4 2. The No Build Alternative would maintain existing County General Plan
5 designations, zoning classifications and environmental conditions.
- 6 3. The No Build Alternative would reduce the seismic safety, slopes, erosion
7 and grading impacts associated with the project as no site alteration would
8 occur and fewer people would be exposed to seismic hazards.
- 9 4. The No Build Alternative would reduce the hydrologic and construction
10 impacts associated with the project. The No Build Alternative would
11 result in no new water quality impacts.
- 12 5. The No Build Alternative would reduce the air quality, noise, circulation
13 and public facilities and services impacts associated with the project.
14 Significant cumulative traffic impacts would remain.
- 15 6. The No Build Alternative would retain natural open space, thereby
16 limiting potential land use conflicts with existing adjacent rural or open
17 space land uses and the aesthetic and lighting impacts associated with
18 urban development.
- 19 7. The No Build Alternative would reduce the cultural and scientific
20 resources impacts associated with the project because historic and
21 prehistoric sites would not be disturbed. The No Build Alternative would
22 obviate the need for grading that may preclude the discovery of fossils
23 important to the scientific community.
- 24 8. The No Build Alternative would reduce the public services and utilities
25 impacts.
- 26 9. The No Build Alternative would reduce and/or eliminate all potentially
27 significant adverse environmental impacts associated with the project.
- 28

- 1 10. The No Build Alternative would fail to meet key project objectives,
2 primarily the establishment of a large-scale, self-contained balanced
3 community, the improvement of local recreational facilities, and the
4 minimization of future land use conflicts.
- 5 11. The No Build Alternative would negate all benefits associated with the
6 project objective of meeting public demand by providing a range of
7 housing types that would be marketable within the developing economic
8 profile of the project area.
- 9 12. The No Build Alternative would eliminate public benefits associated with
10 the project, including the provision of elementary schools and a junior
11 high school, on-site local parks and the designation of passive and active
12 open space.
- 13 13. It is uneconomical to maintain the project site in its current natural state
14 over the long-term given its location within a developing area. Pressure to
15 develop the land for higher economic uses will continue. Therefore, the No
16 Build Alternative may postpone rather than preclude more intensive land
17 uses and later development may occur in a haphazard and piecemeal
18 manner.

19 B. No Project Alternative (Existing Entitlement)

- 20 1. The No Project Alternative (Existing Entitlement) would result in the
21 development of the project site in accordance with the previously
22 approved Specific Plan 216 & 216A. Specific Plan 216 & 216A
23 authorized the construction of 3,940 residential dwelling units on 449
24 acres, 33 acres of commercial uses, 316 acres of business park uses, 84
25 acres for school sites, 27 acres for local parks, a 500-acre golf course, 249
26 acres of open space and 59 acres committed to major roads.
- 27 2. The No Project Alternative (Existing Entitlement) would be consistent
28 with existing County General Plan designations and zoning classifications.

1 3. The No Project Alternative (Existing Entitlement) would not alter geologic
2 or seismic features on or adjacent to the project area. The development
3 envisioned by Specific Plan 216 & 216A would allow the construction
4 and occupation of residential and commercial structures in a seismically
5 active region. The amount, type, location, and configuration of land uses
6 differ from those proposed by the project. Although the number of
7 persons exposed to seismic hazards would be decreased, the risk of
8 property damage and/or personal injury/death resulting from
9 groundshaking, fault rupture, liquefaction, ground or slope failure or any
10 other geologic/seismic event remains. Therefore, potential impacts
11 associated with this issue are no greater than those analyzed for the
12 project.

13 4. The No Project Alternative (Existing Entitlement) would result in
14 hydrology and water quality impacts similar to those associated with the
15 project due to similar types and intensity of development and the creation
16 of similar amounts of impervious surfaces.

17 5. The No Project Alternative (Existing Entitlement) would generate 1,984
18 more residents. This would result in noise impacts, primarily from
19 increased traffic, greater than those associated with the project.

20 6. Under the No Project Alternative (Existing Entitlement), approximately
21 776 acres would be retained as open space (natural open space, golf
22 courses and parks). The remainder of the area would be developed with a
23 variety of residential, commercial, and community uses that would result
24 in a substantial modification of the existing topography. Although the
25 type, amount, and configuration of development would differ from that
26 proposed by the project, biological resources impacts, including loss of
27 habitat, habitat fragmentation, and the introduction of urban uses in a
28

1 previously open area, would be similar to those associated with the
2 project.

3 7. The No Project Alternative (Existing Entitlement) would result in cultural
4 and scientific resources impacts similar to those associated with the
5 project. This alternative would allow the construction and occupation of
6 3,940 dwelling units, commercial, recreational, and community uses.
7 Substantial modification of the existing topography would be required to
8 achieve this level of development. Because better exposures would exist
9 during grading, a higher frequency of localities would be encountered
10 during excavation and fossil specimens would be uncovered that would
11 otherwise not be discovered. Paleontological resources impacts would be
12 similar to those associated with the project.

13 8. The No Project Alternative (Existing Entitlement) would result in more
14 public facilities and services impacts than the project. Extensions of water
15 and sewer services would be similar to those associated with the project,
16 however the demand for water would be increased by 1,569-acre feet per
17 year and the amount of wastewater generated would increase by 330,000
18 gallons per day. The No Project Alternative (Existing Entitlement) would
19 result in fire and police protection services impacts similar to those
20 associated with the project. Approximately 235 fewer students would be
21 serviced by this alternative as compared to the 2,402 students that would
22 be generated by the project. A reduced amount of parkland would be
23 provided. This alternative would also result in an incrementally increased
24 demand upon library and health care services as compared to the project.

25 9. The No Project Alternative (Existing Entitlement) contains a business park
26 component not included in the project that would add 40,181 additional
27 Average Daily Trips. The No Project Alternative (Existing Entitlement)
28 would result in more traffic, air quality, and noise impacts than the project

1 because of the business park component. This alternative's water and
2 wastewater impacts would also be greater than those associated with the
3 project for the same reason. Schools and open space impacts would be
4 slightly reduced.

5 10. The No Project Alternative (Existing Entitlement) would result in
6 parkland, fire and police services, hydrology and water quality, biological,
7 cultural and paleontological resources, geology and landform alteration
8 impacts similar to those associated with the project.

9 11. The No Project Alternative (Existing Entitlement) has been rejected
10 because it includes a business park that has been determined by marketing
11 studies to be infeasible in the current and reasonably foreseeable market.
12 This is largely due to an expansion of the land inventory planned for
13 industrial development within the City of Beaumont. The project's
14 significant unavoidable traffic, air quality, habitat loss, water supply, and
15 landform alteration impacts would not be reduced by implementing this
16 alternative. Traffic, air quality, and water supply impacts would, in fact,
17 be greater than those associated with the project.

18 C. Parcelized Development Alternative

19 1. The Parcelized Development Alternative would result in the development
20 of the individual parcels independent from one another instead of
21 considering the project as one planned community. The 500.0-acre, 36-
22 hole golf facility would remain, and the balance of the 1,747.9 parcel site
23 would be divided into 1,248 one-acre single-family residential lots. No
24 commercial uses, schools, nor park sites would be built.

25 2. The Parcelized Development Alternative would be compatible with the
26 existing rural densities and open space existing in the area, but would not
27 be consistent with existing County General Plan designations and zoning
28 classifications.

- 1 3. The Parcelized Development Alternative would not alter the geologic or
2 seismic features on or adjacent to the site. Implementation of this
3 alternative would result in the construction of fewer on-site structures and
4 a reduction in the number of persons occupying the area. Therefore,
5 geologic and/or seismic hazards impacts would be fewer than those
6 associated with the project.
- 7 4. The Parcelized Development Alternative would result in development of
8 the site with 1,248 one-acre residential lots that would require
9 modification of the existing topography, and would alter drainage patterns
10 outside of the golf facilities. This modification of landforms could
11 increase the potential for erosion, with the potential for a corresponding
12 degradation of surface water quality. The amount of impermeable surface
13 would be less than that proposed by the project, thereby increasing the
14 potential for groundwater infiltration and providing a beneficial
15 groundwater impact. Under this alternative, overall hydrology impacts
16 would be similar to those associated with the project.
- 17 5. The Parcelized Development Alternative would generate fewer average
18 vehicle trips per day, incrementally decreasing on- and off-site noise
19 impacts and air quality impacts.
- 20 6. The Parcelized Development Alternative would result in biological
21 impacts greater than those associated with the project. This alternative
22 would not provide a park or natural open space component. Under this
23 alternative, development would significantly fragment existing natural
24 communities, disrupt the pattern and extent of wildlife movement, and
25 eliminate the preservation of large, intact areas of natural open space.
26 Although portions of the home sites and the on-site golf facilities may be
27 utilized by some wildlife species, the quality and quantity of habitat would
28 be substantially reduced from that provided by the project.

1 7. The Parcelized Development Alternative would result in no set aside for
2 natural open space. It can be assumed that landowners would not utilize
3 the entire one-acre lots. However, if landowners chose to do so, they
4 could remove all of native vegetation from their parcels. There is no
5 provision to allow the County to require open space in rural residential
6 communities. This alternative would therefore have greater open space
7 impacts than the project. Aesthetic and light impacts would be similar to
8 those associated with the project.

9 8. The Parcelized Development Alternative would result in the identified
10 cultural sites being located in areas planned for development of 1-acre
11 residential home sites. Implementation of this alternative would therefore,
12 result in the same cultural resources impacts as those associated with the
13 project. Substantial modification of the existing topography would be
14 required to achieve this level of development. Grading would uncover
15 fossil specimens that would otherwise not be discovered. Paleontological
16 resources impacts would be similar to those associated with the project.

17 9. The Parcelized Development Alternative would result in fewer public
18 facilities and services impacts than the project. Extensions of water and
19 sewer services would be similar to those associated with the project. The
20 Parcelized Development Alternative would result in incrementally fewer
21 fire and police protection services impacts than the project.
22 Approximately 1,716 fewer students would be generated within the
23 Beaumont Unified School District by this alternative. In order to meet the
24 requirement of local parkland, 11.21 acres of parkland would be required
25 to accommodate the future residents with no set aside for parkland being
26 provided. This alternative would also result in an incrementally reduced
27 demand upon library and health care services as compared to the project.
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10. The Parcelized Development Alternative would not contain a commercial or business park component. The result of implementing this alternative would be a decrease in traffic, air quality, and noise impacts related to the reduction of 60,364 ADTs over those anticipated by the project. This alternative's water and wastewater impacts would also be fewer than those associated with the project. Schools, parkland and sheriff services impacts would also be slightly reduced with this alternative.
 11. The Parcelized Development Alternative's hydrology and water quality, cultural and paleontological resources and geology impacts would be similar to those associated with the project.
 12. The Parcelized Development Alternative's fire protection impacts would be greater than those associated with the project because development would be considered "rural" by County definitions and the response time for fire protection services would be greater (20 minutes). Because the site is in a high fire hazard area, the lack of prompt fire response would be a significant impact of this alternative.
 13. The Parcelized Development Alternative was rejected as infeasible because it failed to meet key objectives of the project; primarily, the establishment of a large-scale, self-contained, balanced community, the improvement of local recreational facilities, and the minimization of future land use conflicts.
 14. The Parcelized Development Alternative would negate all benefits associated with the project objective of meeting public demand by providing a range of housing types that would be marketable within the developing economic profile of the project area. Moreover, a reduced variety of housing types would affect the absorption of units, increasing long term costs to the consumer and the County.

1 D. Alternative Water and Wastewater Purveyor Alternative

- 2 1. The Alternative Water and Wastewater Purveyor Alternative would result
3 in the development as proposed, but with a different method of providing
4 water and sewer services. More particularly, the specific plan would form
5 its own water company and buy water directly from the San Gorgonio
6 Pass Water Agency. The San Gorgonio Pass Water Agency has stated it
7 could make direct deliveries of all required non-potable water. A water
8 filtration plant would be required to be built to process the water. To
9 accommodate the water filtration plant there would be a 10-acre reduction
10 in residential uses and 4,178 residential dwelling units would be
11 developed. Wastewater treatment would be provided by a package plant
12 proposed north of the site in the City of Calimesa. This wastewater
13 treatment plant was a part of the approval of SP 216 & 216A and was
14 intended to serve the entire portion of the SP 216 & 216A west of I-10.
- 15 2. The Alternative Water and Wastewater Purveyor Alternative would be
16 consistent with existing County General Plan designations and zoning
17 classifications.
- 18 3. The Alternative Water and Wastewater Purveyor Alternative would result
19 in site topography alteration and erosion and sedimentation impacts
20 similar to those associated with the project. Regional seismic impacts
21 would be incrementally reduced due to the exposure of fewer residents to
22 seismic hazards.
- 23 4. The Alternative Water and Wastewater Purveyor Alternative would result
24 in hydrology and water quality impacts similar to those associated with
25 the project.
- 26 5. The Alternative Water and Wastewater Purveyor Alternative would
27 generate fewer average vehicle trips per day, incrementally decreasing on-
28

1 and off-site noise impacts, but noise levels would be substantially the
2 same as those associated with the project.

3 6. The Alternative Water and Wastewater Purveyor Alternative would result
4 in biological impacts similar to those associated with the project.

5 7. The Alternative Water and Wastewater Purveyor Alternative would result
6 in the development of urban uses on the site. All other land use impacts
7 would be similar to those associated with the project. Aesthetic and light
8 impacts would be similar to those associated with the project.

9 8. The Alternative Water and Wastewater Purveyor Alternative would result
10 in the same to cultural and scientific resource impacts as those associated
11 with the project because area development would be similar.

12 9. The Alternative Water and Wastewater Purveyor Alternative would result
13 in incrementally fewer public facilities and services impacts than the
14 project. The demand for water for domestic use would be decreased by 95
15 acre-feet per year. The amount of wastewater generated under this
16 alternative would be decreased by 0.05 million gallons per day. This
17 decrease would result in slightly fewer sewer facilities impacts than those
18 associated with the project. The City of Beaumont has indicated that it
19 could service the site. However, this alternative proposes to send its
20 wastewater to a package treatment plant in the City of Calimesa. The
21 approved treatment plant would be capable of adequately serving the
22 proposed alternative and would not have a significant effect on the
23 environment as indicated in the EIR for SP 216 & 216A.

24 10. The Alternative Water and Wastewater Purveyor Alternative would result
25 in incrementally fewer fire and police protection services impacts than the
26 project. Approximately 81 fewer students would be generated within the
27 Beaumont Unified School District by this alternative. Parkland
28 requirements would be similar to those associated with the project. This

1 alternative would also result in an incrementally reduced demand upon
2 library and health care services as compared to the project.

3 11. The Alternative Water and Wastewater Purveyor Alternative would
4 decrease the acreage available for residential development by 10-acres.
5 1,890 fewer daily vehicle trips would occur and traffic, air quality, and
6 noise impacts would be slightly fewer than those associated with the
7 project as a result. Water and wastewater impacts would also be slightly
8 fewer than those associated with the project for the same reason. School
9 and parkland impacts would be slightly reduced with this alternative and
10 fire and police services impacts would be about the same.

11 12. The Alternative Water and Wastewater Purveyor Alternative's hydrology
12 and water quality, biological, cultural and paleontological resources,
13 geology and landform impacts would be the same as those associated with
14 the project.

15 13. The Alternative Water and Wastewater Purveyor Alternative provides a
16 source of potable water without relying on the Beaumont-Cherry Valley
17 Water District. As a result, this alternative would not draw directly from
18 the groundwater basin, except for initial development phases, and would
19 avoid contributing to potential overdraft of the area's groundwater basin.

20 14. The Alternative Water and Wastewater Purveyor Alternative would
21 require the construction of a water treatment plant, because the water
22 delivered by the San Gorgonio Pass Water Agency would not be potable
23 without such treatment. The cost of constructing such a treatment plant
24 might not, however, be economically feasible.

25 15. Although the City of Beaumont has indicated that it could serve the site, it
26 could only do so if its existing wastewater treatment plant were expanded.
27 Accordingly, either scenario requires the construction of additional
28

1 treatment facilities and the alternative has been rejected as infeasible for
2 this reason.

3 16. The Alternative Water and Wastewater Purveyor Alternative it is
4 considered to be "Environmentally Superior" to the project.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
6 Specific Plan No. 318 against the unavoidable adverse environmental effects thereof, and has
7 determined that the following benefits outweigh and render acceptable those environmental effects:

- 8 A. The project would create a master-planned community, thereby providing necessary
9 infrastructure, desired amenities and common landscape and design elements that would
10 not be possible if the property were developed on a parcel-by-parcel basis.
- 11 B. The project would provide a variety of housing types, including attached housing,
12 conventional single-family detached housing, second residences, and executive homes on
13 lot sizes ranging from 3,800 to greater than 1/2 acre. The mix of housing would provide
14 suitable housing opportunities to executive level personnel, as well as providing a range
15 of housing size and pricing suitable for a wide range of other employee income levels.
16 The number of housing units is consistent with the projections of the San Geronio Pass
17 Land Use Planning Area based on projected needs of this community.
- 18 C. The project would provide new commercial development that would generate
19 employment opportunities for regional residents, thereby helping to sustain the
20 subregion's jobs/housing balance.
- 21 D. The project would provide a variety of recreational benefits including 38 acres of on-site
22 local parks, 218.3 acres of open space, two 36-hole golf courses on 500 acres, and 22.6
23 miles of bike, multi-purpose regional, pedestrian and jogging trails that would serve
24 project and area residents.
- 25 E. The project would provide traffic mitigation measures to address project-specific and
26 cumulative circulation impacts, thereby contributing to improvements at critical
27 intersections and roadways.
- 28

- 1 F. The project would provide funding for various elements of regional infrastructure
2 through the County's mitigation fee programs.
- 3 G. The project would provide drainage facilities to better contain and direct the flow of
4 stormwater runoff, thereby minimizing flooding and related hazards both on-site and
5 downstream.
- 6 H. The project would provide sewer service to an area that would otherwise be served by
7 septic systems, thereby eliminating potential impacts to downstream properties.
- 8 I. The project would provide for two elementary schools and a junior high school, thereby
9 facilitating the development of such facilities to serve current and future project and area
10 residents.
- 11 J. The project would result in a net residential density reduction from almost 9 dwelling
12 units per acre in the original plan (SP 216 & 216A) to just over 5 dwelling units per acre.
13 This reduction would lessen the incremental and cumulative impacts of the project in the
14 following areas: traffic, noise, air quality, public utilities, public service, schools, energy
15 consumption and solid waste.
- 16 K. The project would be superior to piecemeal development, as it would provide the
17 opportunity for long-range infrastructure planning and cumulative impact analysis and
18 mitigation.
- 19 L. The project would be a logical extension of urban development in an area designated by
20 the County General Plan for urbanization and would relieve the urbanization pressure on
21 outlying areas where urbanization is not proximate.
- 22 M. The project would minimize impacts on the land through a design that generally
23 conforms to the character of the land and retains and utilizes basic landforms where
24 practical.
- 25 N. The project would result in a net positive fiscal impact to the County through the
26 residential, commercial and recreational uses provided within the 1747.9-acre project
27 area.
28

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

6 A. Economic, Population Or Housing Growth

7 The project proposes a total of 4,355 dwelling units. It is anticipated that a
8 population of 12,934 persons, based upon population generation factors of 2.97
9 persons per single family dwelling unit, would result at full build-out. The
10 commercial centers, schools and golf course facility are estimated to generate a
11 total of 888 full-time employment opportunities.

12 B. Removal Of An Impediment To Growth

13 The project would induce the growth of community support systems in the
14 project area, including the roads, utilities and services, economic institutions, as
15 well as additional medical, educational and cultural facilities, such as hospitals,
16 schools and museums and libraries. Project phasing over a 10 to 15-year period
17 is expected to help regulate growth. The project would extend roadways as well
18 as utility and energy systems that could eliminate potential development
19 constraints and serve as a growth-inducement in adjacent areas.

20 C. Precedent - Setting Effects

21 The project site is located in an area transitioning between urban land uses to the
22 east of the project site and lower density residential, vacant land and agricultural
23 land uses to the south and west. The urban uses to the east include the cities of
24 Beaumont and Calimesa. Undeveloped areas to the south, as well as areas to the
25 west, containing rural density residential development and undeveloped open
26 space are most susceptible to these growth inducing impacts.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 318 will
28 implement applicable elements of the Riverside County Comprehensive General Plan as follows:

1 A. Land Use Element

2 The project is within an area that exhibits characteristics conducive to
3 accommodating growth. More specifically, in terms of available and proposed
4 infrastructure, and the approved pattern of urban development, the project site
5 meets the qualifications for Category V land use policies at this time. Factors
6 pertaining to circulation, school generation rates, sewer and water availability and
7 utilities have been addressed through development standards, mitigation
8 measures and the conditions of approval. The project is participating in regional
9 transportation improvements and other major circulation improvements in the
10 area. Project related employment opportunities, recreational facilities, open
11 space, water and sewer facilities, and commercial and residential uses are
12 intended to serve the future residents of the San Geronio Pass Land Use
13 Planning Area.

14 B. Administrative Element

15 The project provides time frames for development and a fiscal impact report. The
16 fiscal impact analysis does not project a significant adverse impact on County
17 services at project build-out.

18 C. Regional Element

19 The Regional Element requires major land use projects to be consistent with
20 Southern California Association of Governments (SCAG) subregional population
21 forecasts or to provide mitigation of regional public services and facilities impacts.
22 Additionally, the Regional Element sets forth policies for achieving a jobs/housing
23 balance within these subregions. The project represents less than one percent of
24 the housing and population growth projected for the subregion under the adopted
25 growth forecasts, and is consistent with population forecasts. The ratio of project
26 jobs to project housing is below the performance ratio established by SCAG for
27 this subregion. However, the cumulative area-wide projected growth, which
28

1 includes the project, achieves a jobs/housing ratio of 1.03, which exceeds the 0.96
2 ratio established for the year 2010 and the 1.0 ratio established for the year 2020.

3 D. Public Facilities and Services Element

4 The project includes a comprehensive public services and facilities program for
5 circulation, water, sewer, fire protection, schools, parks, trails and other services.

6 E. Housing Element

7 The project promotes the Housing Element goal of providing a selection of
8 housing that is decent, safe, sound, in close proximity to jobs and daily activities,
9 and which varies by location, type, design, and price.

10 F. Environmental Hazards and Resources Element

11 EIR No. 418 assessed the full range of concerns associated with the project, and
12 proposed mitigation for each of the potentially significant impacts. Overriding
13 findings are required for air quality impacts (project-specific and cumulative),
14 wildlife and vegetation (cumulative), scenic highways/landform alteration and
15 traffic/circulation (project-specific and cumulative).

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 318 is
17 consistent with the Comprehensive General Plan as amended by Comprehensive General Plan
18 Amendment No. 568.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
20 considered EIR No. 418 in evaluating Specific Plan No. 318, that EIR No. 418 is an accurate and
21 objective statement that complies with the California Environmental Quality Act and reflects the
22 County's independent judgment, and that EIR No. 418 is incorporated herein by this reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 418
24 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 318, on file
26 with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as
27 the Specific Plan of Land Use for the real property described and shown in the plan, and said real
28

1 property shall be developed substantially in accordance with the plan, unless the plan is amended by the
2 Board.

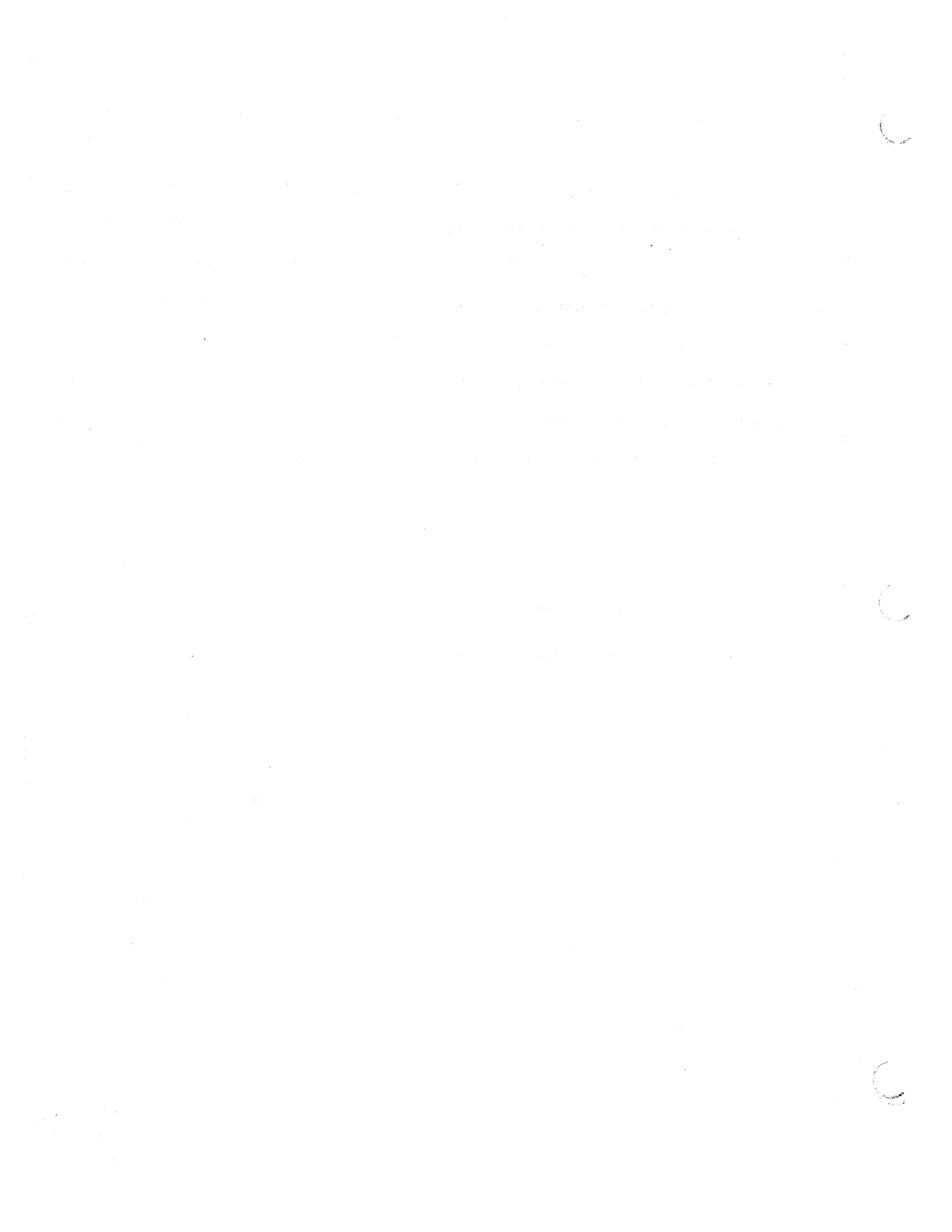
3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
4 318 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director,
5 and in the Office of the Building and Safety Director, and that no applications for subdivision maps,
6 conditional use permits or other development approvals shall be accepted for the real property described
7 and shown in the plan, unless such applications are substantially in accordance therewith.

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

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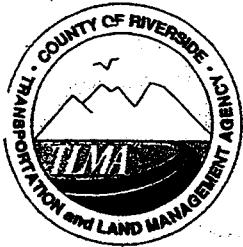
ROLL CALL:
Ayes: Buster, Venable, Wilson and Mullen
Noes: None
Absent: Tavaglione



NOTICES OF DETERMINATION



Oak Valley



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

FILED
RIVERSIDE COUNTY

TO:
 Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
 County Clerk
County of Riverside

FROM:
Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
Indio, CA 92201

AUG 15 2001
Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090
By: *Garry L. Orso*
J. Hyman
Deputy

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per PR.C. 21152
POSTED

EA 37823 Specific Plan No. 318 / Change of Zone No. 6492 / EIR No. 418
Project Title: *Case Numbers*

2000051126 James Quirk, AICP, Planner III (909) 955-2402
State Clearinghouse Number *Contact Person* *Area Code/No./Ext.*

AUG 15 2001

Oak Valley Partners LP, P O Box 645, 10410 Roberts Road, Calimesa, CA 92320
Project Applicant/Property Owner and Address

Removed: _____
By: _____ De
County of Riverside, State of Califon

West of Interstate 10, between the City of Calimesa boundary and San Timoteo Canyon Road
Project Location

Specific Plan of Land Use of 1,747.9 acres consisting of 4355 dwelling units on 852.8 acres, 46.4 acres for commercial uses, 40.0 acres for school site, 38.0 acres for park sites, 25.0 acres of mixed use (included in residential acreage total), 500 acres devoted to the existing golf course, 218.3 acres of open space, and 52.4 acres for major roads.
Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on Aug 14 2001 and has made the following determinations regarding that project:

1. The project will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.
 A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
 The proposed project is undertaken pursuant to and in conformity to Specific Plan _____ for which an (Environmental Impact Report/Negative Declaration) has been prepared, and all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, therefore **NO FURTHER CEQA ACTION IS REQUIRED.**
3. Mitigation Measures were, were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations , was, was not adopted for this project.
6. A de minimis finding was, was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Margaret Lozano
Signature: Margaret Lozano

Senior Board Assistant
Title

Date

August 14, 2001
Ind. 348-4013
Res. 2001-240

TO BE COMPLETED BY OPR
Date Received for Filing and Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case #: EIR 418

3.52

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

Receipt # 20010640

Lead Agency: COUNTY PLANNING Date: 08/15/2001

County Agency of Filing: RIVERSIDE Document No: 20010640

Project Title: EA 37823; SP 318; CZ 6492; EIR 418

Project Applicant Name: OAK VALLEY PARTNERS LP Phone Number: --

Project Applicant Address: P.O. BOX 645 CALIMESA, CA 92320

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- | | |
|---|------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | \$ 850.00 |
| <input type="checkbox"/> Negative Declaration | |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs | |
| <input checked="" type="checkbox"/> County Administration Fee | \$ 78.00 |
| <input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | \$ 928.00 |

Signature and title of person receiving payment:

J. Hyften

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center


* REPRINTED * R0108188

4080 Lemon Street
Second Floor
Riverside, CA 92502
(909) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(909) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: OAK VALLEY PARTNERS, LP \$928.00
paid by: CK 030514
paid towards: CFG01761 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR 418 (SP318/EA37823/CZ6492)
at parcel #:
appl type: CFG2

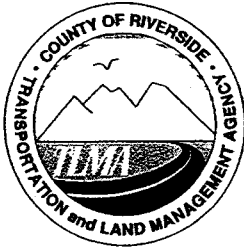
By  Jul 17, 2001 13:55
NMAZIK posting date Jul 17, 2001

Account Code	Description	Amount
5703-320-472-9923	CF&G TRUST	\$850.00
103-320-472-9923	CF&G TRUST: RECORD FEES	\$78.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.tlma.co.riverside.ca.us/lms/lms.htm





COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:

FROM:

X Office of Planning and Research (OPR)
1400 Tenth Street
Room 121
Sacramento, CA 95814

Riverside County Planning Department
— 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Riverside County Transportation Department

X 4080 Lemon Street, 8th Floor

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

X County Clerk
County of Riverside

— 82-745 Highway 111, Room 209
Indio, CA 92201

11/29/01
Date

mv
Initial

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

CGPA No. 568 (Oak Valley Circulation Amendments) Reference: EIR No. 418/Specific Plan No. 318/Change of Zone Case No. 6492

Project Title

2000051126 (EIR No. 418)

Sian Roman

(909) 955-6874

State Clearinghouse Number

Contact Person

Area Code/No./Ext.

Oak Valley Partners LP, P. O. Box 645, 10410 Roberts Road, Calimesa CA 92320

Project Applicant/Property Owner and Address

Various road segments in the Beaumont-Banning and Pass and Desert Zoning Districts in the vicinity of Interstate 10, northerly of Highway 60.

Project Location

ing, deleting, extending, realigning, and reconfiguring various road segments (Add Cherry Valley Bl. West of I-10, "J" St., "P" St., Champions Dr., the Hinda Rd., realign Desert Lawn Dr.)

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on November 20, 2001 and has made the following determinations regarding that project:

1. The project X will, _____ will not have a significant effect on the environment.
2. X An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.
_____ A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
3. Mitigation Measures X were, _____ were not made a condition of the approval of the project. The project has been amended to incorporate the mitigation measures cited in the environmental assessment.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations X, was, _____ was not adopted for this project.
6. A de minimis finding _____ was, X was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments and responses and record of project approval is available to the general public at:

- X Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- _____ Riverside County Planning Department, 82-745 Highway 111, Room 209, Indio, CA 92201
- _____ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Maria J. Villarreal Clerk of the Board's Office
Deputy Clerk
Signature Title

November 20, 2001
Date (3.50)

<p>TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:</p>	<p>FOR COUNTY CLERK'S USE ONLY</p> <p>Reference: Receipt # 20010640 CGPA 568 follow-up action</p>
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STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 20010640

Lead Agency: COUNTY PLANNING Date: 08/15/2001

County Agency of Filing: RIVERSIDE Document No: 20010640

Project Title: EA 37823; SP 318; CZ 6492; EIR 418

Project Applicant Name: OAK VALLEY PARTNERS LP Phone Number: -

Project Applicant Address: P.O. BOX 645 CALIMESA, CA 92320

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report \$ 850.00
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Projects Subject to Certified Regulatory Programs _____
- County Administration Fee \$ 78.00
- Project that is exempt from fees (DeMinimis Exemption) _____
- Project that is exempt from fees (Notice of Exemption) _____

Total Received \$ 928.00

Signature and title of person receiving payment: J. Hyften

ZONING ORDINANCE



Dak Valley®

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



FROM: County Counsel

SUBMITTAL DATE: August 9, 2001

SUBJECT: Adoption of Resolution No. 2001-240 Adopting Specific Plan No. 318 (Oak Valley) and Ordinance No. 348.4013.

RECOMMENDED MOTION: That the Board of Supervisors adopt Resolution No. 2001-240 adopting Specific Plan No. 318 (Oak Valley) and Ordinance No. 348.4013 amending the zoning in the Beaumont-Banning, Edgemont-Sunnymead and Cherry Valley Districts shown on Map Nos. 6.009, 25.106 and 31.024 Change of Zone Case No. 6492.

BACKGROUND: Specific Plan No. 318 was tentatively approved by the Board of Supervisors on July 17, 2001 and Change of Zone Case No. 6492 was also approved on that same date.

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: 8/22/2001

GERALD A. MALONEY
Clerk of the Board of Supervisors
County of Riverside, California

Katherine A. Lind
KATHERINE A. LIND
Deputy County Counsel

By: Margie [Signature], Deputy

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature [Signature]

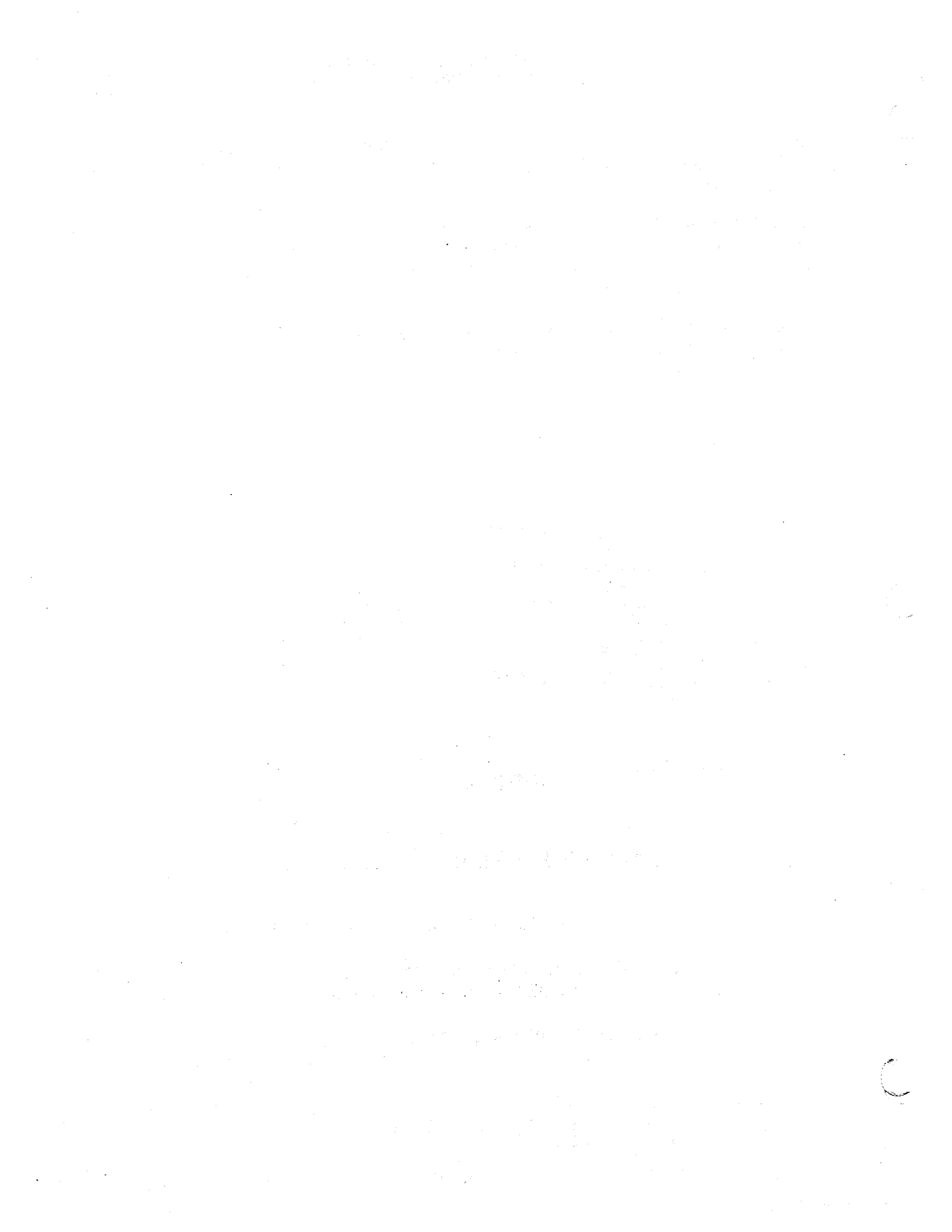
MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Venable, Wilson and Mullen
Noes: None
Absent: Tavaglione
Date: August 14, 2001
xc: Co.Co., Planning, Applicant, COB, BPC
Bldg + Safety.

Gerald A. Maloney
Clerk of the Board
By: [Signature]
Deputy

Department Recommendation: Policy Policy
 Consent Consent
Per Executive Office:



ORDINANCE NO. 348.4013

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 4.6 and 4.58 of Ordinance No. 348, and Official Zoning Plan Map No. 6 and 58, as amended, are further amended by placing in effect in the Beaumont-Banning, Edgemont-Sunnymead and Cherry Valley Districts the zone or zones as shown on the map entitled "Change of Official Zoning Plan, amending Ordinance No. 348, Map Nos. 6.009, 25.106 and 31.024, Change of Zone Case No. 6492," which maps are made a part of this ordinance.

Section 2. Section XVIIa of Ordinance No. 348 is amended by adding there to a new Section 17.92 to read as follows:

SECTION 17.92. S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 318.

a. Planning Areas 1, 20, 32 and 36.

(1) The uses permitted in Planning Areas 1, 20, 32 and 36 of Specific Plan No. 318 shall be the same as those uses permitted in Article VI, Sections 6.1 of Ordinance No. 348 except that uses permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); and 6.1.c. shall not be permitted.

(2) The development standards for Planning Areas 1, 20, 32 and 36 of Specific Plan No. 318 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.; 6.2.c.; and 6.2.d. shall be deleted and replaced by the following:

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

B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') for interior and through lots, and forty-five feet (45') for corner

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE

Dated: 8-22-2001

GERALD A. MALONEY
Clerk of the Board of Supervisors
County of Riverside, California

By: *[Signature]* Deputy

AUG 1 4 2001
352

1 and reversed lots with a minimum average depth of eighty feet (80'). That portion of a lot
2 used for access on flag lots shall have a minimum width of twenty feet (20').

3 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
5 Lot frontage along curvilinear streets may be measured at the building setback in
6 accordance with zone development standards.

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

9 b. Planning Areas 2, 3, 12 and 18.

10 (1) The uses permitted in Planning Areas 2, 3, 12 and 18 of Specific Plan No. 318 shall
11 be the same as those uses permitted in Article VI, Sections 6.1 of Ordinance No. 348 except that
12 uses permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); and 6.1.c. shall not
13 be permitted.

14 (2) The development standards for Planning Areas 2, 3, 12 and 18 of Specific Plan No.
15 318 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
16 348, except that the development standards set forth in Article VI, Section 6.2.b.; 6.2.c.; and
17 6.2.d.; shall be deleted and replaced by the following:

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

21 B. The minimum average width of that portion of a lot to be used as a building
22 site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
23 portion of a lot used for access on 'flag' lots shall have a minimum width of twenty feet
24 (20').

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

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

3 c. Planning Areas 4, 10, 25, and 38.

4 (1) The uses permitted in Planning Areas 4, 10, 25, and 38 of Specific Plan No. 318
5 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except
6 that uses permitted pursuant to Section 8.1.a.(3), (11), (25), (27); and 8.1.b.(1) shall not be
7 permitted.

8 (2) The development standards for Planning Areas 4, 10, 25, and 38 of Specific Plan
9 No. 318 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance
10 No. 348, except that the development standard set forth in Article VIII, Section 8.2.a. shall be
11 deleted and replaced by the following:

12 A. The minimum lot area shall be not less than three thousand eight hundred
13 (3,800) square feet with a minimum average width of forty feet (40') and a minimum
14 average depth of one hundred feet (100').

15 In addition, the following development standard shall also apply:

16 AA. The minimum frontage of a lot shall be fifty feet (50'), except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
18 Lot frontage along curvilinear streets may be measured at the building setback in
19 accordance with zone development standards.

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

22 d. Planning Areas 5, 13, 17, 21B, 24, 31B and 37.

23 (1) The uses permitted in Planning Areas 5, 13, 17, 21B, 24, 31B and 37 of Specific
24 Plan No. 318 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
25 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8);
26 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
27 8.100 also shall include public parks and playgrounds, undeveloped open space, and multi-purpose
28 trails.

1 (2) The development standards for Planning Areas 5, 13, 17, 21B, 24, 31B and 37 of
2 Specific Plan No. 318 shall be the same as those standards identified in Article VIIIe, Section
3 8.101 of Ordinance No. 348.

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

6 e. Planning Areas 6, 21A and 31A.

7 (1) The uses permitted in Planning Areas 6, 21A and 31A of Specific Plan No. 318
8 shall be the same as those uses permitted in Article VI, Sections 6.1 of Ordinance No 348 except
9 that uses permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); and 6.1.c. shall
10 not be permitted. In addition, the permitted uses identified under Section 6.1 also shall include
11 public schools.

12 (2) The development standards for Planning Areas 6, 21A and 31A of Specific Plan
13 No. 318 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
14 348, except that the development standards set forth in Article VI, Section 6.2.b.; 6.2.c.; 6.2.d.; and
15 6.2.e.(1) shall be deleted and replaced by the following:

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

19 B. The minimum average width of that portion of a lot to be used as a building
20 site shall be fifty (50') with a minimum average depth of eighty feet (80'). That portion of
21 a lot used for access on 'flag' lots shall have a minimum width of twenty feet (20').

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

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

1 f. Planning Areas 7A, 23A and 34.

2 (1) The uses permitted in Planning Areas 7A, 23A and 34 of Specific Plan No. 318
3 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
4 except that uses permitted pursuant to Section 8.100.a.(1) through (8); b.(1); and c.(1) shall not be
5 permitted. In addition, the permitted uses identified under Section 8.100 also shall include
6 undeveloped open space.

7 (2) The development standards for Planning Areas 7A, 23A and 34 of Specific Plan
8 No. 318 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
9 Ordinance No. 348.

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

12 g. Planning Areas 7B and 23B.

13 (1) The uses permitted in Planning Areas 7B and 23B of Specific Plan No. 318 shall be
14 the same as those uses permitted in Article VI, Sections 6.1 of Ordinance No. 348 except that uses
15 permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); 6.1.c.; and 6.1.e. shall
16 not be permitted.

17 (2) The development standards for Planning Areas 7B and 23B of Specific Plan No.
18 318 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
19 348, except that the development standards set forth in Article VI, Section 6.2.b. shall be deleted
20 and replaced by the following:

21 A. Lot area shall be not less than ten thousand (10,000) square feet. The
22 minimum lot area shall be determined by excluding that portion of a lot that is used solely
23 for access to the portion of a lot used as a building site.

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

26 h. Planning Areas 8 and 22.

27 (1) The uses permitted in Planning Areas 8 and 22 of Specific Plan No. 318 shall be
28 the same as those uses permitted in Article VI, Sections 6.1 of Ordinance No. 348 except that uses

1 permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); and 6.1.c.; shall not be
2 permitted.

3 (2) The development standards for Planning Areas 8 and 22 of Specific Plan No. 318
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
5 except that the development standards set forth in Article VI, Section 6.2.b.; 6.2.c.; 6.2.d.; and
6 6.2.e.(1) shall be deleted and replaced by the following:

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

10 B. The minimum average width of that portion of a lot to be used as a building
11 site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
12 portion of a lot used for access on 'flag' lots shall have a minimum width of twenty feet
13 (20').

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

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

20 i. Planning Areas 9 and 27.

21 (1) The uses permitted in Planning Areas 9 and 27 of Specific Plan No. 318 shall be
22 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
23 the uses permitted pursuant to Section 9.50.a., (30), (52) and (83); 9.50.b. (2), (3), (5), (7), (10),
24 (13), (15), (16), (17), (18), and (19) shall not be permitted.

25 (2) The development standards for Planning Areas 9 and 27 of Specific Plan No. 318
26 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

1 j. Planning Areas 11, 16, 30 and 39.

2 (1) The uses permitted in Planning Areas 11, 16, 30 and 39 of Specific Plan No. 318
3 shall be the same as those uses permitted in Article VI, Sections 6.1 of Ordinance No. 348 except
4 that uses permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); and 6.1.c. shall
5 not be permitted.

6 (2) The development standards for Planning Areas 11, 16, and 30 and 39 of Specific
7 Plan No. 318 shall be the same as those standards identified in Article VI, Section 6.2 of
8 Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.b.
9 shall be deleted and replaced by the following:

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

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

15 k. Planning Area 14.

16 (1) The uses permitted in Planning Area 14 of Specific Plan No. 318 shall be the same
17 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. In addition, the
18 permitted uses identified under Section 9.50.a. shall also include single family dwellings and
19 multiple family dwellings.

20 (2) Any land division application submitted within Planning Area 14 shall be heard
21 concurrently with a comprehensive plot plan application for the entire affected Planning Area by
22 the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The
23 application for a comprehensive plot plan shall be submitted in accordance with the provisions of
24 Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

25 A. A statement indicating how the land division and comprehensive plot plan
26 applications implement Specific Plan No. 318 and comply with the conditions of approval
27 for said specific plan.

28 //////////////

1 B. A comprehensive plot plan for the entire planning area, a conceptual grading
2 plan and a tentative subdivision map, based upon a contour interval no greater than four
3 feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of
4 Ordinance No. 348 include:

- 5 i. the proposed lots including lot lines and proposed easement, if any;
- 6 ii. building footprints;
- 7 iii. floor plan assignments;
- 8 iv. pad elevations, street grades and all cut and fill slopes in excess of
9 one (1) foot in vertical height;
- 10 v. the proposed uses, their location and architectural designs;
- 11 vi. the proposed internal circulation system; and
- 12 vii. buffers, if any.

13 C. A design manual which includes:

- 14 i. a description of residential floor plans and their mix;
- 15 ii. the lot and building calculations for each lot and building as follows:
 - 16 a. lot area and lot pad area;
 - 17 b. building footprint area;
 - 18 c. percentage of lot coverage;
 - 19 d. front setback;
 - 20 e. useable rear yard area and depth;
 - 21 f. building square-footage for commercial and residential uses.
- 22 iii. a fencing plan including details of proposed materials to be used;
- 23 iv. dimensioned conceptual floor plans and elevations, including details
24 of proposed materials for elevations, and square-footages and heights of individual
25 units; and
- 26 v. a proposed phasing plan showing the planned sequence of
27 subdivision map recordation and development.

1 (3) The development standards for commercial uses within Planning Area 14 of
2 Specific Plan No. 318 shall be the same as those standards identified in Article IXb, Section 9.53
3 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be
4 defined as development which includes any permitted use other than single family dwellings or
5 multiple family dwellings.

6 (4) The development standards for residential uses and combined residential and
7 commercial uses within Planning Area 14 of Specific Plan No. 318 shall be as follows:

8 A. Lot area shall be not less than four thousand (4,000) square feet for
9 detached single family dwellings with a minimum average width of forty feet (40') and a
10 minimum average depth of eighty feet (80'). Lot area shall be not less than five (5) acres
11 for all other permitted uses. The minimum lot area shall be determined by excluding that
12 portion of a lot that is used solely for access to the portion of a lot used as a building site.

13 B. The minimum front and rear yards shall be twenty feet (20') and ten feet
14 (10') respectively for single family dwellings. The minimum front and rear yards shall be
15 ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in height.
16 Any portion of a building which exceeds thirty-five feet (35') in height shall be set back
17 from the front and rear lot lines no less than ten (10') feet plus two feet (2') for each foot by
18 which the height exceeds thirty-five feet (35'). The front setback shall be measured from
19 any existing or future street line as shown on any specific street plan of the County. The
20 rear setback shall be measured from the existing rear lot line or from any recorded alley or
21 easement; if the rear line adjoins a street, the rear setback requirement shall be the same as
22 required for a front setback.

23 D. The minimum side yard shall be five feet (5') for buildings that do not
24 exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five
25 feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2')
26 for each foot by which the height exceeds thirty-five feet (35'). If the side yards adjoins a
street, the side setback requirement shall be the same as required for a front setback. No

1 structural encroachments shall be permitted in the front, side or rear yards except as
2 provided in Section 18.19 of Ordinance No. 348.

3 D. No lot shall have more than fifty percent (50%) of its net area covered with
4 buildings or structures.

5 E. The maximum ratio of floor area to lot area shall not be greater than two to
6 one (2:1), not including basement floor area.

7 F. All buildings and structures shall not exceed fifty feet (50') in height, unless
8 a height up to seventy-five feet (75') is specifically permitted under the provisions of
9 Section 18.34 of Ordinance No. 348.

10 G. Automobile storage space shall be provided as required by Section 18.12 of
11 Ordinance No. 348.

12 H. Interior side yards may be reduced to accommodate zero lot line or common
13 wall situations, except that, in no case shall the reduction in side yard areas reduce the
14 required separation between detached structures.

15 I. Where the front, side or rear yard adjoins a lot zoned SP with a residential
16 use, the minimum setback shall be twenty-five feet (25') from the property line.

17 J. Setback areas may be used for driveways, parking and landscaping.

18 K. A minimum of fifteen percent (15%) of the site proposed for development
19 shall be landscaped and irrigated.

20 L. Trash collection areas shall be screened by landscaping or architectural
21 features in such a manner as not to be visible from a public street or from any adjacent
22 residential area.

23 M. Outside storage areas are prohibited.

24 N. Utilities shall be installed underground except that electrical lines rated at
25 33 kV or greater may be installed above ground.

26 O. All lighting fixtures, including spot lights, electrical reflectors and other
27 means of illumination for signs, structures, landscaping, parking, loading, unloading and
28

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1 similar areas, shall be focused, directed and arranged to prevent glare to direct illumination
2 on residential uses.

3 (5) Non-substantial adjustments to an approved project's design are permitted subject
4 to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,
5 "non-substantial adjustment" shall be defined as changes to setbacks, floor plans and elevations.
6 All other changes including changes in concept and product type shall be submitted for review in
7 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
8 tentative maps.

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

11 l. Planning Area 15.

12 (1) The uses permitted in Planning Area 15 of Specific Plan No. 318 shall be the same
13 as those uses permitted in Article VI, Sections 6.1 of Ordinance No. 348 except that uses
14 permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); and 6.1.c. shall not be
15 permitted.

16 (2) The development standards for Planning Area 15 of Specific Plan No. 318 shall be
17 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
18 the development standards set forth in Article VI, Section 6.2.b.; and 6.2.e.(3) shall be deleted and
19 replaced by the following:

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

23 B. The rear yard shall be not less than twenty feet (20').

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

26 m. Planning Areas 19 and 26.

27 (1) The uses permitted in Planning Areas 19 and 26 of Specific Plan No. 318 shall be
28 the same as those uses permitted in Article VI, Sections 6.1 of Ordinance No. 348 except that uses

1 permitted pursuant to Section 6.1.a.(3), (5) and (7); 6.1.b.(1), (3) and (5); and 6.1.c. shall not be
2 permitted.

3 (2) The development standards for Planning Areas 19 and 26 of Specific Plan No. 318
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
5 except that the development standards set forth in Article VI, Section 6.2.b.; 6.2.c.; and 6.2.e.(3)
6 shall be deleted and replaced by the following:

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

10 B. The minimum average width of that portion of a lot to be used as a building
11 site shall be sixty-five feet (65') with a minimum average depth of one hundred feet (100').
12 That portion of a lot used for access on 'flag' lots shall have a minimum width of twenty
13 feet (20').

14 C. The rear yard shall be not less than twenty feet (20').

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

17 n. Planning Area 28.

18 (1) The uses permitted in Planning Area 28 of Specific Plan No. 318 shall be the same
19 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
20 permitted pursuant to Section 8.100.a.(2), (4), (6) and (8); b.(1); and c.(1) shall not be permitted.

21 (2) The development standards for Planning Area 28 of Specific Plan No. 318 shall be
22 the same as those standards identified in Article VIIIe, Section 8.101 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 o. Planning Areas 29, 33A, 33B and 35.

26 (1) The uses permitted in Planning Areas 29, 33A, 33B and 35 of Specific Plan No.
27 318 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348,
28

1 except that the uses permitted pursuant to Section 9.50.a.(11), (30), (52) and (83); 9.50.b.(1), and
2 (5) shall not be permitted.


3 (2) The development standards for Planning Areas 29, 33A, 33B and 35 of Specific
4 Plan No. 318 shall be the same as those standards identified in Article IXb, Section 9.53 of
5 Ordinance No. 348.

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

8 Section 3. This ordinance shall take effect 30 days after the date of adoption.

9
10 Dated: August 14, 2001

11
12 BOARD OF SUPERVISORS OF THE COUNTY
13 OF RIVERSIDE, STATE OF CALIFORNIA


14 By: 
15 Chairman, Board of Supervisors

16 ATTEST: AUG 14 2001
17 GERALD A. MALONY
18 Clerk of the Board

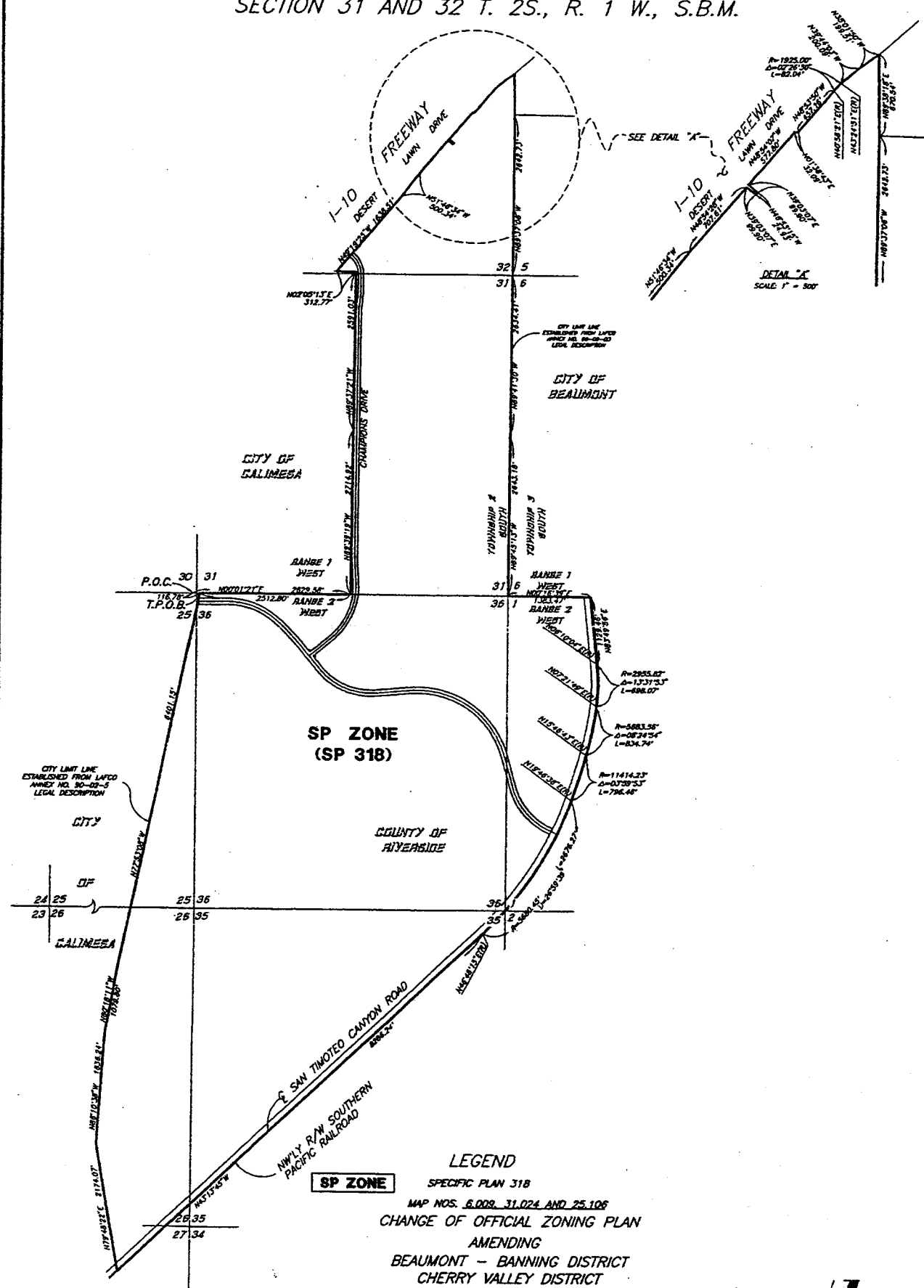
19 By: 
20 Deputy

21 (SEAL)

22
23
24 APPROVED AS TO FORM AND CONTENT:
25 August 9, 2001

26 By: 
27 KARIN WATTS-BAZAN
28 Deputy County Counsel

SECTION 25, 26, 35 AND 36 T. 2 S., R. 2 W., S.B.M.
 SECTION 1 T. 3 S., R. 2 W., S.B.M.
 SECTION 31 AND 32 T. 2S., R. 1 W., S.B.M.



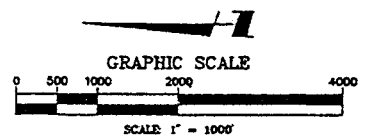
LEGEND

SP ZONE

SPECIFIC PLAN 318
 MAP NOS. 6,008, 31,024 AND 25,106
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 BEAUMONT - BANNING DISTRICT
 CHERRY VALLEY DISTRICT
 EDGEMOND - SUNNYMEAD DISTRICT
 CHANGE OF ZONE CASE NO. 6482
 ADOPTED BY ORDINANCE NO. 348,4013
 DATE: AUGUST 14, 2001
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

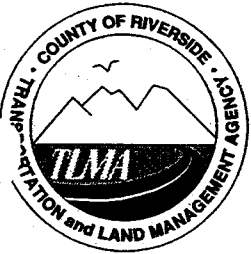
ASSESSOR'S BOOK PAGE AND PARCEL NUMBERS

406-080-010	406-080-011	406-080-012	406-080-013	406-080-014
406-080-015	406-080-016	413-080-017	413-080-018	413-080-019
413-450-020	413-450-021	413-450-022	413-450-023	413-450-024
413-450-025	413-450-026	413-450-027	413-450-028	413-450-029
413-450-030	413-450-031	413-450-032	413-450-033	413-450-034



CONDITIONS OF APPROVAL





Richard K. Lashbrook
Agency Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Aleta J. Laurence, A.I.C.P.
Planning Director

Planning Department

November 5, 2001

TO: T&B Planning Consultants
3242 Halladay, Suite 100
Santa Ana, CA 92705

RE: **Specific Plan No. 318 / Change of Zone No. 6492**
Environmental Assessment No. 37823
Regional Team No. 2

On AUGUST 14, 2001, the Riverside County Board of Supervisors Planning Director took the following action on the above referenced parcel map:

- ADOPTED, the specific plan and change of zone subject to the conditions located in the LMS (Sierra System), no waiver request submitted.
- DENIED tentative map based on the attached findings.
- APPROVED tentative map subject to attached conditions and DENIED request for waiver of the final map.

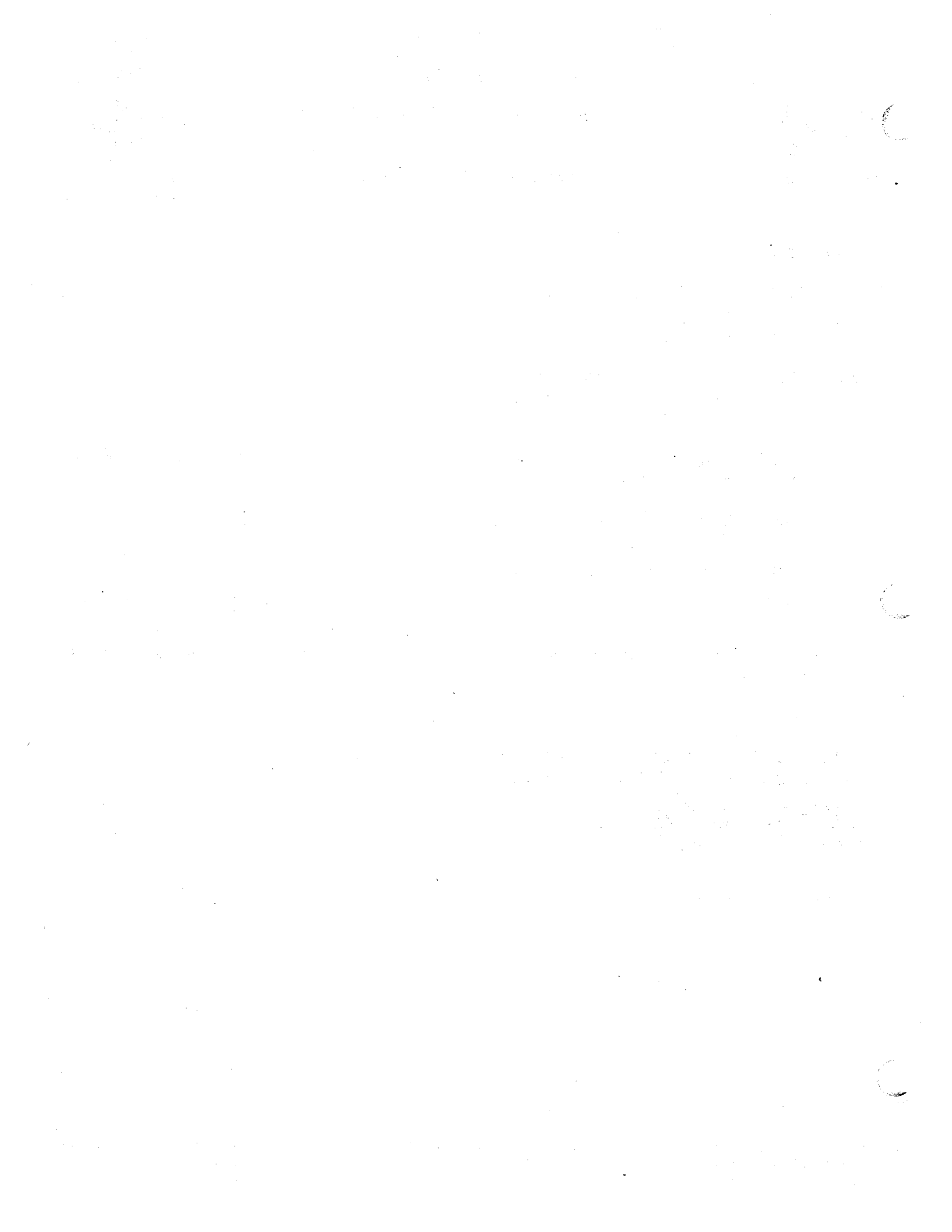
The action on the above mentioned cases are considered final. Conditions for the above mentioned cases are available in the Land Management System.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Aleta J. Laurence, A.I.C.P., Planning Director

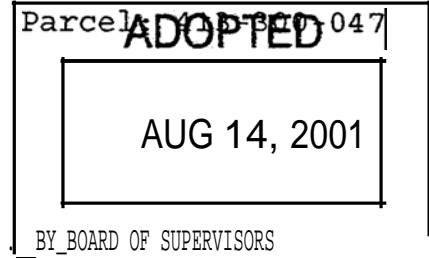
Keith E. Gardner, Senior Planner

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SPECIFIC PLAN Case#: SP00318



10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY~~CITY will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY~~CITY and will cooperate fully in the defense. If the ~~COUNTY~~CITY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the ~~COUNTY~~CITY.

10. EVERY. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 318 shall be henceforth defined as follows:

SPECIFIC PLAN= Specific Plan No. 318.

CHANGE OF ZONE= Change of Zone No. 6492.

GPA= Comprehensive General Plan Amendment No. 568.

EIR = Environmental Impact Report No. 418.

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 318 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both

Parcel: 413-300-041

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

graphical and narrative formats.

b. Environmental Impact Report No. 418 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by SP 318 and the Development Agreement, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10. GENERAL CONDITIONS

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP- MASS GRADING INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.Sb shall be obtained from the Planning-Community Development Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

10.BS GRADE. 5 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 6 SP*-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 2 SP - FOLLOW-UP COMMENTS INEFFECT

The Department of Environmental Health has received and reviewed the EIR initial study for SP 318 dated 4-11-01 from LSA Associates, and has the following comments:

1. The 1,747.9-acre site consists of a planned golf/recreation-oriented master planned community of 4,355 (single and multi-family residential) units on 852.8 acres, three (3) schools on 40.0 acres, 16.0 acres of neighborhood commercial uses, 30.4 acres of community

Parcel: 413-300-047

10. GENERAL CONDITIONS

10.E HEALTH. 2 SP - FOLLOW-UP COMMENTS (cont.) INEFFECT

commercial, 38 acres of parks, 500 acres of golf course and 218.3 acres of open space. All tracts and-Parcel Maps require a SAN 53 issued from this Department PRIOR to Planning Department submittal.

2. The scattered ranch structures with subsurface sewage disposal systems shall be properly abandoned.
3. The scattered ranch structures with on-site private water wells shall be properly destroyed.
4. Adherence to regulations related to any hazardous substances shall be complied with Riverside County codes.
5. Schools, park sites, open spaces and the golf course are highly recommended to use recycled water in greenbelt and landscaped areas at their respective sites.
6. The site is not currently served by sanitary sewers. New water treatment facilities may need to be built and sewer treatment facilities will need to be built. Please contact Beaumont Cherry Valley Water District for water supply needs and City of Beaumont for sanitary sewer.
7. Comply with Federal, state and local statues and regulations related to solid wastes.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the ~~Riverside County Board of Supervisors~~ Beaumont City Council to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

10.FIRE. 2 SP-#56-IMPACT MITIGATION INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Parcel: 413-300-047

10. GENERAL CONDITIONS

10.FIRE. 3 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787 and the California Code of Regulations, Title 14, and Public Resources Code 4290.

10.FIRE. 4 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the ~~Riverside County~~Beaumont Fire Department.

10.FIRE. 5 SP-#96-ROOFING MATERIAL INEFFECT

The proposed project area lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE as shown on the California Fire Hazard Classification Maps on file. All buildings shall be constructed with a class "A" fire retardant roofing material as per the 1999 California Fire Code. Wood shingles and shakes ~~shall~~ are not recommended as a roof or other exterior covering material.

10.FIRE. 6 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the ~~Riverside County~~Beaumont Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 7 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10. GENERAL CONDITIONS

10.FIRE. 8 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 9 SP-#101-DISCL/FLAG LOT INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE as shown on the Fire Hazard Zone Maps of California. All roof construction shall meet a minimum class "A" rating as described in the current model building code of California.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP - FLOOD HAZARD REPORT INEFFECT

Specific Plan 318 is a proposal to develop approximately 1,748 acres with mixed uses including 4,367 residential dwellings. The site is west and south of Calimesa between San Timoteo Canyon and I-10. The Oak Valley Specific Plan #318 project proposes a Specific Plan to replace the previous Specific Plans Nos. 216 and 216A on the subject site.

The Specific Plan document has done an excellent job analyzing the tributary watersheds and has proposed a master drainage plan for this project that would collect, convey, and discharge tributary flows. Storm runoff would be carried in streets, in underground drains, in paved channels, in grass-lined channels through parks and golf courses, and in natural watercourses. Drop structures

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP - FLOOD HAZARD REPORT (cont.) INEFFECT

and detention basins are proposed.

All facilities should be designed to District standards. Maintenance of joint use facilities beyond that required for flood control will not be borne by the District.

Developers must contact the California State Department of Fish and Game, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers to obtain any permits or agreements needed to construct, operate and maintain the proposed facilities

10.FLOOD RI. 2 SP GREENBELT, BASIN MAINT INEFFECT

This project proposes detention basins and green belt channels which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. In particular the detention basin adjacent to Planning Areas 9 and 10 would require such a guarantee because the proposed downstream development would depend on it for public health and safety. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of any case protected by these drainage facilities, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. This may consist of a mechanism to assess individual benefitting property owners, or other means approved by the District. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN PLANNING AREAS INEFFECT

All planning area numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the

10. GENERAL CONDITIONS

10.PLANNING. 1 SP - MAINTAIN PLANNING AREAS (cont.) INEFFECT
complete specific plan document.

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

TRANS DEPARTMENT

10.TRANS. 1 SP - TRAFFIC STUDY CONDITIONS INEFFECT

The Transportation Department has reviewed the traffic study submitted by LSA Associates, Inc. for the referenced project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. The study analyzed Year 2020 Buildout Impacts for the project and surrounding intersections. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "C" for the following intersections (some of which will require additional construction for mitigation at the time of development):

- Singleton Road (NS)/I-10 Fwy EB Ramps (EW)
- Singleton Road (NS)/I-10 Fwy WB Ramps (EW)
- Singleton Road (NS)/Calimesa Boulevard (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy EB Ramps (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy WB Ramps (EW)
- Cherry Valley Boulevard (NS)/Calimesa Boulevard (EW)
- Nancy Avenue (NS)/Cherry Valley Boulevard (EW)
- Beaumont Avenue (NS)/Cherry Valley Boulevard {EW}
- Brookside Avenue (NS)/Desert Lawn Drive (EW)
- Nancy Avenue {NS}/Brookside Avenue (EW)
- 14th Street (NS)/I-10 Fwy EB Ramps (EW)
- 14th Street (NS)/I-10 Fwy WB Ramps (EW)
- Beaumont Avenue (NS)/I-10 EB Ramps (EW)
- Beaumont Avenue (NS)/I-10 WB Ramps (EW)
- Potrero Boulevard (NS)/SR-60 EB Ramps (EW)
- Potrero Boulevard (NS)/Champions Drive (EW)
- "J" Street (NS)/San Timoteo Canyon Road (EW)
- "J" Street (NS)/Champions Drive (EW)
- "J" Street (NS)/"G" Street (EW)
- San Timoteo Canyon Road {NS)/"G" Street (EW)

10. GENERAL CONDITIONS

10.TRANS. 1 SP - TRAFFIC STUDY CONDITIONS (cont.) INEFFECT

The Comprehensive General Plan circulation policies required a minimum of Level of Service "C", except that Level of Service "D" may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange. The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development).

- Calimesa Boulevard (NS)/Brookside Avenue (EW)
- Beaumont Avenue (NS)/Brookside Avenue (EW)
- Oak Valley Estates (NS)/14th Street (EW)
- Nancy Street (NS)/14th Street (EW)
- Beaumont Avenue (NS)/14th Street (EW)
- Elm Avenue (NS)/8th Street (EW)
- California Avenue (NS)/6th Street (EW)
- Potrero Boulevard (NS)/SR-60 WB Ramps (EW)

Mitigation to improve operations of the following intersections to the required Level of Service standards of the applicable jurisdictions (LOS "C" within the County of Riverside and the City of Calimesa, and LOS "D" within the City of Beaumont) for Year 2020 Buildout conditions is problematic, due either to existing conditions or to infeasible geometrics:

- Singleton Road (NS)/Woodhouse Road (EW)
- Cherry Valley Blvd (NS)/Robert Road-Desert Lawn Drive (EW)
- Desert Lawn Drive (NS)/Champions Drive (EW)
- Singleton Road (NS)/San Timoteo Canyon Road (EW)
- Champions Drive (NS)/San Timoteo Canyon Drive (EW)
- Beaumont Avenue (NS)/6th Street (EW)

The associated conditions of approval incorporate mitigation measures identified in the traffic study which are necessary to achieve or maintain the required level of service.

10.TRANS. 2 SP - ROADWAY IMPROVEMENTS INEFFECT

Roadway links wholly within the boundaries of Oak Valley Specific Plan No. 318, as well as the entirety of Champions Drive, shall be constructed at the time of

10. GENERAL CONDITIONS

10.TRANS. 2 SP - ROADWAY IMPROVEMENTS (cont.) INEFFECT

project development per the requirements of the specific plan. Roadway links along the perimeter of the specific plan area (San Timoteo Canyon Road) shall be constructed to their full half-width section concurrent with development of the adjacent Oak Valley, Specific Plan No. 318 Planning Areas. Intersections located within and adjacent to the boundaries of Oak Valley Specific Plan No. 318 (San Timoteo Canyon Road at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn Drive) shall be constructed concurrent with the roadways with the geometrics illustrated in Figure D.1.12c., unless subsequent traffic impact analyses demonstrate that lesser geometrics can be provided which meet applicable LOS standards, as approved by the Director of Transportation.

10.TRANS. 3 SP - "P" STREET IMPROVEMENTS INEFFECT

"P" Street shall be constructed to County of Riverside Standard No. 102, Modified Secondary Highway (56'/88' R.O.W.) from Champions Drive to San Timoteo Canyon Road.

10.TRANS. 4 SP - WARRANTED TRAFFIC SIGNALS INEFFECT

The project is responsible for the following traffic signals when warranted through subsequent traffic studies done for implementing projects within the boundaries of the specific plan:

- San Timoteo Canyon Road/"G" Street
- San Timoteo Canyon Road/"J" Street
- Desert Lawn Drive/Champions Drive
- Potrero Boulevard/Champions Drive
- Champions Drive/"J" Street

10.TRANS. 5 SP - GEOMETRICS INEFFECT

The following intersections shall be improved to the geometrics as described.

Potrero Boulevard (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

- Southbound: Two left turn lanes, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes, one right turn lane.

10. GENERAL CONDITIONS

10.TRANS. 5

SP - GEOMETRICS (cont.)

INEFFECT

Potrero Boulevard {NS}/Champions Drive (EW) shall be improved to provide the following geometrics:

Northbound: Two left turn lanes, one right turn lane.
Southbound: NA
Eastbound: Two through lanes.
Westbound: Two left turn lanes, two through lanes.

Desert Lawn Drive (NS)/Champions Drive {EW} shall be improved to provide the following geometrics:

Northbound: NA
Southbound: Two left turn lanes, one right turn lane.
Eastbound: One left turn lane, two through lanes.
Westbound: Two through lanes.

"J" Street {NS}/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

Northbound: NA
Southbound: One left turn lane, one right turn lane.
Eastbound: One left turn lane, two through lanes.
Westbound: Two through lanes, one right turn lane.

"J" Street (NS)/Champions Drive (EW) shall be improved to provide the following geometrics:

Northbound: Two through lanes, one right turn lane.
Southbound: Two left turn lanes, two through lanes.
Eastbound: NA
Westbound: One left turn lane, one right turn lane.

"J" Street (NS)/"G" Street (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one through/right turn lane.
Southbound: Two left turn lanes, three through lanes.
Eastbound: Two left turn lanes, one through/right turn lane.
Westbound: One left turn lane, one through lane, one through/right turn lane.

"G" Street (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

10. GENERAL CONDITIONS

10.TRANS. 5 SP - GEOMETRICS (cont.) (cont.) INEFFECT

Northbound: NA
Southbound: One left turn lane, one right turn lane.
Eastbound: One left turn lane, two through lanes.
Westbound: Two through lanes, one right turn lane.

10.TRANS. 6 SP - TRAP SIG MITIGATION FEE INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

10.TRANS. 7 SP - "G" STREET IMPROVEMENTS INEFFECT

Concurrent with the construction of "G" Street within the boundaries of Oak Valley Specific Plan No. 318, "G" Street shall be constructed offsite to intersect with "J" Street as a Modified Collector Street (78' R.O.W.).

10.TRANS. 8 SP - "J" STREET IMPROVEMENTS INEFFECT

Concurrent with the construction of "J" Street within the boundaries of Oak Valley Specific Plan No. 318, "J" Street shall be constructed offsite to Roberts Road as an Urban Arterial Highway (134' R.O.W.)

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL CONSTRUCTION INEFFECT

Prior to the approval of any implementing project, including but not limited to grading permits, the applicant shall have in place a funding or construction mechanism, as approved by the Riverside County Regional Park and Open-Space District, to insure the construction of the regional trail along San Timoteo Canyon Road.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PLANNING AREA STANDARDS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project, with the blanks filled in at the implementing project:

"This implementing project is within Planning Area[s] of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. All residential lots must be at least ____ [square feet/acres].
2. The average residential lot size must be at least [square feet/acres].
3. The target density of this planning area is to du/ac.
4. The target range of the number of dwelling units in this planning area is ____ to ____.
5. Entry monumentation is required at the intersection of and
6. Roadway landscaping is required at
7. Recreational trails are located at
8. This implementing map is conditioned to build a park at prior to the ____ th building permit.
9. [Residential] [Commercial] [Industrial] buildings must conform to the design guidelines on pages ____ to ____ of the SPECIFIC PLAN."

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) (cont.) INEFFECT

on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

~~30.PLANNING. 4 SP - DURATION OF SP VALIDITY INEFFECT~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 3,484th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.~~

30. PRIOR TO ANY PROJECT APPROVAL

~~30.PLANNING. 4 SP - DURATION OF SP VALIDITY (cont.) INEFFECT~~

~~This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters and shall be considered as MET if the specific plan amendment has been filed."~~

30..PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation District	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Beaumont Planning Department	1 copy
City of Calimesa Planning Department	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	1 copy
Riverside County Clerk of the Board	2 copies

Any and all remaining documents shall be kept with the Planning Department in Riverside Beaumont, or as otherwise determined by the Planning Community Development Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PA SUMMARY TABLE INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project consistent with the Development Agreement:

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - PA SUMMARY TABLE (cont.)

INEFFECT

"The following table shows the residential map requirements of the adopted SPECIFIC PLAN:

Planning Areas:	Min. lot size [sf. ft.]	Density Range [du/acre]	Target Density
1	4,000	5-8	6.0
2	5,000	2-5	4.0
3	5,000	2-5	4.0
4	3,800	8-12	10.0
7B	10,000	.2-2	1.0
8	5,500	2-5	4.0
10	3,800	8-12	10.0
11	6,000	2-5	4.0
12	5,000,	2-5	4.0
14	4,000	12-20	20.0
15	7,000	2-5	4.0
16	6,000	2-5	4.0
18	5,000	5-8	6.0
19	8,000	.2-2	2.0
20	4,000	2-5	4.0
22	5,500	2-5	4.0
23B	10,000	.2-2	1.0
25	3,800	8-12	12.0
26	8,000	2-5	4.0
30	6,000	2-5	4.0
32	4,000	5-8	6. 0
36	4,000	5-8	6.0
38	3,800	8-12	12.0
39	5,000	2-5	4.0

This condition shall be considered MET if the implementing residential land division proposal is within the above-mentioned standards. This condition may only be considered as NOT APPLICABLE if the implementing project is concurrent with a specific plan amendment which proposes to change the above-mentioned standards, or if this implementing project is either commercial or industrial in nature."

30.PLANNING. 7

SP - PROJECT LOCATION EXHIBIT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT (cont.) INEFFECT

8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQ'D INEFFECT

Prior to the approval of any implementing project within Planning Areas 1, 10, 32, 36, and 38 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMIT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 9 SP - OAK TREE PLAN REQ'D NOTAPPLY

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - OAK TREE PLAN REQ'D (cont.) NOTAPPLY

will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished. Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential lots within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum. "

30.PLANNING. 10 SP - DESIGN PLAN REQUIRED INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1-4, 8, 10, 12, 14, 18, 20, 22, 25, 32, 36, 38 or 39 of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, the developer shall submit a development plan to the Planning Department for review and approval, showing which amenities described in Exhibit D (which follows this condition) are applicable to this project.

This condition shall be considered MET when the Planning Department approves a plan showing specifically how a given development project will implement the general design concepts in Exhibit D. The development plan submittal may be DEFERRED to prior to building permit issuance when incorporated into the Final Site Plan for the proposed project. This condition shall not be considered NOT

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

- 30.PLANNING. 10 SP - DESIGN PLAN REQUIRED (cont.) INEFFECT
 APPLICABLE."
- 30.PLANNING. 11 SP - WATER ANALYSIS/AGREEMENT INEFFECT

Prior to the recordation of any implementing project (i.e. tract map, parcel map, etc.) or prior to the issuance of a building permit for any use permit (i.e. conditional use permit, plot plan, etc.), whichever comes first, within any planning area of the SPECIFIC PLAN, the Planning Department shall receive an executed agreement between the developer and either (1) the San Geronimo Pass Water Agency, (2) the Beaumont Cherry Valley Water District, or (3) another qualified water service agency. The agreement shall provide for sufficient supplemental water supply to the development for domestic purposes.

This condition shall be considered MET if the applicant submits a satisfactory agreement to the Planning Department. This condition shall be considered NOT APPLICABLE if the Planning Department determines that significant new information (i.e. other documented additions to water supply or documented enhancements to groundwater recharge capability applicable to the project vicinity, etc.) would make such an agreement unnecessary. This condition cannot be DEFERRED.

- 30.PLANNING. 12 SP - OAK TREE PLAN REQ'D INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished.

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - OAK TREE PLAN REQ'D (cont.) **INE**

Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential structures within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is no longer necessary. The condition may not be DEFERRED.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 13 SP - PALEO STUDY REQD **INEFFECT**

Prior to the approval of any implementing project within any planning area of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING PERMIT ISSUANCE, a Paleontological Resources Impact Mitigation Program (PRIMP) study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 14 SP - GEO STUDY REQUIRED **INEFFECT**

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) for which the ~~County Geologist~~City Engineer/Public Works Director requires further geotechnical

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 14 SP - GEO STUDY REQUIRED (cont.) INEFFECT

analysis, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical investigation and additional seismic analysis shall be submitted to the Planning Department & ~~Engineering Geologist~~ City Engineer/Public Works Director for review and approval.

The study shall treat the following issues:

1. Slope Stability/ Landslide potential
2. Faulting
3. Treatment of recent alluvium
4. Shallow groundwater areas
5. Any other geological/geotechnical issues identified by the County Geologist City Engineer/Public Works Director as pertinent to development within the planning area(s) covered by the implementing development application.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30. PLANNING. 15 SP - EA REQUIRED INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - EA REQUIRED (cont.) INEFFECT

toCEQA. This condition may not be DEFERRED."

30.PLANNING. 16 SP - ADDENDUM EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other ~~COUNTY-CITY~~ land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 17 SP - SUPPLEMENT TO EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - SUPPLEMENT TO EIR (cont.) INEFFECT

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 18 SP - SUBSEQUENT EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

~~30.PLANNING. 19 SP - COMPLETE CASE APPROVALS INEFFECT~~

~~Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:~~

~~"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.), Specific Plan 318, Circulation GPA 568, Change of Zone 6492, and EIR 418 must have been approved, adopted, and certified by the Board of Supervisors, respectively."~~

30. PRIOR TO ANY PROJECT APPROVAL

~~30.PLANNING. 19 SP - COMPLETE CASE APPROVALS (cont.) INEFFECT~~

~~This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."~~

30. PLANNING. 20 SP - AMENDMENT REQUIRED INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Community Development Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30. PLANNING. 21 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map, or parcel map) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - PARK AGENCY REQUIRED (cont.) INEFFECT

implementing project not currently within the boundaries of the Beaumont-Cherry Valley Recreation and Park District, shall be annexed into said District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Beaumont-Cherry Valley Recreation and Parks District, a County Service Area/District or other similar entity is unwilling or unable to annex the property in question."

30.PLANNING. 22 SP - PA PROCEDURES (MAP) INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, the planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23 SP - COMMON AREA MAINTENANCE INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map}, the following condition shall be placed on the implementing application:

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 23 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 5, 7A, 13, 17, 21B, 23A, 24, 31B, 34, and 37."

30. PLANNING. 24 SP*- CC&R RES PUB COMMON AREA INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the ~~County~~-City fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which. in the sole discretion of the ~~County~~-City are acceptable. As a condition

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 24

SP *- CC&R RES PUB COMMON AREA {cont.}

INEFFECT

precedent to the ~~County-City~~ accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the ~~Office of the County Counsel~~City Attorney and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the ~~County of Riverside~~City of Beaumont, and the property owners' association shall unconditionally accept from the ~~County of Riverside~~City of Beaumont, upon the ~~County's~~City's demand, title to all or any part of the 'common area', more particularly described on Exhibit ' ' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP*- CC&R RES PUB COMMON AREA {cont.}

the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the ~~County of Riverside~~City of Beaumont.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the ~~Planning Community Development~~ Director of the ~~County of Riverside~~City of Beaumont or the ~~County's~~City's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property de-annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the ~~Office of County Counsel~~City Attorney, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~Survey DivisionPublic Works Department."

30.PLANNING. 25 SP*- CC&R RES PRI COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN {tract map or parcel map), the following condition shall be placed on the implementing

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 25

SP*- CC&R RES PRI COMMON AREA, (cont.)

INEFFECT

project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit ' ', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP*- CC&R RES PRI COMMON AREA (cont.)

the ~~Community Development~~Planning Director of the ~~County of Riverside~~City of Beaumont or the ~~County's~~City's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, substantially' amended, or property de-annexed therefrom absent the prior written consent of the ~~Planning~~Community Development Director of the ~~County~~City of ~~Riverside~~Beaumont or the ~~County's~~City's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the ~~Office of County Counsel~~City Attorney, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~Survey Division~~Public Works Department~~."

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM (cont.) INEFFECT

will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - GENERIC M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29 SP - USFWS/CDFG CLEARANCES INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may result in the disturbance of on-site habitat occupied by any species determined to be endangered or threatened by the United States Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG}, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain necessary take permit(s) from the USFWS and CDFG. A copy of said permit(s) shall be submitted to the Planning Department."

30.PLANNING. 30 SP - CDFG (SECT 1601/1603) INEFFECT

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - CDFG (SECT 1601/1603} (cont.) INEFFECT

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland determined to be jurisdictional, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31 SP - ACOE CLEARANCE INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the ~~County~~City Planning Department that the alteration of any watercourse or wetland determined to be jurisdictional, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 33 SP - ENTRY MONUMENTATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project;

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ENTRY MONUMENTATION (cont.) INEFFECT

the implementing project:

1. A primary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-2 and Figure 4-3.
2. A secondary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-5.
3. The entry monument shall be in substantial conformance with the design guidelines of Planning Area ___ of the SPECIFIC PLAN, as shown on pages ___ to ___"

30.PLANNING. 34 SP - POST GRADING REPORT INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist and paleontologist were complied with."

30.PLANNING. 35 SP - SCHOOL MITIGATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Beaumont Unified School District shall be mitigated in accordance with the existing mitigation agreement with the developer dated December 19, 1989. If said agreement shall be rescinded, then impacts to schools shall be mitigated in accordance with state law."

30.PLANNING. 36 SP - PA PROCEDURES (USE) INEFFECT

Prior to the approval of any implementing use permit the SPECIFIC PLAN (i.e.: plot plan or conditional use permit), the following condition shall be placed on the implementing project:

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA PROCEDURES (USE) (cont.) INEFFECT

"PRIOR TO BUILDING PERMITS, the planning area[s] for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this use permit application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 40 SP - PHASE 1 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase One of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase One parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to both the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase One.

30.PLANNING. 41 SP - PHASE 2 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase Two of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase Two parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - PHASE 2 PARKS (cont.) INEFFECT

Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase Two.

30.PLANNING. 42 SP - PHASE 3 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase Three of the SPECIFIC PLAN, a phasing plan for the design and construction of the parks within Phase Three shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with the approval of the phasing plan.

This condition shall be considered MET if the applicable information is provided to the Planning Department and the BCVRD. This condition may be considered as NOT APPLICABLE if the implementing project is not within Phase Three.

30.PLANNING. 43 SP - BIO MITIGATION INEFFECT

Prior to the approval of any implementing project within Planning Areas 1,5,6,9,10,14,23B, 29, 30, 31B, 32, 33A, 33B, 37, 38, and 39 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a mitigation program shall be implemented providing for the preservation, creation, or enhancement of replacement riparian woodland or wetland habitat. The initial focus for mitigation shall be within the San Timoteo Canyon Creek

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - BIO MITIGATION (cont.) INEFFECT

corridor where the mitigation shall be implemented to the greatest extent feasible. The mitigation program must be acceptable to the Army Corps of Engineers (Corps), California Department of Fish and Game (CDFG), and the Regional Water Quality Control Board (Board} under their Section 404, 1603, and 401 or other applicable permitting process, respectively. The Planning Department must receive written confirmation of the acceptability of the mitigation measures from the Corps, CDFG and/or the Board.

If the Corps, CDFG, and/or Board will not accept the mitigation or if the implementation of the program in the San Timoteo Canyon Creek corridor is not feasible, the mitigation shall be implemented within the site of the SPECIFIC PLAN or at a suitable off site location in accordance with Exhibit ___ of the EIR.

TRANS DEPARTMENT

30.TRANS. 3 SP - GEN PLAN AMENDMENT REQ'D INEFFECT

The project proponent shall submit an application to amend the Comprehensive General Plan to add the following project roadways to Circulation Element Study Area Map 2:

a. "J" Street - Champions Drive north to Project Boundary - Modified Major Highway (**80'/104' R.O.W.**)

[**Amended@ Board of Supervisors 7/17/01. Previously 78'/102' R.O.W**)

b. "P" Street - San Timoteo Canyon Road to Champions Drive - Modified Secondary Highway (56'/88'R.O.W.)

c. Champions Drive - East of Desert Lawn Drive to frontage road alignment - Secondary Highway (64'/88'R.O.W.)

30.TRANS. 4 SP - TRAFFIC STUDY REQUIRED INEFFECT

Site specific traffic studies will be required for all subsequent implementing projects within the boundaries of Specific Plan No. 318, as deemed necessary by the Director of Transportation. Subsequent traffic studies shall monitor development within the specific plan and its associated trip generation. Traffic signals identified in 10. TRANS.4. will be installed by the project without

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - TRAFFIC STUDY REQUIRED (cont.) INEFFECT

credit for signal mitigation fees unless determined to not be warranted under existing or any future conditions, and as approved by the ~~Director of Transportation City~~ Engineer/Public Works Director.

30.TRANS. 5 SP - OFF-SITE MITIGATION INEFFECT

EIR No. 418 proposes mitigation for traffic impacts to off-site roadways and intersections located within various jurisdictions. The following intersections have been identified within the EIR as requiring mitigation:

- Singleton Road/I-10 Fwy EB Ramps
- Singleton Road/I-10 Fwy WB Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Roberts Road - Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Fwy EB Ramps
- Cherry Valley Boulevard/I-10 Fwy WB Ramps
- Cherry Valley Boulevard/Calimesa Boulevard
- Nancy Avenue/Cherry Valley Boulevard
- Beaumont Avenue/Cherry Valley Boulevard
- Brookside Avenue/Desert Lawn Drive
- Brookside Avenue/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Fwy EB Ramps
- 14th Street/I-10 Fwy WB Ramps
- 14th Street/Oak Valley Estates
- Nancy Avenue/14th Street
- Beaumont Avenue/14th Street
- Elm Avenue/8th Street
- California Avenue/6th Street
- Beaumont Avenue/I-10 Fwy EB Ramps
- Beaumont Avenue/I-10 Fwy WB Ramps
- Potrero Boulevard/SR-GO EB Ramps
- Potrero Boulevard/SR-GO WB Ramps
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road

The project developer shall participate on a "fair share basis" in a regional mechanism that provides funding for the necessary improvements. Prior to the issuance of the first Building Permit, the project developer shall make a deposit to the Transportation Department to initiate the process of creating the appropriate funding mechanism. This deposit shall be credited against the developer's "fair share" of the improvement costs identified. Any funds

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - OFF-SITE MITIGATION (cont.) INEFFECT

advanced by the project developer not expended shall be refunded or credited against their "fair share". A "PRIOR TO BUILDING PERMIT ISSUANCE" condition shall be imposed on residential tract maps or commercial site plans, respectively, for the funding of the process to create the appropriate regional mechanism. This condition shall be considered MET upon deposit of the funds for creating the appropriate funding mechanism with the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 15 SP - Count Res Build Permits INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 4,355 residential building permits to be issued within the SPECIFIC PLAN.

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[PINKS]

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CHANGE OF ZONE Case#: CZ06492

Parcel 413-180-021

AUG 14 2001

BY BOARD OF SUPERVISORS

INEFFECT

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~ City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the ~~COUNTY~~CITY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY-CITY~~ will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY-CITY~~ and will cooperate fully in the defense. If the ~~COUNTY-CITY~~ fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the ~~COUNTY-CITY~~.

10. EVERY. 4 SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~ City of Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a potential fire flow 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CHANGE OF ZONE Case#: CZ06492

Parcel: 413-180-021

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE - FIRE FLOW

RECOMMND

PRIOR TO BUILDING PERMIT, YOU SHALL PROVIDE PROOF FROM BEAUMONT-CHERRY VALLEY WATER DISTRICT THAT YOU ARE CONNECTED TO BEAUMONT-CHERRY VALLEY WATER DISTRICT TO SERVE THE PROJECT(S)

INTRODUCTION



Dak Valley

I. INTRODUCTION

A. DOCUMENT PURPOSE

This document is a Specific Plan and Environmental Impact Report (EIR) which has been prepared for the purpose of establishing guidelines for a mixed-use land development plan for Oak Valley & SCPGA Golf Course Specific Plan, SP #318 and evaluating potential environmental impacts resulting from the implementation of the Oak Valley SP #318 project. The project site encompasses a total of 1,747.9 acres of land located north and east of San Timoteo Canyon Road within unincorporated Riverside County, California between the Cities of Calimesa and Beaumont. The Oak Valley SP #318 project proposes a Specific Plan to replace the previous Specific Plan No. 216 and 216 Amended No. 1 on the subject site and a corresponding Change of Zone to replace the current Riverside County land use designation of "Adopted Specific Plan Nos. 216 and 216A" with "Adopted Specific Plan No. 318."

The EIR is an informational document intended for use by the County of Riverside, decision makers and members of the general public in evaluating the potential environmental effects of the proposed Oak Valley SP #318 project.

1. Format

This document is a combination Specific Plan and Environmental Impact Report. Sections III and IV comprise the Specific Plan and Sections I, II and V contain the EIR. Sections I and II cover the summary requirements of CEQA by providing a project description and Environmental Impact Report summary. Section V follows the format of the Riverside County Comprehensive General Plan (General Plan) and its various elements. General Plan consistency is assessed utilizing the General Plan Land Use Determination System. Land use appropriateness, General Plan land use consistency and Community Plan consistency are discussed under Sections V.A. and V.B.

Issues identified in the Initial Study (IS) prepared by LSA Associates, Inc. for the County of Riverside on December 8, 1999, for the proposed Oak Valley SP #318 are discussed in Sections V.B., V.C., V.D., V.E., and V.F. of this document, and are formatted under five elements: Land Use, Environmental Hazards and Resources, Public Facilities and Services, Housing, and Regional. Under each element, an analysis determines the amount and degree of impact associated with the project. For all significant adverse impacts, mitigation measures are delineated to reduce each impact to below a level of significance.

Analysis of impacts and mitigation measures set forth were derived through technical reports and information which are included as appendices to this document. Consistency with the General Plan is determined through the relationship between project design, proposed mitigation measures and General Plan standards delineated for each issue.

2. Environmental Procedures

This EIR has been prepared to evaluate environmental effects that would result from the proposed approval and implementation of the Oak Valley SP#318 in the County of Riverside, California. The County of Riverside (County) is the Lead Agency, and has the responsibility for preparing and certifying this EIR prior to consideration of the proposed project. The County has the authority to take discretionary actions relating to approval and implementation of the proposed project. This EIR is intended to serve as an informational document to be used by the County in assessing the environmental effects of the proposed project and the mitigation measures that are recommended to avoid or minimize identified significant impacts. This is also a public disclosure document which is available to agencies and the public for their review and comment prior to consideration of the discretionary actions required for project approval and development in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (*Public Resources Code Section 15000, et seq.*), and County of Riverside requirements for preparing environmental impact reports.

Approval of the proposed project requires discretionary actions to be taken by the County of Riverside. Because the County has the authority to choose whether to approve or not approve the proposed Oak Valley SP #318, CEQA requires that the proposal be reviewed to determine the environmental effects that would result if the proposed project is approved and implemented.

As stipulated in CEQA Guidelines Section 15063, an Initial Study was prepared for the proposed project (refer to Appendix A). The Initial Study determined that the proposed project may have a significant impact on housing/population, transportation/ traffic, air quality, noise, hydrology, schools, fire and police services, water and wastewater, biological resources, and cultural and paleontological resources¹, thus indicating the need for preparation of an EIR. A Notice of Preparation (NOP) of an EIR for the proposed project was then prepared by the County. The NOP, describing the project and issues to be addressed, was distributed on October 25, 2000 to the State Clearinghouse, responsible agencies, and other interested parties for a 45-day review period. The objective of distributing a NOP is to identify and determine the full range and scope of environmental issues of concern so that these issues might be fully examined in the EIR. Comments received during the NOP process have been addressed in the applicable sections of this document. The NOP, distribution list, and public agency comments on the NOP received by the County are included in Appendix A of this document.

3. Effects Found Not to Be Significant

Certain effects of the proposed project were found not to be significant in the Initial Study prepared for the Oak Valley SP #318 (Appendix A), are summarized below. The effects determined in the Initial Study not to be potentially significant are not discussed in further detail in the EIR.

¹ These issues are the topics which are discussed in further detail in the EIR.

Agricultural Resources

The project area contains soils that are considered "farmland of local importance" and grazing land. The project area contains former agricultural preserves (Haskell Ranch, Agricultural Preserve No.7 and the Frank Ranch Agricultural Preserve No. 5). These preserves have been canceled, and urban development has been approved by Riverside County (OVSP 216 & 216A). Implementation of the proposed project would not have significant adverse impacts on prime farmland, farmland of statewide importance, or existing agricultural operations.

Hazards and Hazardous Materials

The potential release of hazardous materials along I-10 is an existing condition that is strictly regulated by federal, State, and local regulations. This condition would exist with or without the project. However, under the project, there is the potential for residents to be exposed to an accidental release of hazardous materials along I-10. The risk of human upset from the use of flammable, hazardous, or toxic materials has the potential to occur as a result of the Oak Valley SP #318. Residential use of the site will be subject to applicable requirements of the Riverside County and applicable development codes. Adherence to the requirements of the applicable County agencies will reduce the potential impacts related to the explosion and/or release of hazardous substances to below a level of significance.

The site is not included on a federal, State or local list of hazardous materials sites. Virtually any land use has some utilization of or association with toxic and/or hazardous substances. These substances may include petroleum products, paints, household cleaners, solvents, pesticides, and herbicides. The toxicity of such substances varies. It is anticipated that the nature and quantity of materials utilized on site will be typical of those common in commercial operations and residential uses. The generation, use, storage, and disposal of hazardous materials are strictly regulated by various federal, State, and local authorities. Adherence to the policies, standards, and regulations of responsible entities will reduce the risk of impacts associated with hazardous materials to a less than significant level.

Hydrology/Water Quality

The majority of the project site drains from canyons onto the natural drainage course. The primary drainage is San Timoteo Creek, which is located off site, adjacent to the southern and western boundaries of the Specific Plan area. The creek carries a high load of silt and debris. There are four drainage courses that cross the Oak Valley SP #318 property. These canyons/drainage courses drain to the southwest to San Timoteo Creek.

Implementation of the proposed project will result in an increase in the amount of impervious surfaces on site, thereby contributing to an increase in surface water runoff. Runoff from the project will contain urban pollutants that have the potential to impact downstream water quality in the area. Storm drains will be installed per the requirements of Riverside County to mitigate any local impacts on drainage. The project will be required to obtain National Pollution Discharge Elimination System

(NPDES) permits from the Regional Water Quality Control Board (RWQCB) for grading activities and for any parking lot development. These permits as required by the State Water Quality Control Board will contain conditions that the developer must abide by to reduce any impacts on water quality from site run-off.

Since no structures and/or facilities will be constructed or maintained within the 100-year flood hazard areas, flood waters in these areas will not be impeded or redirected. No impact related to this issue is anticipated.

Land Use and Planning

The proposed project lies within the boundaries of a previously approved project which includes a range of residential uses, commercial, and recreational land uses (OVSP 216 & 216A). The project's on-site uses will be master planned and designed to accommodate the development. Disruption to or division of the physical arrangement of established neighborhoods would not occur. For this reason, no significant disruption or division of the surrounding community is anticipated.

The project site is currently designated as "Specific Plan Nos. 216 and 216A." This plan envisioned development of the site with residential, commercial, business park, recreational uses, and community facilities. The proposed project will modify the land uses that are now proposed adjacent to the existing SCPGA golf course. With approval of the proposed project and related actions, all differences between the land uses proposed in the Oak Valley SP #318 and those which are currently permitted will be eliminated.

Mineral Resources and Energy

Exploratory oil and gas wells have been drilled on the former Haskell Ranch. All wells were dry holes. Several of these drill sites were converted to water wells for ranch use. The probability of developing hydrocarbon resources on the project site is considered low due to the lack of recoverable resources in the exploratory wells and the lack of inferred petroleum source beds beneath the site. There are no reported metallic mineral resources on site. The on-site San Timoteo Formation contains sand and gravel; however, recovery of these resources is not likely to be economical due to the large proportion of silt and clay co-existing with the sand and gravel. Because no notable mineral resources are known to be present on site, no significant impact on mineral resources resulting from development of the proposed project is anticipated.

The proposed project will comply with Riverside County General Plan goals and policies relevant to energy conservation.

Waterborne/Rail Traffic

There are no water transportation systems in the vicinity that would be affected by the project.

The construction and operation of the proposed project would not interfere with railroad operations.

Utilities and Service Systems

Future development associated with the Oak Valley SP #318 is not anticipated to have a potentially significant impact to gas or electric service. Utility services will be provided by Southern California Edison (electricity), Southern California Gas Company (natural gas), and General Telephone (phone services). These utilities are available to the proposed project area. These services would be provided at the time contractual arrangements are made.

Refuse generated at the proposed project site will be transported to the Lamb Canyon Landfill operated by Riverside County, approximately 4 miles to the south of the proposed project. Solid waste collection is a "demand-responsive" service and current service levels can be expanded and funded through the user fees without difficulty, the volume of solid waste generated by the Oak Valley SP #318 will not adversely impact this facility.

Based on this information, significant impacts related to the provision of utilities are not anticipated and are not discussed further in the EIR.

4. Discretionary Actions and Approval

The Riverside County Planning Department is the Lead Agency for the Oak Valley SP #318 under whose authority this Specific Plan and EIR have been prepared. This combined document will be used by the following public agencies in connection with the following decisions:

◆ Riverside County Planning Commission

- a. Recommendation to the Riverside County Board of Supervisors (Board) as to EIR Certification.
- b. Recommendation to the Board regarding adoption by Resolution of the Specific Plan.
- c. Recommendation to the Board regarding adoption by Ordinance of Change of Zone No. 6492 to designate the property as Specific Plan and to establish development standards.
- d. Recommendation to the Board regarding adoption by Resolution of the Circulation Element General Plan Amendment No. 568 to delete Hinda Road as a Secondary roadway through the project, modify the alignment of Desert Lawn Drive (Champions Drive) and to upgrade the classification of Cherry Valley Boulevard (off-site) from the northerly project boundary to the I-10 interchange from a Secondary to an Urban Arterial roadway.

◆ Riverside County Board of Supervisors

- a. EIR Certification.
- b. Adoption by resolution of the Specific Plan.
- c. Approval by ordinance of the Change of Zone No. 6492 to Specific Plan.
- d. Adoption by resolution of the Circulation Element General Plan Amendment No. 568.

Additionally, State law requires that all EIRs be reviewed by trustee and responsible agencies. A *Trustee Agency* is defined in Section 15386 of the State CEQA Guidelines as "a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California." Per Section 15381 of the CEQA Guidelines, "the term 'Responsible Agency' includes all public agencies other than the Lead Agency which have discretionary approval power over the project." For the Oak Valley SP #318 project, the California Department of Fish and Game, Caltrans and Regional Water Quality Control Board (RWQCB) have been identified as Trustee Agencies. The California Department of Fish and Game is responsible for reviewing the project and accompanying EIR for consistency with the California Endangered Species Act and State Fish and Game Code. Where a threatened or endangered species occurs on a project site, the State Department of Fish and Game would be responsible for the issuance of a Memorandum of Understanding (MOU) to ensure the conservation, enhancement, protection and restoration of State-listed threatened or endangered species and their habitats. Caltrans will require Encroachment Permits to allow access within Caltrans rights-of-way for construction, where needed, of roadway/circulation improvements. The RWQCB will require a National Pollution Discharge Elimination System (NPDES) Permit to ensure that during and after construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality. The U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers have been identified as Responsible Agencies in that permits may be required in compliance with the Endangered Species Act and 404 permits may be required to disturb wetlands within the Specific Plan.

Subsequent discretionary actions may include the following:

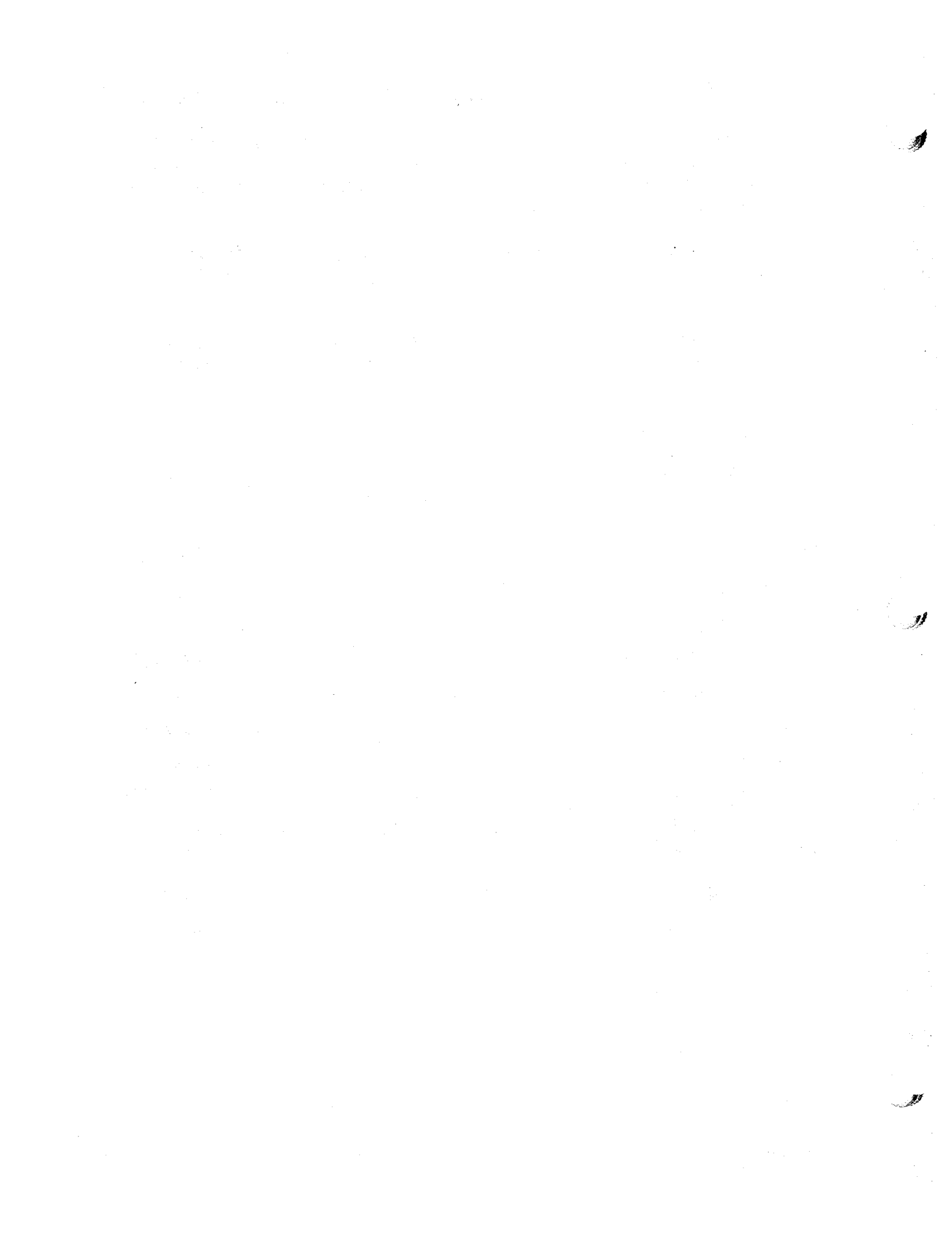
- a. *Tentative and Final Parcel and Tract Maps* by the County of Riverside. These maps would subdivide the Specific Plan area into the planning areas indicated in the project land use plan, and would further subdivide residential areas into individual lots for home construction and sale.
- b. *Plot Plans* by the County of Riverside, approving development of specific planning areas for commercial and multi-family development.

- c. *National Pollution Discharge Elimination System (NPDES) Permit* issued by the Regional Water Quality Control Board. This permit is required to ensure that during and after construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality.
- d. *Encroachment Permits* will be requested of both Caltrans and Riverside County to allow access within Caltrans and County rights-of-way, respectively, for construction of various roadway/circulation improvements.
- e. *404 Permit* by the U.S. Army Corps of Engineers. This permit is required for any discharge to or disturbance of "waters of the U.S." It will be required for disturbance of wetlands within the Specific Plan area.

B. CEQA TOPICS LOCATION

CEQA requires that an EIR contain, at a minimum, certain specified contents. The table below provides a quick reference in locating the CEQA required sections within this document.

CEQA REQUIRED TOPIC	LOCATION
Environmental Procedures	Section I.A.2
Effects Found Not To Be Significant	Section I.A.2
Interdisciplinary Summary	Sections V.C. & V.D.
Cumulative Impact Analysis	Section V.H.1
Unavoidable Adverse Impacts	Section V.H.2
Project Alternatives	Section V.H.3
Growth Inducing Impacts	Section V.H.4
Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Action Should it be Implemented	Section V.H.5
Project Correspondence	Section V.H.6
Organizations, Persons, and Documents Consulted	Section V.H.7



SUMMARY



Dak Valley

II. SUMMARY

A. PROJECT SITE LOCATION

Oak Valley SP #318 is located in the San Gorgonio Pass area of northern Riverside County. The 1,747.9-acre site is adjacent to and south and east of the City of Calimesa, west of the City of Beaumont and the community of Cherry Valley within in an unincorporated portion of Riverside County (see Figure 2-1, *Regional Map*). The project site occupies portions of Section 31 of Township 2 South, Range 1 West and Meridian and portions of Sections 25, 26, 35 and 36 of Township 3 South, Range 1 West of the San Bernardino Base and Meridian.

The project site is located southwest of Interstate 10, northerly of State Highway 60 (Hwy 60) and north and east of the topographic region known as "The Badlands", as depicted in Figure 2-2, *Vicinity Map*, and Figure 2-3, *Aerial Photograph*. Access to the project site is available via San Timoteo Canyon Road and Desert Lawn Drive.

B. PROJECT BACKGROUND

In May of 1990, Oak Valley Specific Plan Nos. 216 & 216A/EIR No. 229 (OVSP 216 & 216A) was adopted by the County of Riverside. This action served as an amendment to the County's General Plan and as a zone change granting specific development rights for an undeveloped 6,405-acre project site located in the north central Riverside County between the communities of Calimesa and Beaumont. OVSP 216 & 216A proposed a planned golf/recreation oriented master-planned community of single and multi-family residential, commercial, recreational, and community uses. Development was intended to be implemented in several phases over a 30-year period. The proposed project (Oak Valley, SP #318) which is the subject of this EIR, is located within the 6,405-acre OVSP 216 & 216A area (see Figure V.1.1 in Section V).

Subsequent to the County's approval of OVSP 216 & 216A, the City of Calimesa incorporated on December 1, 1990. The portion of OVSP 216 & 216A north of and including the 220 kV transmission line easement was included in the City boundaries. The City of Calimesa adopted OVSP 216 & 216A for that portion within the Calimesa city limits to serve as the relevant land use plan and zoning for that area, renaming it Oak Valley SP 1 (see Figure V.1.1 in Section V).

In 1998, an annexation to the City of Beaumont occurred covering portions of the eastern 532.72 acres of OVSP 216 & 216A property. The remaining 1,747.9-acre portion of OVSP 216 & 216A located south of the 220kV transmission easement is the only portion of OVSP 216 & 216A remaining within unincorporated Riverside County, and is the subject of the proposed Oak Valley SP #318.

C. PROJECT SUMMARY

The principal discretionary actions requested of Riverside County are the adoption of Oak Valley SP #318 and the approval of a Change of Zone request for the subject property. Subsequent discretionary actions will include approvals of individual tentative maps, plot plans and/or conditional use permits for commercial development. Certain associated permits may also be required by state and federal agencies (e.g., California Department of Fish and Game, Regional Water Quality Control Board, the U.S. Army Corps of Engineers and U.S. Fish & Wildlife Service) for issues related to water and biological resources. No General Plan Amendment is required because Oak Valley SP #318 will replace the previously adopted Specific Plan 216 & 216A on the same property.

Oak Valley residents will enjoy a wide range of amenities in this master planned residential community. Infrastructure and other public facilities are planned to accommodate the build-out requirements of Oak Valley SP #318. In addition, Oak Valley SP #318 design elements pertaining to land use compatibility, architecture, landscaping and signage will be consistently applied to assure a varied, yet fully integrated project.

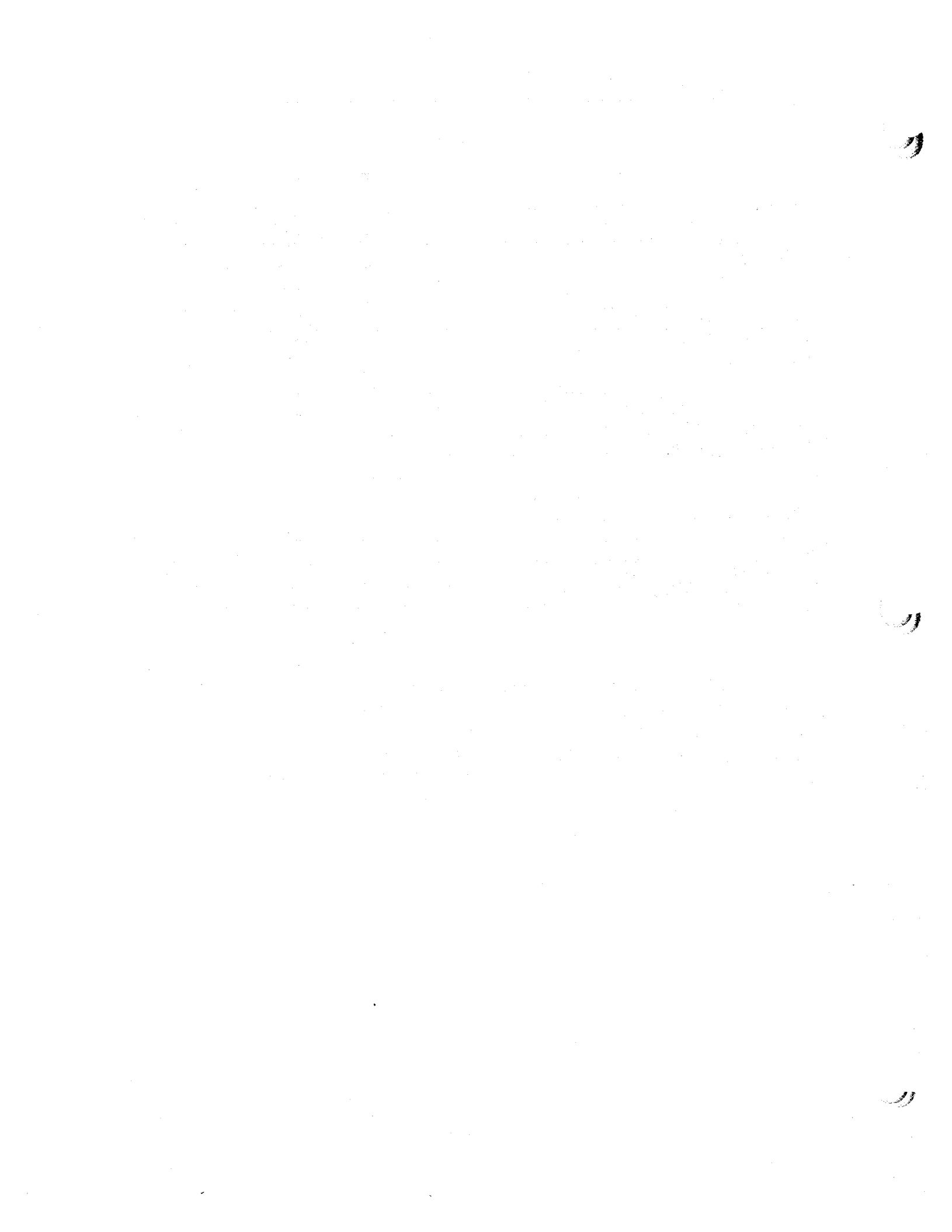
Oak Valley SP #318 will provide for a well-planned and balanced development on the 1,747.9-acre property. At build-out, the project will contain single family and multiple-family residential, commercial and mixed uses, schools and parks and other recreational uses and will preserve approximately 218.3 acres in open space and incorporate the SCPGA 36-hole, championship golf facility on 500 acres. The overall total gross density of the project will be 2.5 dwelling units per acre. Table II-1, *General Land Use Summary*, sets forth the land uses for the Oak Valley SP #318.

Development of the project will include seven active parks and three school sites. A 5.0-acre park will be located in Planning Area 5 adjacent to a proposed 20.0-acre junior high school (Planning Area 6). A second 5.0-acre park site will be located in Planning Area 13 and is proposed to serve adjacent medium density residential uses in Planning Areas 8, 11 and 12. An additional 5.0-acre park will be provided in Planning Area 24 to serve nearby medium density residential and a mixed use area. A fourth 5.0-acre park site will be located in Planning Area 31B which lies adjacent to a proposed 10-acre elementary school (Planning Area 31A). There are three 6.0-acre parks planned for the development. The first 6.0-acre park will be located in Planning Area 17. The second 6.0-acre park lies within Planning Area 21B and is adjacent to a proposed 10.0-acre elementary school (Planning Area 21A). The third 6.0-acre park site is located within Planning Area 37 and serves a mix of residential density areas ranging from medium to high. These parks are sized and located to serve the anticipated maximum population of Oak Valley as public parks, and will be available for use both by residents of Oak Valley SP #318 and the surrounding off-site areas.

**TABLE II-1
GENERAL LAND USE PROJECT SUMMARY**

LAND USE	ACRES	TARGET DENSITY	TOTAL DWELLING UNITS	PERCENTAGE OF ACREAGE
RESIDENTIAL				
Low (0.2-2 du/ac)	93.5	1.0 du/ac	94	5.4%
Low (0.2-2 du/ac)	26.5	2.0 du/ac	53	1.5%
Medium (2-5 du/ac)	524.1	4.0 du/ac	2,096	30.0%
Medium High (5-8 du/ac)	90.8	6.0 du/ac	545	5.2%
High (8-12 du/ac)	92.9	11.6 du/ac	1,067	5.3%
Mixed Use	25	20.0 du/ac	500	1.4%
RESIDENTIAL TOTALS	852.8	5.1	4,355	48.8%
Neighborhood Commercial	16.0	---	---	0.9%
Community Commercial	30.4	---	---	1.7%
Schools	40.0	---	---	2.3%
Parks	38.0	---	---	2.2%
Golf Facility (existing)	500.0	---	---	28.6%
Open Space	218.3	---	---	12.5%
Major Roads	52.4	---	---	3.0%
NON-RESIDENTIAL TOTALS	895.1	---	---	51.2%
PROJECT TOTALS	1,747.9	2.5	4,355	100.0%

The Oak Valley SP#318 project will be phased in a logical sequence in response to market demands. The golf course is not contained as a separate phase rather it is existing and considered to fall within Phase 1. A total of three (3) development phases are planned over a 10-15 year period. Timing of the school facilities will be determined by the Beaumont Unified School District which currently serves the project site. Development of the on-site parks will occur concurrently with residential development according to the Public Facilities Plan section in the Specific Plan.



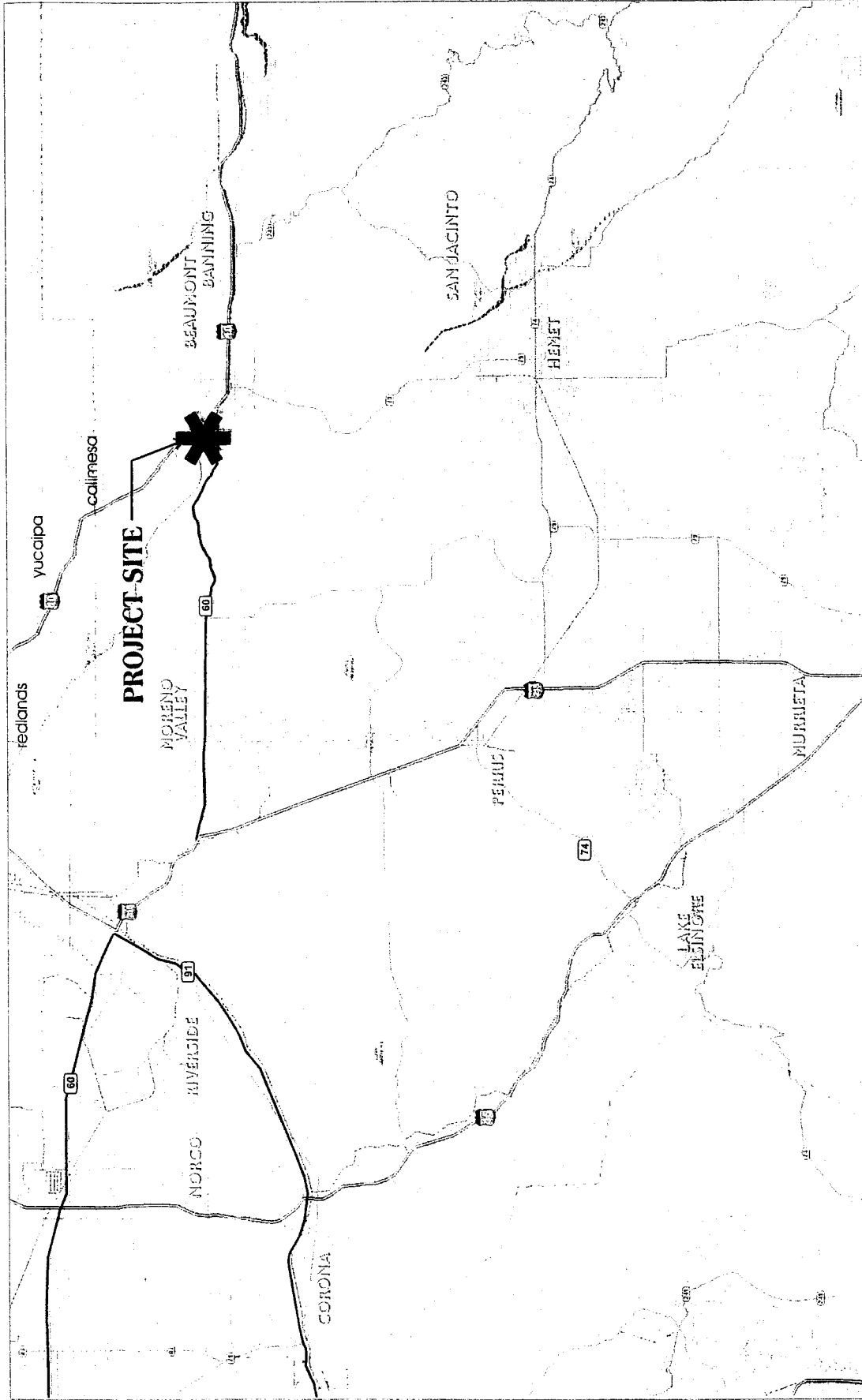


Figure 2-1
REGIONAL MAP



October, 2000

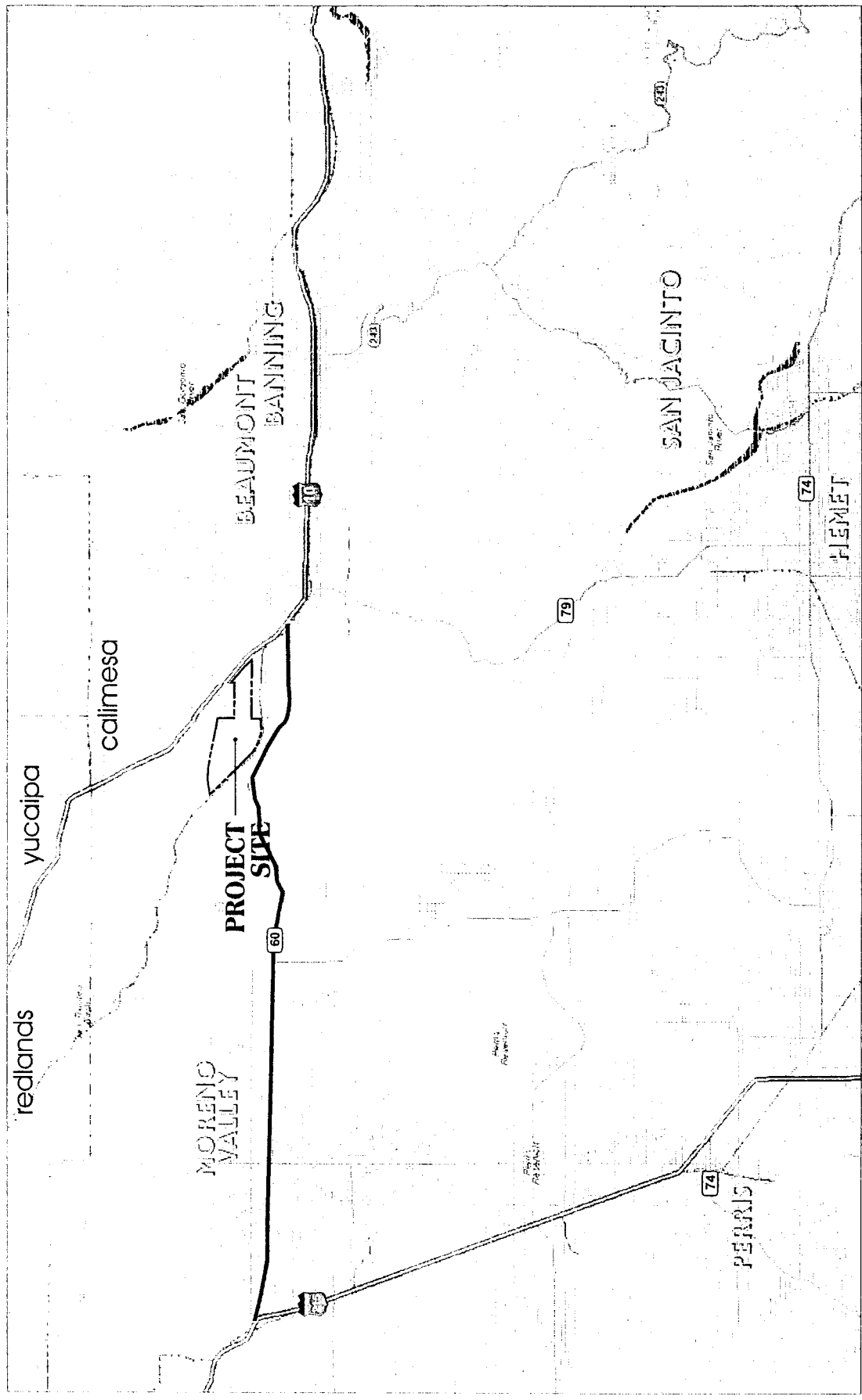
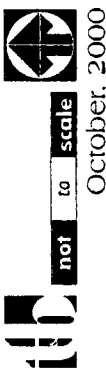


Figure 2-2
VICINITY MAP



October, 2000
Page II-5

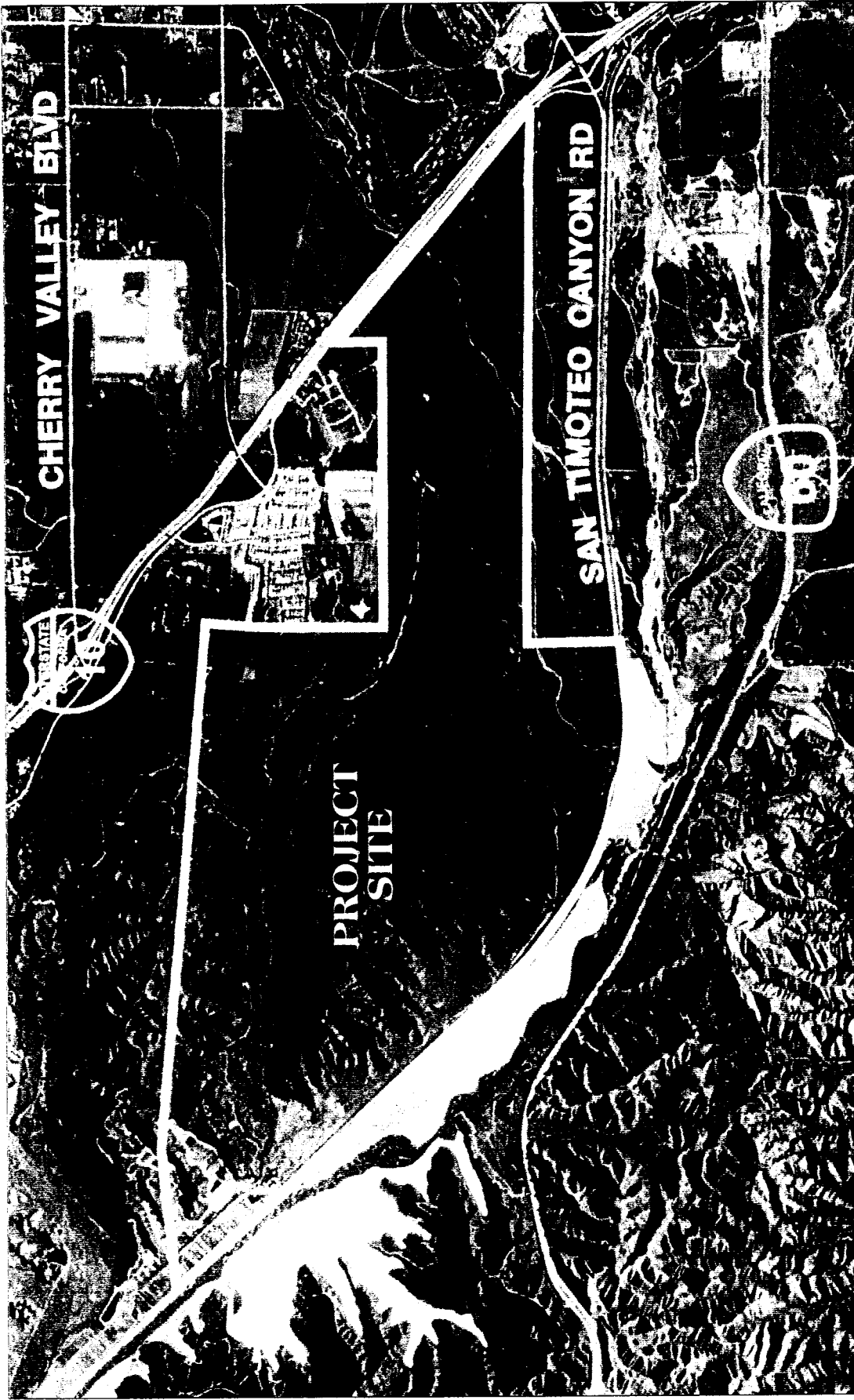


Figure 2-3

AERIAL PHOTOGRAPH



October, 2000

D. EIR/ISSUES MATRIX

Table II-2, *Summary of Impacts and Mitigation Monitoring Plan*, presents a discussion of the EIR issues and mitigation measures in a matrix format.

In response to comments received during the 45-day public review period, project refinements were made to the land use plan. In particular, minor changes were made to the northwestern portion of the project site to facilitate the redesign of the Planning Areas containing the junior high school site and residential uses. As a result, the Planning Area numbers were modified and are reflected on Figure 3A-1a, *Specific Land Use Plan* as well as throughout Sections I through IV of the Specific Plan document.

Planning Area references within Section V, the EIR, are as shown on Figure 2-4, *Land Use Plan for Environmental Evaluation Purposes*. Figure 2-4, which follows Table II-2, represents the land use plan as evaluated by the Environmental Impact Report. The initial project included 845.6-acres of residential development with a total dwelling unit count of 4,367. Refinements to the project have reduced the overall dwelling unit cap to 4,355 dwelling units. The project impacts were evaluated for 37.6 acres of community commercial uses, however the refinements have reduced the acreage committed to community commercial uses to 30.4 acres.

Table II-2 - Summary of Impacts and Mitigation Monitoring Plan

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Geology</p>	<p>Impact C1.1 On-site structures will be exposed to C1.1A Structures and facilities within the project site shall be designed and constructed to standards mandated by the Uniform Building Code (UBC) (1997) for Seismic Zone 4, and/or professional engineering standards appropriate for the level of potential seismic hazard which may occur on site. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety.</p>	<p>Less than significant.</p>	<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of building permits.</p>
<p>Impact C1.2 The construction of structures on sites underlain by younger alluvium increases the potential for liquefaction hazards during seismic events.</p>	<p>C1.1B Geotechnical investigations and additional seismic analysis shall be conducted in areas where multi-story "Normal-High Risk" and "Essential" land uses are proposed (as identified in the Riverside General Plan). The findings and results of this analysis shall be incorporated into the design of any such structure or facilities. Any such analysis shall be completed prior to the approval of tentative tract maps creating lots for construction of residential dwelling units, as well as prior to the approval of commercial plot plans for the area in question.</p>	<p>Less than significant.</p>	<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of building permits.</p>
<p>Impact C1.3 Development of the proposed project will increase the potential for property loss and/or injury/death resulting from slope instabilities.</p>	<p>C1.2A The potential for a liquefaction hazard on portions of the proposed project site underlain by alluvium (as designated Qya and Qoa in Figure C.1.3) shall be assessed by a site-specific geotechnical investigation conducted by a registered engineering geologist or registered geotechnical engineer prior to submittal of a tentative tract map.</p> <p>C1.2B If a liquefaction hazard is identified, adequate and appropriate measures such as (but not limited to); design foundations in a manner which limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the Riverside County Geologist and the County Department of Building and Safety for review and approval.</p> <p>C1.3A All areas underlain by the San Timoteo Formation or older alluvium, north-facing slopes, steep topography (in excess of 25 percent), and existing landslides shall require a detailed slope stability analysis prior to the issuance of grading permits, demonstrating that manufactured slopes will be stable in</p>	<p>Less than significant.</p>	<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of grading permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>post-grading conditions, and that proposed development will not be at risk of damage due to slope instabilities within natural open space areas.</p>	<p>C1.3B Development on or adjacent to steep slopes shall consist of land uses identified by the Riverside County General Plan as "Normal-Low Risk" (moderate or low density single-family residential units).</p>		<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of grading permits.</p>
	<p>C1.3C Detailed grading plans shall be developed for each increment of development. Grading plans shall be submitted to the Riverside County Geologist for review and approval.</p>		<p>Riverside County Geologist</p>	<p>Prior to issuance of grading permits.</p>
	<p>C1.3D The developer/construction contractor shall implement measures to mitigate potential impacts to slopes including, but not limited to, the following:</p>		<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of grading permits.</p>
	<p><input type="checkbox"/> Development shall be avoided in areas of unstable soils, poor soil conditions, and areas of high visual impact.</p>			
	<p><input type="checkbox"/> Cut and fill slopes shall be blended into the natural surrounding topography.</p>			
	<p><input type="checkbox"/> Cut or fill slopes shall not exceed 10 feet in height or a slope of 2:1 unless engineering analysis indicates steeper slopes are safe.</p>			
	<p><input type="checkbox"/> The amount of terrain modification shall be minimized during planning and design of grading and development plans.</p>			
	<p><input type="checkbox"/> Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.</p>			
	<p><input type="checkbox"/> Structures shall not be sited on or below identified landslides unless slides are stabilized.</p>			
	<p><input type="checkbox"/> North-facing cut slopes shall be minimized.</p>			
<p>Impact C1.4 Construction activities and project development will increase the potential for erosion within the project site. Accelerated erosion rates would result in soil loss, which in turn could result in damage to structures or facilities.</p>		<p>Less than significant.</p>	<p>Riverside County Department of Building and Safety and/or Riverside County Geologist</p>	<p>Prior to issuance of grading permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C1.4B Construction erosion and sediment control plans for minimizing erosion shall be submitted to the Riverside County Geologist and/or Department of Building and Safety for review and approval prior to the issuance of grading permits. Measures included in individual erosion control plans may include, but shall not be limited to, the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. <input type="checkbox"/> Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. <input type="checkbox"/> Structures shall not be sited on or below identified landslides unless slides are stabilized. <input type="checkbox"/> The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils. <input type="checkbox"/> To the extent possible, the amount of cut and fill shall be balanced. <input type="checkbox"/> The amount of water entering and exiting a graded site shall be limited through the placement of interceptor trenches or other erosion control devices. 	<p>C1.4C Drainage design measures shall be incorporated into the final design of individual projects on site. These measures shall include, but will not be limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages. <input type="checkbox"/> Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages. <input type="checkbox"/> Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses. <input type="checkbox"/> Disturbed areas that have been identified as highly erosive shall be (re)vegetated. 	<p>Riverside County Department of Building and Safety and/or Riverside County Geologist</p>	<p>Prior to issuance of grading permits.</p>	<p>Prior to issuance of grading permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p><input type="checkbox"/> Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.</p> <p><input type="checkbox"/> The landscape scheme for projects within the project site shall utilize drought tolerant plants.</p> <p><input type="checkbox"/> Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion.</p> <p>Impact C1.5 Implementation of the proposed project could result in property damage to structures and facilities constructed on expansive soils and/or soils susceptible to subsidence.</p>	<p>C1.5A An evaluation of settlement, hydrocompaction and expansion of soils shall be conducted prior to the issuance of grading permits for individual projects within the proposed project site.</p>	<p>Less than significant.</p>	<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of grading permits.</p>
<p>C1.5B The developer/construction contractor shall implement measures to mitigate potential impacts related to expansive soils and/or subsidence. Such measures shall be submitted to the Riverside County Geologist for review and approval. Mitigation measures may include, but shall not be limited to, the following:</p>	<p><input type="checkbox"/> Compressible soils or suitable import soils shall be over excavated and recompacted.</p> <p><input type="checkbox"/> Soils susceptible to hydrocompaction shall be removed or presoaked.</p> <p><input type="checkbox"/> Granular engineered fill shall be placed over or in place of expansive soils.</p>	<p>Less than significant.</p>	<p>Riverside County Geologist</p>	<p>Prior to issuance of grading permits.</p>
<p>Impact C1.6 Implementation of the proposed project would result in the installation of on-site detention basins. During significant seismic events, a potential seiche hazard exists for structures and/or persons located downstream of on-site detention basins.</p>	<p>C1.6A Reservoirs, detention basins, or other water holding structures/facilities constructed within the Specific Plan area shall be sited, designed and constructed to minimize the potential for failure, overtopping or other seiche hazards. Plans for such facilities shall be subject to review and approval of Riverside County Flood Control and Water Conservation District.</p>	<p>Less than significant.</p>	<p>Riverside County Flood Control and Water Conservation District</p>	<p>Review and approval of grading & drainage plans prior to approval of tentative track map/plot plan/use permit.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Hydrology				
<p>Less than Significant Impacts</p> <p><i>Placement of new development in an area subject to flooding. The proposed project is not located within an identified flood hazard zone or dam inundation area.</i></p>	<p>No mitigation is required.</p>	<p>Less than significant.</p>		
Potentially Significant Impacts				
<p>Impact C2.1 Implementation of the proposed project will modify existing on-site drainage. Alteration of existing watercourses is a potentially significant impact.</p>	<p>C2.1A The peak discharge of storm water from the Oak Valley SP #318 shall not exceed that which existed prior to project development, unless flows are conveyed to an approved flood control facility which has capacity to accept such increased flows.</p>	<p>Less than significant.</p>	<p>Riverside County Flood Control and Water Conservation District</p>	<p>Review and approval of grading & drainage plans prior to approval of tentative track map/plot plan/use permit.</p>
<p>Impact C2.2 Soils within the project site are moderately to highly erosive. Implementation of the proposed project could result in short-term and long-term impacts to water quality. Grading and earth disturbance during construction will expose soils, and could create erosion hazards.</p>	<p>C2.2A Project grading shall implement erosion control measures. Drainage design measures incorporated into the final project design which would minimize long-term erosion impacts include (but are not limited to) the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Collection of runoff entering developing areas into surface and subsurface drains for removal to nearby drainage courses. <input type="checkbox"/> Capture of runoff above steep slopes or poorly vegetated areas and conveyance to nearby drainage courses. <input type="checkbox"/> Conveyance of runoff generated on paved or covered areas via drains and swales to natural drainage courses. <input type="checkbox"/> Revegetation of disturbed areas and vegetation of non-disturbed but highly erosive areas. <input type="checkbox"/> Use of drought tolerant plants and irrigation systems which minimize runoff. <input type="checkbox"/> Use of other erosion control devices such as rip-rap, gabions, concrete lining, small check dams, etc. to reduce erosion in gullies and active stream channels. 	<p>Less than significant.</p>	<p>Riverside County Department of Building and Safety and County Flood Control and Water Conservation District</p>	<p>Review and approval of grading & drainage plans prior to approval of tentative track map/plot plan/use permit.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
	<p>C2.2B Erosion control measures during the construction phase shall include (but are not limited to) the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Limit grading disturbance to essential project area. <input type="checkbox"/> Limit the extent and duration of ground disturbing activities during and immediately following periods of rainfall, to avoid the potential for erosion which may be accelerated by rain on exposed soils. <input type="checkbox"/> Balance, to the extent possible, the amount of cut and fill. <input type="checkbox"/> Divert water entering and exiting the site through the placement of interceptor trenches or other erosion control devices. <input type="checkbox"/> Spray water on disturbed areas to limit dust generation. 		<p>Riverside County Department of Building and Safety and County Flood Control and Water Conservation District</p>	<p>Review and approval of grading and drainage plans prior to approval of tentative track map/plot plan/use permit.</p>
	<p>C2.2C Slopes exposed during grading and/or construction activities shall be revegetated or otherwise stabilized in a timely manner to prevent unnecessary siltation of streambeds and/or drainage facilities. Grading and/or construction contractors shall utilize silt fencing or other erosion control devices/equipment to limit the erosion of on-site soils.</p>		<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of grading permits.</p>
	<p>C2.2D The applicant shall prepare and submit to the Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation Department erosion and sediment control plans for review and approval prior to the issuance of grading permits.</p>		<p>Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District</p>	<p>Review and approval of erosion and sediment control plans, prior to issuance of grading permits.</p>
	<p>C2.2E Construction and/or grading contractor(s) shall establish and implement a construction Storm Water Pollution Prevention Plan (SWPPP) and post-construction Water Quality Management Plan (WQMP) in accordance with the National Pollution Discharge Elimination System issued by the Regional Water Quality Control Board, Santa Ana Region. The NPDES permit will require the implementation of "Best Management Practices" (BMP) to minimize erosion during construction.</p>		<p>Applicant shall submit a copy of the SWPPP and NPDES permits and WQMP to the Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District.</p>	<p>Prior to issuance of grading permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Impact C2.3 Implementation of the proposed project will increase the amount of impermeable surfaces on site. Storm runoff from these surfaces will contain pollutants typically associated with urban uses, such as oil and rubber residues, pesticides, fertilizers, detergents, and hydrocarbon particles which may incrementally degrade surface water quality downstream of the proposed project site.</p>	<p>C2.3A Development within the Oak Valley SP #318 shall comply with applicable provisions of any NPDES permit and the applicable standards and regulations of other responsible agencies.</p>	<p>Less than significant.</p>	<p>Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District</p>	<p>Prior to issuance of grading permits.</p>
<p>Impact C2.4 Implementation of the proposed project could increase the volume and/or rate of storm runoff. Such an increase may exceed the capacity of existing natural or man-made drainage features presently on site and increases the risk of downstream flooding, erosion, and drainage facility siltation.</p>	<p>C2.4A Prior to final map approval, detailed drainage/hydrologic studies shall be prepared for review and approval by the Riverside County Flood Control and Water Conservation District, demonstrating that each of the areas designated for residential, commercial, and school development will be provided with adequate protection from storm water drainage per the standards of the County Flood Control District. Such studies shall also demonstrate that peak, post-development storm flows will be no greater than pre-development levels.</p>	<p>Less than significant.</p>	<p>Riverside County Flood Control and Water Conservation District</p>	<p>Prior to final map approval.</p>
	<p>C2.4B All on-site flood control and drainage features shall be designed, installed, and maintained in a manner to prevent flooding hazards associated with a 100-year storm. Plans for all on-site flood control features shall be submitted to the Riverside Flood Control and Water Conservation District for review and approval.</p>		<p>Riverside County Flood Control and Water Conservation District</p>	<p>Prior to final map approval.</p>
	<p>C2.4C Drainage features such as grass lined channels and detention basins shall be maintained in a manner which maximizes the efficiency of these drainage facilities.</p>		<p>Riverside County Flood Control and Water Conservation District</p>	<p>Prior to final map approval.</p>
	<p>Maintenance may include the control of vegetation and/or the installation of siltation control devices/equipment.</p>			
	<p>C2.4D Drainage features such as small check dams, shall be utilized to control the volume/velocity of storm flows.</p>		<p>Riverside County Flood Control and Water Conservation District</p>	<p>Prior to final map approval.</p>
	<p>C2.4E On-site irrigation systems shall be designed, installed, and maintained in a manner as to avoid watering of impermeable surfaces.</p>		<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of grading permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C2.4F For each area located within the 100-year flood plain, as determined by the Master Drainage Plan, the following information shall be provided on the tentative tract maps:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Designation and boundaries of special flood control hazards including 100-year water surface level. If no flood hazards exist, a statement to this effect shall be made. <input type="checkbox"/> Designation, location, widths, and directions of flow of water courses and flood control channels. 			Riverside County Building and Safety Department and Riverside County Flood Control and Water Conservation District	Prior to final map approval.
<p>Impact C2.5 Implementation of the proposed project will decrease the amount of permeable surface area on site, limiting the potential for infiltration, and affecting the amount of water entering underground water basins. The decrease in groundwater infiltration may impact the quantity of local groundwater supplies.</p>	<p>C2.5A The proposed project shall retain approximately 756 acres in open space uses, including natural open space (218.3 acres), parks (38.0 acres), and golf facilities (500.0 acres). In addition, schools, residences, and commercial uses will devote a portion of their land area to landscaping. The retention of permeable surfaces within these areas will allow the continued infiltration of water into underground water basins.</p>	Less than significant.	Riverside County Building and Safety Department and Riverside County Flood Control and Water Conservation District	Prior to approval of landscaping plans for each individual planning area.
<p>C2.5B On-site drainage facilities shall be installed to temporarily detain storm flows. These facilities shall be sized and located in a manner to maximize groundwater infiltration. The size and location of any water detention facility shall be reviewed and approved by the Riverside County Flood Control and Water Conservation District.</p>		Less than significant.	Riverside County Flood Control and Water Conservation District	Prior to issuance of grading permits.
<p>Noise</p>				
<p>Less than Significant Impacts</p>				
<p>The following potential noise impacts were analyzed. No mitigation is required, and found to be less than significant.</p>				
<p><i>Transportation to Construction Site Impacts.</i> During construction of the project, there would be a need to transport construction equipment and materials to the project site. In addition, construction workers will commute on area roads leading to the project site. The proposed project would not result in significant noise impacts from transportation to construction site.</p>				
<p>Less than significant.</p>				
<p>Not applicable.</p>				

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p><i>On-Site Construction Impacts.</i> Noise levels from grading and other construction activities for the proposed project may range up to 74 dBA at the closest units within the adjacent existing mobile home community when construction occurs near them. Other than the mobile home community, the nearest existing residential uses are located more than 200 feet away east of the I-10 freeway, and will not be affected. The short term noise levels at these closest residential uses would not be considered a significant impact.</p>	<p>Compliance with the County's noise ordinance construction hours restrictions would be sufficient for this impact. No additional mitigation measures are required.</p>	<p>Less than significant.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p><i>Long-Term On-Site Stationary Source Impacts.</i> The long-term non-transportation noise impacts are primarily associated with stationary sources at the proposed commercial uses. The proposed on-site commercial uses would generate noise from loading/unloading activities and other activities in the parking lot. These activities are point sources of noise that could affect noise sensitive receptors adjacent to the commercial areas. However, no significant long term noise impacts would occur from on-site stationary sources.</p>	<p>No mitigation is required.</p>	<p>Less than significant.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p><i>Long-Term Off-Site Impacts.</i> The Oak Valley SP #318 will ultimately generate 72,844 average daily trips, which will increase noise levels along area roadways. At build out, project-related increases in noise levels will generally be less than 3 dBA, except along Cherry Valley Boulevard south of Desert Lawn Drive (+3.7 dBA) and proposed project along Champions Drive west of Desert Lawn Drive (+5.7 dBA). However, no long-term significant noise impacts will occur off site as a result of implementation of the proposed project.</p>	<p>No mitigation is required.</p>	<p>Less than significant.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>Potentially Significant Impacts</p>				
<p>Impact C3.1 Residences within some on-site planning areas would potentially be exposed to traffic noise levels exceeding the 65 dBA CNEL threshold.</p>	<p>C3.1A A free standing sound wall along the residential property line with a minimum of 8 feet effective height from the residential grade shall be constructed for the residential units located in the Group A Impact Zone. The following mitigation measures are required for all residences within the Group A Impact Zone.</p>	<p>Less than significant.</p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of building permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
	<ul style="list-style-type: none"> <input type="checkbox"/> Sound walls (Plexiglass with a minimum height of 6 feet) shall be required for any second floor balconies constructed for the residential units that are directly exposed to traffic noise exceeding 70 dBA CNEL. <input type="checkbox"/> Double paned windows shall be required for both ground floor and second floor bedrooms in the above units that are exposed to traffic noise exceeding 70 dBA CNEL. <input type="checkbox"/> Mechanical ventilation (i.e., air conditioning systems) shall be required to ensure that windows can remain closed for a prolonged period of time to comply with the fresh air exchange requirements by the Uniform Building Code. 		<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of building permits.</p>
<p>C3.1B A 6-foot-high sound barrier consisting of a concrete block wall or earthen berm or a combination of the two shall be provided along the property line for residential units that fall within the Group B Impact Zone, as identified herein, to reduce the traffic noise level in the outdoor activity area to below 65 dBA CNEL.</p>		<p>Riverside County Building and Safety Department</p>		
<ul style="list-style-type: none"> <input type="checkbox"/> Sound walls (Plexiglass with a minimum height of 5 feet) shall be required for any second floor balconies directly exposed to traffic noise exceeding 65 dBA CNEL. 			<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of building permits.</p>
<ul style="list-style-type: none"> <input type="checkbox"/> Double paned windows shall be required for the second floor bedrooms in these units directly exposed to traffic noise exceeding 65 dBA CNEL. <input type="checkbox"/> Mechanical ventilation, such as air conditioning systems, is also required for bedrooms exposed to traffic noise exceeding 65 dBA CNEL to ensure that windows can remain closed for a prolonged period of time. 		<p>Riverside County Building and Safety Department</p>		
<p>C3.1C Mitigation measures such as air conditioning systems shall be required for the development areas that would fall within Group C Impact Zone to achieve the 45 dBA CNEL interior noise standard. A freestanding sound barrier with a minimum 6 feet effective height can be used in lieu of the mechanical ventilation mitigation to reduce both the ground floor exterior and interior noise levels for the residential units. However, second floor bedrooms directly exposed to the traffic would need to have the mechanical ventilation mitigation, i.e., air conditioning system, to achieve the interior noise standard.</p>			<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of building permits.</p>
<p>C3.1D A 6-foot sound barrier wall shall be required if school classrooms or play areas are proposed within 113 feet of the centerline of Champions Drive.</p>		<p>Riverside County Building and Safety Department</p>		

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Air Quality</p> <p>Less Than Significant Impact</p> <p><i>Long-Term Microscale Projections.</i> An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Because the proposed project would add new vehicular trips to future traffic volumes in the project vicinity, deterioration in the level of service at adjacent intersections would occur as a result of the proposed project. Localized CO hot spot analysis is required.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p><i>Air Quality Management Plan Consistency.</i> The Oak Valley SP #318 is consistent with population, housing, and employment projections for the San Geronito Pass area, and is within the population forecast in the County's General Plan and in the AQMP. No significant impact would occur.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>Potentially Significant Impacts</p>	<p>Impact C4.1 Peak grading and construction emissions would exceed the SCAQMD thresholds for the criteria pollutant of NOx and PM₁₀. Emissions of other criteria pollutants would be below the standards. This is a potentially significant impact, and would not be reduced to a less-than-significant level with implementation of all feasible mitigation measures.</p>	<p>Implementation of the mitigation measures would reduce the magnitude of the impacts; however, construction activities will exceed the SCAQMD threshold of 150 lbs/day of PM₁₀. This impact would remain significant and unavoidable.</p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of grading permits.</p>
<p>Impact C4.1B The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</p>	<p>The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines, where such vehicles are available and their use is economically feasible.</p>	<p>The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use over extended periods during the work day. During smog season (May through October), the overall length of the construction period should be</p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of grading permits.</p>
<p>Impact C4.1C The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use over extended periods during the work day. During smog season (May through October), the overall length of the construction period should be</p>	<p>The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use over extended periods during the work day. During smog season (May through October), the overall length of the construction period should be</p>	<p>The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use over extended periods during the work day. During smog season (May through October), the overall length of the construction period should be</p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of grading permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
	<p>extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</p>		Riverside County Building and Safety Department	Field inspections
	<p>C4.1D The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.</p>		Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
	<p>C4.1E Dust generated by the development activities shall be retained on site and kept to a minimum by following the dust control measures listed below.</p>		Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
	<p><input type="checkbox"/> During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to minimize dust leaving the site, and to create a crust after each day's activities cease.</p>		Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
	<p><input type="checkbox"/> During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to minimize dust leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.</p>		Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
	<p><input type="checkbox"/> After clearing, grading, earth moving, or excavation is completed, the on-site areas where dust has collected shall be kept clean by picking up accumulated soils until the area is paved or otherwise developed so that dust generation will not occur.</p>		Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
	<p><input type="checkbox"/> Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to minimize dust generation.</p>		Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
	<p><input type="checkbox"/> Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be covered.</p>		Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
	<p>C4.1F The construction contractor shall utilize, as much as feasible, pre-coated/natural colored building materials, water-based or low-VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.</p>		Riverside County Building and Safety Department	Prior to issuance of building permits.
<p>Impact C4.2 Long-term air pollutant emission impacts are those associated with changes in permanent usage of the project site. Area sources include on-site conservation standards.</p>	<p>C4.2A The project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards.</p>	<p>Implementation of the mitigation measures would reduce the magnitude of the</p>	Riverside County Building and Safety Department	Prior to issuance of building permits.

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>emissions such as natural gas consumption and emissions associated with consumer products. Mobile source emissions result from vehicle trips associated with the proposed project. These impacts would be potentially significant.</p>	<p>C4.2B Transportation demand measures (TDM) shall be incorporated in the design of the commercial land uses. These measures can include, but are not limited to, preferential parking for vanpooling/carpooling, subsidy for transit pass or vanpooling/ carpooling, bike racks, lockers, showers, and on-site cafeteria.</p> <p>C4.2C Residential builders within the Oak Valley SP #318 shall determine with the County and Southern California Edison if it is feasible to pre-wire houses for electrical charges for EV cars and/or optic-fibers for home offices. If feasible, install EV charges and/or optic-fibers per the electrical purveyor's direction prior to Certificate of Occupancy.</p>	<p>impacts; however, emission of CO, ROC, Nox, and PM10 will exceed the SCAQMD threshold for long-term operation after implementation of mitigation measures and would remain significant and unavoidable.</p>	<p>Riverside County Planning Department</p>	<p>Prior to approval of plot plan/or use permit.</p>
<p>Open Space and Conservation</p>	<p>Less Than Significant Impact</p> <p><i>Open Space.</i> The proposed project has committed 218.3 acres to remain in natural open space, along with 38 acres of developed park land and 500 acres of golf course. The golf course incorporates existing native habitat for the slope areas surrounding the greenways and fairways. The proposed project meets the County standard for natural open space by incorporating into the development enhanced recreational opportunities (38.0 acres of parks and 500 acres of golf facilities) and project aesthetics (the preservation of 218.3 acres of natural open space). Therefore, the proposed project does not conflict with the open space policies of the Riverside County General Plan and there is no significant impact.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Wildlife and Vegetation</p> <p>Less Than Significant Impact</p> <p><i>Loss of Habitat for Threatened or Endangered Species.</i> Focused surveys for these various sensitive species have revealed that they do not currently occupy the site. As with most wildlife, these are mobile species whose populations fluctuate over time in response to local and regional changes in habitat conditions. Under such circumstances, any area of apparently suitable habitat within the overall range of a species might, at some point in time become occupied by the species. Conversely, the same area might never be occupied by the species. An area of suitable habitat is only considered to be occupied by a threatened or endangered species if that species is shown to be present on the subject area. When such species are not present within a subject area (as in the case of the site of the proposed project), then the loss of habitat areas that are potentially suitable for the species is not considered to be a significant impact in and of itself. Thus, impacts to 1,110 acres of natural habitat are not considered to constitute significant impacts to threatened or endangered species.</p> <p><i>Wildlife Movement Corridors.</i> Although the proposed project will alter onsite wildlife movement patterns as a result of ultimate habitat loss (see discussion below), it will not interfere with regional wildlife movement in the project vicinity. Also, because no threatened or endangered species were identified on the site, no impacts to movements of endangered or threatened species movements are anticipated.</p> <p>Therefore, because the proposed project will not interfere with regional wildlife movement or endangered or threatened species movement, the impacts to on-site wildlife movement patterns are considered to be less than significant.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p><i>Wildlife Movement Corridors.</i> Although the proposed project will alter onsite wildlife movement patterns as a result of ultimate habitat loss (see discussion below), it will not interfere with regional wildlife movement in the project vicinity. Also, because no threatened or endangered species were identified on the site, no impacts to movements of endangered or threatened species movements are anticipated.</p> <p>Therefore, because the proposed project will not interfere with regional wildlife movement or endangered or threatened species movement, the impacts to on-site wildlife movement patterns are considered to be less than significant.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p><i>Dry Streambeds.</i> Impacts to dry streambeds are not considered to constitute significant resource impacts. These areas are not considered riparian habitats and currently support habitats similar to the adjacent areas. In certain instances, these streambeds show evidence of a high degree of erosiveness. A total of 2.97 acres of this habitat is present within the proposed project area.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p><i>Riverside County Tree Preservation Ordinance.</i> The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Oak woodlands will be impacted by the project; however, the Riverside County Oak Tree Management guidelines will be applied where feasible.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p><i>Adopted Habitat Conservation Plans.</i> The proposed project will not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. No such plans encompassing the site are currently in existence.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p>Potentially Significant Impacts</p>				
<p>Impact C6.1 Construction of the proposed project will result in the loss of 8.74 acres of riparian woodland habitat, including 4.10 acres of Corps of Engineers' jurisdictional wetland. This loss represents 62 percent of the riparian woodland habitat within the Oak Valley SP #318. This is considered a significant impact to a sensitive habitat type. Construction of the proposed project will result in the loss of 6.29 acres of wetlands. This includes the total losses from all categories of impacted wetlands which represents 58 percent of the wetlands within the Oak Valley SP #318.</p>	<p>C6.1A The design of the project shall include the creation of 24.83 acres of waters of the U.S. and riparian woodland habitat on-site to mitigate for loss of these habitats by the proposed project or the project proponent shall satisfy mitigation requirements for impacts to jurisdictional areas by purchasing the required mitigation credits in a regional mitigation bank acceptable to the U.S. Army Corps of Engineers.</p>	<p>Less than significant.</p>	<p>U.S. Army Corps of Engineers and Riverside County Planning Department</p>	<p>Prior to issuance of final map.</p>
<p>Impact C6.2 The loss of 1,034 acres of overall wildlife habitat is considered to be a significant impact because it will substantially diminish wildlife habitat within the Oak Valley SP #318, as well as within the project vicinity.</p>	<p>C6.2A The project design shall preserve 134 acres of wildlife habitat within site open space areas to aid in alleviating impacts to the loss of reduced through the on-site preservation of 134 acres of habitat. However, these</p>	<p>Impacts resulting from habitat loss are partially reduced through the on-site preservation of 134 acres of habitat. However, these</p>	<p>Riverside County Planning Department</p>	<p>Prior to approval of the Specific Plan.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity Review Stage
<p>Further mitigation of the overall habitat loss is not feasible. impacts would remain significant and unavoidable.</p>			
<p>Scenic Highways</p> <p>Impact C7.1 The proposed project replaces rural uses and open areas with urban uses, and requires modification of natural landforms. This will alter potential views from San Timoteo Canyon Road and I-10, which are designated as a County Scenic Highway and Scenic State Highway, respectively. To mitigate this impact, the proposed project must adhere to the County standards for hillside development, provide landscape buffers, ensure the timely implementation of parkland, and preserve on-site open space.</p>	<p>C7.1A Development on hillside areas shall be designed to minimize visual impacts from the I-10 and San Timoteo Canyon Road, through the use of contour grading to imitate the existing on-site variable slopes.</p>	<p>The design of the proposed project will result in landform changes that are considered potentially significant to views from designated scenic highways. Implementation of the mitigation measures would reduce the magnitude of the impacts; however, the land use change from rural to urban is a significant unavoidable impact.</p>	<p>Riverside County Planning Department and County Building and Safety Department</p> <p>Prior to issuance of grading permits.</p>
<p>Impact C7.2 The project site is currently developed with a SCPGA golf facility, scattered with ranch structures, with few existing light sources on site. The project will create light and glare impacts resulting from the additional lighting required for urban development such as street lights, residential and commercial lighting, and vehicular lighting. To mitigate this impact, the proposed project provides regulations and provision to minimize light and glare that may adversely affect day or nighttime views in the area.</p>	<p>C7.2A The design review process for commercial establishments shall ensure that no significant light or glare impacts shall result from the proposed project. Specific issues to be evaluated at the time of design review shall include the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed exterior lighting and landscaping of parking areas to reduce visible lighting from outside these areas. <input type="checkbox"/> Use of shielding on exterior lights to focus light onto the ground. <input type="checkbox"/> Proposed architectural materials to ensure that reflective materials are minimized. <p>C7.2B The Beaumont Unified School District shall determine lighting and landscape standards on school property, but shall be encouraged to follow proposed design guidelines to mitigate effects of light and glare.</p>	<p>Less than significant.</p>	<p>Riverside County Planning Department and County Building and Safety Department</p> <p>Prior to issuance of building permits.</p>
			<p>Beaumont Unified School District</p> <p>Prior to issuance of building permits for the schools.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Historic and Prehistoric Resources</p> <p>Impact C8.1 The construction of the proposed project will have direct adverse impacts on five prehistoric sites and two historic sites and the historic Haskell Ranch Complex.</p> <p>C8.1A Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.</p> <p>C8.1B If avoidance and/or preservation in place of cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:</p> <ul style="list-style-type: none"> a. A participant-observer from the Morongo Band of Mission Indians shall be used during archaeological testing or excavation in the project site. b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource. c. After approval of the research design and prior to the issuance of a grading permit, the project proponent shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report that follows the County of Riverside outline for Archaeological Testing. The Test Level Report shall be submitted to the County of Riverside Regional 		Less than significant.	Riverside County Planning Department	Prior to approval of tentative tract map/ plot plan/use permit.
			Riverside County Planning Department	Prior to issuance of grading permits.

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity Review Stage
<p>Park and Open-Space District for review and comment. If cultural resources that shall be affected by the project are found ineligible for listing on the California or National Register, test level investigations will have depleted the scientific value of the sites and the project can proceed.</p>	<p>d. If the resource is identified as being potentially eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a treatment program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.</p>	<p>C8.1C If burials or sacred objects are anticipated, a monitor from the Morongo Band of Mission Indians shall accompany the archaeologist.</p>	<p>Riverside County Planning Department During grading. The grading permit shall state that an archaeologist has the right to stop work if human remains are found during construction. Prior to issuance of grading permits.</p>
<p>e. After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. Typically a treatment program involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report, following the outline of the County of Riverside for Archaeological Mitigation or Data Recovery, shall be developed. This data recovery report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.</p>	<p>C8.1D If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the descendant may inspect the site of the</p>		

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>discovery. The descendent shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>				
<p>C8.1E Any archaeological materials collected during any phase of cultural resource work shall be given, upon approval of the County of Riverside Regional Park and Open-Space District, to the Morongo Band of Mission Indians for permanent archival storage and preservation.</p>			<p>Riverside County Regional Parks and Open Space District</p>	<p>Prior to issuance of a certificate of occupancy.</p>
<p>C8.1F Prior to the issuance of a grading permit, the project proponent shall provide written assurance to the County that a qualified archaeologist, acceptable to the County of Riverside Regional Park and Open-Space District, has been retained to conduct cultural resource monitoring during project grading.</p>			<p>Riverside County Regional Parks and Open Space District</p>	<p>Prior to issuance of grading permits.</p>
<p>C8.1G A qualified archaeological monitor shall be present during ground disturbing activities in culturally sensitive sediments. The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until the find can be evaluated by the project archaeologist.</p>			<p>Riverside County Planning Department</p>	<p>The grading permit shall state that an archaeologist has the right to stop or redirect work if archaeological artifacts or sites are found during construction.</p>
<p>C8.1H A report, detailing the results of the monitoring program and following the Archaeological Monitoring Report Outline of the County of Riverside, shall be developed. This report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.</p>			<p>Riverside County Regional Parks and Open Space District</p>	<p>Prior to issuance of a certificate of occupancy.</p>
<p>C8.1I Any archaeological materials collected during any phase of cultural resource work shall be given upon approval of the County of Riverside Regional Park and Open-Space District, to the Morongo Band of Mission Indians for permanent archival storage and preservation.</p>			<p>Riverside County Regional Parks and Open Space District</p>	<p>Prior to issuance of a certificate of occupancy.</p>
<p>C8.1J Any historic materials collected during any phase of cultural resource work shall be offered to the County of Riverside Regional Park and Open-Space District or its designee on a first right of refusal basis.</p>			<p>Riverside County Planning Department</p>	<p>Prior to approval of tentative tract map/plot plan/use permit.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Impact C8.2 The construction of the proposed project will have a direct adverse impact on standing historic structure and buildings associated with the Haskell Ranch Complex.</p>	<p>C8.2A Preservation in place is the preferred manner of mitigating impacts to historical structures. If preservation in place is not possible, elements of historic buildings and structures within the project site may be incorporated as feasible as part of the Oak Valley development. If reuse is not feasible, the following mitigation measures shall be undertaken for each standing building, structure, or object identified as a contributing element to the District. The following buildings have been identified as being potentially contributing elements to the Haskell Ranch Historic District:</p> <ul style="list-style-type: none"> A. Noble Adobe C. Blacksmith Shop F. Hay Barn G. Bunk House H. Foreman's House I. J. S. Haskell House J. Milk House L. Milk Storage M. Grain Bins O. Calif Pens P. Ranch Workers Houses Q. Silos R. J. W. Haskell House S. L. W. Haskell House T. H. K. Haskell House 	<p>Less than significant.</p>	<p>Riverside County Planning Department and County of Riverside Regional Park and Open-Space District</p>	<p>Prior to approval of map/plot plan/use permit.</p>
<p>For each of these resources, a full HABS I-style documentation, including photographs, oral history, and selected plans, will be developed. This documentation shall be coordinated with Mitigation Measures C8.1B to insure that constituent relationships are adequately documented, particularly in relation to subsurface resources such as foundations, floors, privies, road margins and irrigation systems. The data recovery program shall fully address the California Register and National Register eligibility of the cultural resources. The documentation shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.</p>				
<p>C8.2B Any historic materials collected during any phase of cultural resource work or still standing after County review of the resource documentation (Mitigation Measure C8.2B), shall be offered to the County of Riverside Regional Park and Open-Space District or its designee on a first right of refusal basis.</p>			<p>Riverside County Planning Department and County of Riverside Regional Park and Open-Space District</p>	<p>Prior to approval of tentative tract map/plot plan/use permit.</p>
<p>C8.2C Prior to the approval of the Plot Plan for the commercial development within Planning Area 9, an interpretive display about the cultural resource history of the area shall be developed. This interpretive display is subject to approval of the County of Riverside Regional Park and Open-Space District and shall be coordinated with them. The interpretive display, at a minimum, will consist of one or more sign discussing the historic setting of the project area relative to the historic resources documented for the project area.</p>			<p>Riverside County Planning Department and County of Riverside Regional Park and Open-Space District</p>	<p>Prior to approval of tentative tract map/plot plan/use permit.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Impact C8.3 Significant paleontological resources may be present in the project area. Destruction of such resources during project construction could be a potentially significant impact.</p>	<p>C8.3A The applicant shall retain a qualified vertebrate paleontologist, to be approved by the County of Riverside Planning Department, to develop a Paleontological Resources Impact Mitigation Program (PRIMP). The PRIMP shall be designed to investigate the potential for encountering paleontological resources in areas of excavation and shall be reviewed by the County of Riverside Planning Department for consistency with the paleontology resource impact mitigation guidelines from both Riverside County and the Society of Vertebrate Paleontology. Riverside County's generic mitigation program as adopted for the Oak Valley SP #318 site follows:</p> <ol style="list-style-type: none"> 1. A pre-construction field assessment to locate fossils at surface exposures. Salvage of fossils from known localities, including processing standard samples of matrix for the recovery of small vertebrate fossils, and (if appropriate) trackway replication. 2. Monitoring of excavation by a qualified vertebrate paleontologic monitor within those portions of the site likely to contain resources. The vertebrate paleontologic monitor shall be present full time during grading excavations in the San Timoteo Formation and Pleistocene alluvium to inspect fresh excavation and to recover paleontological resources. The monitor must be empowered to temporarily divert construction equipment away from fossil resource localities to other work areas. The monitor must be equipped to rapidly remove fossils to avoid prolonged delays to construction schedules. If large mammal fossils or large concentrations of fossils are encountered, the developer shall consider using heavy equipment on site to assist in the removal of large materials. The results of excavation monitoring shall be reviewed on a quarterly basis, and if certain formations such as the Pleistocene old alluvium are not producing fossils, the monitoring in that unit can be reduced by 50 percent until fossils are again located, at which time monitoring will return to 100 percent. 3. Preparation of recovered specimens to a point of identification, including washing of standard samples (a standard sample equals 12 cubic meters/yards, or 6,000 lbs) of sediments to recover small fossil vertebrates. Removal of surplus sediment from around the specimens reduces the volume of storage for the repository institution and the storage cost for the developer. 4. Identification and curation of specimens into an established and recognized institutional repository with retrievable storage. The repository institution may be a local museum or university that can retrieve the specimens on request. The storage facility must have climate control and controlled entry. Examples of facilities that <i>do not</i> meet the 	<p>Less than significant.</p>	<p>Riverside County Planning Department</p>	<p>Prior to issuance of grading permits, with mitigation program to be implemented during grading operations.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>5. Preparation of a report of findings with an appended, itemized inventory of specimens. The report and inventory, when submitted to the lead agency, signifies the completion of the program to mitigate impacts to paleontological resources.</p>	<p>qualifications of a repository are public schools and public storage units.</p>			
<p>C8.3B The project paleontologist shall conduct a pre-construction field assessment to locate fossils at surface exposures.</p>			Riverside County Planning Department	Prior to any grading of the project site.
<p>C8.3C The pre-construction field assessment shall be followed by pre-excavation salvage of fossils from known localities, which includes processing standard samples of paleosol matrix for the recovery of small vertebrate fossils.</p>			Riverside County Planning Department	Prior to any grading of the project site.
<p>C8.3D During construction excavation, a qualified vertebrate paleontologic monitor shall be present full time during grading in the San Timoteo Formation and Pleistocene alluvium to inspect fresh excavation and to recover paleontological resources. The monitor shall be empowered to temporarily divert construction equipment away from fossil resource localities to other work areas. The monitor shall be equipped to rapidly remove fossils to avoid prolonged delays to construction schedules. Areas separated because of simultaneous excavations may require several monitors. If large mammal fossils or large concentrations of fossils are encountered, the developer shall consider using heavy equipment on site to assist in the removal of large materials. The results of excavation monitoring shall be reviewed on a quarterly basis, and if certain formations such as the Pleistocene old alluvium are not producing fossils, the monitoring in that unit can be reduced by 50 percent until fossils are again located, at which time monitoring will return to 100 percent.</p>			Riverside County Planning Department	The applicant shall provide City written proof, a qualified paleontologist has been hired for field monitoring during grading. The grading permit shall state that the paleontological monitor has the right to divert and direct grading if fossils are exposed during construction. Prior to issuance of grading permits.
<p>C8.3E Specimens recovered shall be prepared to a point where they are identifiable and stabilized. Preparation includes washing standard samples of sediment (C8.3A, above) to recover small vertebrate fossils. Matrix samples may be collected and stockpiled off site to prevent construction delays.</p>			Riverside County Planning Department	The applicant shall submit to the County proof that any recovered paleontological resources have been curated. Prior to issuance of certificate of

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C8.3F Specimens shall be identified and curated into an institutional repository with retrievable storage. The repository institutions charge a one-time fee based on volume so removing surplus sediment is important. The repository institution may be a local museum or university (University of California, Riverside; San Bernardino County Museum, Loma Linda University) that has a curator that can retrieve the specimens on request. The storage facility must have climate control and controlled entry. Examples of facilities that <i>do not</i> meet the qualifications of a repository are public schools and public storage units.</p>	<p>The applicant shall submit to the County proof that any recovered paleontological resources have been curated. Prior to issuance of certificate of occupancy.</p>	<p>Riverside County Planning Department</p>	<p>The applicant shall submit to the County proof that any recovered paleontological resources have been curated. Prior to issuance of certificate of occupancy.</p>	
<p>C8.3G A report shall be prepared that details the methods of the monitoring program and the results. This shall include an appended itemized inventory of identified specimens. This report shall be presented to the developer for submission to the county for review. When the review process has been completed, the revised document shall signify completion of the PRIMP. A copy of the final report and the accession inventory shall be forwarded to the repository institution.</p>	<p>The applicant shall submit to the County proof that a report has been filed with the repository institution. Prior to issuance of certificate of occupancy.</p>	<p>Riverside County Planning Department</p>	<p>The applicant shall submit to the County proof that a report has been filed with the repository institution. Prior to issuance of certificate of occupancy.</p>	
<p>C8.3H After the excavation monitoring program is complete, the project paleontologist shall prepare a statement of potential impacts that might occur from onsite erosion to areas with paleontologic resource potential that remain on site.</p>	<p>After final grading on site and prior to issuance of building permits.</p>	<p>Riverside County Building and Safety Department</p>	<p>After final grading on site and prior to issuance of building permits.</p>	
<p>C8.3I The project paleontologist shall submit a statement to the County of Riverside Planning Department that addresses the adequacy of access control measures to be used during construction to keep unauthorized persons from collecting fossils.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Planning Department</p>	<p>Prior to issuance of grading permits.</p>	

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity Review Stage
Traffic			
Less Than Significant Impacts			
Of the 35 intersections that were examined, the proposed project will have a less than significant impact at 7 locations:	<ul style="list-style-type: none"> <input type="checkbox"/> Nancy Avenue/Brookside Avenue <input type="checkbox"/> Potrero Road/SR-60 Westbound Ramps <input type="checkbox"/> Potrero Road/Champions Drive <input type="checkbox"/> J Street/San Timoteo Canyon Road <input type="checkbox"/> J Street/Champions Drive <input type="checkbox"/> J Street/G Street <input type="checkbox"/> G Street/San Timoteo Canyon Road. 	No mitigation required.	None required.
Potentially Significant Impacts			
<p>Impact D1.1 A total of 28 intersections are forecast to fall below the minimum LOS standards (i.e., LOS C or better in Riverside County and the City of Calimesa and LOS D or better in the City of Beaumont) under build out plus project conditions in one or both peak hours. These are the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Singleton Road/Woodhouse Road <input type="checkbox"/> Singleton Road/I-10 Eastbound Ramps <input type="checkbox"/> Singleton Road/I-10 Westbound Ramps <input type="checkbox"/> Singleton Road/Calimesa Boulevard <input type="checkbox"/> Cherry Valley Boulevard/Desert Lawn Drive <input type="checkbox"/> Cherry Valley Boulevard/I-10 Eastbound Ramps <input type="checkbox"/> Cherry Valley Boulevard/I-10 Westbound Ramps <input type="checkbox"/> Nancy Avenue/Brookside Avenue <input type="checkbox"/> Nancy Avenue/Cherry Valley Boulevard <input type="checkbox"/> Beaumont Avenue/Cherry Valley Boulevard <input type="checkbox"/> Brookside Avenue/Desert Lawn Drive <input type="checkbox"/> Brookside Avenue/Calimesa Boulevard <input type="checkbox"/> Beaumont Avenue/Brookside Avenue <input type="checkbox"/> Champions Drive/San Timoteo Canyon Road <input type="checkbox"/> 14th Street/I-10 Eastbound Ramps <input type="checkbox"/> 14th Street/I-10 Westbound Ramps <input type="checkbox"/> 14th Street/Oak Valley Estates 	<p>D1.1A Roadways links wholly within the boundaries of Oak Valley SP #318, as well as Champions Drive shall be constructed at the time of project development per the requirements of Oak Valley SP #318. Roadway links along the perimeter of the Specific Plan area (San Timoteo Canyon Road, the minimum LOS standards shall be constructed to their full half width section adjacent to the Specific Plan area concurrent with development of the adjacent Oak Valley SP #318 Planning Area. Intersections located within and adjacent to the boundaries of Oak Valley SP #318 (San Timoteo Canyon Road at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn Drive) shall be constructed concurrent with roadway construction with the geometrics illustrated in Figure D.1.9c, unless subsequent traffic impact analyses demonstrate that lesser geometrics can be provided which meet applicable LOS standards, as approved by the Riverside County Transportation Department.</p>	<p>Implementation of the recommended intersection improvements would result in the minimum LOS standards being maintained at 22 of the 35 study area intersections.</p> <p>Feasible mitigation measures were not available to improve operations to applicable LOS standards at the following locations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Singleton Road/Woodhouse Road <input type="checkbox"/> Singleton Road/I-10 Westbound Ramps <input type="checkbox"/> Singleton Road/Calimesa Boulevard <input type="checkbox"/> Cherry Valley Boulevard/Desert Lawn Drive <input type="checkbox"/> Cherry Valley Boulevard/Calimesa Boulevard 	<p>Review and approval of tentative tract map/plot plan/use permit for applicable development area.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<input type="checkbox"/> Nancy Avenue/14 th Street <input type="checkbox"/> Beaumont Avenue/14 th Street <input type="checkbox"/> Elm Avenue/8 th Street <input type="checkbox"/> California Avenue/6 th Street <input type="checkbox"/> Beaumont Avenue/6 th Street <input type="checkbox"/> Beaumont Avenue/I-10 Westbound Ramps <input type="checkbox"/> Beaumont Avenue/I-10 Eastbound Ramps <input type="checkbox"/> Potrero Blvd/SR-60 Eastbound Ramps <input type="checkbox"/> Potrero Blvd/San Timoteo Canyon Road <input type="checkbox"/> Desert Lawn Drive/Champions Drive <input type="checkbox"/> Singleton Road/San Timoteo Canyon Road.		<input type="checkbox"/> Beaumont Avenue/ <input type="checkbox"/> Brookside Avenue <input type="checkbox"/> Champions Drive/San <input type="checkbox"/> Timoteo Canyon Road <input type="checkbox"/> 14 th Street/I-10 <input type="checkbox"/> Eastbound Ramps <input type="checkbox"/> Beaumont Avenue/I- <input type="checkbox"/> 10 Eastbound Ramps <input type="checkbox"/> Beaumont Avenue/6 th <input type="checkbox"/> Street <input type="checkbox"/> Potrero Blvd/San <input type="checkbox"/> Timoteo Canyon Road <input type="checkbox"/> Singleton Road/San <input type="checkbox"/> Timoteo Canyon Road	Riverside County Transportation Department Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area. Review and approval of tentative tract map/plot plan/use permit for applicable development area.
<p>D1.1B Concurrent with the construction of "J" Street within the boundaries of Oak Valley SP #318, "J" Street shall be extended offsite to Roberts Road with the same number of travel lanes as that provided within the Specific Plan area north of Champions Drive.</p> <p>D1.1C To provide mitigation for impacts on offsite intersections, individual residential and commercial planning areas shall make a fair share contribution toward the mitigation lane additions at the intersections illustrated in Figures D.1.9a thru D.1.9c. The recommended improvements for which fair share contributions shall be collected are those improvements that are over and above the General Plan build out geometrics assumed in the base condition. Prior to recordation of residential tract maps or approval of commercial site plans, a supplemental traffic analysis shall be prepared pursuant to County standards for review and approval by the Riverside County Transportation</p>	<p>With the recommended improvements, traffic conditions at these location would be improved as compared to General Plan build out without project conditions, but would no operate at desired levels of service (LOS C within Riverside County and the City of Calimesa and LOS D within the City of Beaumont).</p>			

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Impact D1.2 A total of two roadway sections are forecast to fall below the minimum LOS standards (i.e., LOS C or better in Riverside County and the City of Calimesa and LOS D or better in the City of Beaumont) under build out plus project conditions in the p.m. peak hour. These are the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Singleton Road between the I-10 ramps <input type="checkbox"/> Potrero Boulevard between San Timoteo Canyon Road and Champions Drive. 	<p>Department to update mitigation requirements and to determine specific fair share contributions.</p> <p>D1.1D To mitigate deficiencies in the proposed circulation network south and east of San Timoteo Canyon Road and Potrero Boulevard, the City of Beaumont should consider additional north-south connections between San Timoteo Canyon Road and SR-60. In considering additional north-south connections, the City of Beaumont and Riverside County should coordinate to provide consistency between their respective General Plan circulation elements.</p>	<p>Less than significant</p>	<p>Riverside County Transportation Department</p>	<p>Immediately upon approval of the project.</p>
<p>Impact D1.3 Oak Valley SP #318 proposes to delete the extension of Potrero Boulevard between San Timoteo Canyon Road and Champions Drive from the future circulation system. In the absence of that road link, traffic will be diverted to other routes and intersections.</p>	<p>D1.2A Construct Potrero Boulevard between San Timoteo Canyon Road and Champions Drive as a four-lane roadway.</p>	<p>Less than significant</p>	<p>Riverside County Transportation Department</p>	<p>Review and approval of tentative tract map/plot plan use permit for applicable development area.</p>
<p>Impact D1.3 Oak Valley SP #318 proposes to delete the extension of Potrero Boulevard between San Timoteo Canyon Road and Champions Drive from the future circulation system. In the absence of that road link, traffic will be diverted to other routes and intersections.</p>	<p>Mitigation for Impact D1.3 is provided in Mitigation Measures D1.1A-D.</p>	<p>Implementation of the recommended intersection improvements would result in the minimum LOS standards being maintained at 6 of the 13 study area intersections affected by Impact D1.3.</p>	<p>Riverside County Transportation Department</p>	<p>Review and approval of tentative tract map/plot plan/use permit for applicable development area.</p>
<p>Feasible mitigation measures were not available to improve operations to local LOS standards at the following locations:</p>	<p><input type="checkbox"/> Cherry Valley Boulevard/Desert Lawn Drive</p> <p><input type="checkbox"/> Cherry Valley Boulevard/I-10 Eastbound Ramps</p> <p><input type="checkbox"/> Cherry Valley Boulevard/I-10 Westbound Ramps</p>	<p>Feasible mitigation measures were not available to improve operations to local LOS standards at the following locations:</p>	<p>Riverside County Transportation Department</p>	<p>Review and approval of tentative tract map/plot plan/use permit for applicable development area.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
		<input type="checkbox"/> Champions Drive/San Timoteo Canyon Road <input type="checkbox"/> 14 th Street/I-10 Eastbound Ramps <input type="checkbox"/> Potrero Boulevard/Timoteo Canyon Road <input type="checkbox"/> J Street/G Street With the recommended improvements, these locations would exceed the minimum LOS standards during the p.m. peak hour under build out plus project conditions. However, the recommended improvements would off-set project impacts and result in improved operations relative to the background (without project) conditions.		

Water/Wastewater

Water

Less Than Significant Impacts

Construction of needed off-site water distribution system improvements may cause temporary traffic, air quality, and noise impacts to residents in, and around the construction sites. To alleviate the potential impacts, improvements will be built within existing roadway and other low impact right-of-ways in compliance with applicable policies of the responsible water agency and the city or County agency within which the improvement is located. Additional off-site domestic transmission mains to the proposed project will be constructed as part of the City of Beaumont Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project).

No mitigation is required.

Less than significant.

None required.

Not applicable.

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Potentially Significant Impacts</p> <p>Impact D2.1 Implementation of the proposed project will increase water demand, and require the provision of a water system capable of delivering 1,643 gallons per minute to meet Average Daily Demand and up to a Peak Hourly Demand of 3,257 gallons per minute.</p>	<p>No project-based mitigation is required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p>Impact D2.2 The implementation of the proposed project at project build out requires a water supply of approximately 2,652 acre-feet per year of water within a groundwater basin that appears to be in a state of overdraft.</p>	<p>D2.2A Prior to issuance of building permits, which would increase water usage to more than 572 acre-feet of groundwater per year, a water agreement will be secured with the San Geronio Pass Water Agency to provide sufficient water to the development for domestic purposes.</p>	<p>Less than significant.</p>	<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of building permits.</p>
<p>D2.2B If economically feasible, infrastructure for delivery of reclaimed water shall be installed as part of the Oak Valley SP #318 to provide irrigation water and reduce the potable water demand of the proposed project.</p>			<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of building permits.</p>
<p>D2.2C The following water conservation measures are recommended by the State Department of Water Resources for new development to be implemented where feasible in addition to the use of required water-efficient plumbing fixtures.</p>			<p>Riverside County Department of Building and Safety</p>	<p>Prior to issuance of building permits.</p>
<p>Interior</p>				
<p><input type="checkbox"/> Supply line pressure: Maintain interior water pressure no greater than 50 pounds per square inch (psi).</p>				
<p><input type="checkbox"/> Drinking fountains: Equip drinking fountains with self-closing valves.</p>				
<p><input type="checkbox"/> Hotel rooms: Post conservation reminders in rooms and restrooms. Install thermostatically controlled mixing valves in baths/showers.</p>				
<p><input type="checkbox"/> Laundry facilities: Provide water-conserving models of washers.</p>				
<p><input type="checkbox"/> Restaurants: Use water-conserving models of dishwashers or spray emitters that have been designed for water conservation.</p>				
<p><input type="checkbox"/> Ultra-low-flush toilets: Install 1.5-gallon per flush toilets in new construction.</p>				

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity Review Stage
<i>Exterior</i>	<ul style="list-style-type: none"> <input type="checkbox"/> Landscape with low water-using plants, wherever feasible. <input type="checkbox"/> Limit use of lawn to lawn-dependent uses, such as playing fields. When lawn is used, use drought tolerant grasses. <input type="checkbox"/> Group plants of similar water use together to reduce over-irrigation of low-water-using plants. <input type="checkbox"/> Use mulch extensively in landscaped areas to improve the water-holding capacity of the soil, reducing evaporation and soil compaction. <input type="checkbox"/> Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots (e.g. drip irrigation, soil moisture sensors, and automatic irrigation systems) within parks, schools, and commercial area landscaping. <input type="checkbox"/> Grade slopes so that runoff or surface water is minimized. 		

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Wastewater</p> <p>Less than Significant Impacts</p> <p><i>Construction of Off-Site Wastewater Infra-structure.</i> Construction of off-site facilities to meet sewer system improvements may cause temporary traffic, air quality, and noise impacts to residents in, and around the construction sites. To alleviate the potential impacts, all improvements will be built in existing roadways and other low impact right-of-ways following applicable policies of the City of Beaumont and County of Riverside. The off-site facilities which accommodate the proposed project may be constructed as part of the City of Beaumont Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project).</p> <p>Potentially Significant Impacts</p> <p>Impact D2.3 Implementation of the proposed project will require the addition of infrastructure to the City of Beaumont sewer trunk line system and increase wastewater disposal needs. This would require the addition of sewer lines, and associated facilities capable of conveying an additional 2.412 cubic feet per second Average Daily Flow and a Peak Flow of 5.363 cubic feet per second. The flows created by the proposed project would require the City to expand the wastewater treatment plant from its current capacity of 1.5 million gallon per day to just under 3.0 million gpd. Therefore, the proposed project's impacts on wastewater infrastructure is potentially significant.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p>Impact D2.3A Sewage collection and treatment services will be provided through the City of Beaumont, or other sewage treatment entity. Prior to the recordation of tract maps, the project proponent shall submit to the County of Riverside evidence of a commitment from a sewage collection and treatment entity to provide sewer collection and treatment services.</p>	<p>D2.3A</p>	<p>Less than significant.</p>	<p>City of Beaumont and Riverside County Department of Health</p>	<p>Prior to recordation of tract maps.</p>
<p>D2.3B Ultra-low-flow toilets shall be installed throughout the development to reduce flows to the wastewater treatment facility.</p>	<p>D2.3B</p>	<p></p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to issuance of building permits.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Fire Protection				
<p>Impact D3.1 Development of the proposed project will create an urban planned community which is located beyond the desired maximum distance of 3 miles from the nearest fire facility. Due to the limitations of existing facilities and personnel, this will have a significant impact on Riverside County Fire Department's ability to meet the standard response time of seven minutes in an urban area.</p>	<p>D3.1A The project applicant shall be required to pay established fire protection mitigation fees that are used by the Fire Department to construct 3 new fire protection facilities or provide facilities in lieu of the fee as approved by the County of Riverside Fire Department.</p>	<p>Less than significant.</p>	<p>Riverside County Fire Department and Riverside County Building and Safety Department</p>	<p>Prior to issuance of building permits.</p>
<p>Impact D3.2 The proposed project is located in a currently designated Hazardous High Fire Zone.</p>	<p>D3.2A The project applicant shall design and implement a fuel modification program for the interface between developed and natural areas within and adjacent to the proposed project area. Such fuel modification plan shall be subject to approval by the Riverside County Fire Department. The fuel modification program shall be achieved through graduated transition from native vegetation to irrigated landscape. The program shall also establish parameters for the percent, age, extent, and nature of native plant removal necessary to achieve the County fire prevention standards to protect human lives and property, while preserving as much natural habitat as practicable.</p>	<p>Less than significant.</p>	<p>Riverside County Fire Department and County Planning Department</p>	<p>Prior to approval of tentative tract map/plot plan/use permit.</p>
Sheriff Services				
<p>Impact D4.1 Development of the proposed project will create a mixed use planned community in an area that is currently undeveloped. The projected increase in population would have a substantial affect on the ability of the Riverside County Sheriff's Department to protect the lives and property of the residents in the region given current staffing and equipment levels.</p>	<p>D3.2B All structures constructed within the Oak Valley SP #318 shall comply with the construction requirements of Riverside County Ordinance No. 787, and shall be provided with fire-retardant roofing material as described in the Uniform Building Code.</p>	<p>Less than significant.</p>	<p>Riverside County Fire Department and County Planning Department</p>	<p>Prior to issuance of building permits.</p>
<p>Impact D4.1A The project applicant shall be required to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure for each Phase as they are developed. The fees are for the acquisition and construction of public facilities.</p>			<p>Riverside County Sheriffs Department</p>	<p>Prior to certificate of occupancy.</p>

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Schools				
<p>Less than Significant Impact</p> <p>Development of the proposed project will increase the population of school age children within the Beaumont Unified School District. Such an increase would exceed the capacity of exiting facilities within the district. The project proponent has an existing agreement with the Beaumont Unified School District (dated December 19, 1989). This agreement is still valid, and is grand fathered as a result of recent State law. Therefore, implementation of this agreement is considered to be mitigation in full for impacts on school facilities.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
Parks and Recreation				
Less Than Significant Impacts				
<p>Potential parks and trails impacts were analyzed and found to be less than significant.</p>	<p>No mitigation required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p><i>Regional Recreational Facilities.</i> The Riverside County Regional Park and Open Space District believes the existing park and recreational facilities it operates meet the current needs of County residents. However, projected growth from new developments within the County will require that additional parkland be acquired and improved. The type and location of these facilities will be reviewed by the above mentioned District concurrent with the County's review of Oak Valley SP #318. The County regional requirement is 1 acre per 1,000 population. The County Parks Department, along with the assistance of the County Planning Department, have developed a program to establish criteria in which to identify lands suitable for future acquisition as County Regional parks.</p> <p>To help offset the County's goals to meet the recreational needs of its residents, the proposed project</p>				

Oak Valley SP #318

II. SUMMARY

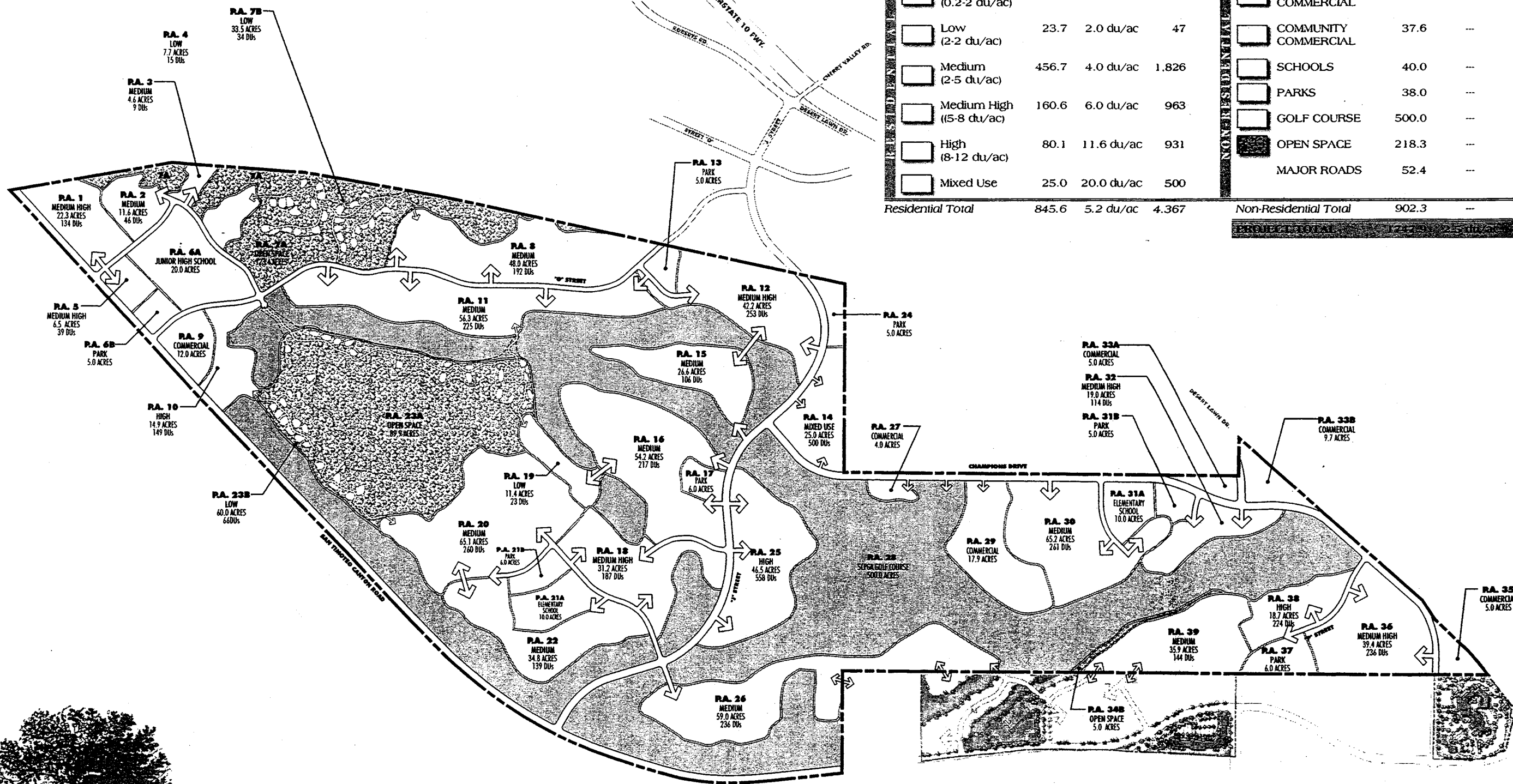
Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity Review Stage
<p>is including ball fields and other playing fields in the development, which will be used by the development residents and others in the project vicinity.</p> <p><i>Trails.</i> The Riverside County General Plan indicates a planned primary riding and hiking trail along San Timoteo Canyon Road in Figure IV.19 of the County General Plan Parks and Recreation map for the Western Half of the County. The Oak Valley SP #318 incorporates this regional multi-purpose trail into the design of the project along San Timoteo Canyon Road. This trail will provide a passive scenic corridor for residents to walk, bicycle, or hike along the existing road way and golf course. The proposed project will provide Class II bike paths throughout the development, as well as a jogging path/pedestrian system. The jogging path, as presently planned, includes over 2.2 miles of soft decomposed granite trail surface. The pedestrian path parallels the jog path and connects key destinations in the Oak Valley SP #318 area. The proposed project will meet the standards found in the Riverside County General Plan for trails and bike paths for the community.</p> <p><i>Parks.</i> The residential portion of the proposed project would increase the demand for parkland. According to the County of Riverside Ordinance 460.137 implementing the Quimby Act requirements of 3 acres of parkland per 1,000 persons, the proposed project must provide 31.40 acres of parkland. Currently, the proposed project has provided a total of 38.00 acres of parkland causing a surplus of 6.6 acres of park facilities.</p>			
<h3>Solid Waste</h3> <p>Impact D7.1 The proposed project is anticipated to generate approximately 64.0 tons of solid waste per year. The proposed project has a potentially significant impact on solid waste facilities.</p>		Less than significant.	Riverside County Prior to issuance of Waste Resources building permits. Management District
	<p>D7.1B The project applicant shall coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the proposed</p>		Riverside County Prior to issuance of

Environmental/Impacts	Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>project on a common schedule as set forth in County Resolution. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.</p>	<p>D7.1C All future commercial and multi-family residential development within the project site shall comply with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. The law requires the provision of adequate area for collecting and loading recyclable materials. Prior to the issuance of building permits, the applicant shall submit a site plan which includes the final design for recyclable collection and storage area to the Riverside County Waste Resources Management District for review and approval. The storage area for recyclable materials shall comply with County standards.</p>		<p>Waste Resources Management District</p>	
<p>1</p>	<p>Riverside County Waste Resources Management District</p>			



STATISTICAL ABSTRACT

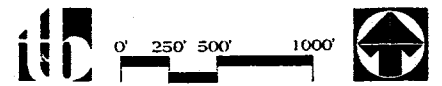
LAND USE	ACREAGE	DENSITY	DUs	LAND USE	ACREAGE	DENSITY	DUs
Low (0.2-2 du/ac)	99.5	1.0 du/ac	100	NEIGHBORHOOD COMMERCIAL	16.0	---	---
Low (2-2 du/ac)	23.7	2.0 du/ac	47	COMMUNITY COMMERCIAL	37.6	---	---
Medium (2-5 du/ac)	456.7	4.0 du/ac	1,826	SCHOOLS	40.0	---	---
Medium High (5-8 du/ac)	160.6	6.0 du/ac	963	PARKS	38.0	---	---
High (8-12 du/ac)	80.1	11.6 du/ac	931	GOLF COURSE	500.0	---	---
Mixed Use	25.0	20.0 du/ac	500	OPEN SPACE	218.3	---	---
				MAJOR ROADS	52.4	---	---
Residential Total	845.6	5.2 du/ac	4,367	Non-Residential Total	902.3	---	---
PROJECT TOTAL					1,747.9	---	---



Dak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 2-4
LAND USE PLAN FOR ENVIRONMENTAL EVALUATION PURPOSES



January, 2001

SUMMARY



Dak Valley

III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

1. Planning Objectives

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, San Geronio Pass Land Use Policies, development phasing, and local community goals all were considered during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity and positive aesthetic impact of this Specific Plan (SP #318), specific planning and development goals for the project were established and supported by this extensive analysis. With these specific project goals in mind, the Oak Valley SP #318:

- Provides for the recreation and open space needs of project residents by incorporating a SCPGA golf course and clubhouse with local community parks and natural open space.
- Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and is one that provides for compatible land uses and facilities adjacent to each other.
- Implements housing type diversity by providing a variety of detached single family residential lots in traditional subdivision layouts and non traditional layouts incorporating open space that will be marketable within the evolving economic profile of surrounding cities of Calimesa, Beaumont and Banning, as well as within Riverside County.
- Establishes a project-wide circulation system that contributes to regional and local transportation needs and accommodates a variety of transportation modes.
- Provides a system of public and community facilities, including three school sites and seven active parks to support development in an efficient and timely manner and meet the needs of project residents and residents of surrounding communities.
- Develops a community identity for the project through control of project design elements such as architecture, clustering of development, landscaping, color treatments, paving, walls, fencing, signage, and entry treatments.
- Provides for adequate community & neighborhood commercial areas to serve the needs of the residents and employees of the project.

- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Encompasses an appropriate blend of residential and non-residential land uses that respond to the emerging economic and demographic profile of the Calimesa/Beaumont area.
- Creates discrete village & neighborhood areas which are defined by the SCPGA golf facility layout and distinctive prominent natural features of the site.
- Provides destination resort and regional/tourist uses complimentary to and supportive of the golf course.

2. Specific Land Use Plan

a. PROJECT DESCRIPTION

Upon completion, Oak Valley SP #318, will contain a high quality golf oriented residential community composed of single and multiple family residential, commercial, schools, parks, recreational and open space land uses on 1,747.9 acres. Residential planning areas vary in density from 1.0 du/ac to 12.0 du/ac. with a mixed use area supporting 20.0 dwelling units to the acre. The various residential product types will be designed to meet the market need in the San Geronio Pass area of northern Riverside County, while maintaining a sensitive approach to design relative to sensitive biological resources, existing topography, and additional environmental conditions. When fully developed, a maximum of 4,355 dwelling units may be built in Oak Valley SP #318. These residences will be divided among a range of lot sizes as depicted in Figure 3A-1, *Specific Plan Land Use Plan*. Oak Valley SP #318 will promote development of a well balanced community by incorporating commercial uses, school sites, parks, a golf course and open space uses into a master-planned development.

Specific information on each of the planning areas within Oak Valley SP #318 is provided in the *Detailed Land Use Summary* (Table III.A-1), within Section III.B, *Planning Area Development Standards*, and on Planning Area Figures 3B-1 through 3B-8.

The proposed land uses within Oak Valley SP#318 are as follows:

- Residential.** The residential and mixed use areas account for 48% of the project's total land area. The average density for all residential uses is 5.1 dwelling units per acre. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future Oak Valley SP#318 residents. Residential planning areas account for 852.8 acres of the project site, containing 4,355 dwelling units. The housing mix will fall within five density ranges, "Low" (0.2-2 du/ac), "Medium" (2-5 du/ac), "Medium High" (5-8 du/ac), "High" (8-12 du/ac) and "Mixed Use" (20 du/ac).

- **Low Density Residential (0.2-2 du/ac)** - This designation is divided into two separate subcategories with distinct characteristics and accounts for 7% of the total project area. The first subcategory will consist of 94 dwelling units on 93.5 acres of land. These units are proposed for Planning Areas 7B and 23B. These areas are envisioned for single family residential in a non-traditional custom estate-like layout to accommodate environmental and topographic resources.

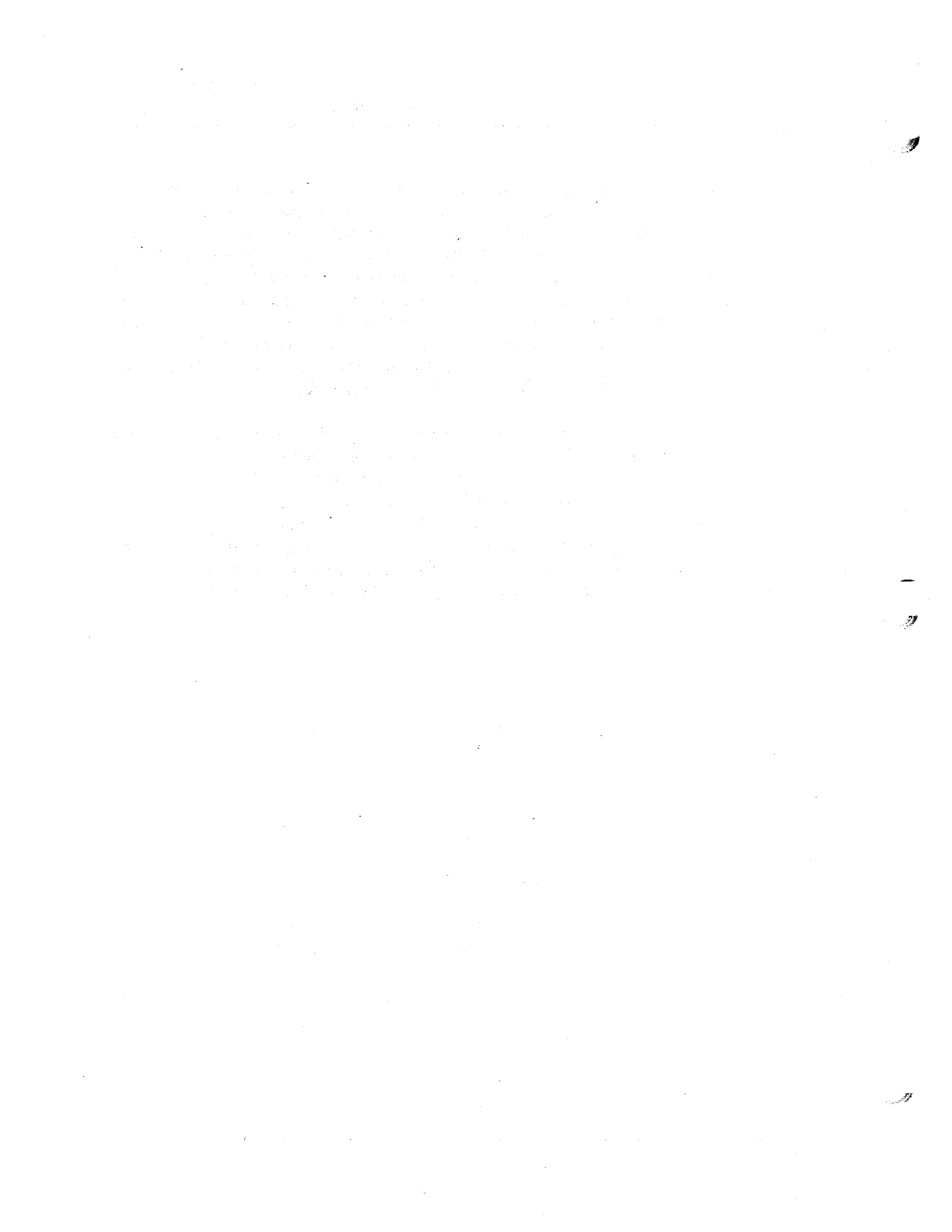
The second subcategory will consist of 53 dwelling units on 26.5 acres of land. These units are proposed for Planning Area 19. The Planning Area will utilize traditional and semi-custom estate lot layouts.

- **Medium Density Residential (2-5 du/ac)** - will consist of 2,096 dwelling units on 524.1 acres of land and comprises of 30% of the total land area. These units are proposed for Planning Areas 2, 3, 8, 11, 12, 15, 16, 20, 22, 26, 30 and 39. The layouts are to reflect an Executive Single Family, Golf Course Villa and traditional lot pattern within these Planning Areas. These Planning Areas will target both value-oriented homes and move-up homes.
 - **Medium High Density Residential (5-8 du/ac)** - will consist of 545 dwelling units on 90.8 acres of land or approximately 5% of the total project area. These units are proposed for Planning Areas 1, 5, 18, 32 and 36. The six Planning Areas will utilize traditional smaller lot layouts serving entry and family level markets with detached single family residential products, cottage homes and/or townhomes. The product will also appeal to empty nesters and retired couples.
 - **High Density Residential (8-12 du/ac)** - will consist of 1,067 dwelling units on 92.9 acres of land and account for 5% of the total project area. These units are proposed for Planning Areas 4, 10, 25 and 38. The development for these Planning Areas may include cottages homes, townhomes and/or attached housing.
 - **Mixed Use Residential (12-20 du/ac)** - may consist of 500 dwelling units on 25.0 acres of land amounting to less than 2% of the total project area. These units are proposed for Planning Area 14. The density range varies from 12-20 dwelling units per acre with a target density of 20 dwelling units per acre.
- **Commercial.** Commercial land uses constitute 2.6% of the total project area and fall into two categories, Neighborhood Commercial and Community Commercial. The land is intended to provide areas for retail businesses, office uses and service related commercial to serve the residents of Oak Valley SP #318 and the surrounding communities. In addition, commercial on the freeway will serve tourists and regional commercial needs. Areas next to the golf clubhouse/training center will provide destination resort commercial uses in addition to community commercial uses.

- **Neighborhood Commercial** - will consist of 16.0 acres of land comprised of two Planning Areas 9 and 27. Planning Area 9 located at the southeastern intersection of San Timoteo Canyon Road and "G" Street is 12.0 acres in size. Planning Area 27 is in the central portion of the site adjacent to the golf course clubhouse and is 4.0 acres. The uses envisioned for these areas are intended to be neighborhood level such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.
- **Community Commercial** - Planning Areas 29, 33A, 33B and 35 encompassing 30.4 acres will be devoted to Community Commercial land uses. These uses are intended to serve the broader community. The level of community retail and service related uses may include a bank, convenience store, lodging, pharmacy, professional offices, restaurant, supermarket, and/or other similar retail and service uses.
- **Schools.** Three school sites (two elementary schools and one junior high school) are planned on a total of 40.0 acres of land, in Planning Areas 6, 21A and 31A. The elementary schools are each 10-acres in size and the middle school is 20.0-acres. All three schools have been strategically located adjacent to proposed park sites, enabling the schools to maximize recreational opportunities. It will be the responsibility of the Beaumont Unified School District to finance, construct, maintain, and own the schools in accordance with an existing mitigation agreement.
- **Parks and Recreation.** Seven active park sites totaling 38.0 acres of land are planned throughout Oak Valley SP#318, in Planning Areas 5, 13, 17, 21B, 24, 31B and 37. Three of the seven park sites are located adjacent to schools to enhance the recreational opportunities. The balance of the parks are spread throughout the community to service the needs of the local residents. The park sites will offer a variety of passive and active recreational opportunities to residents of the Oak Valley SP#318 community, according to the improvement standards of Beaumont-Cherry Valley Park and Recreation District. The park conceptual designs provide the following minimum elements: restrooms, on-site parking, picnic facilities, basketball courts, roller hockey, tot lot and pre-teen areas, shade tree plantings and rolling turf areas. Night sports lighting maybe installed by the parks and recreation agency at Planning Areas 5, 24 and 31B park sites only. Parks are further delineated in Section IV.A., *Landscape Guidelines*.
- **Golf Course.** An existing 36-six hole Southern California Professional Golfer's Association facility comprises the 500-acre Planning Area 28. The golf course acreage accounts for 28.6% of the total 1,747.9-acre project area. The course will be the home of the Southern California Section of the PGA headquarters and will offer a variety of golf educational, demonstration and tournament functions.

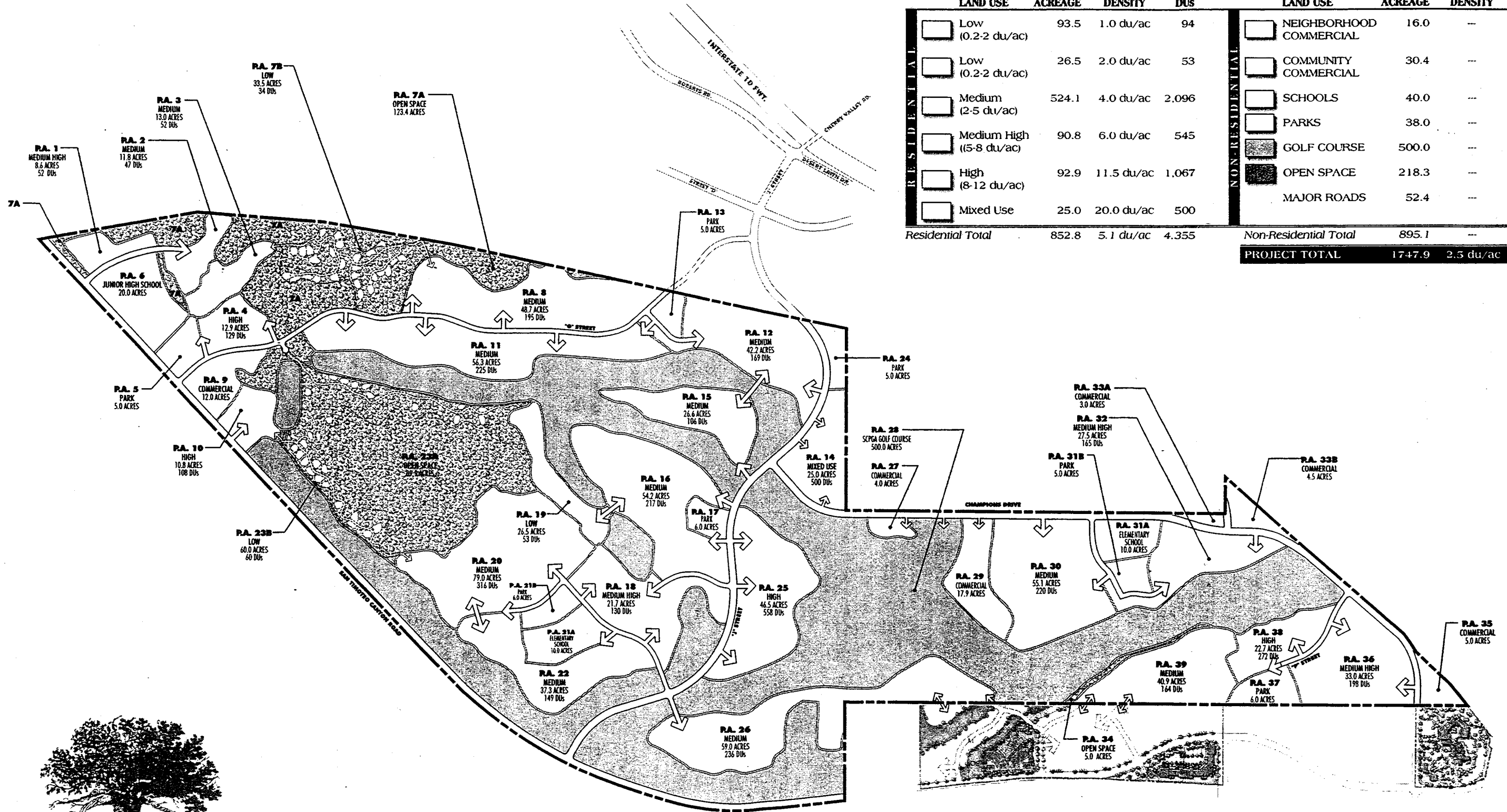
- **Open Space.** A total of 218.3 acres are proposed for open space in Planning Areas 7A, 23A and 34. In Planning Area 7A, a 123.4-acre area is designated as open space. In this area, the open space will surround the hillside low density residential dwelling units within Planning Area 7B, the medium density residential within Planning Areas 2, 3 and 8, medium-high density residential in Planning Area 1 and high density residential in Planning Area 4. An additional 89.9 acres of open space within Planning Area 23A will function in a similar capacity surrounded by the low density custom estate lots within Planning Area 23B. Both Planning Areas 7A and 23A preserve areas containing distinctive and visible landforms, which will be preserved as natural topographic elements within Oak Valley SP #318. Planning Area 34, containing 5.0-acres is devoted to open space.

- **Roads.** The project includes the implementation of approximately 52.4 acres of primary roadways. Together with the Calimesa and Beaumont Master Circulation Plans, the Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic will be conveyed by a hierarchical circulation system which ranges in right-of-way width from 60 feet to 102 feet and shall be designed to comply with modified County of Riverside Standards. The precise design and alignment will be delineated within tentative tract maps which shall be subject to review and approval by the County of Riverside. Class II bike lanes are proposed on backbone streets in the project.



STATISTICAL ABSTRACT

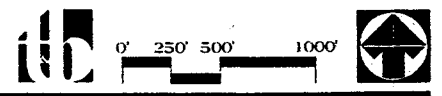
RESIDENTIAL				NON-RESIDENTIAL			
LAND USE	ACREAGE	DENSITY	DUs	LAND USE	ACREAGE	DENSITY	DUs
Low (0.2-2 du/ac)	93.5	1.0 du/ac	94	NEIGHBORHOOD COMMERCIAL	16.0	--	--
Low (0.2-2 du/ac)	26.5	2.0 du/ac	53	COMMUNITY COMMERCIAL	30.4	--	--
Medium (2-5 du/ac)	524.1	4.0 du/ac	2,096	SCHOOLS	40.0	--	--
Medium High (5-8 du/ac)	90.8	6.0 du/ac	545	PARKS	38.0	--	--
High (8-12 du/ac)	92.9	11.5 du/ac	1,067	GOLF COURSE	500.0	--	--
Mixed Use	25.0	20.0 du/ac	500	OPEN SPACE	218.3	--	--
				MAJOR ROADS	52.4	--	--
Residential Total				Non-Residential Total			
852.8 5.1 du/ac 4,355				895.1 -- --			
PROJECT TOTAL					1747.9 2.5 du/ac 4,355		



Dak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP # 318

RIVERSIDE COUNTY, CALIFORNIA

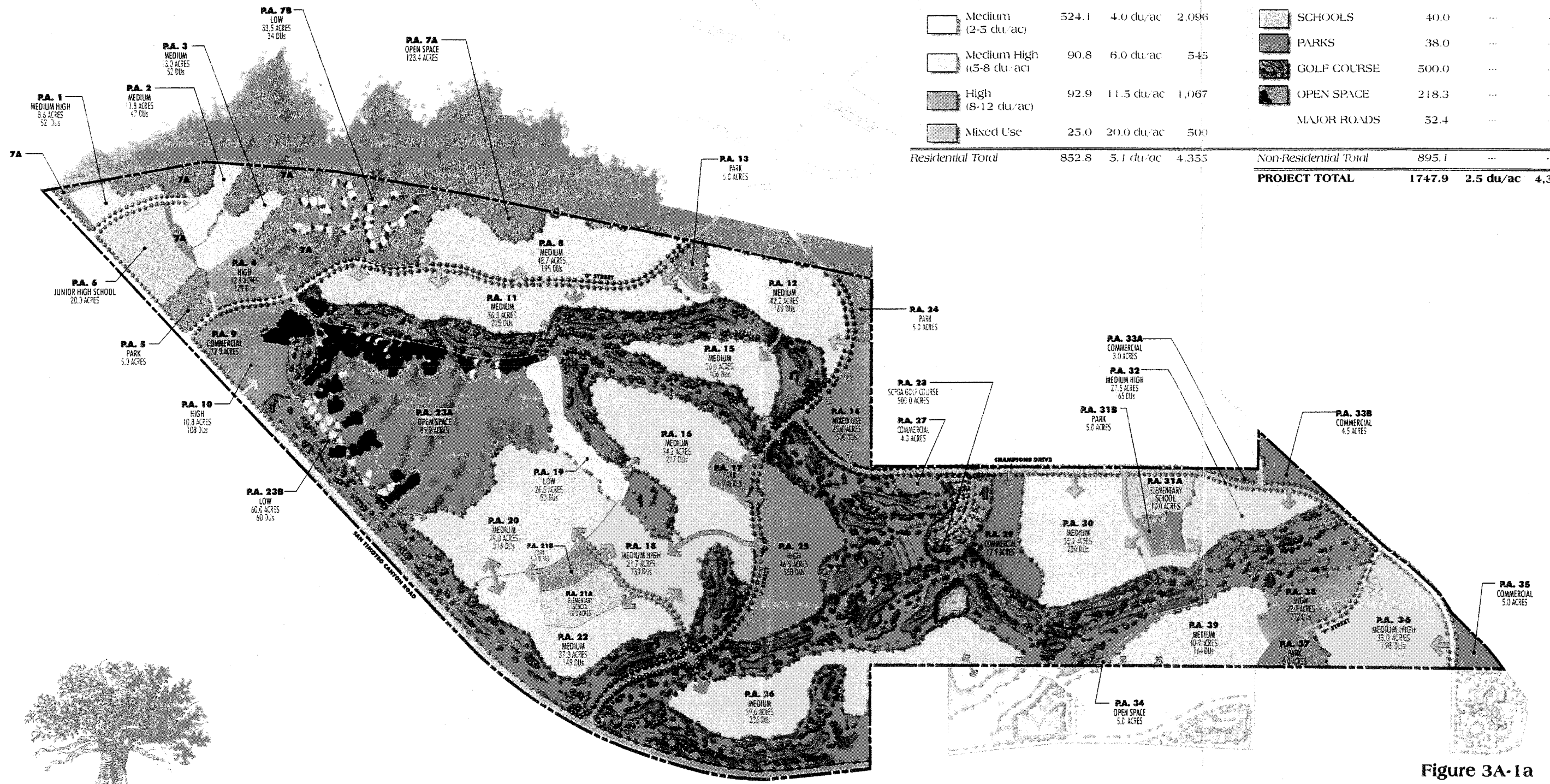
**Figure 3A-1
SPECIFIC LAND USE PLAN**



January, 2001

STATISTICAL ABSTRACT

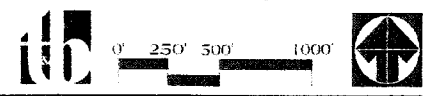
LAND USE	ACREAGE	DENSITY	DUs	LAND USE	ACREAGE	DENSITY	DUs
Low (0.2-2 du/ac)	93.5	1.0 du/ac	94	NEIGHBORHOOD COMMERCIAL	16.0	---	---
Low (0.2-2 du/ac)	26.5	2.0 du/ac	53	COMMUNITY COMMERCIAL	30.4	---	---
Medium (2-5 du/ac)	524.1	4.0 du/ac	2,096	SCHOOLS	40.0	---	---
Medium High (5-8 du/ac)	90.8	6.0 du/ac	545	PARKS	38.0	---	---
High (8-12 du/ac)	92.9	11.5 du/ac	1,067	GOLF COURSE	500.0	---	---
Mixed Use	25.0	20.0 du/ac	500	OPEN SPACE	218.3	---	---
				MAJOR ROADS	52.4	---	---
Residential Total				Non-Residential Total			
852.8 5.1 du/ac 4,355				895.1 --- ---			
PROJECT TOTAL					1747.9	2.5 du/ac	4,355



Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP # 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 3A-1a
SPECIFIC LAND USE PLAN**



January, 2001

**TABLE III.A-1
DETAILED LAND USE SUMMARY**

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	TARGET DENSITY	MAXIMUM DUS
RESIDENTIAL					
Low	7B	33.5	0.2- 2 du/ac	1.0	34
	23B	60.0	0.2- 2 du/ac	1.0	60
	SUBTOTAL	93.5		1.0	94
Low	19	26.5	0.2- 2 du/ac	2.0	53
	SUBTOTAL	26.5		2.0	53
Medium	2	11.8	2-5 du/ac	4.0	47
	3	13.0	2-5 du/ac	4.0	53
	8	48.0	2-5 du/ac	4.0	195
	11	56.3	2-5 du/ac	4.0	225
	12	42.2	2-5 du/ac	4.0	169
	15	26.6	2-5 du/ac	4.0	106
	16	54.2	2-5 du/ac	4.0	217
	20	79.0	2-5 du/ac	4.0	316
	22	37.3	2-5 du/ac	4.0	149
	26	59.0	2-5 du/ac	4.0	236
	30	55.1	2-5 du/ac	4.0	220
	39	40.9	2-5 du/ac	4.0	164
	SUBTOTAL	524.1		4.0	2,096
Medium High	1	8.6	5-8 du/ac	6.0	52
	18	27.1	5-8 du/ac	6.0	130
	32	27.5	5-8 du/ac	6.0	165
	36	33.0	5-8 du/ac	6.0	198
	SUBTOTAL	90.8		6.0	545
High	4	12.9	8-12 du/ac	10.0	129
	10	10.8	8-12 du/ac	10.0	108
	25	46.5	8-12 du/ac	12.0	558
	38	22.7	8-12 du/ac	12.0	272
	SUBTOTAL	92.9		11.5	1,067
Mixed Use	14	25.0	12-20 du/ac	20.0	500
	SUBTOTAL	25.0		20.0	500
RESIDENTIAL SUBTOTALS		852.8	-	5.1	4,355
Neighborhood Commercial	9	12.0			
	27	4.0			
	Subtotal	16.0			
Community Commercial	29	17.9			
	33A	3.0			
	33B	4.5			
	35	5.0			
	Subtotal	30.4			
Elementary Schools	21A	10.0			
	31A	10.0			
Junior High School	6	20.0			
	Subtotal	40.0			

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	TARGET DENSITY	MAXIMUM DUS
Parks	5	5.0			
	13	5.0			
	17	6.0			
	21B	6.0			
	24	5.0			
	31B	5.0			
	37	6.0			
Subtotal		38.0			
Golf Course	28	500.0			
Open Space	7A	123.4			
	23A	89.9			
	34	5.0			
Subtotal		218.3			
Major Roads		52.4			--
NON-RESIDENTIAL		895.1			--
SUBTOTALS					
PROJECT TOTALS		1747.9		2.5	4,355

b. LAND USE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of land uses proposed for Oak Valley SP #318, special standards have been created for each planning area. These area-specific standards, which are thoroughly discussed in Section III.B., *Planning Area Development Standards*, will assist in efficiently implementing the proposed development. In addition to these specific guidelines, project-wide development standards have also been prepared which complement the diverse conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of 4,355 dwelling units on 1,747.9 acres, as illustrated on Figure 3.A-1, *Specific Land Use Plan*. General uses permitted will include residential, commercial, schools, active parks, golf course and open space as prescribed on the *Specific Land Use Plan* and on the individual planning area figures (Figures 3B-1 through 3B-8). A maximum number of dwelling units is specified for each residential planning area. In no case shall the total number of dwelling units exceed 4,355.

If a transfer of dwelling units is proposed between planning areas, the Master Developer or his Assignee shall be responsible for providing the County with a "Development Transfer Status Report" at the time implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information:

- a) Specific Plan Planning Area allocation of dwelling units.
- b) Number of dwelling units entitled under an Implementing Subdivision by Planning Area.

- c) Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.

The "Development Transfer Status Report" must demonstrate that the total number of dwelling units for the project will not exceed 4,355.

Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The "Development Transfer Status Report" will assume that all Planning Areas for which an implementing subdivision has not been filed or approved will develop with the number of dwelling units allocated by the Specific Plan.

The County shall not approve any transfer of dwelling units between Planning Areas unless the Developer submits the "Development Transfer Status Report" with the application for an implementing subdivision.

- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and Oak Valley SP #318 Zoning Ordinance and will further be defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits.
- 3) As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, Oak Valley SP#318 shall provide adequate areas for collection and loading recyclable materials in public facilities, commercial projects, business areas, and residential areas, where solid waste is collected and loaded in a location which serves five or more units.
- 4) Standards relating to signage, landscape, parking and other related design elements will conform to the Ordinance No. 348 of the County of Riverside. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning ordinance requirements. In addition, a Specific Plan Zoning Ordinance for Oak Valley SP#318 will be processed concurrently with this Specific Plan.
- 5) All project lighting shall be in accordance with applicable Riverside County standards.
- 6) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances Nos. 348 and 460. This Specific Plan conforms with State laws.

- 7) Except for the Specific Plan Zoning Ordinance adopted concurrently with the Specific Plan, no portion of the Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- 8) Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization may be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, neighborhood associations may be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any Schedule "I" or conveyance subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
- 9) The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning the approval process for Specific Plan. The County of Riverside will promptly notify the applicant of any such claim, action or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the County of Riverside.
- 10) Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.

- 11) An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any land use application required to implement the specific plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects.
- 12) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.
- 13) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
- 14) If necessary, roadways, infrastructure, parks, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.
- 15) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified in Oak Valley SP #318 based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan; and h) density bonuses for affordable housing.
- 16) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
- 17) Designation and/or dedication of park land and open space acreage within the project site will be based on the final number of dwelling units and corresponding population generated by Oak Valley SP #318 (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for park land. In no event shall such acreage be less than that set forth on Figure 3A-1, *Specific Land Use Plan*, and Table III.A-1, *Detailed Land Use Summary*.
- 18) Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.

- 19) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
- a) Circulation for pedestrians, vehicles, and police patrols.
 - b) Lighting of streets and walkways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials which are developer's responsibility.

The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:

- a) Addresses which light automatically at night.
 - b) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
- 20) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
- 21) It is anticipated that maintenance associations, if formed, will be established as follows:
- The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
- 22) Construction of certain public facilities and infrastructure requirements (such as schools, sewers, water, and roadways, among others) may be financed through an assessment district (AD), or a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
- 23) 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. 546, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for three (3) hours duration.

3. Circulation Plan

a. CIRCULATION PLAN DESCRIPTION

As the result of a thorough traffic analysis by LSA Associates, Inc. (LSA) and RKJK & Associates, Inc. (RKJK) (see Appendix H), a project roadway concept has been developed for Oak Valley SP#318 as illustrated on Figure 3A-2, *Circulation Plan*.

An efficient on-site roadway network has been designed to accommodate circulation within the project area. Primary access to the project site will be achieved via San Timoteo Canyon Road, Desert Lawn Drive and the extension of Cherry Valley Boulevard ("J" Street). North-south access through Oak Valley is provided along the proposed "J" Street and proposed "G" Street. Primary west-east traffic through the site will be routed along Champions Drive. Roadway classifications within the Oak Valley SP #318 Circulation Plan have been designed in accordance with the Riverside County General Plan Circulation Element.

The main objective of the Circulation Plan is to provide direct and convenient access to individual Planning Area residential clusters, the mixed use site, the commercial sites, school sites and recreational land uses through a safe and efficient network of urban arterial, major, secondary, frontage, industrial collector, collector, and local roadways. *Roadway Cross Sections* are depicted on Figures 3A-2a and 3A-2b. The project traffic analysis estimated that 72,844 trip ends per day would be generated by the "worst-case" project at build-out.

Oak Valley SP #318 proposes a non-motorized alternate transportation system to link the residential and commercial land uses with the parks and schools. Class II bike paths are proposed on the major north-south and east-west roads. Additionally, 6-foot wide pedestrian paths are proposed to the elementary school within Planning Area No. 21A and the middle school in Planning Area 6. A combination 6-foot wide pedestrian path with a 4-foot jog path is proposed along "G" Street, "J" Street and Champions Drive. These paths will serve to link park sites with residential and mixed use areas as well as providing linkages to the schools and the commercial uses. A regional multi-purpose trail will be incorporated into the project design along San Timoteo Canyon Road and will connect to the on-site pedestrian and bikeway circulation system.

Transportation infrastructure funding may be provided through a combination of developer financing, assessment district and/or community facilities district bond sales, Road and Bridge Benefit District (RBBD) fees and/or Transportation Uniform Mitigation Fees (TUMF). The type of funding for specific facilities will be determined at a later date in conjunction with all cooperating agencies, including the County of Riverside.

Plot Plan No. 15641 was previously approved allowing the development of the golf courses within Planning Area 28. The roadway and street lighting improvements for San Timoteo Canyon Road and Desert Lawn Drive are to be completed when adjacent Planning Areas develop through the implementing subdivision process.

b. CIRCULATION PLAN DEVELOPMENT STANDARDS

- 1) The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on Figure 3A-2, *Circulation Plan*, has been derived from the Master Circulation Plan outlined in the Traffic Analysis and will serve as the composite Circulation Plan for Oak Valley SP #318 (see Appendix H of this document). The illustrated, on-site roadway improvements will be phased in accordance with this plan.
- 2) Heavy through-traffic volumes will be eliminated from residential neighborhoods. Major roadways will be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors.
- 3) On-site roads and project serving off-site roads will be constructed as follows:
 - Urban Arterial (134-foot right-of-way)
 - Major Highway (104-foot right-of-way)
 - Secondary (88-foot right-of-way)
 - Major Frontage Road (90-foot right-of-way)
 - Secondary Frontage Road (74-foot right-of-way)
 - Industrial Collector (78- to 88-foot right-of-way)
 - Collector (66- to 82-foot right-of-way)
 - Local Streets (50-60-foot right-of-way)
- 4) Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, *Design Guidelines*.
- 5) Major roadway improvements may be financed through an assessment district, community facilities district, Road and Bridge Benefit District or similar financing mechanism.
- 6) All roads within the Specific Plan project boundary shall be constructed to appropriate County full or half-widths standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval and modification by the Director of Transportation.
- 7) The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
- 8) The project shall comply with the conditions and requirements set forth by the County Transportation Department.

- 9) Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
- 10) Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in subsequent traffic studies for each individual project.
- 11) All roadways intersecting four-lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance No. 461, from the four-lane facility to the nearest intersection.
- 12) All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
- 13) All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.
- 14) No textured pavement accents will be allowed within County right-of-way.
- 15) All projects, including subdivisions and plot plans within the Specific Plan boundary, shall be subject to the Development Monitoring Program as described Section II of this document.
- 16) Mid-block cross-walks are not allowed.
- 17) Driveways-access points - No driveways or access points as shown in this Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the streets classification.
- 18) Drainage - this Specific Plan proposes no facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be either private or be Flood Control District facilities.

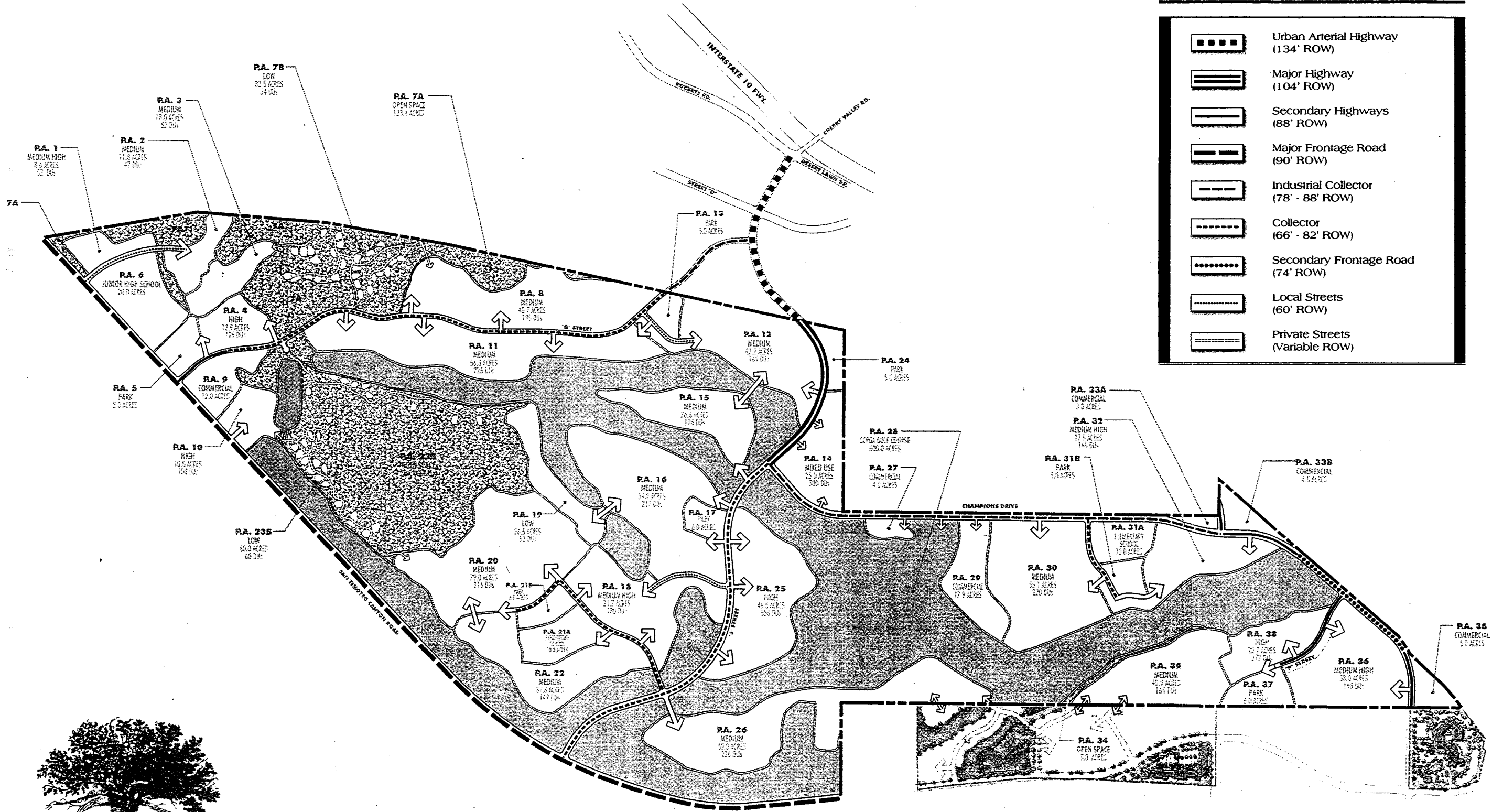
- 19) Commercial - per the Riverside County General Plan, "*Neighborhood commercial uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways.*"
- 20) School/Parks - The Transportation Department's policy regarding streets adjacent to school sites and park sites requires a minimum of 66-foot right-of-way (Standard 103).
- 21) Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the Transportation Department.
- 22) All bike trails developed as part of this Specific Plan shall be as approved by the Transportation Department.
- 23) The phasing and construction of required improvements, including of street lighting, to San Timoteo Canyon Road and Desert Lawn Drive shall be conditioned upon future implementing subdivisions that are adjacent to these roadways, excluding Planning Area 28.

Planning Areas 1, 5, 6, 9, 10, 20, 22, 23B and 26 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. San Timoteo Canyon Road is a County maintained road and shall be improved with concrete curb-and-gutter located 70 feet from curb to curb and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 90-foot full-width dedicated right-of-way in accordance with County Standard No. 109 (Modified).

Planning Areas 31B, 32, 33A, 33B, 35 and 36 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to Desert Lawn Drive. Desert Lawn Drive is a County maintained road and shall be improved with concrete curb-and-gutter located 80 feet from curb to curb and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 104-foot full-width dedicated right-of-way in accordance with County Standard No. 108 (Modified).

CIRCULATION ELEMENTS

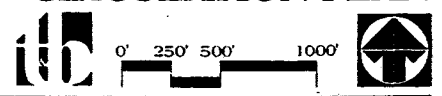
	Urban Arterial Highway (134' ROW)
	Major Highway (104' ROW)
	Secondary Highways (88' ROW)
	Major Frontage Road (90' ROW)
	Industrial Collector (78' - 88' ROW)
	Collector (66' - 82' ROW)
	Secondary Frontage Road (74' ROW)
	Local Streets (60' ROW)
	Private Streets (Variable ROW)



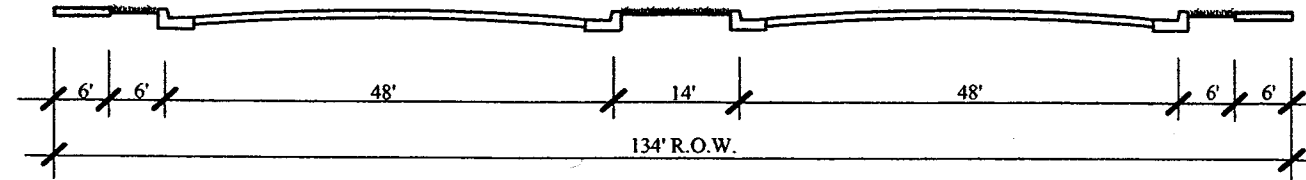
Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

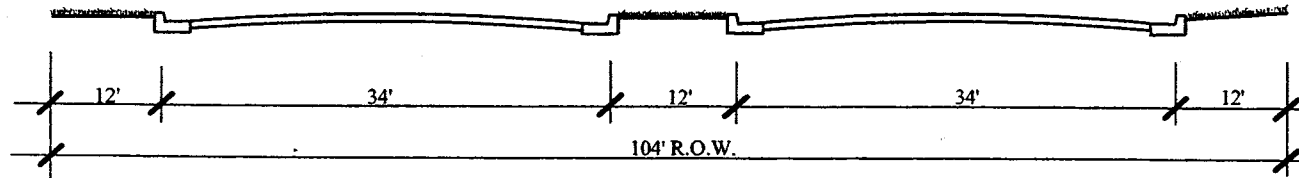
**Figure 3A-2
CIRCULATION PLAN**



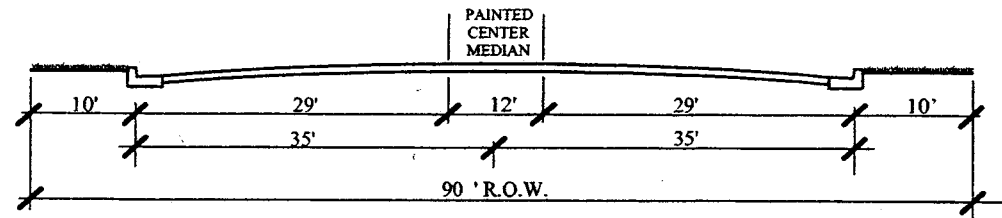
January, 2001



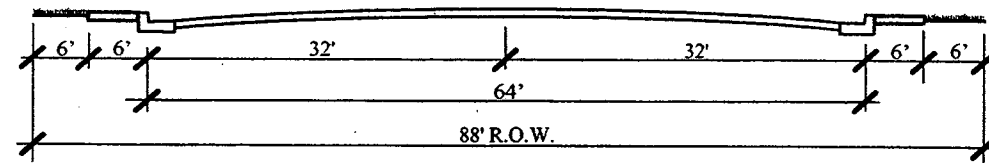
134' URBAN ARTERIAL HIGHWAY
 "J" STREET
 (PROJECT BOUNDARY TO INTERSTATE 10)



104' MODIFIED MAJOR HIGHWAY
 "J" STREET
 (NORTH OF CHAMPIONS DRIVE)



90' MAJOR FRONTAGE ROAD
 SAN TIMOTEO CANYON ROAD

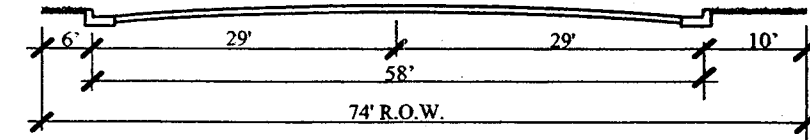


88' SECONDARY HIGHWAY
 "G" STREET
 (FROM SAN TIMOTEO CANYON ROAD TO PLANNING AREA 9)
 CHAMPIONS DRIVE
 (AT PA 33B AND AT PA 35 & 36)
 DESERT LAWN DRIVE
 (FROM CHAMPIONS DRIVE TO PROJECT BOUNDARY)

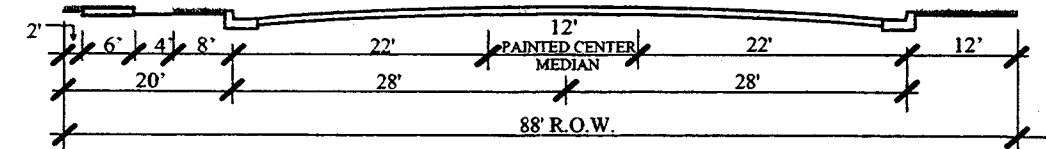


Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

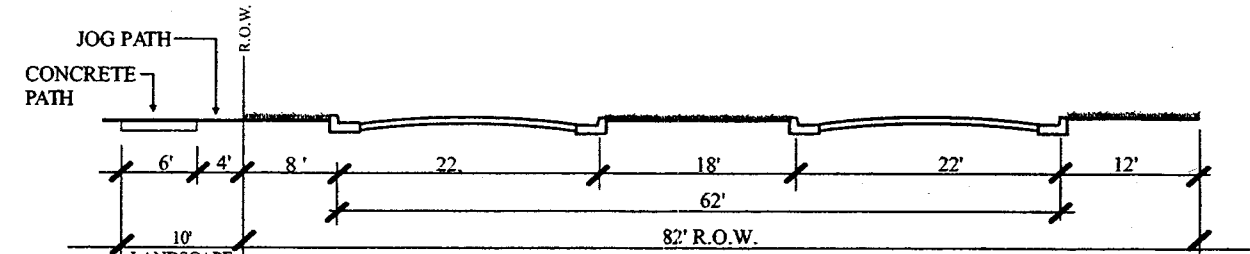
RIVERSIDE COUNTY, CALIFORNIA



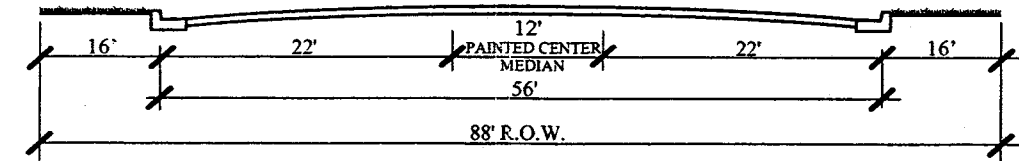
74' SECONDARY FRONTAGE ROAD
 CHAMPIONS DRIVE
 (EAST OF DESERT LAWN DRIVE)



88' MODIFIED INDUSTRIAL COLLECTOR STREET
 CHAMPIONS DRIVE
 (AT PLANNING AREAS 30, 31A, 31B & 32)

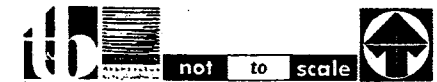


82' MODIFIED INDUSTRIAL COLLECTOR ROAD
 CHAMPIONS DRIVE
 (AT PLANNING AREAS 27, 28 & 29)

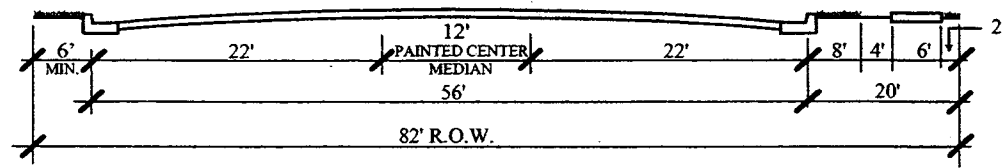


88' MODIFIED SECONDARY ROAD
 "P" STREET
 (PLANNING AREA 36 TO CHAMPIONS DRIVE)

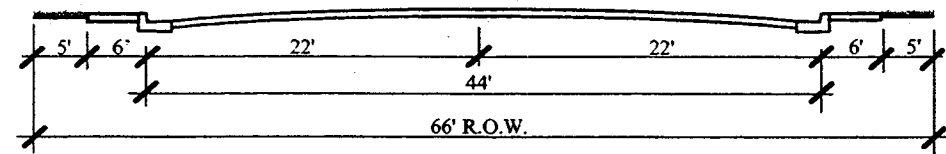
Figure 3A-2a
ROADWAY CROSS SECTIONS



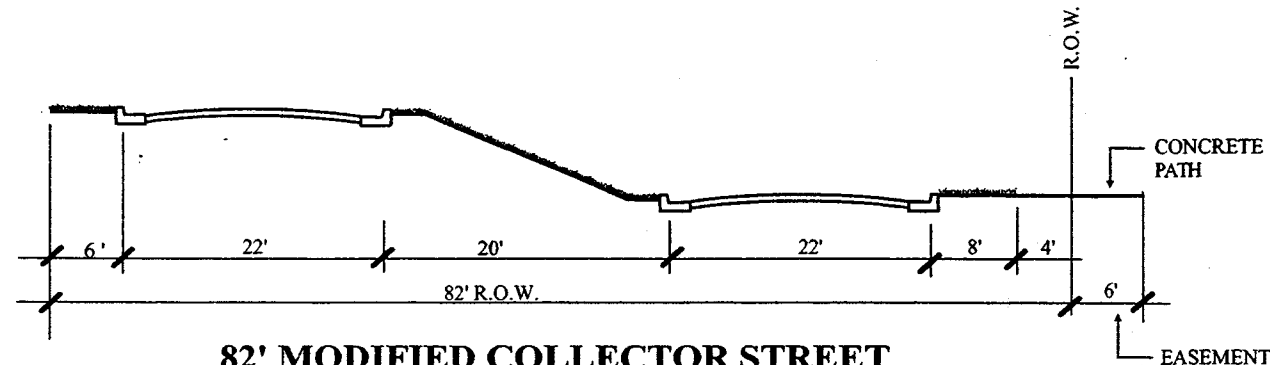
October, 2000



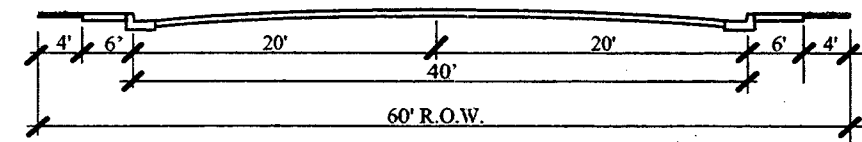
82' MODIFIED COLLECTOR STREET
 "G" STREET
 (PLANNING AREA 9 TO PLANNING AREA 8)



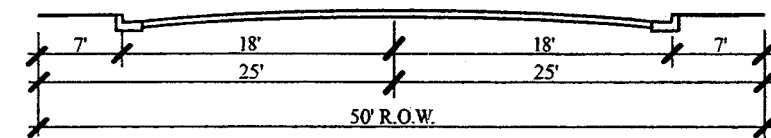
66' COLLECTOR STREET
 1. ROAD BETWEEN PLANNING AREA 30 & 31A
 2. ROAD BETWEEN PLANNING AREA 18 & 22



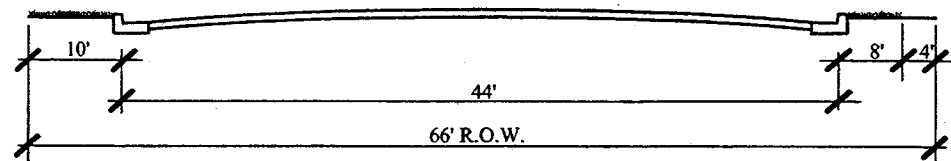
82' MODIFIED COLLECTOR STREET
 "G" STREET
 (PLANNING AREA 8)



60' LOCAL STREET



50' LOCAL STREET



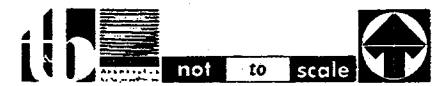
66' MODIFIED COLLECTOR STREET
 "J" STREET
 (CHAMPIONS DRIVE TO SAN TIMOTEO CANYON ROAD)



Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 3A-2b
ROADWAY CROSS SECTIONS



January, 2001

4. Drainage Plan

a. DRAINAGE PLAN DESCRIPTION

The Master Drainage Plan for Oak Valley SP #318 has been approved in concept by the Riverside County Flood Control and Water Conservation District (RCFC&WCD). The Plan provides the framework for drainage control within the study area and services to avoid potential hydrologic impacts in downstream areas. The design of the Plan also anticipates potential increases in upstream flows as determined by the Riverside County Flood Control and Water Conservation District. All development proposed within Oak Valley SP #318 shall be required to incorporate the design criteria discussed in this section, as necessary and appropriate.

The design of the facilities in this drainage plan is based upon a 100-year design storm. This includes open channels, storm drains, and detention basins.

It is intended that the detailed site planning, land uses, and development of the property will be consistent with the Master Drainage Plan. Detailed engineering of drainage facilities will be in accordance with approved engineering practices and the Master Drainage Plan for the project.

Hydrology for this study is based upon "The Riverside County Flood Control and Water Conservation District Hydrology Manual" dated April 1978. The Synthetic Unit Hydrograph method was used for tributary areas greater than 300 acres. For those areas less than 300 acres, the Rational Method was used. The hydrology calculations are contained in a separate report entitled "Preliminary Drainage Plan Study for Oak Valley/SCPGA Golf Course" prepared by TKC, dated May 1998 and revised in January 2000 (*Technical Appendix L*). This report should be consulted for detailed information on how the various 100-year flow rates were determined, as well as for a summary of all recently approved hydrology reports for the site.

The Oak Valley SP #318 project has been designed to receive off-site storm water at locations and volumes consistent with the County policies for drainage and existing conditions. The basic volumes and characteristics for these flows are detailed in the Oak Valley SP #318 *Technical Appendices*. As discussed below, the drainage plan has been designed to adequately handle the storm water flows generated by the 100-year storm, while respecting the existing on-site drainage patterns. Indeed, the proposed drainage facilities generally follow existing water courses with the majority of these water courses flowing super-critical during the 100-year storm.

Four drainage areas (4, 5, 6, and 7), as delineated by the above-referenced reports, impact the area in this Specific Plan. The golf course has been designed and constructed to safely convey the developed runoff from the planning areas in the Specific Plan. Figure 3A-3 (Master Drainage Plan) identifies the approximate locations of development runoff discharge into the golf course.

There are four different types of facilities proposed to convey storm waters through the Oak Valley SP #318 development. The first type is found in the golf course and park areas where grass-lined channels are proposed. Detention basins are proposed in four locations (two of them in the SCPGA Golf Course) in order to reduce the size of downstream facilities and to mitigate the increased storm water runoff due to the proposed development. In areas where the natural drainage parallels arterial roads, underground storm drains are proposed. Along San Timoteo Canyon Road, adjacent to the SCPGA Golf Course, a fourth type of facility is proposed. In this area, a riparian channel is proposed to convey the 10-year storm with 100-year storm contained in the adjoining flood plain. Surrounding this channel an open space drainage corridor was constructed with the SCPGA golf facility. This corridor integrates natural habitat with the SCPGA golf facility.

For each area located within the 100-year flood plain as determined in the Master Drainage Plan, the following information will be provided on a tentative tract map:

- Designation and boundaries of special flood control hazards including 100-year water surface level. If no flood hazards exist, a statement to this effect shall be made.
- Designation, location, widths, and directions of flow of all water courses and flood control channels.

1) Grass-Lined Channels

The drainage plan for Oak Valley SP #318 has been designed, wherever possible to direct storm water flows into managed channels or through corridors of open space (i.e., golf courses or parks). For example, several of the golf corridors are located in areas where major flows are concentrated. To enhance the golfing environment, grass-lined channels have been incorporated into the golf course grading. Drop structures have been constructed to flatten the slopes and to lower the velocities of the channels in the golf course. These structures are out of the area of play and partially hidden from view and integrated in the golf course architecture to minimize their impact on the golf experience.

2) Detention Basins

Detention basins are proposed as a means for reducing project discharge to a level compatible with downstream facilities. The SCPGA golf course was constructed to allow for detention within the lake area and adjacent to Hole #2 West. Additional detention basin discussion follows in the Master Drainage Plan section under the applicable drainage area.

3) Underground Storm Drains

In areas where flow parallel roads, underground storm drains are proposed. For small flows, generally those less than 700 cfs, cast-in-place pipe (CIPP) is the most economical alternative. Preliminary discussions with the Riverside County Flood Control and Water Conservation District indicate the CIPP is acceptable beneath arterial roads provided geotechnical conditions allow.

For large flows, reinforced concrete boxes are proposed as they are more economical than CIPP. The use of open channels becomes a viable alternative and is a design feature of the two SCPGA golf courses. However, when considering open channels, the costs of land as well as the visual impact will be taken into account.

4) Riparian Channel

San Timoteo Canyon Road parallels Oak Valley SP #318 along the southwest boundary, where drainage from drainage areas 5, 6, and 7 are collected, contributing approximately 1200 CFS (after detention). To create a scenic view scape and biological habitat adjacent to San Timoteo Canyon Road, a soft-bottom channel has been constructed by the SCPGA golf course. The channel has been constructed to contain the 100-year flood plain within the golf course limits. (See *Technical Appendix "L", Figure H-1, Riparian Channel Cross-Section.*)

b. Master Drainage Plan

Proposed facilities for the four drainage areas (4, 5, 6, and 7) within the project are shown on *Technical Appendix "L", Figures H-2 through H-4*. Within each drainage area, the facilities have been divided into reaches based on the size and type of facility that is required. Each reach has been given a line number based on the corresponding hydrological boundaries with the 100-year flow rate called out on the drawing.

Within each drainage area, various combinations of these four types of facilities are proposed. A brief summary of improvements for each drainage area is outlined in the following paragraphs.

Drainage Area 4

This drainage area located adjacent to Interstate 10, as shown in See *Technical Appendix "L", Figure H-4*, is comprised of golf course, commercial and residential development. Flows from the drainage area will be directed in a grass-lined channel through the SCPGA golf course to an off-site detention basin in Oak Valley SP #318 property not a part of Specific Plan #318.

Drainage Area 5

As shown on See Technical Appendix "L", Figure H-3, the off-site flows will be routed from the northeastern portion of the project through the golf course. Interception of surface runoff from the proposed residential and commercial development will be limited as not to increase the peak runoff reaching San Timoteo Canyon Road. The storm drain will outlet to a grass-lined channel at the golf course. The drainage will outlet to a grass-lined channel at the golf course. The 100-year flow entering the project is 249 cfs and will be limited to 426 cfs at the golf course maintenance site, where the flow splits due to an existing undersized culvert in San Timoteo Canyon Road. The additional flows are routed to Drainage Area 6 in a grass-lined channel, parallel to San Timoteo Canyon Road which was constructed during the golf course improvements.

Drainage Area 6

Flows from off-site will be picked up in Champions Drive and piped through the residential and commercial areas to the lake/detention basins constructed during the SCPGA Golf Course improvements. Some surface runoff from Drainage Area 5 may be added to this line in order to maximize the use of the proposed detention basins. Downstream of the lake, a second detention basin is proposed in the SCPGA Golf Course north of Planning Area 26. Outlet flows from the detention basin will confluence with the split flows from Drainage Area 5 and are routed in a grass-lined channel, parallel to San Timoteo Canyon Road, constructed during the SCPGA Golf Course improvements. At the SCPGA golf course, western limit, the flows are intercepted by a proposed storm drain in San Timoteo Canyon Road, flowing west to Drainage Area 7.

Drainage Area 7

On-site and off-site flows in this drainage area are routed to the SCPGA Golf Course, where they will be conveyed by the existing soft bottom channel to a proposed detention basin in the open space area within Planning Area 28 and adjacent to Planning Area 10. Leaving the detention basin, the flow is proposed to be placed in a storm drain beneath the arterial road confluencing with the flows from Drainage Area 6 near the proposed school and park. The storm drain is then routed in a northwesterly direction through Planning Area 1 to the project boundary, where it will outlet to in the natural drainage course.

c. GENERAL REQUIREMENTS

Prior to final map approval, detailed drainage/hydrologic studies will be required to address on-site drainage conditions and increased runoff flows associated with proposed land uses and will incorporate proposed specific mitigation measures addressing these drainage needs. The studies shall demonstrate that proposed development will not be subject to drainage/flooding hazards, and the proposed improvements are integrated and compatible with adjoining drainage facilities and with the approved Master Drainage Plan. The studies and measures shall be submitted for review and approval by the Riverside County Flood Control and Water Conservation District. As overall plans are finalized, specific drainage improvements for critical and/or constraint areas shall be subject to County review.

Erosion control measures shall be developed and incorporated into final grading plans to minimize potential increases in erosion and sediment transport during construction. Such measures could include the timely seeding of graded slopes and/or temporary erosion control measures. Construction erosion and sediment control plans shall be submitted to Riverside County for review and approval prior to the issuance of grading permits.

d. DRAINAGE PLAN DEVELOPMENT STANDARDS

- 1) Drainage and flood control facilities and improvements, including any necessary channelization, shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.
- 2) Major drainage facilities within road right-of-ways and drainage easements are proposed to be maintained by a homeowners' association, Recreation and Park District, or Riverside County Flood Control and Water Conservation District. Maintenance responsibilities for local drainage will be determined upon filing of individual tract maps.
- 3) All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall comply the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the tools used for data collection.

3. The third part of the document presents the results of the study, including a comparison of the different methods and techniques used. It discusses the strengths and weaknesses of each method and provides a summary of the findings.

4. The fourth part of the document discusses the implications of the study and provides recommendations for future research. It highlights the need for further investigation into the effectiveness of the different methods and techniques used.

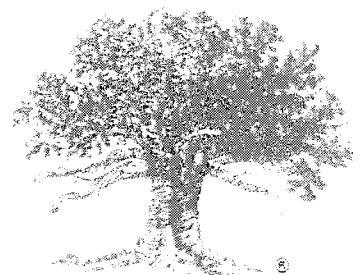
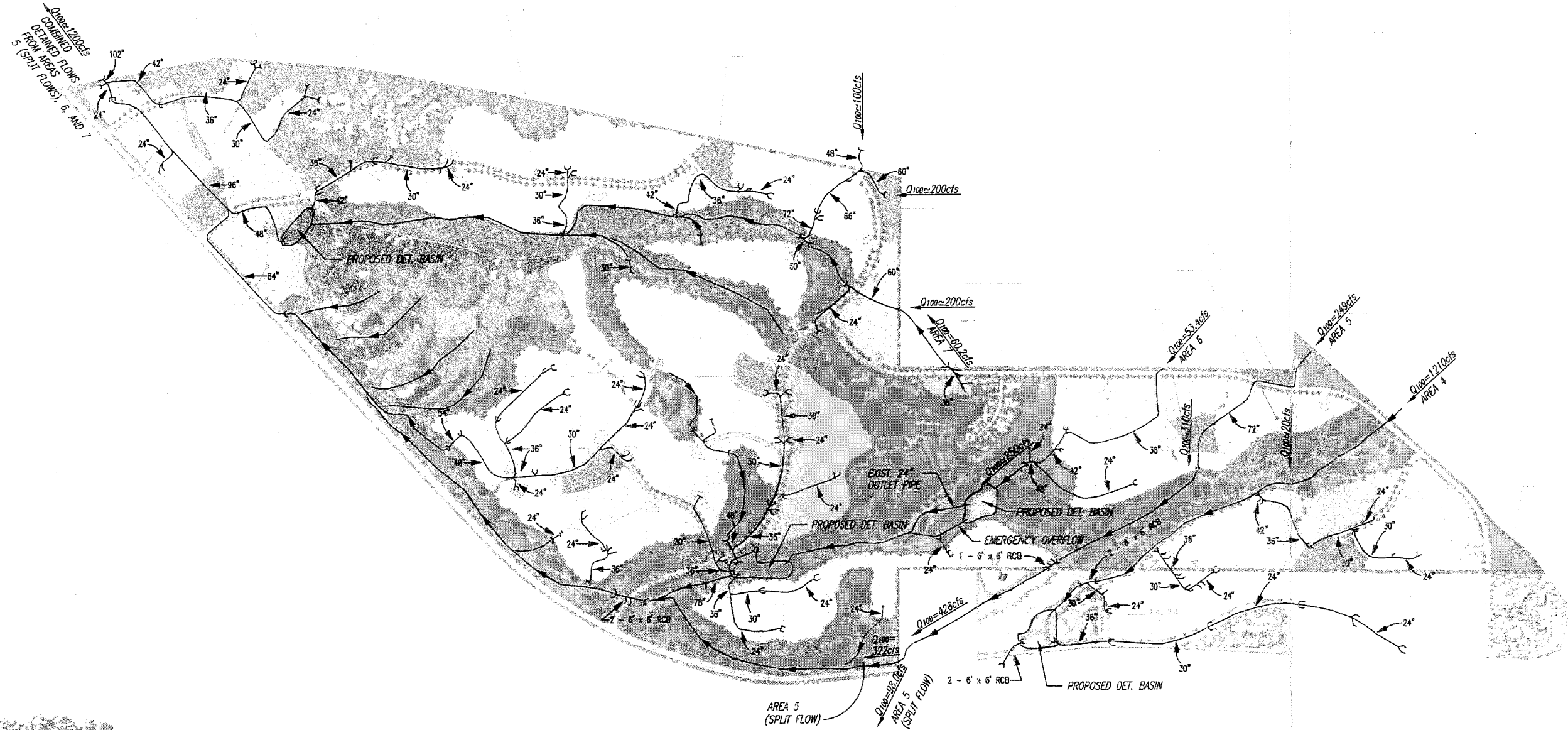
5. The fifth part of the document provides a conclusion and a summary of the key findings. It reiterates the importance of maintaining accurate records and the need for transparency and accountability in financial reporting.

6. The sixth part of the document provides a list of references and a bibliography. It includes a list of all the sources used in the study and provides a detailed description of each source.

7. The seventh part of the document provides a list of appendices and a bibliography. It includes a list of all the appendices used in the study and provides a detailed description of each appendix.

8. The eighth part of the document provides a list of figures and a bibliography. It includes a list of all the figures used in the study and provides a detailed description of each figure.

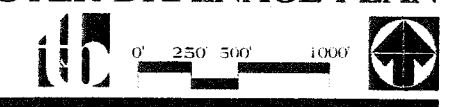
9. The ninth part of the document provides a list of tables and a bibliography. It includes a list of all the tables used in the study and provides a detailed description of each table.



Dak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 3A-3
MASTER DRAINAGE PLAN**



January, 2001

5. Water and Sewer Plans

A detailed report of the water and sewer systems are described in the Technical Reports in Appendices C and K. The following is a summary description of these systems.

a. WATER PLAN DESCRIPTION

The project's water distribution system is a self-contained system which is based upon a single pressure zone (2650 Zone) being supplied by the 2750 Zone (Beaumont). A reservoir is needed to provide the appropriate emergency fire suppression and maximum day storage volumes required for the land uses served within the development at build out. The reservoir will be located at the correct elevation to provide the proper pressure and is anticipated to be off-site. The construction of an off-site water reservoir may be completed as a single 6 million gallon reservoir or as smaller reservoirs to be constructed as needed for the phased development. The appropriate storage requirements will be determined during final development and prior to issuance of certificate of occupancy for the buildings within Oak Valley SP #318. Figure 3A-4 shows the Master Water Plan.

The infrastructure distribution system is sized to provide adequate fire flows with residual pressures in excess of 20 psi. The minimum water main size is 12 inches and maximum size is 24 inches. Local designs may be smaller. Wherever feasible, the mains are looped to provide greater reliability to the system.

The Oak Valley SP #318 water system will utilize underlying groundwater, supplemented by imported water supplies.

Water pumping, storage and distribution systems shall be master planned to promote maximum efficiency in accordance with appropriate engineering practices. Storage and distribution systems shall provide for effective fire protection.

b. Sewer Plan Description

The Master Sewer Plan (Figure 3A-5) for the project is based upon collecting the on-site sewage flows through gravity lines and pumping through force mains to an existing sewer treatment facility. The existing sewer treatment facility is scheduled for expansion during the first phase of the City of Beaumont Assessment District No. 98-1.

During future Oak Valley SP #318 development, the treated waste effluent shall be reused as reclaimed water, when available, for landscape irrigation in order to decrease the demands for domestic water. Locations to be considered for irrigation with reclaimed water are the golf course, public parks, schools, street medians and parkways, and other large public or private landscaped areas.

The open space portion of the Oak Valley SP #318 development has been assumed to have no sewer generation. The SCPGA Golf Course is currently serviced by septic systems at several locations throughout the golf course property. The septic facilities throughout the SCPGA Golf Course are expected to remain in use with the exception of the clubhouse, office building, and future building near Champions Drive. The remainder of the sewer flows generated within Oak Valley SP #318 are conveyed to San Timoteo Canyon Road by gravity, with the exception the remote areas of the low density residential development in Planning Areas 7B and 23B. The portion of the low density residential development to be serviced by individual septic systems is limited to 1-acre minimum lots located in areas that would require individual lift stations or an excessively deep gravity sewer system.

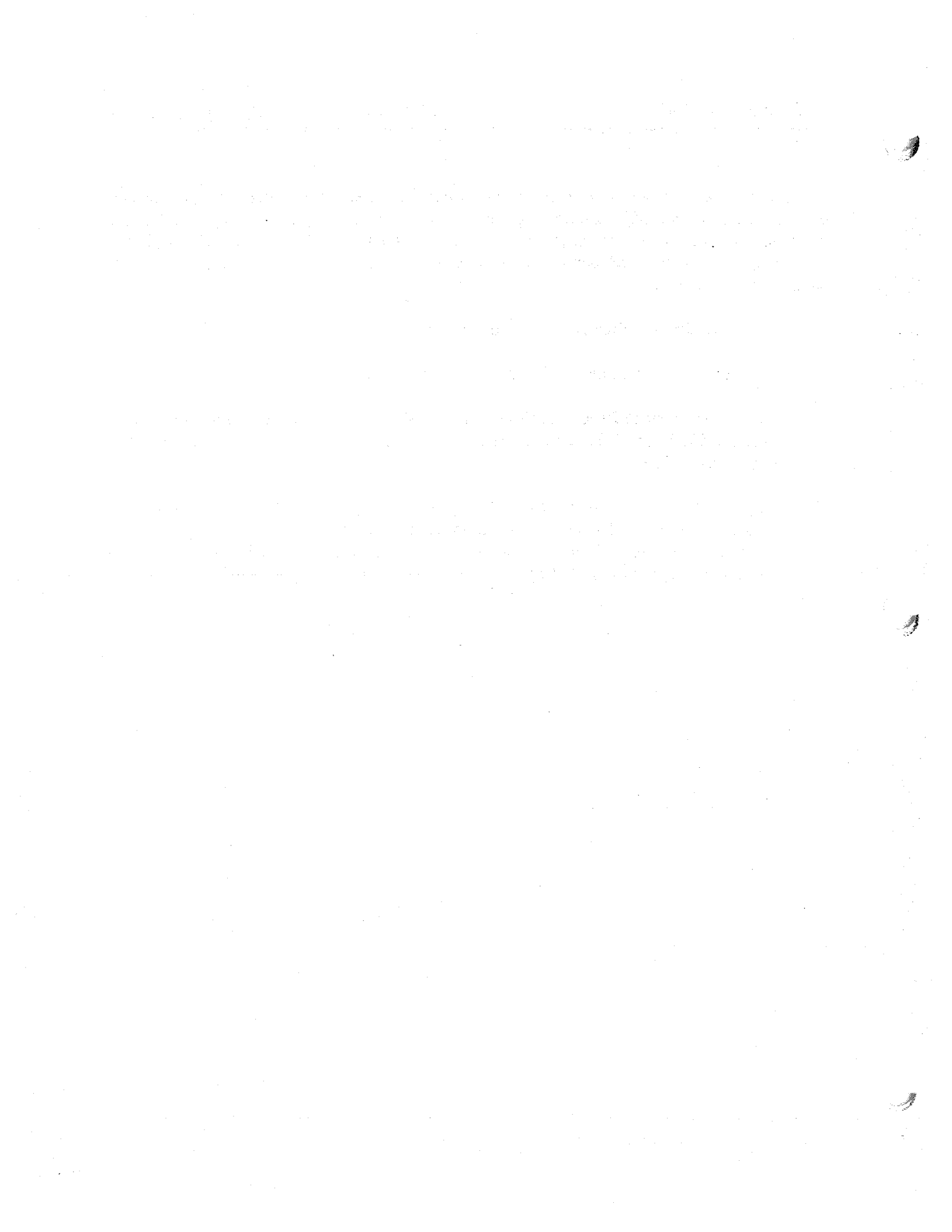
Sewer lift stations are proposed to convey the sewer in the eastern direction in San Timoteo Canyon Road, south on "P" Street (Potrero Road), and east on 4th Street to an existing sewer treatment plant. Three sewer lift station locations have been identified on the Master Sewer Plan Exhibit (Fig. 3A-5) adjacent to San Timoteo Canyon Road. Three sewer development phases are proposed based on the three sewer lift stations. Additional development phases may be incorporated within each sewer development phase, as needed. The locations and functions of the proposed sewer lift stations are described as follows:

- Location 1, to be constructed during the first sewer development phase, is an ultimate sewer lift station facility proposed near the existing SCPGA Golf Course maintenance site (located approximately 5,600 feet west of the intersection of Potrero Road and San Timoteo Canyon Road). The following Planning Areas are tributary to this location: 29, 30, 31A, 31B, 32, 33A, 33B, 34, 35, 36, 37, 38, 39, and a portion of Planning Area 26.
- Location 2, to be constructed during the second sewer development phase, is an interim sewer lift station facility proposed between Planning Areas 22 and 26. An 8-inch diameter sewer force main pipe would be utilized to route the sewer from Location 2 to the sewer lift station at Location 1. The following Planning Areas are tributary to this location: 17, 25, a portion of Planning Areas 16 and 18, and the balance of Planning Area 26.
- Location 3, to be constructed during the third and final sewer construction phase, is an ultimate sewer lift station facility proposed near the western limit of the project. During the third sewer phase, the sewer lift station at Location 2 would be abandoned with flows routed from Location 2 to Location 3 by sewer gravity lines. From Location 3, an 8-inch diameter sewer force main pipe would be utilized to convey the sewer to Location 1. From Location 1, a 6-inch and an 8-inch diameter force main pipes would be utilized in parallel to route the sewer flows to the existing sewer treatment plant. The remainder of the Planning Areas are tributary to this location, as follows: 1, 2, 3, 4, 5, 6, 7A, 7B (as many lots as feasible), 8, 9, 10, 11, 12, 13, 14, 15, 19, 20, 21A, 21B, 22, 23A, 23B (as many lots as feasible), 24, 27, 28 (all SCPGA Golf Course facilities, excluding halfway house and comfort stations), and the balance of Planning Areas 16 and 18.

Where gravity sewer system will cross drainage channels, a steel sewer casing may be constructed to serve as a sewer protection measure against erosion at drainage channel crossings. Additional protection options consist of concrete encasement of the steel casing and/or channel stabilization (e.g., rip-rap placement, check dams). These or other protection methods will be utilized for sewer crossing natural channel.

c. Water and Sewer Plan Development Standards

- 1) All water and sewer lines shall be placed underground.
- 2) Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and the Riverside County Health Department.
- 3) A "SAN 53 Form" shall be required to assess water and sewer availability prior to the submission of an application for any implementing map and/or development application to the Riverside County Health Department. The form shall provide the Department with the necessary information, including "will-serve" letters from water and sewer agencies.



LEGEND

PROPOSED WATER TRANSMISSION LINE



P.A. 34
OPEN SPACE
10-4232

TO PRESSURE REDUCING
STATION @ 2750 ZONE
(BELOW)

24" IN DIA PER AD 98-1

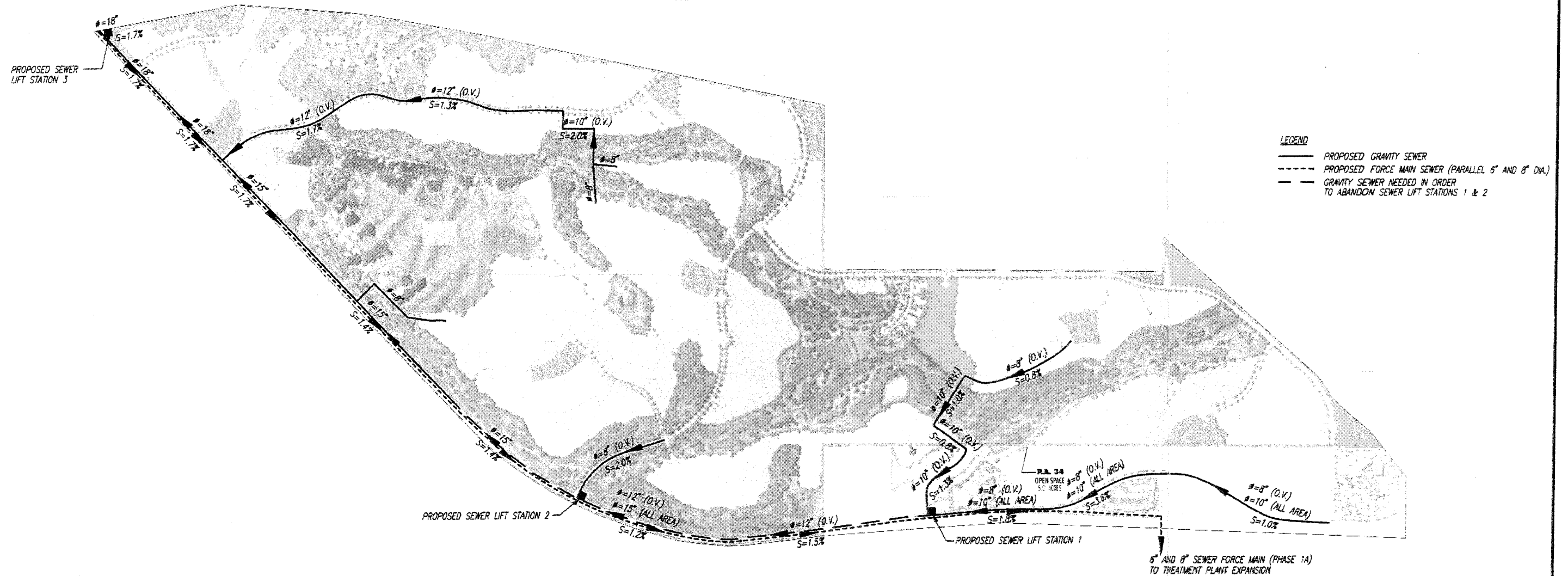
6. Open Space and Recreation Plan**a. OPEN SPACE AND RECREATION PLAN DESCRIPTION**

An important element of Oak Valley SP #318 is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunities which all residents of the Oak Valley SP #318 development may enjoy. The various proposed park sites offer residents active recreational opportunities and further serve to distinguish Oak Valley SP #318 from the surrounding communities. In all, 756.3 acres (43 percent) of the project site have been set aside for open space and recreational uses.

The overall *Open Space and Recreation Plan* concept is illustrated on Figure 3A-6. The elements and acreage of the program are further identified in Table III.A-2, *Open Space and Recreation Plan Summary*.

**TABLE III.A-2
OPEN SPACE AND RECREATION PLAN SUMMARY**

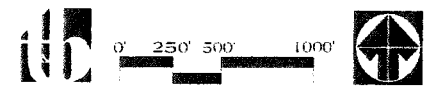
LAND USE		PLANNING AREAS	ACREAGE
Golf Facilities		28	500.0
<i>Golf Facilities Subtotal</i>			500.0
Parks	Active Park	5	5.0
	Active Park	13	5.0
	Active Park	17	6.0
	Active Park	21B	6.0
	Active Park	24	5.0
	Active Park	31B	5.0
	Active Park	37	6.0
	<i>Park Subtotal</i>		
Open Space	Open Space	7A	123.4
	Open Space	23A	89.9
	Open Space	34	5.0
<i>Open Space Subtotal</i>			218.3
TOTAL			753.3



Pak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318






RIVERSIDE COUNTY, CALIFORNIA

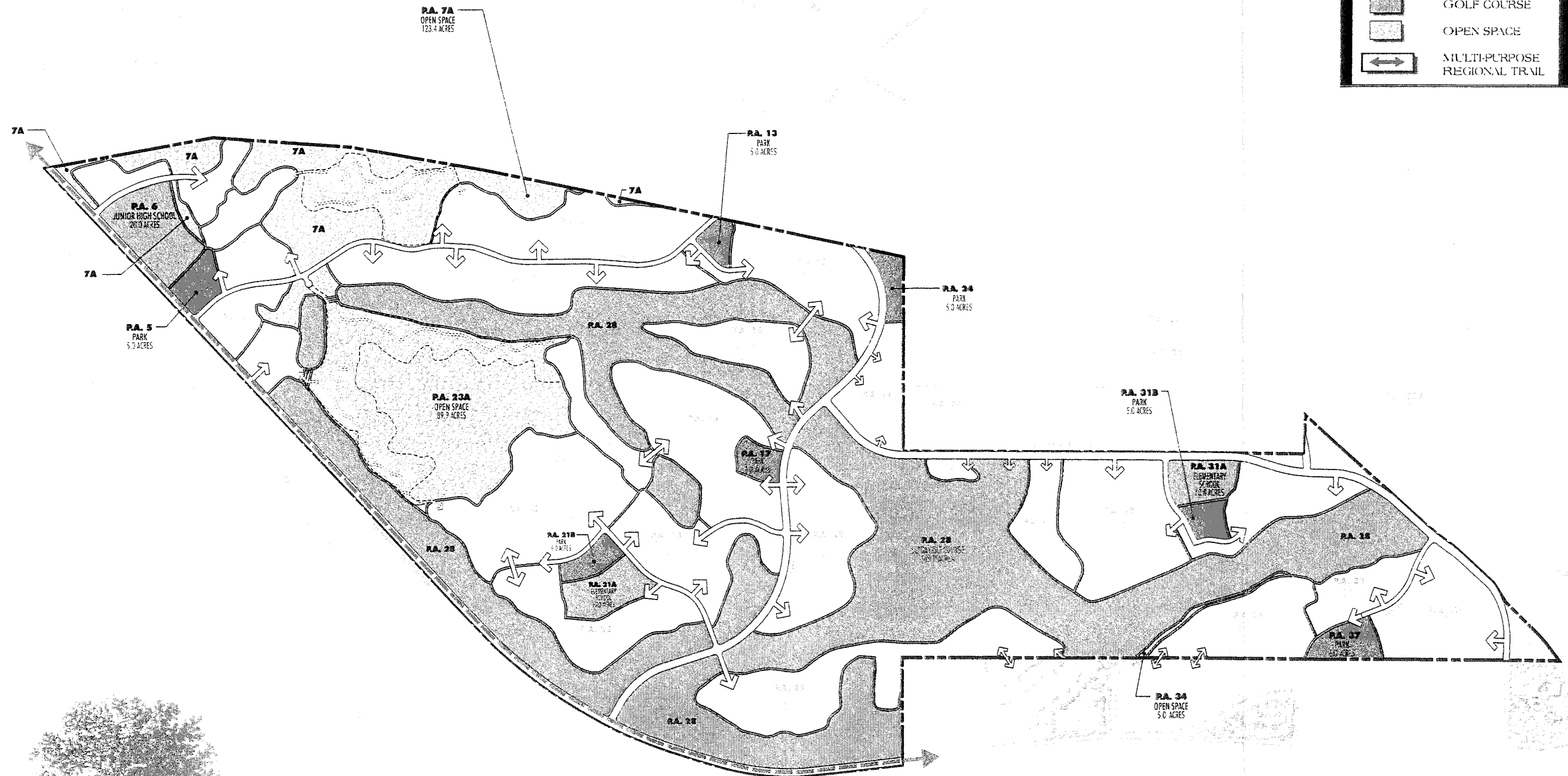
**Figure 3A-5
MASTER SEWER PLAN**



January, 2001

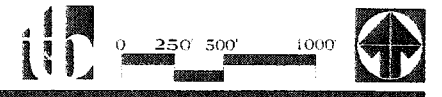
OPEN SPACE ELEMENTS

	SCHOOLS
	PARKS
	GOLF COURSE
	OPEN SPACE
	MULTI-PURPOSE REGIONAL TRAIL



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN
 RIVERSIDE COUNTY, CALIFORNIA

**Figure 3A-6
 OPEN SPACE
 & RECREATION PLAN**



January, 2001

Typically, the County requires 3.0 acres of parkland for each 1,000 residents to satisfy Quimby Act requirements, as expressed in Ordinance No. 460, Section 10.35. According to the population calculation of 2.59 persons per single family dwelling unit with attached garages and 2.34 persons for multi-family dwelling units (which is derived from the County's Ordinance No. 460, Section 10.35), Oak Valley SP #318 would be required to provide 32.7 acres of active parks to satisfy Quimby Act standards for the anticipated 10,467 residents of the project. This requirement is satisfied with the provisions of 38 acres of park land resulting in a surplus of 5.3 acres of park facilities. Future development proposals must provide additional acreage to meet the recreational needs of the community. School recreation facilities may also be available for community use during non-school hours, at the discretion of the School District. Detailed program elements and acreages of the open space and recreation program for Oak Valley SP #318 are described below:

☐ **Neighborhood Parks**

• **Planning Areas 5, 13, 17, 21B, 24, 31B and 37**

The park system includes seven (7) community parks strategically located throughout the community. The parks range in size from 5.0 acres to 6.0 acres. Park site in PA 5, PA 21B and PA 31B are located adjacent to school sites. The existing golf course encompasses approximately 500 acres. All together the park conceptual designs provide the following elements:

- Restrooms
- On-site parking
- Picnic facilities
- Basketball courts
- Tot lot and pre-teen areas
- Shade tree plantings and rolling turf areas
- Night sports lighting maybe installed by the parks and recreation agency at PA 5, PA 24 and PA 31B park sites only. Sports lighting shall be 'state of the art' cut-off luminaire type to minimize off site glare and light spill.

In addition, each park has been developed to maximize the efficiency of organized sport league management by focusing, if feasible, on a particular field or court sport entity. The school district will be encouraged to design site plans which compliment park development to better meet community needs. The specific specialty sports uses provided in each park include soccer/football field space, baseball/softball fields and roller hockey. Basketball or volleyball league use can be best accommodated on the junior high school or at the local high schools due to the typically large number of courts available and ability to accommodate league play on one site. The existing Noble Creek Community Park located east of Oak Valley SP #318 offers a regional level of sports field facilities and complements the local level of park uses proposed for Oak Valley SP#318. Figures

4-28 through 4-34 are conceptual designs that shows how the parks may be connected to the proposed junior high school and elementary schools and the typical facilities to be provided.

Jog Path/Pedestrian Path System

The jog path is a unique element in the Oak Valley SP #318 plan. It reinforces the strong sense of community and quality of life values of the community plan by providing an extensive, quality surface for walkers and joggers within the community boundaries. The substantial landscape plantings around the path system will create an attractive and desirable setting for this healthy recreational opportunity. The jog path, as presently planned, includes over 2.2 miles of decomposed granite trail surface. The pedestrian path parallels the jog path and connects key destinations in the Oak Valley SP #318 community.

Golf Course

The 36-hole 500-acre SCPGA golf facility will add to the array of successful public courses in the inland empire and provide for this very popular pastime. This facility will be the home of the Southern California Section of the PGA headquarters and will offer a variety of golf educational, demonstration and tournament functions. The golf courses are landscaped with native plant material to provide a sustainable landscape buffer outside of the areas of play.

Open Space

Open space areas comprise 218.3 acres of the project site. In Planning Area 7A, a 123.4-acre area is designated as open space. In this area, the open space will ring the hillside low density residential dwelling units within Planning Area 7B and the low density residential within Planning Areas 3 and 4. An additional 89.9 acres of open space within Planning Area 23A will function in a similar capacity to surround the low density custom estate lots within Planning Area 23B. Finally, Planning Area devoted to open space is 5.0-acres contained within Planning Area 34.

Trails

A regional multi-purpose trail runs along San Timoteo Canyon Road and will be incorporated into the design of the project. This trail will provide a passive scenic corridor for Oak Valley SP #318 residents to walk, bike or hike along the existing roadway and adjacent to the golf course. Class II bike paths are also proposed on the major spine roads within the project as shown on Figure 4-8.

b. OPEN SPACE AND RECREATION PLAN DEVELOPMENT STANDARDS

- 1) The Oak Valley SP #318 shall be annexed into Beaumont-Cherry Valley Recreation and Park District or a similar entity capable of maintaining park, open space, minor drainage areas, detention basins and trail areas.
- 2) All neighborhood parks within Oak Valley SP #318 shall be publicly owned and maintained for the benefit of all residents within the Oak Valley SP #318 community and the surrounding areas. Ownership and maintenance of all recreational facilities will be the responsibility of a Master Homeowners' Association, Beaumont-Cherry Valley Recreation and Park District, or other similar mechanism. The maintenance mechanism shall be selected at the time that implementing development applications are submitted.
- 3) All recreation facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- 4) All parks will provide parking in accordance with Riverside County and Beaumont-Cherry Valley Recreation and Park District standards.
- 5) Landscaping within recreation and open space areas will be further governed by the *Development Plans and Standards* in the Landscaping Plan section of this Specific Plan (Section III.A.8) and the *Design Guidelines* section (Section IV) of this Specific Plan.
- 6) The project is subject to fees for neighborhood and community park facilities, in accordance with the County's implementation of the State's Quimby Act (Section 10.35 of Ordinance No. 460). These fees shall be paid or facilities provided in lieu of fees for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the County for all public park land and improvements provided by the developer.



7. Grading Plan**a. GRADING PLAN DESCRIPTION**

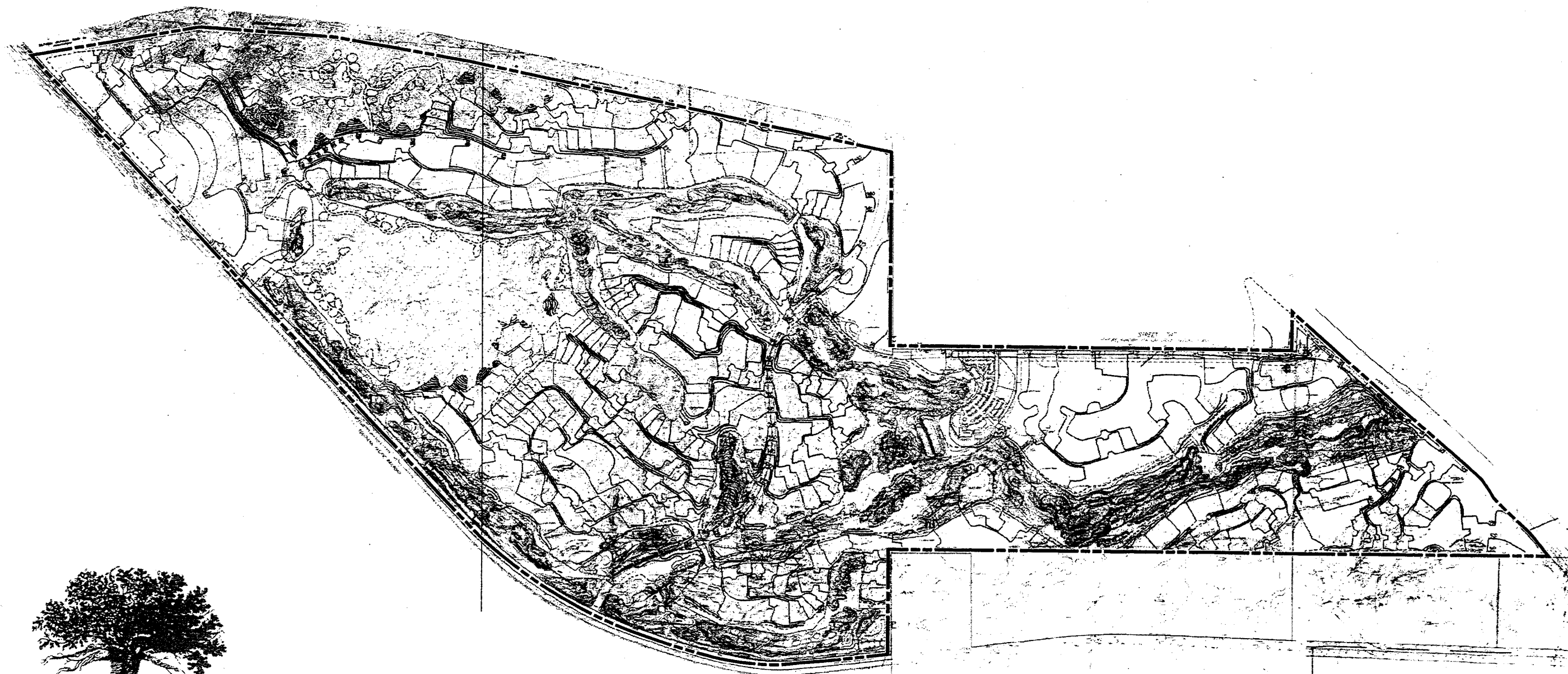
Oak Valley SP #318 grading has been designed to be sensitive to natural landforms and the existing golf course. The design incorporates residential enclaves which preserve on-site environmental resources (See Figure 3A-7, *Conceptual Grading Plan*.) The *Conceptual Grading Plan* has been designed to accommodate drainage and a street system that meets County of Riverside standards for acceptable infrastructure gradients.

b. GRADING PLAN DEVELOPMENT STANDARDS

- 1) All grading activities shall conform to Riverside County standards, shall be in substantial conformance with the overall *Conceptual Grading Plan* (Figure 3A-7), and shall implement any grading-related mitigation measures outlined in: *Landform and Topography/Soils and Erosion* (Section V.B.1) and *Geology and Seismicity* (Section V.B.5).
- 2) Grading shall conform to Riverside County regulations. If County requirements conflict with the project's *Conceptual Grading Plan*, the County regulations shall take precedence.
- 3) Prior to any development within any planning area of the Specific Plan, an overall *Conceptual Grading Plan* for the planning area in process shall be submitted for Planning Department approval. The *Grading Plan* for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading; identification of areas which may be graded during high probability rain months (January through March); and preliminary pad and roadway elevations. Grading work shall be balanced on-site whenever possible.
- 4) All streets shall have a gradient not to exceed 15 percent.
- 5) Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and shall include appropriate measures to control erosion and dust. (See Appendix B, Geotechnical Update Information.)

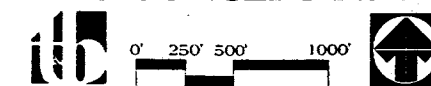
LEGEND

	EXISTING GOLF COURSE TOPOGRAPHY
	PROPOSED GRADING



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318
RIVERSIDE COUNTY, CALIFORNIA

Figure 3A-7
GRADING CONCEPT PLAN



October, 2000

- 6) Slopes steeper than 2:1 or exceeding ten feet (10') in vertical height are allowed provided they are recommended to be safe in a slope stability report prepared by a soils engineer or an engineering geologist and approved by the County. The slope stability report shall also contain recommendations for landscaping and erosion control. County Ordinance No. 457 will be observed regarding setback and landscaping requirements with regard to slopes.
- 7) Where cut and fill slopes are created higher than three feet (3'), detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- 8) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
- 9) Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.
- 10) Graded lands steeper than 4:1 and/or higher than 3 feet that are undeveloped shall be maintained and planted with interim landscaping within forty-five (45) days of completion of grading, unless building permits are obtained.
- 11) A grading permit shall be obtained from the County of Riverside, as required by the County Ordinance No. 457, prior to grading.
- 12) If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance.
- 13) All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall comply the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to: covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.

8. Public Facility Sites and Project Phasing**a. PROJECT PHASING PLAN DESCRIPTION**

Oak Valley SP #318 has three phases to be developed over a 10-15-year period in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure (see Figure 3A-8, *Conceptual Phasing Plan* and Table III.A-3, *Project Phasing Plan*).

b. SCHOOLS AND PARKS PHASING

To ensure timely development of public facilities, a Conceptual Phasing Plan has been prepared for the proposed park and school sites. Timing and development of school facilities shall be as determined by Beaumont Unified School District. As per the requirements of Ordinance 460 park land may be provided through the payment of fees or the dedication and construction of facilities. Public facility construction shall be phased as provided by Table IIIA-4, *Public Facilities Phasing Table*.

c. SEWER AND WATER PHASING

An agreement with a water and sewer purveyor or other capable service provider shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any subdivision maps.

d. TRANSPORTATION PHASING

The project phasing shall ensure that the following provisions are met:

- 1) The ultimate general plan network is intended to achieve Level of Service "D" based upon model projections with project trip ceiling and general plan upgrades.
- 2) The phasing of on-site and off-site roadway improvements will be determined at each development phase based upon actual conditions with area-wide growth. Supplemental traffic studies will be required for all subsequent development within the boundaries of Oak Valley SP #318. Some off-site roadway improvements in the vicinity of the project site shall be funded, and/or have been constructed through the benefit districts or assessment districts.
- 3) Planning areas which are dependent on adjacent planning areas for access shall be phased in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to tentative map approval.

The project proponent shall comply with the requirements established in the document entitled "Declaration of Roadway Improvement Requirements" recorded on June 15, 2000 under Instrument

No. 2000-228502, a copy of which is on file with the Transportation Land Management Agency. This agreement includes the phasing of required improvements to San Timoteo Road and Desert Lawn Drive, including street lighting.

e. PROJECT PHASING STANDARDS

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas and/or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Irrigation Plans (certified by a landscape architect)
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
 - Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size, and quantity of plant materials)
- 2) Each planning area, if applicable, shall include development of adjacent common open space areas, landscape development zones, and applicable infrastructure.
- 3) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages in any phasing order, in Phase 1, 2, or 3, provided vehicular access, public facilities, and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan.
- 4) The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, or in smaller increments, provided the required infrastructure and services are available at the time of development.

**TABLE III.A-3
PROJECT PHASING PLAN**

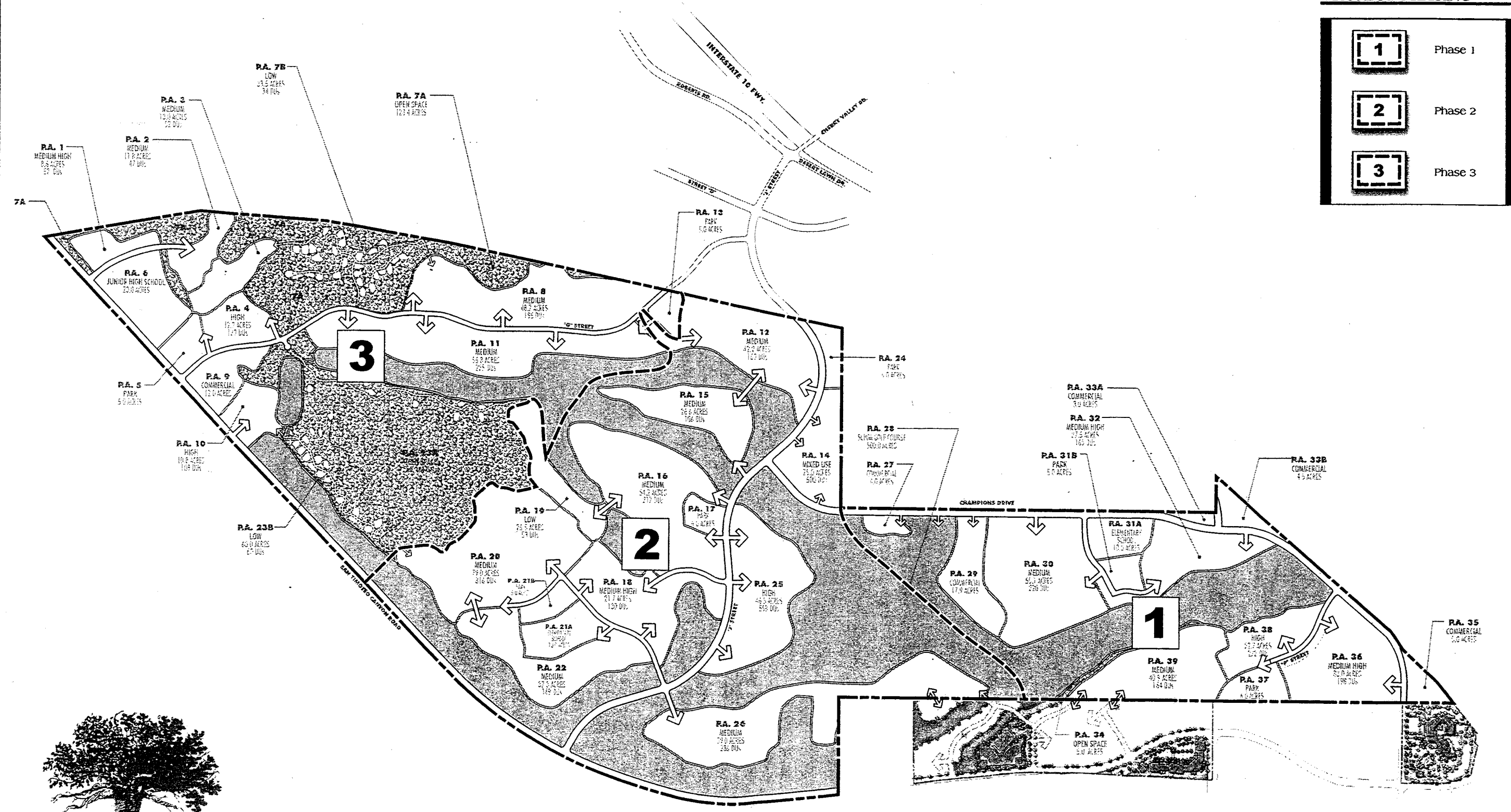
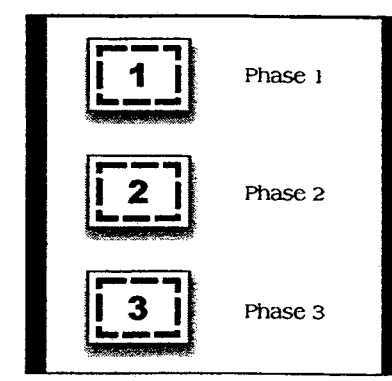
LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE 1			
Medium Density Residential	30, 39	96	384
Medium-High Density Residential	32, 36	60.5	363
High Density Residential	38	22.7	272
Commercial	27, 29, 33A, 33B & 35	34.4	---
Elementary School	31A	10	---
Open Space	34	5	---
Park	31B, 37	11	---
Golf Course	28	500	---
PHASE 1 SUBTOTAL		739.6	1019
PHASE 2			
Low Density Residential	19	26.5	53
Medium Density Residential	12, 15, 16, 20, 22, 26	298.3	1,193
Medium-High Density Residential	18	21.7	130
High Density Residential	25	46.5	558
Mixed Use	14	25.0	500
Elementary School	21A	10.0	---
Park	17, 21B, 24	17.0	---
PHASE 2 SUBTOTAL		445.0	2,434
PHASE 3			
Low Density Residential	7B, 23B	93.5	94
Medium Density Residential	2, 3, 8, 11	129.8	519
Medium-High Density Residential	1	8.6	52
High Density Residential	4, 10	23.7	237
Commercial	9	12.0	---
Junior High School	6	20.0	---
Open Space	7A, 23A	213.3	---
Park	5, 13	10.0	---
PHASE 3 SUBTOTAL		510.9	902
Roads	---	52.4	---
PHASES 1-3 TOTAL		1,747.9	4,355

**TABLE III.A-4
PUBLIC FACILITIES PHASING**

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES AND REQUIREMENTS
21A	Elementary School	10.0 ac	The school shall be designed and constructed at a time to be determined by Beaumont Unified School District
31A	Elementary School	10.0 ac	The school shall be designed and constructed at a time to be determined by Beaumont Unified School District.
6	Junior High School	20.0 ac	The school shall be designed and constructed at a time to be determined by Beaumont Unified School District.
5	Park	5.0 ac	To be constructed during Phase 3. The land shall be dedicated in lieu of fees by the subdivider and the park shall be designed prior to the issuance of the 150 th residential building permit in Planning Areas 1 through 4 and/or 10. It shall be constructed and fully operational prior to the issuance of the 300 th residential occupancy permit in Planning Areas 1 through 4 and/or 10, or as determined by the Beaumont-Cherry Valley Recreation and Park District.
13	Park	5.0 ac	To be constructed during Phase 3. The land shall be dedicated in lieu of fees by the subdivider and the park shall be designed prior to the issuance of the 150 th residential building permit in Planning Areas 8 and/or 11. It shall be constructed and fully operational prior to the issuance of the 350 th residential occupancy permit in Planning Areas 8 and 11, or as determined by the Beaumont-Cherry Valley Recreation and Park District.
17	Park	6.0 ac	To be constructed during Phase 2. The land shall be dedicated in lieu of fees by the subdivider and the park shall be designed prior to the issuance of the 150 th residential building permit in Planning Areas 16, 25 and/or 26. It shall be constructed and fully operational prior to the issuance of the 350 th residential occupancy permit in Planning Areas 16, 25 and 26, or as determined by the Beaumont-Cherry Valley Recreation and Park District.
21B	Park	6.0 ac	To be constructed during Phase 2. The land shall be dedicated in lieu of fees by the subdivider and the park shall be designed prior to the issuance of the 150 th residential building permit in Planning Areas 18, 19, 20 and/or 22. It shall be constructed and fully operational prior to the issuance of the 350 th residential occupancy permit in Planning Areas 18, 19, 20 and 22, or as determined by the Beaumont-Cherry Valley Recreation and Park District.

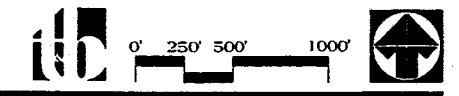
PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES AND REQUIREMENTS
24	Park	5.0 ac	To be constructed during Phase 2. The land shall be dedicated in lieu of fees by the subdivider and the park shall be designed prior to the issuance of the 150 th residential building permit in Planning Areas 12, 14, and/or 15. It shall be constructed and fully operational prior to the issuance of the 350 th residential occupancy permit in Planning Areas 12, 14 and 15, or as determined by the Beaumont-Cherry Valley Recreation and Park District.
31B	Park	5.0 ac	To be constructed during Phase 1. The land shall be dedicated in lieu of fees by the subdivider and the park shall be designed prior to the issuance of the 150 th residential building permit in Planning Areas 30 and/or 32. It shall be constructed and fully operational prior to the issuance of the 300 th residential occupancy permit in Planning Areas 30 and 32, or as determined by the Beaumont-Cherry Valley Recreation and Park District.
37	Park	6.0 ac	To be constructed during Phase 1. The land shall be dedicated in lieu of fees by the subdivider and the park shall be designed prior to the issuance of the 150 th residential building permit in Planning Areas 36, 38 and/or 39. It shall be constructed and fully operational prior to the issuance of the 300 th residential occupancy permit in Planning Areas 36, 38 and 39, or as determined by the Beaumont-Cherry Valley Recreation and Park District.

PROJECT PHASING



Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
 RIVERSIDE COUNTY, CALIFORNIA

**Figure 3A-8
 CONCEPTUAL PHASING PLAN**



January, 2001

9. Landscaping Plan

a. LANDSCAPING PLAN DESCRIPTION

Project landscaping will play an important role in maintaining the overall project theme, while emphasizing community continuity. This section of the Specific Plan provides a general description and development standards for the landscaping concept. This Landscape Plan involves the following elements:

- Project Entries
- Streetscapes
- Walls and Fences
- Interface Areas

1) Project Entries

Entry monumentation will provide initial definition for the site at key access points. Once within Oak Valley SP #318 entry monumentation will continue to be used at key intersections. The entry monuments will be developed in a hierarchical format that ranges from primary community entries to secondary community entries to residential enclave entries to neighborhood community entries to commercial entries to theme intersections.

Neighborhood entry monuments will provide initial identification for residential planning areas.

Individual neighborhoods and residential development enclaves will be distinguished by varied planting themes that will serve to complement and reinforce the overall project theme.

2) Streetscapes

Roadway streetscapes in Oak Valley SP #318 are critical in maintaining the perception of community theming, unification and quality. These common landscape areas link vehicular and pedestrian traffic to neighborhoods and between community elements.

The streetscapes in Oak Valley SP #318 are treated as community spaces by providing a quality pedestrian and vehicular circulation way including jogging paths and well-buffered pedestrian paths. Shrubs and low groundcovers will be used to the greatest extent feasible to reduce maintenance, conserve resources and provide a buffered separation between pedestrians and vehicular traffic. Bike trails are Class II on-street to minimize conflict with pedestrian traffic and provide a better travelway for these multi-speed conveyances.

The Oak Valley SP #318 design concept is focused on the use of a variety of materials and colors, meandering drifts and groves of plant material and trees and the limited but appropriate use of turf. Soldiered trees at uniform spacing will be avoided except potentially at commercial land uses to provide a more formal setting as a contrast to the general community theme, where desirable.

3) Walls and Fences

Community fences and walls are a major visual element and help unify the visual appearance of the community. Community walls and fences have been carefully designed to compliment the overall theme. They will be easy to maintain and provide a durable, long term edge enclosure defining "private" and "public" spaces.

4) Interface Areas

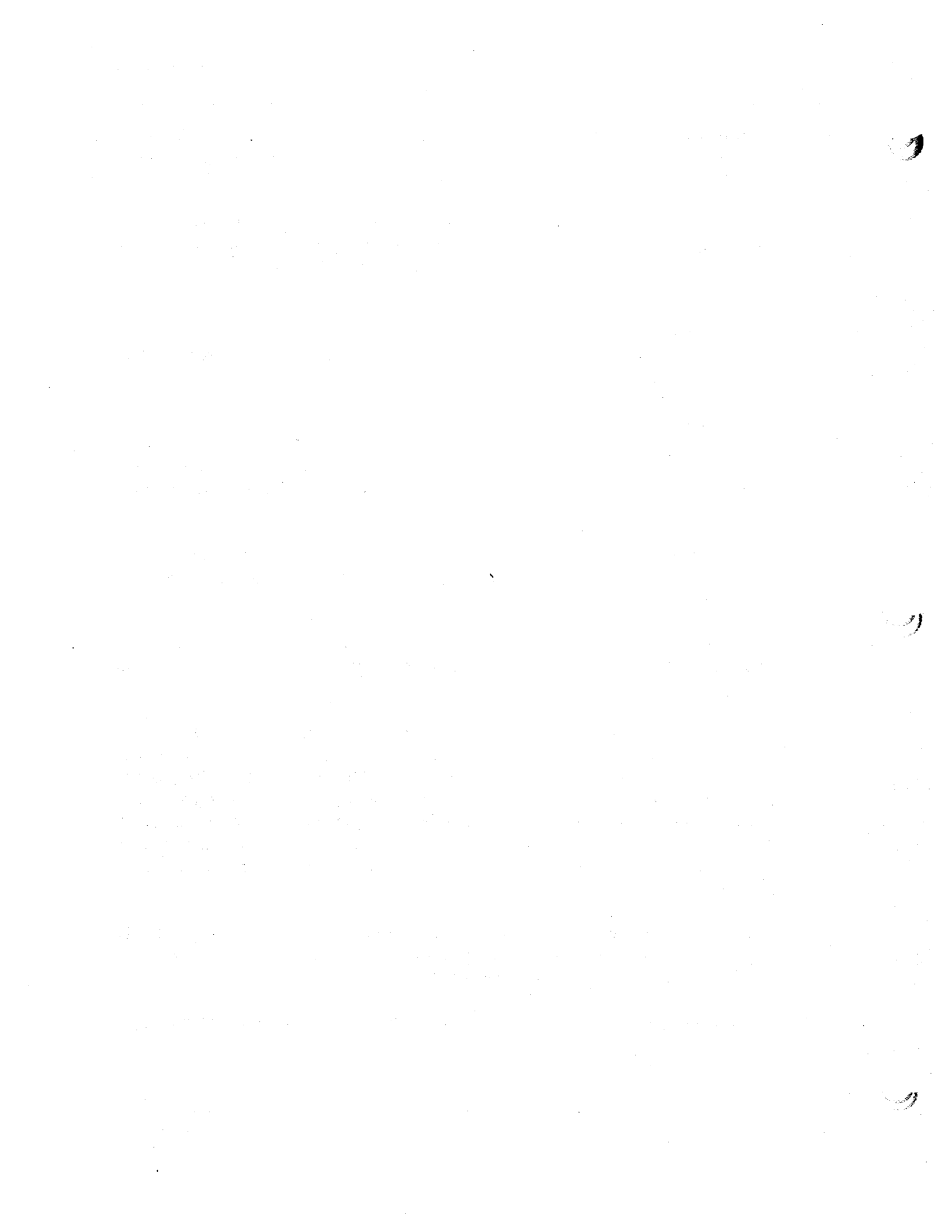
Special treatments, including land use transition and buffering areas, will be provided between certain planning areas, as identified in the *Planning Area Development Standards* (Section III.B) to lessen potential impacts between land uses. Particular attention is given to residential areas that are adjacent to schools, parks, commercial sites, open space and the existing golf course.

Detailed landscaping information is provided in the *Design Guidelines* section (Section IV) of this Specific Plan.

b. LANDSCAPING PLAN DEVELOPMENT STANDARDS

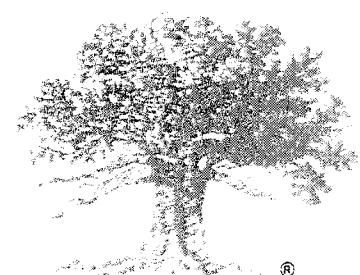
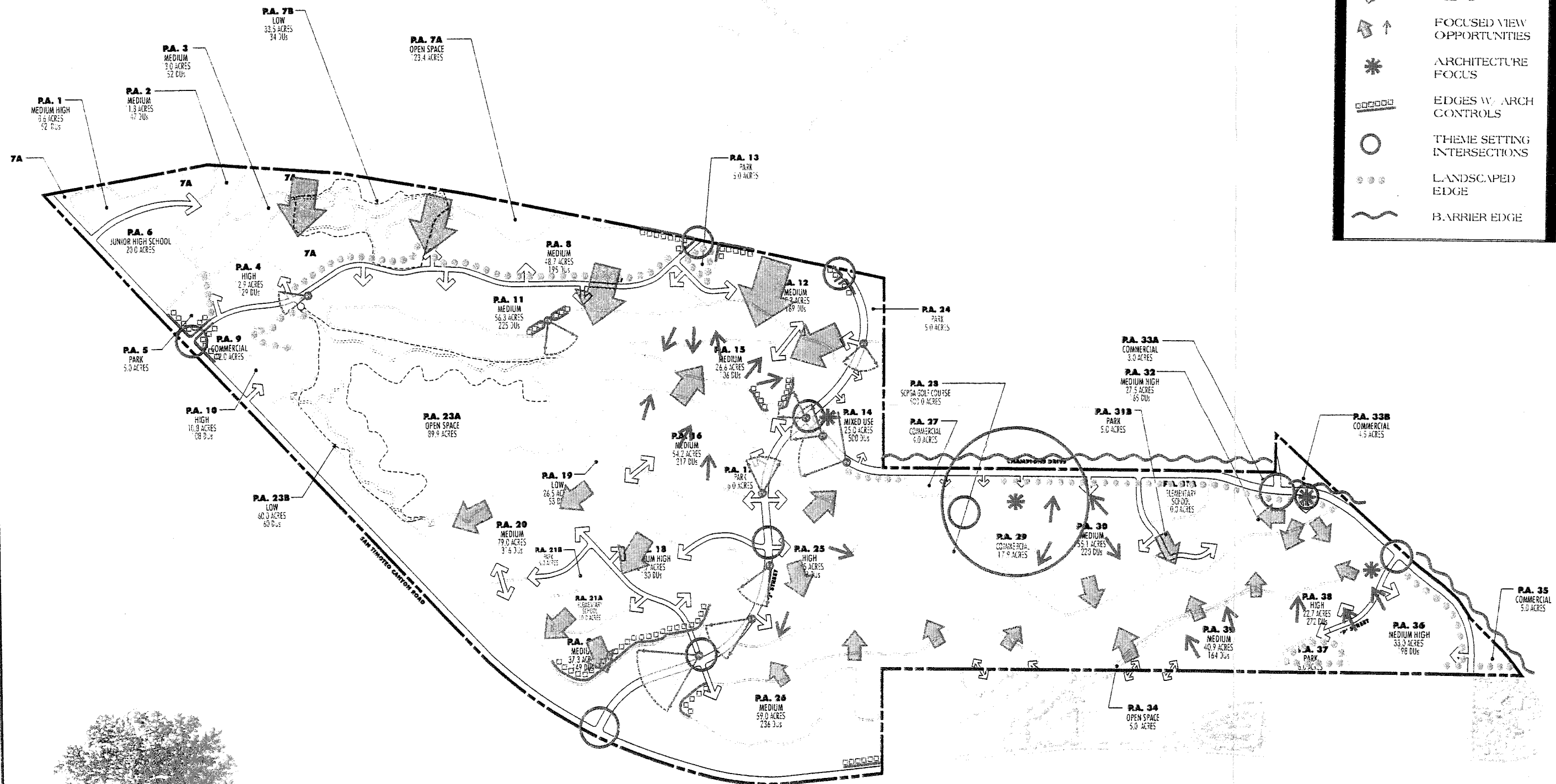
- 1) All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified and licensed landscape architect for review by County staff and applicable decision-making agencies.
- 2) Project entries shall be designed with landscaping and architectural treatments that project a high quality image for the community development.
- 3) The landscaping design for the project site shall include trees, shrubs, and ground cover compatible with existing natural vegetation where feasible.
- 4) Special treatment areas shall be designed to provide definition to certain planning areas, as identified in Section III.B, *Planning Area Development Standards*.
- 5) Major entrance roads into Oak Valley SP #318 shall have entry monumentation and landscape shoulders to define the project's design concept. The introductory landscape theme shall include elements such as tree clustering to reinforce the project theme and character.

- 6) Planted raised medians, according to Ordinance No. 461, Standard No. 113, may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the County Transportation Department.
- 7) Prior to approval of any final subdivision map, improvement plans for the respective landscaped areas shall be submitted to the County Planning Department for approval. The improvement plans shall include but not be limited to the following:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect
 - A Landscaping Plan with seed mixes for mulching and staking methods; locations, types, size and quantity of plants.
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
- 8) Prior to approval of any final subdivision map, plans to mitigate an environmental impact for the stage of development shall be submitted to the County Planning Department for approval.
- 9) The applicant and/or master developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.
- 10) At the time of recordation of any final subdivision which contains a common open space area, the applicant and/or developer shall convey such areas to the appropriate maintenance agency.
- 11) The landscaping plan shall reflect the following water conservation methods, whenever feasible: landscape with plants that require minimal amounts of water, group plants of similar water use to reduce over-irrigation of low water using plants; use mulch extensively, because mulch applied on top of soil will improve the water holding capacity of the soil by reducing evaporation and soil compaction; and install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- 12) The project applicant and/or developer shall comply with the planting, irrigation, implementation, and model home requirements set forth by Ordinance No. 348.3446, Article XIXf, Water-Efficient Landscape Requirements.
- 13) For additional landscape development standards, please refer to, *Landscape Guidelines*.



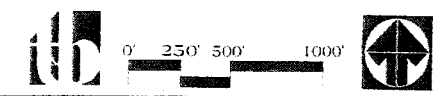
LEGEND

	EXPANDED VIEWS
	FOCUSED VIEW OPPORTUNITIES
	ARCHITECTURE FOCUS
	EDGES W/ ARCH CONTROLS
	THEME SETTING INTERSECTIONS
	LANDSCAPED EDGE
	BARRIER EDGE



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN
 RIVERSIDE COUNTY, CALIFORNIA

**Figure 3A-9
 COMMUNITY STRUCTURE PLAN**



January, 2001

10. Comprehensive Maintenance Plan

Successful operation of maintenance districts and associations are important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for public roadways will be maintained by the County through the Transportation Department. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, a County Service Area (CSA), Beaumont-Cherry Valley Recreation and Park District, Community Service District (CSD), and/or similar maintenance mechanisms. Final decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with appropriate agencies. (See Table III.A-5, *Maintenance Plan*, for a summary of maintenance responsibilities.)

a. MASTER HOMEOWNERS' ASSOCIATION

A Master Homeowner's Association is anticipated to maintain parkway areas outside of the right-of-way. Common areas identified in the Specific Plan may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems and landscape areas. Areas of responsibility may include open space, project signage, private recreation facilities, and landscape areas located along the project roadways.

b. RESIDENTIAL NEIGHBORHOOD ASSOCIATIONS

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, common open space areas and potential private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

c. OPEN SPACE AND PARKS

Any open space or park areas not directly associated with a particular neighborhood will be the responsibility of a County Service Area (CSA), Beaumont-Cherry Valley Recreation and Park District, or a similar public/quasi-public agency for maintenance.

d. PROJECT ROADWAYS/CLASS II BIKE LANES

All public project roadways, private streets and bike paths will be designed and constructed to standards acceptable to the County. All public roadways will be entered into the Riverside County system of roads for operation and maintenance as approved by the Board of Supervisors.

e. SCHOOLS

It is anticipated that maintenance responsibilities for the three school sites will be the responsibility of the Beaumont Unified School District.

**TABLE III.A-5
MAINTENANCE PLAN**

	HOMEOWNERS' ASSOCIATION	BEAUMONT CHERRY VALLEY RECREATION & PARK DISTRICT, A (NSA, OR OTHER PUBLIC OR QUASI-PUBLIC AGENCY)	RIVERSIDE COUNTY	OTHER SERVICE ENTITY	SCHOOL DISTRICT
Common Open Space	✓	✓			
Landscape Parkways	✓	✓			
Parks		✓			
Private Recreation Facilities/Drainage System	✓		✓	✓	
Project Signage	✓	✓	✓		
Public Sewer/Water				✓	
School Sites					✓
Sidewalks and Hardscape		✓	✓		
Storm Drains	✓		✓		
Street Lighting		✓	✓		
Streets (Private)	✓		✓		
Streets (Public)			✓		

III. SPECIFIC PLAN

B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for Oak Valley SP #318 have been established at three levels: *Development Plans and Standards* which were addressed in Section III.A; *Design Guidelines*, which are provided in Section IV; and *Planning Area Development Standards*, to which this section is devoted.

Planning areas were formed on the basis of logical, separate units of development. Criteria considered in this process included the following: uniformity of use as it pertains to zoning, relationship to adjoining product, and relationship to surrounding topography.

The planning area graphics for this section were derived from Figure 3A-1, *Specific Land Use Plan*. Table III.B-1, *Planning Area Land Use Summary*, describes the specific uses planned for each planning area. The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV, *Design Guidelines*, it is anticipated that actual lotting will not be determined until the tract map stage.

A Specific Plan Zoning Ordinance has been prepared and is contained in Section III.C. within this Specific Plan document. The zoning provisions within the ordinance establish use restrictions for each planning area. The zoning provisions should be used in conjunction with the planning standards for each respective planning area.

**TABLE III.B-1
PLANNING AREA LAND USE SUMMARY**

Planning Area	Land Use	Acreeage	Density Range	Target Density	Dwelling Units
1	Medium High Density Residential	8.6	5-8 du/ac	6.0	52
2	Medium Density Residential	11.8	2-5 du/ac	4.0	47
3	Medium Density Residential	13.0	2-5 du/ac	4.0	52
4	High Density Residential	12.9	8-12 du/ac	10.0	129
5	Park	5.0	---	---	---
6	Junior High School	20.0	---	---	---
7A	Open Space	123.4	---	---	---
7B	Low Density Residential	33.5	0.2-2 du/ac	1.0	34
8	Medium Density Residential	48.7	2-5 du/ac	4.0	195
9	Neighborhood Commercial	12.0	---	---	---
10	High Density Residential	10.8	8-12 du/ac	10.0	108
11	Medium Density Residential	56.3	2-5 du/ac	4.0	225
12	Medium Density Residential	42.2	2-5 du/ac	4.0	169
13	Park	5.0	---	---	---
14	Mixed Use	25.0	12-20 du/ac	20.0	500
15	Medium Density Residential	26.6	2-5 du/ac	4.0	106
16	Medium Density Residential	54.2	2-5 du/ac	4.0	217
17	Park	6.0	---	---	---
18	Medium High Density Residential	21.7	5-8 du/ac	6.0	130
19	Low Density Residential	26.5	0.2-2 du/ac	2.0	53
20	Medium Density Residential	79.0	2-5 du/ac	4.0	316
21A	Elementary School	10.0	---	---	---
21B	Park	6.0	---	---	---

Planning Area	Land Use	Acreage	Density Range	Target Density	Dwelling Units
22	Medium Density Residential	37.3	2-5 du/ac	4.0	149
23A	Open Space	89.9	---	---	---
23B	Low Density Residential	60.0	0.2-2 du/ac	1.0	60
24	Park	5.0	---	---	---
25	High Density Residential	46.5	8-12 du/ac	12.0	558
26	Medium Density Residential	59.0	2-5 du/ac	4.0	236
27	Neighborhood Commercial	4.0	---	---	---
28	Golf Course	500.0	---	---	---
29	Community Commercial	17.9	---	---	---
30	Medium Density Residential	55.1	2-5 du/ac	4.0	220
31A	Elementary School	10.0	---	---	---
31B	Park	5.0	---	---	---
32	Medium High Density Residential	27.5	5-8 du/ac	6.0	165
33A	Community Commercial	3.0	---	---	---
33B	Community Commercial	4.5	---	---	---
34	Open Space	5.0	---	---	---
35	Community Commercial	5.0	---	---	---
36	Medium High Density Residential	33.0	5-8 du/ac	6.0	198
37	Park	6.0	---	---	---
38	High Density Residential	22.7	8-12 du/ac	12.0	272
39	Medium Density Residential	40.9	2-5 du/ac	4.0	164
Subtotal		1695.5			
--	Roads	52.4			
Total		1747.9	---	2.5	4,355

1. Planning Area 1: Medium High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 1, as depicted in Figure 3B-1, provides for development of 8.6 acres of medium high density residential homes with a maximum of 52 dwelling units at an average target density 6.0 du/ac within the density range of 5-8 du/ac. Minimum lot sizes within this Planning Area shall be four thousand (4,000) square feet. The Planning Area will utilize traditional smaller lot layouts serving entry and family level markets with detached single family residential products. The product will also appeal to empty nesters and retired couples.

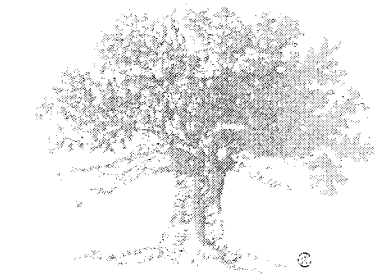
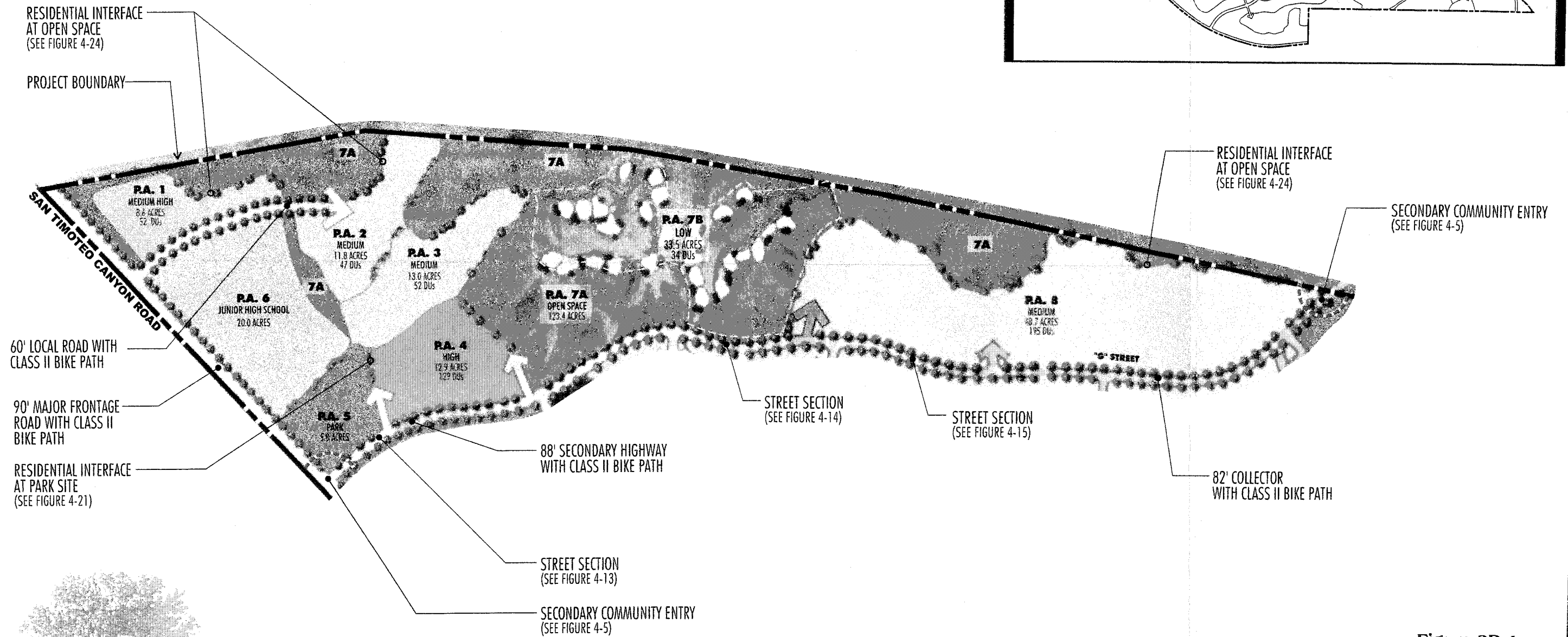
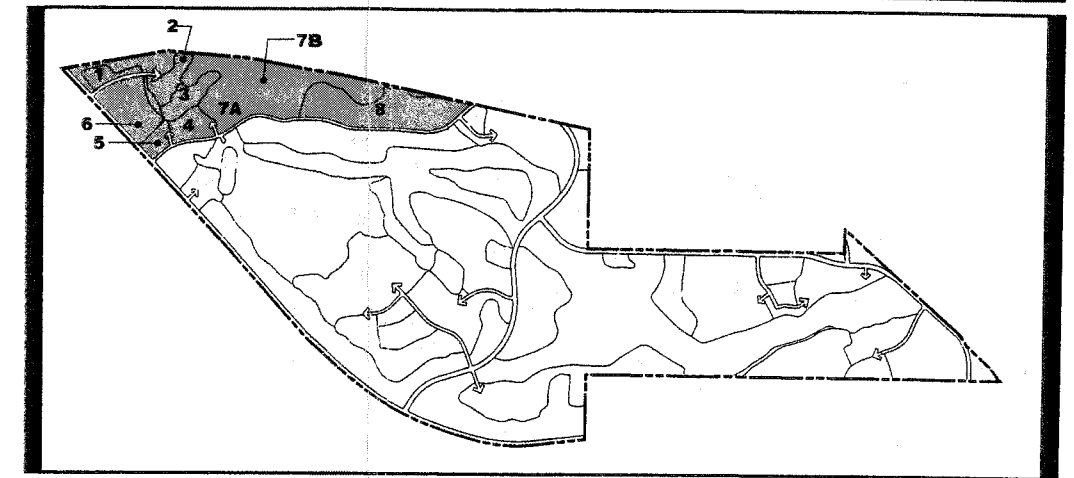
b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 1 shall be provided from San Timoteo Canyon Road and an interior local road.
- 2) Planning Area 1 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 7A and the residential uses in Planning Area 1.
- 4) A solid wall shall be constructed along San Timoteo Canyon Road and the local interior access road as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 5) Class II bike paths will be provided along the local access road and San Timoteo Canyon Road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 6) A regional multi-purpose trail will run parallel to San Timoteo Canyon Road.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

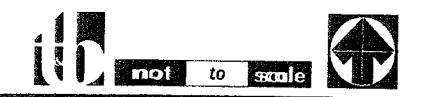
KEY MAP



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 3B-1
PLANNING AREAS
1, 2, 3, 4, 5,
6, 7A, 7B, & 8**



January, 2001

8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

2. Planning Area 2: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 2, as depicted in Figure 3B-1, provides for development of 11.8 acres of medium density residential homes with a maximum of 47 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Minimum lot sizes within this Planning Area shall be five thousand (5,000) square feet. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 2 shall be provided from an interior local road via San Timoteo Canyon Road.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 7A and the residential uses in Planning Area 2.
- 3) A solid wall shall be constructed along the local interior access road as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 4) Class II bike paths will be provided along the local access road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

3. Planning Area 3: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 3, as depicted in Figure 3B-1, provides for development of 13.0 acres of medium density residential homes with a maximum of 52 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Minimum lot sizes within this Planning Area shall be five thousand (5,000) square feet. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 3 shall be provided from an interior local road.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 7A and the residential uses in Planning Area 3.
- 3) A view fence or wall shall be constructed along the interior access road as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 4) Class II bike paths will be provided along the local access road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

4. Planning Area 4: High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 4, as depicted in Figure 3B-1, provides for development of 12.9 acres of high density residential homes with a maximum of 129 dwelling units at an average target density 10.0 du/ac within the density range of 8-12 du/ac. The Planning Area may include cottages homes, townhomes and/or attached housing. If this Planning Area is developed with a small lot subdivision, the minimum lot size shall be three thousand eight hundred (3,800) square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 4 shall be provided from "G" Street and an interior local road.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 7A and the residential uses in Planning Area 4.
- 3) A view fence or wall shall be constructed along "G" Street as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 4) Class II bike paths will be provided along "G" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.3: Circulation Plan

III.A.9: Landscaping Plan

III.A.4: Drainage Plan

III.A.10: Comprehensive Maintenance Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

5. Planning Area 5: Park**a. DESCRIPTIVE SUMMARY**

This 5.0-acre park is located at the intersection of San Timoteo Road and "G" Street (Figure 3B-1). It is intended to serve the entire Oak Valley SP# 318 community. The park will include active and passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-28 is a conceptual design of the park site.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 5 shall be provided from San Timoteo Canyon Road and "G" Street.
- 2) Planning Area 5 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A Secondary Community Entry statement, as shown on Figure 4-5, is planned at the intersection of San Timoteo Canyon Road and "G" Street.
- 4) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 5 and the residential uses in Planning Areas 3 and 4.
- 5) A roadway landscape treatment, as shown on Figure 4-13, *G Street at PA 9-Park Site*, is planned along "G" Street.
- 6) The land shall be dedicated in lieu of fees and the park shall be designed prior to the issuance of the 150th residential building permit in Planning Areas 1 through 4 and/or 10. It shall be constructed and fully operational prior to the issuance of the 300th residential occupancy permit in Planning Areas 1 through 4 and/or 10, or as determined by the Beaumont-Cherry Valley Recreation and Park District. The park will include active or passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District.
- 7) Class II bike paths will be provided along the local access road and San Timoteo Canyon Road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 8) A regional multi-purpose trail will run parallel to San Timoteo Canyon Road.

- 9) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 10) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

6. Planning Area 6: Junior High School**a. DESCRIPTIVE SUMMARY**

Planning Area 6, as depicted in Figure 3B-1 and Figure 4-28, provides for development of 20.0 acres devoted to a junior high school site. If the Beaumont Unified School District should decline to acquire this site for development with a junior high school, then the project proponent reserves the right to develop this site with medium density residential uses at a target density of 4 du/ac and with minimum lot sizes of five thousand (5,000) square feet as long as the maximum number of dwelling units within the Specific Plan is not exceeded.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 6 shall be provided from "G" Street and an interior local road.
- 2) Planning Area 6 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) The junior high school will likely be constructed by the School District to their standards and those requirements of the County, in addition to Specific Plan Standards.
- 4) If the school district does not elect to acquire all or a portion of Planning Area 6 for school purposes, then this Planning Area has the option to build single family residential units with a target density of 4.0 du/ac.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

7. Planning Area 7A: Open Space**a. DESCRIPTIVE SUMMARY**

Planning Area 7A, as depicted in Figure 3B-1, provides for 123.4 acres to be dedicated as natural open space.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between natural open space uses in Planning Area 7A and the adjacent residential uses in Planning Areas 1, 2, 3, 4, 7B and 8.
- 2) A roadway landscape treatment, as shown on Figures 4-14, *G Street at Normal Condition* and 4-15, *G Street with Sloped Median*, is planned along "G" Street.
- 3) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 4) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

8. Planning Area 7B: Low Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 7B, as depicted in Figure 3B-1, provides for development of 33.5 acres devoted to low density residential uses. A maximum of 34 dwelling units are planned at a target density of 1.0 du/ac. The pad sizes will be designed for a minimum of 10,000 square feet within the density range of 0.2-2 du/ac. This area is envisioned for single family residential in a non-traditional custom estate-like layout to accommodate environmental and topographic resources.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 7B shall be provided from "G" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between natural open space uses in Planning Area 7A and the adjacent residential uses in Planning Area 7B.
- 3) A roadway landscape treatment, as shown on Figure 4-14, *G Street at Normal Condition*, is planned along "G" Street.
- 4) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 5) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

9. Planning Area 8: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 8, as depicted in Figure 3B-1, provides for development of 48.7 acres of medium density residential homes with a maximum of 195 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Lot sizes shall be a minimum of five thousand five hundred (5,500) square feet. In order to provide housing diversity and a range of affordability, two housing products are required in approximately the percentages listed for Planning Area 8 on 5,500 (not more than sixty percent) and 8,000 (not less than forty percent) square foot minimum lots. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 8 shall be provided from "G" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 7A and the residential uses in Planning Area 8.
- 3) A roadway landscape treatment, as shown on Figure 4-15, *G Street at Sloped Median*, is planned along "G" Street.
- 4) A view fence or wall shall be constructed along the "G" Street as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 5) Class II bike paths will be provided along the "G" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

7) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

10. Planning Area 9: Neighborhood Commercial

a. DESCRIPTIVE SUMMARY

Planning Area 9, as depicted in Figure 3B-2, provides for development of 12.0 acres for commercial uses. Located at the southeast intersection of San Timoteo Canyon Road and "G" Street, the uses envisioned for these areas are intended to be neighborhood level such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.

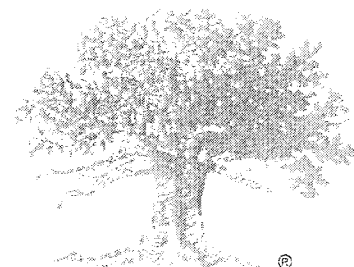
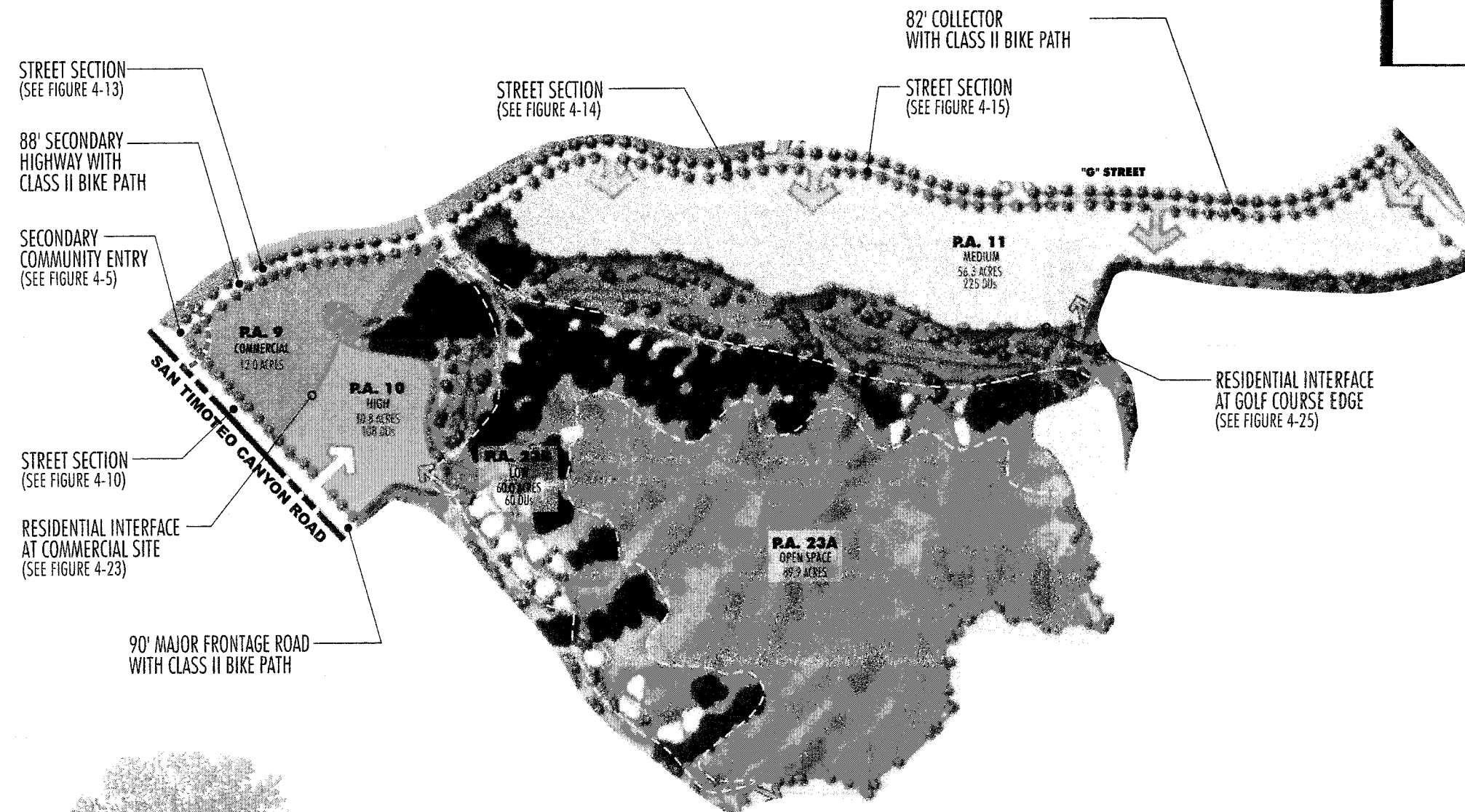
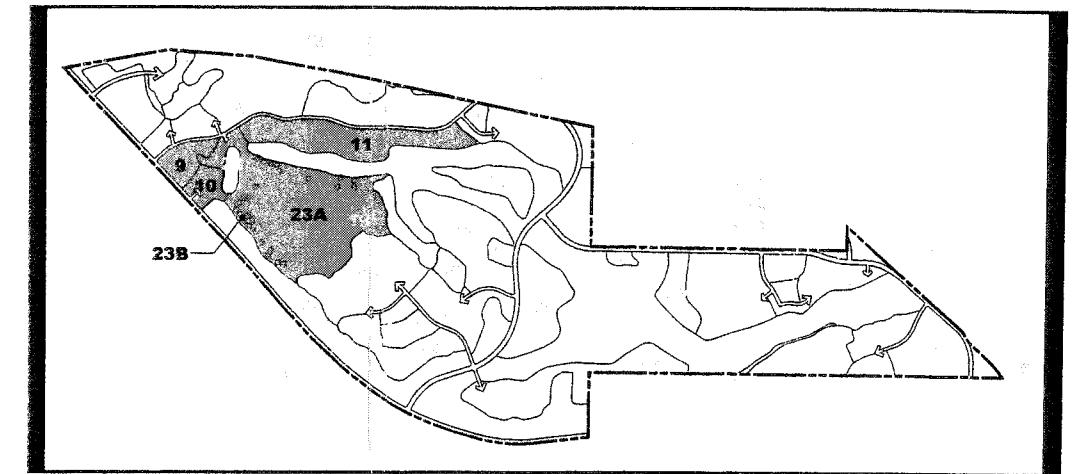
b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 9 shall be provided from San Timoteo Canyon Road and "G" Street.
- 2) Planning Area 9 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A Secondary Community Entry statement, as shown on Figure 4-5, is planned at the intersection of San Timoteo Canyon Road and "G" Street.
- 3) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 9 and the adjacent residential in Planning Area 10.
- 4) A roadway landscape treatment, as shown on Figure 4-13, *G Street at PA 9-Park Site*, is planned along "G" Street.
- 5) A roadway landscape treatment, as shown on Figure 4-10, *San Timoteo Canyon Road at Residential-Commercial Edge*, is planned along San Timoteo Canyon Road.
- 6) A plot plan application will be required as part of the processing procedure for this commercial site.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

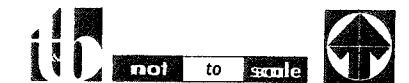
KEY MAP



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 3B-2
PLANNING AREAS
9, 10, 11, 23A & 23B**



January, 2001

8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

11. Planning Area 10: High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 10, as depicted in Figure 3B-2, provides for development of 10.8 acres of high density residential homes with a maximum of 108 dwelling units at an average target density 10.0 du/ac within the density range of 8-12 du/ac. The Planning Area may include cottages homes, townhomes and/or attached housing. If this Planning Area is developed with a small lot subdivision, the minimum lot size shall be three thousand eight hundred (3,800) square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 10 shall be provided from San Timoteo Canyon Road.
- 2) Planning Area 10 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between natural open space uses in Planning Area 23A and the adjacent residential uses in Planning Area 10.
- 4) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 9 and the adjacent residential in Planning Area 10.
- 5) A roadway landscape treatment, as shown on Figure 4-10, *San Timoteo Canyon Road at Residential-Commercial Edge*, is planned along San Timoteo Canyon Road.
- 6) Class II bike paths will be provided along San Timoteo Canyon Road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 7) A regional multi-purpose trail will run parallel to San Timoteo Canyon Road.
- 8) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

- 9) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

13. Planning Area 11: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 11, as depicted in Figure 3B-2, provides for development of 56.3 acres of medium density residential homes with a maximum of 225 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Lot sizes shall be a minimum of six thousand (6,000) square feet. In order to provide housing diversity and a range of affordability, two housing products are required in approximately the percentages listed for Planning Area 11 on 6,000 (not more than sixty percent) and 7,000 (not less than forty percent) square foot minimum lots. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 11 shall be provided from "G" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 23A and the residential uses in Planning Area 11.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 11.
- 4) A roadway landscape treatment, as shown on Figures 4-15, *G Street at Sloped Median*, is planned along "G" Street.
- 5) A solid wall shall be constructed along the "G" Street as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 6) Class II bike paths will be provided along the "G" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

13. Planning Area 12: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 12, as depicted in Figure 3B-3, provides for development of 42.2 acres of medium density residential homes with a maximum of 169 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Lot sizes shall be a minimum of five thousand (5,000) square feet. In order to provide housing diversity and a range of affordability, two housing products are required in approximately the percentages listed for Planning Area 12 on 5,000 (not more than forty-five percent) and 6,000 (not less than fifty-five percent) square foot minimum lots. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

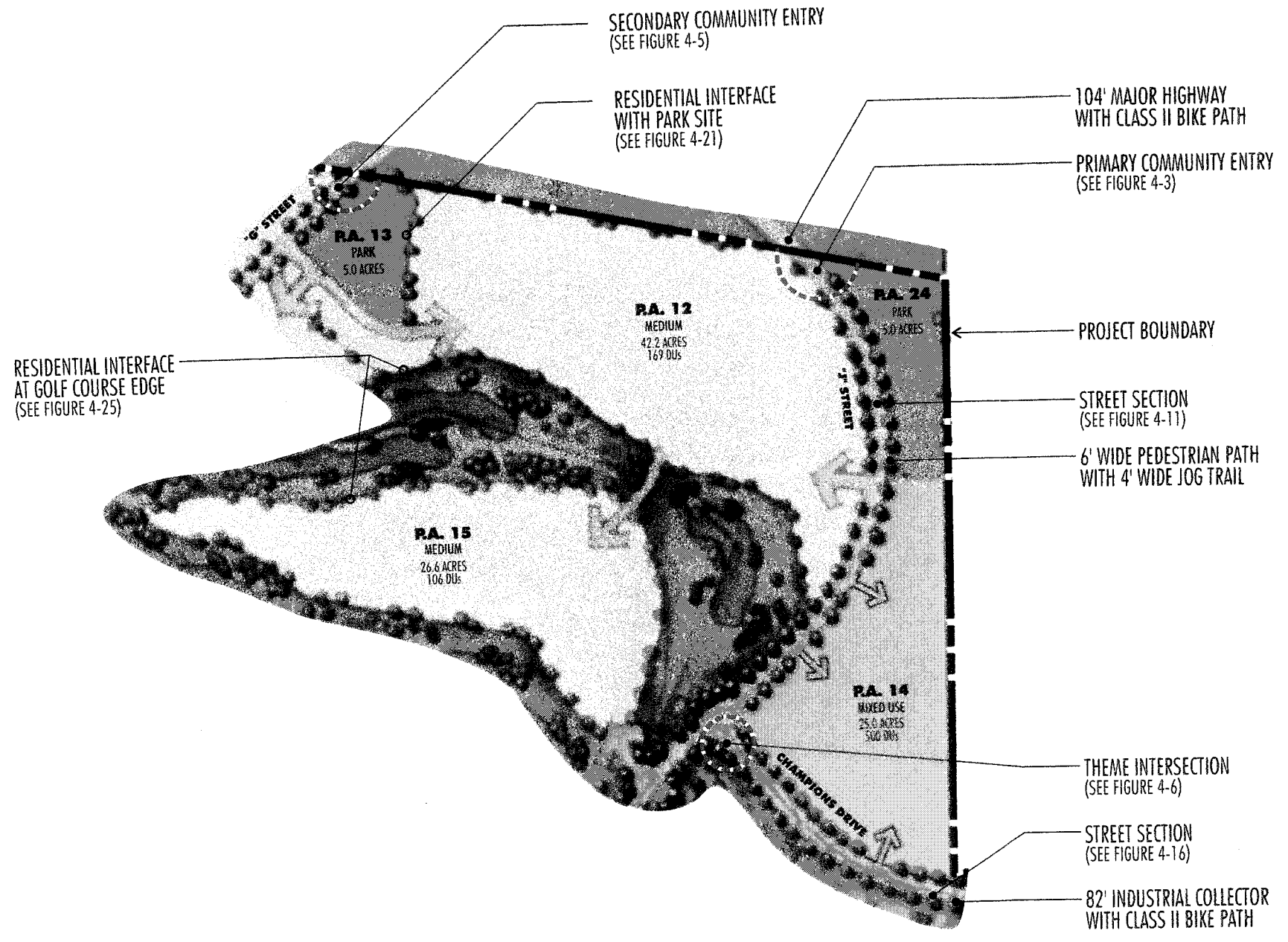
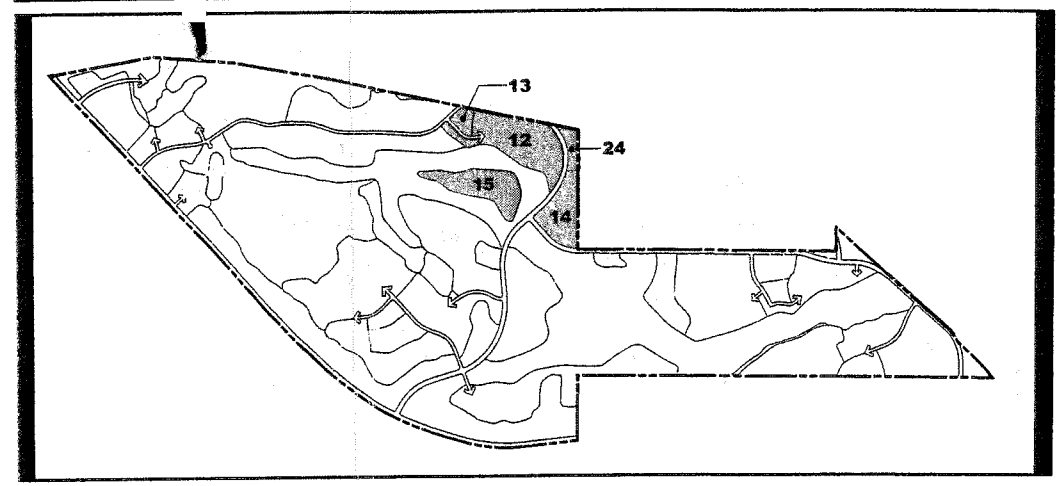
b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. __. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

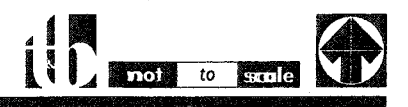
- 1) Access to Planning Area 12 shall be provided from "J" Street.
- 2) A Primary Community Entry statement, as shown on Figures 4-3 and 4-6, are planned at "J" Street and the project boundary and at the Theme Intersection of "J" Street with Champions Drive.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 13 and the residential uses in Planning Area 12.
- 4) A landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 12.
- 5) A solid wall shall be constructed along "J" Street as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 6) Class II bike paths will be provided along "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

KEY MAP



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318
 RIVERSIDE COUNTY, CALIFORNIA

**Figure 3B-3
 PLANNING AREAS
 12, 13, 14, 15 & 24**



January, 2001

8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

14. Planning Area 13: Park**a. DESCRIPTIVE SUMMARY**

This 5.0-acre park is located on "G" Street at the northern project boundary (Figure 3B-3). It is intended to serve the entire Oak Valley SP# 318. The park will include active and passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-29 is a conceptual design of the park site.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. __. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 13 shall be provided from "G" Street and a local road.
- 2) A Community Entry statement, as shown on Figure 4-5, is planned at "G" Street.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 13 and the residential uses in Planning Area 12.
- 4) The land shall be dedicated in lieu of fees and the park shall be designed prior to the issuance of the 150th residential building permit in Planning Areas 8 or 11. It shall be constructed and fully operational prior to the issuance of the 350th residential occupancy permit in Planning Areas 8 or 11, or as determined by the Beaumont-Cherry Valley Recreation and Park District. The park will include active or passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.3: Circulation Plan

III.A.9: Landscaping Plan

III.A.4: Drainage Plan

III.A.10: Comprehensive Maintenance Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

15. Planning Area 14: Mixed Use**a. DESCRIPTIVE SUMMARY**

Planning Area 14, as depicted in Figure 3B-3, provides for development of 25.0 acres of mixed use development which may include high density residential with a maximum of 500 dwelling units. The density range varies from 12-20 dwelling units per acre with a target density of 20 dwelling units per acre. The minimum lot area within this Planning Area shall be four thousand (4,000) square feet for detached single family dwellings within a small lot subdivision.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 14 shall be provided from "J" Street and Champions Drive.
- 2) A Primary Community Entry and Theme Intersection, as shown on Figures 4-6, are planned at the intersection of "J" Street with Champions Drive.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 24 and the mixed use uses in Planning Area 14.
- 4) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along "J" Street.
- 8) A roadway landscape treatment, as shown on Figures 4-11, *J Street (North of Champions)*, is planned along "J" Street.
- 9) Class II bike path will be provided along "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 10) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 11) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

16. Planning Area 15: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 15, as depicted in Figure 3B-3, provides for development of 26.6 acres of medium density residential homes with a maximum of 106 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Minimum lot sizes within this Planning Area shall be seven thousand (7,000) square feet. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 15 shall be provided from "J" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 15.
- 3) Class II bike paths will be provided along "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 4) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 5) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide

III.A.2: Specific Land Use Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.3: Circulation Plan

III.A.9: Landscaping Plan

III.A.4: Drainage Plan

III.A.10: Comprehensive Maintenance Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

17. Planning Area 16: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 16, as depicted in Figure 3B-4, provides for development of 54.2 acres of medium density residential homes with a maximum of 217 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Lot sizes shall be a minimum of six thousand (6,000) square feet. In order to provide housing diversity and a range of affordability, two housing products are required in approximately the percentages listed for Planning Area 16 on 6,000 (not more than fifty-one percent) and 7,000 (not less than forty-nine percent) square foot minimum lots. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 16 shall be provided from "J" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 16.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 17 and the residential uses in Planning Area 16.
- 4) Class II bike paths will be provided along "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to support effective decision-making.

3. The third part of the document focuses on the role of technology in data management and analysis. It discusses how modern software solutions can streamline data collection, storage, and reporting, thereby improving efficiency and accuracy.

4. The fourth part of the document addresses the challenges associated with data management, such as data quality, security, and integration. It provides strategies to overcome these challenges and ensure that the data is reliable and secure.

5. The fifth part of the document discusses the importance of data governance and the role of various stakeholders in ensuring that data is used responsibly and in compliance with relevant regulations and standards.

6. The sixth part of the document explores the future of data management, including emerging trends such as artificial intelligence, machine learning, and cloud computing, and how they will impact the way data is collected and analyzed.

7. The seventh part of the document provides a summary of the key points discussed and offers recommendations for organizations looking to optimize their data management practices.

8. The eighth part of the document includes a list of references and resources for further reading on the topics discussed in the document.

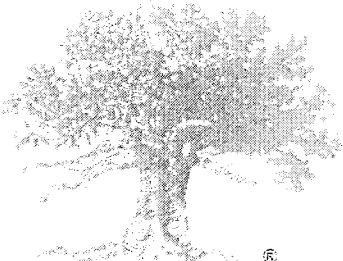
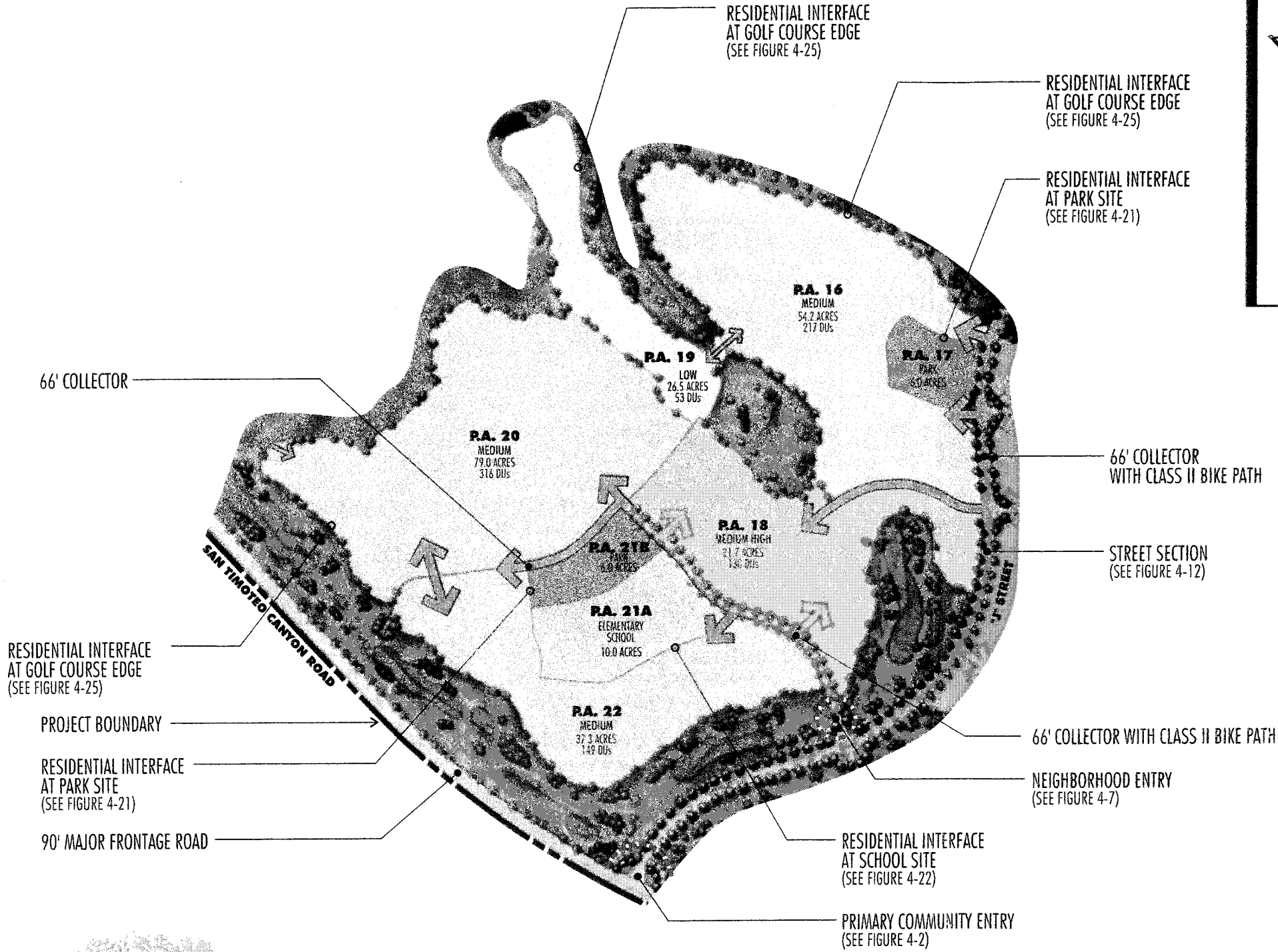
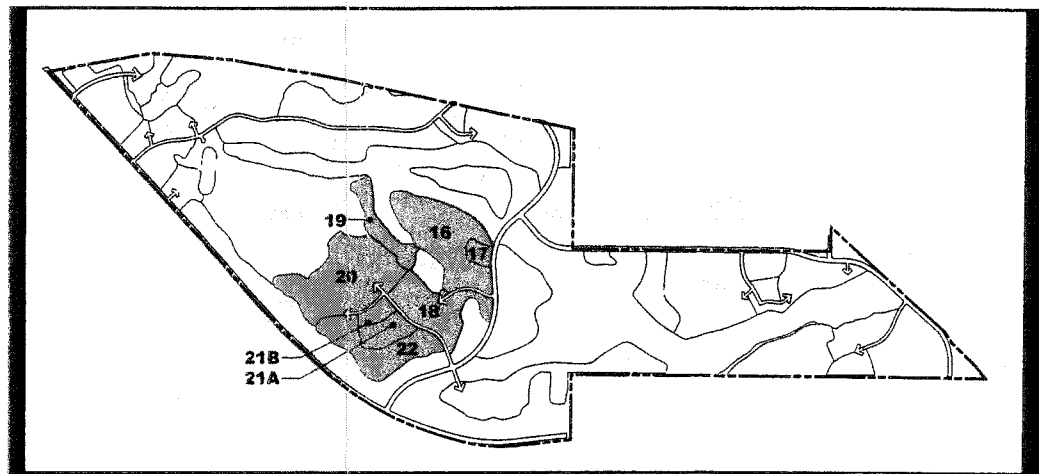
9. The ninth part of the document contains a glossary of key terms and definitions used throughout the document to ensure clarity and consistency.

10. The tenth part of the document provides a conclusion and a call to action, encouraging organizations to embrace data-driven decision-making and to continuously improve their data management practices.

11. The eleventh part of the document includes a list of appendices and supplementary materials that provide additional information and data related to the main text.

12. The twelfth part of the document contains a list of contact information for the authors and other relevant parties.

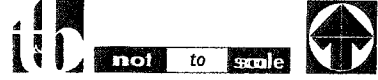
KEY MAP



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

Figure 3B-4
PLANNING AREAS
16, 17, 18, 19, 20, 21A, 21B & 22



January, 2001

18. Planning Area 17: Park**a. DESCRIPTIVE SUMMARY**

This 6.0-acre park is located along "J" Street south of Champions Drive (Figure 3B-4). It is intended to serve the entire Oak Valley SP# 318 community. The park will include active and passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-30 is a conceptual design of the park site.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 17 shall be provided from a local interior road off of "J" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 17 and the residential uses in Planning Area 16.
- 3) Class II bike paths will be provided along "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 4) The land shall be dedicated in lieu of fees and the park shall be designed prior to the issuance of the 150th residential building permit in Planning Areas 16, 25 and/or 26. It shall be constructed and fully operational prior to the issuance of the 350th residential occupancy permit in Planning Areas 16, 25 and 26, or as determined by the Beaumont-Cherry Valley Recreation and Park District. The park will include active or passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

19. Planning Area 18: Medium High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 18, as depicted in Figure 3B-4, provides for development of 21.7 acres of medium high density residential homes with a maximum of 130 dwelling units at an average target density 6.0 du/ac within the density range of 5-8 du/ac. Minimum lot sizes within this Planning Area shall be five thousand (5,000) square feet. The Planning Area will utilize traditional smaller lot layouts serving entry and family level markets with detached single family residential products. The product will also appeal to empty nesters and retired couples.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 18 shall be provided from a local interior road off of "J" Street and an interior collector.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 18.
- 3) Class II bike paths will be provided along "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 4) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 5) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

20. Planning Area 19: Low Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 19, as depicted in Figure 3B-4, provides for development of 26.5 acres of low density residential homes with a maximum of 53 dwelling units at an average target density 2.0 du/ac within the density range of 0.2-2 du/ac. Minimum lot sizes within this Planning Area shall be eight thousand (8,000) square feet. The Planning Area will utilize traditional and semi-custom estate lot layouts.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. __. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 19 shall be provided from a local road off of "J" Street and an interior collector via Planning Areas 16 and 20.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 19.
- 3) An optional open fence or wall may be constructed along the between Planning Areas 19 and 28 as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 4) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 5) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

21. Planning Area 20: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 20, as depicted in Figure 3B-4, provides for development of 79.0 acres of medium density residential homes with a maximum of 316 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Lot sizes shall be a minimum of four thousand (4,000) square feet. In order to provide housing diversity and a range of affordability, three housing products are required in approximately the percentages listed for Planning Area 20 on 4,000 (not more than forty-five percent), 5,000 (not more than twenty-five percent) and 6,000 (not less than thirty percent) square foot minimum lots. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 20 shall be provided via an interior collector off "J" Street.
- 2) Planning Area 20 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 20.
- 4) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 23A and the residential uses in Planning Area 20.
- 5) Class II bike paths will be provided along the interior collector road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 6) A solid wall shall be constructed along the local interior access road as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

- 8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

22. Planning Area 21A: Elementary School**a. DESCRIPTIVE SUMMARY**

Planning Area 21A, as depicted in Figure 3B-4 and Figure 4-31, provides for development of 10.0 acres devoted to an elementary school site. If the Beaumont Unified School District should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses at a target density of 4 du/ac and with minimum lot sizes of five thousand (5,000) square feet as long as the maximum number of dwelling units within the Specific Plan is not exceeded.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 21A shall be provided from a interior collector road via "J" Street.
- 2) The elementary school will be constructed by the School District to their standards and those requirements of the County, in addition to Specific Plan Standards.
- 3) If the school district does not elect to acquire all or a portion of Planning Area 21A for school purposes, then the developer has the option to develop it as a medium density residential area at a target density of 4 du/ac.
- 4) A landscaped buffer/treatment, as shown in Figure 4-22, *Residential Interface at School Site*, is planned to interface between the elementary school uses in Planning Area 21A and the adjacent residential uses in Planning Area 22.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

23. Planning Area 21B: Park**a. DESCRIPTIVE SUMMARY**

This 6.0-acre park is located adjacent to the proposed elementary school in Planning Area 21A (Figure 3B-4). It is intended to serve the entire Oak Valley SP# 318 community. The park will include active and passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-31 is a conceptual design of the park site.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 21B shall be provided from a interior collector road via "J" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 21B and the residential uses in Planning Area 22.
- 3) The land shall be dedicated and the park shall be designed prior to the issuance of the 150th residential building permit in Planning Areas 18, 19, 20 and/or 22. It shall be constructed and fully operational prior to the issuance of the 350th residential occupancy permit in Planning Areas 18, 19, 20 and 22, or as determined by the Beaumont-Cherry Valley Recreation and Park District. The park will include active or passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District.
- 4) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 5) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.3: Circulation Plan

III.A.9: Landscaping Plan

III.A.4: Drainage Plan

III.A.10: Comprehensive Maintenance Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

24. Planning Area 22: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 22, as depicted in Figure 3B-4, provides for development of 37.3 acres of medium density residential homes with a maximum of 149 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Minimum lot sizes within this Planning Area shall be five thousand five hundred (5,500) square feet. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 22 shall be provided via an interior collector and local road off "J" Street.
- 2) Planning Area 22 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 22.
- 4) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 21B and the residential uses in Planning Area 22.
- 5) Class II bike paths will be provided along the interior collector road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 6) A solid wall shall be constructed along the interior collector road as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

25. Planning Area 23A: Open Space**a. DESCRIPTIVE SUMMARY**

Planning Area 23A, as depicted in Figure 3B-2, provides for 89.9 acres to be dedicated as natural open space.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 23A shall be provided from a local road off of "G" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent natural open space uses in Planning Area 23A and the golf course in Planning Areas 28.
- 3) An optional open fence, wall or combination fence/wall may be constructed along the between Planning Areas 23B and 28 as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 4) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 5) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

26. Planning Area 23B: Low Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 23B, as depicted in Figure 3B-2, provides for development of 60.0 acres devoted to low density residential uses. A maximum of 60 dwelling units are planned at a target density of 1.0 du/ac. The pad sizes will be designed for a minimum of 10,000 square feet within the density range of 0.2-2 du/ac. This area is envisioned for single family residential in a non-traditional custom estate-like layout to accommodate environmental and topographic resources.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 23B shall be provided from a local road off of "G" Street.
- 2) Planning Area 23B shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 23B.
- 6) An optional open fence, wall or combination fence/wall may be constructed along the between Planning Areas 23B and 28 as depicted on Figure 4-26, *Community Wall and Fencing Plan*.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.3: Circulation Plan

III.A.9: Landscaping Plan

III.A.4: Drainage Plan

III.A.10: Comprehensive Maintenance Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

27. Planning Area 24: Park**a. DESCRIPTIVE SUMMARY**

This 5.0-acre park is located at "J" Street and the northern project boundary (Figure 3B-3). It is intended to serve the entire Oak Valley SP# 318. The park will include active and passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-32 is a conceptual design of the park site.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 24 shall be provided from "J" Street.
- 2) A Primary Community Entry statement, as shown on Figure 4-3, is planned at "J" Street and the project boundary.
- 3) A roadway landscape treatment, as shown on Figure 4-11, *J Street (North of Champions)*, is planned along "J" Street.
- 4) The land shall be dedicated in lieu of fees and the park shall be designed prior to the issuance of the 150th residential building permit in Planning Areas 12, 14, and/or 15. It shall be constructed and fully operational prior to the issuance of the 350th residential occupancy permit in Planning Areas 12, 14 and 15, or as determined by the Beaumont-Cherry Valley Recreation and Park District. The park will include active or passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

28. Planning Area 25: High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 25, as depicted in Figure 3B-5, provides for development of 46.5 acres of high density residential homes with a maximum of 558 dwelling units at an average target density 12.0 du/ac within the density range of 8-12 du/ac. The Planning Area may include cottages homes, townhomes and/or attached housing. If this Planning Area is developed with a small lot subdivision, the minimum lot size shall be three thousand eight hundred (3,800) square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 25 shall be provided from "J" Street.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 25.
- 3) Class II bike paths will be provided along "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 4) A roadway landscape treatment, as shown on Figure 4-12, *J Street (Champions to San Timoteo)*, is planned along "J" Street.
- 9) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 10) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

THE UNIVERSITY OF CHICAGO

Department of Chemistry
5780 South Ellis Avenue
Chicago, Illinois 60637

Dear _____:

I am pleased to inform you that your application for admission to the Ph.D. program in Chemistry has been accepted. You will be joining a distinguished faculty and a vibrant community of scholars.

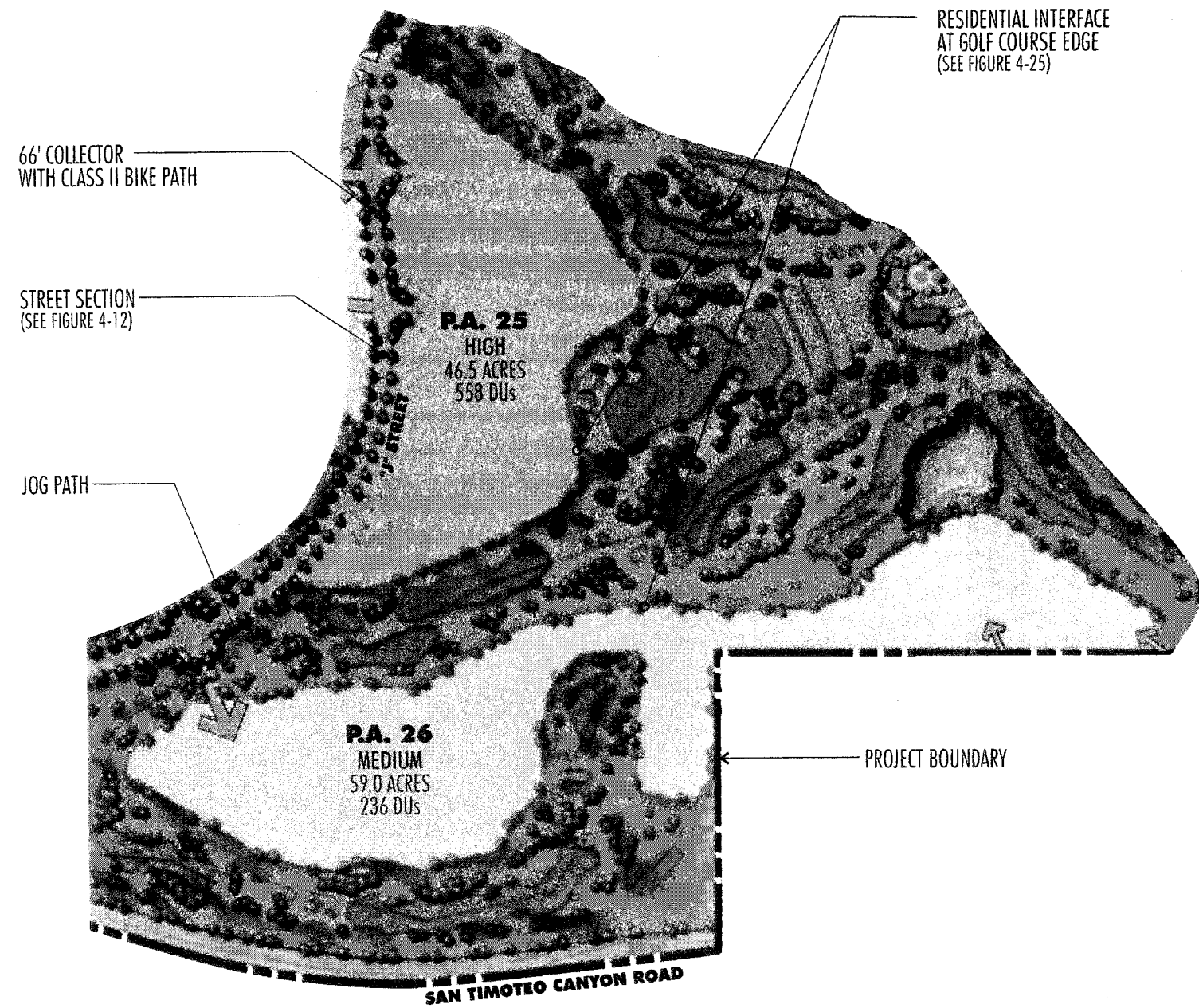
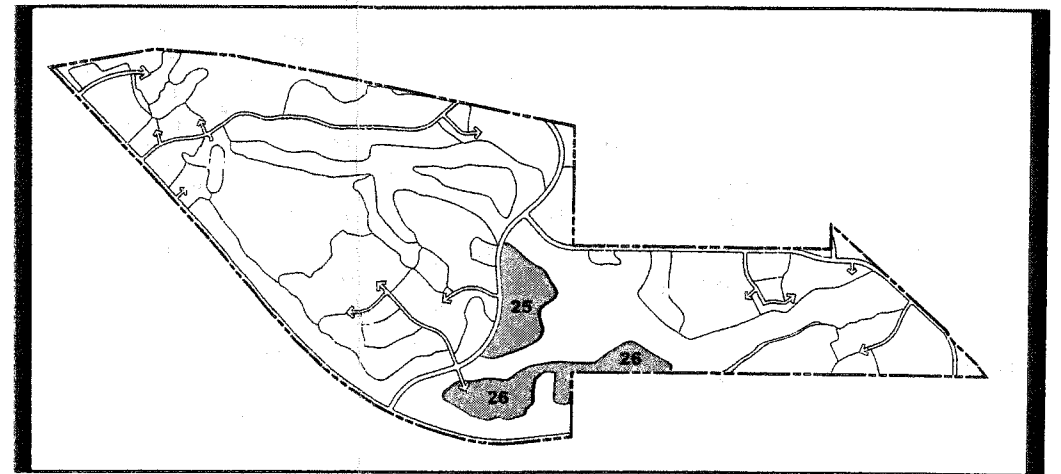
Your research interests in _____ align well with the ongoing work in our department. We are confident that you will make significant contributions to the field.

We are pleased to offer you a full scholarship to cover your tuition and living expenses. You will also receive a stipend to support your research and graduate studies.

Please contact the Graduate Admissions Office at _____ for more information and to complete the necessary paperwork. We look forward to welcoming you to the University of Chicago.

Sincerely,

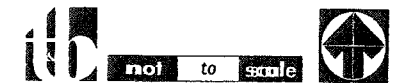
KEY MAP



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

Figure 3B-5
PLANNING AREAS
25 & 26



January, 2001

29. Planning Area 26: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 26, as depicted in Figure 3B-5, provides for development of 59.0 acres of medium density residential homes with a maximum of 236 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Minimum lot sizes within this Planning Area shall be eight thousand (8,000) square feet. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 26 shall be provided from "J" Street.
- 2) Planning Area 26 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 26.
- 4) Class II bike paths will be provided along the "J" Street to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) A roadway landscape treatment, as shown on Figure 4-12, *J Street (Champions to San Timoteo)*, is planned along "J" Street.
- 6) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

7) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

30. Planning Area 27: Neighborhood Commercial**a. DESCRIPTIVE SUMMARY**

Planning Area 27, as depicted in Figure 3B-6, provides for development of 4.0 acres for commercial uses. Located on Champions Drive, the uses envisioned for the site are intended to be neighborhood level, such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 27 shall be provided from Champions Drive.
- 2) A roadway landscape treatment, as shown on Figure 4-16, *Champions Drive at PA 27, 28 & 29*, is planned along Champions Drive.
- 3) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along Champions Drive.
- 4) Class II bike paths will be provided along Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) A plot plan application will be required as part of the processing procedure for this commercial site.
- 6) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 7) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

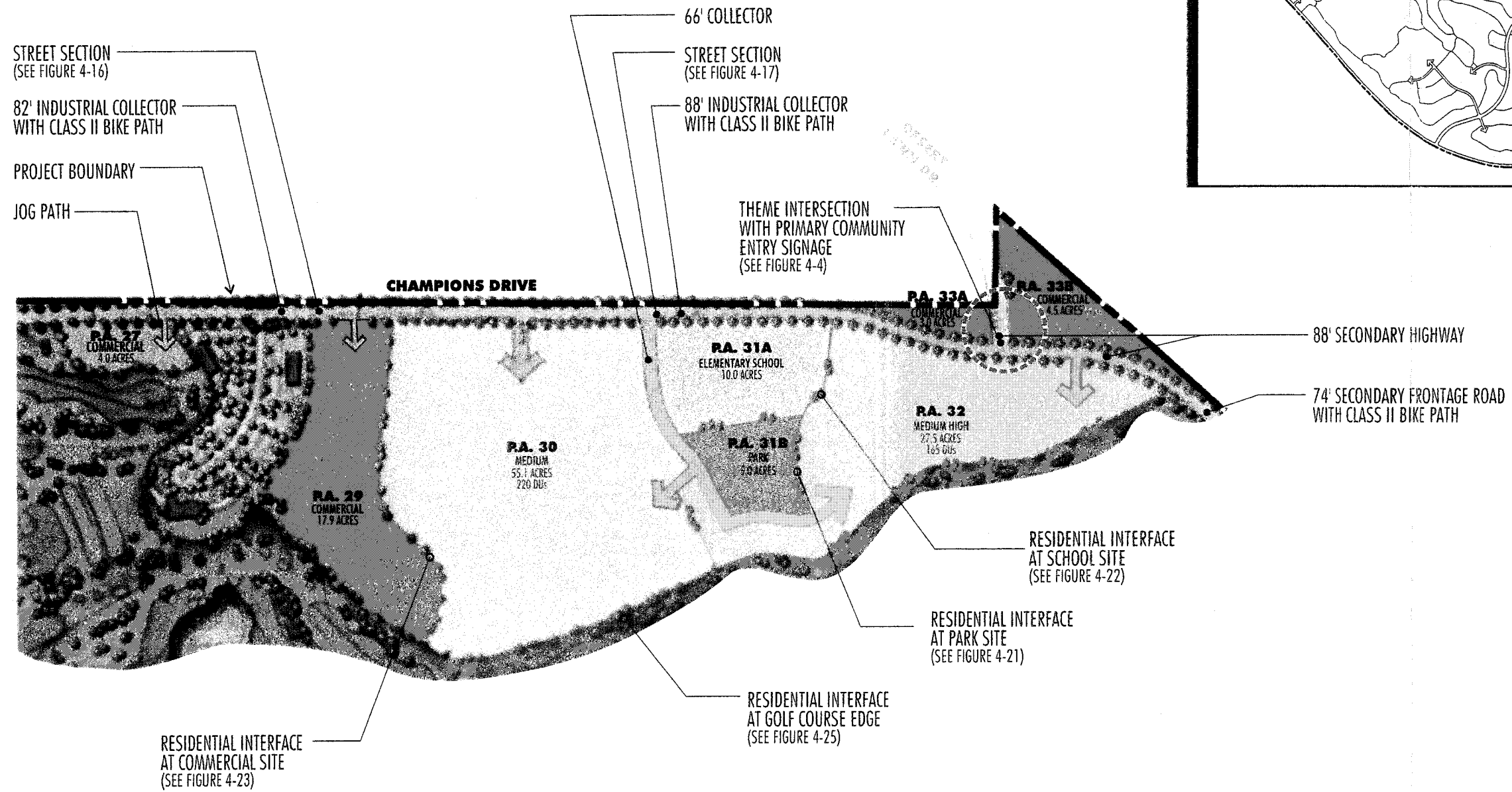
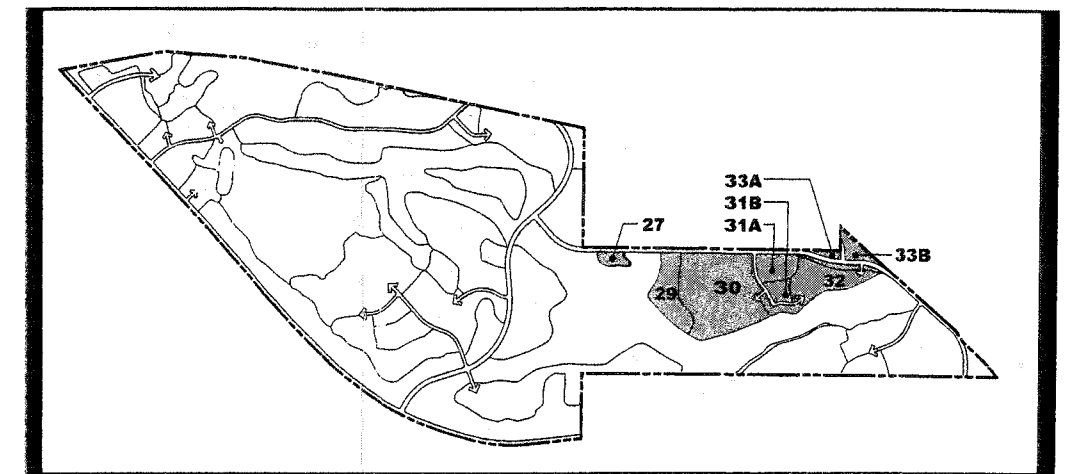
III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

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KEY MAP



Dak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 3B-6
PLANNING AREAS
27, 29, 30, 31A, 31B, 32, 33A & 33B**



January, 2001

31. Planning Area 28: Golf Course**a. DESCRIPTIVE SUMMARY**

Planning Area 28, as depicted in Figure 3B-7, contains the existing 36-six hole SCPGA golf facility. The 500-acre area is divided into two separate eighteen hole golf courses designated as "Champions" and "Legends" that will traverse the site. The golf course acreage accounts for 28.6% of the total 1,747.9-acre project area. This facility will be the home of the Southern California Section of the PGA of America headquarters and will offer a variety of golf educational, demonstration and tournament functions.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 28 shall be provided from Champions Drive.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between golf course use in Planning Area 28 and the adjacent residential uses in Planning Areas 10, 11, 12, 15, 16, 18, 19, 20, 22, 23B, 25, 26, 30, 32, 38 and 39.
- 3) Class II bike paths will be provided along San Timoteo Canyon Road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 4) A regional multi-purpose trail will run parallel to San Timoteo Canyon Road.
- 5) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

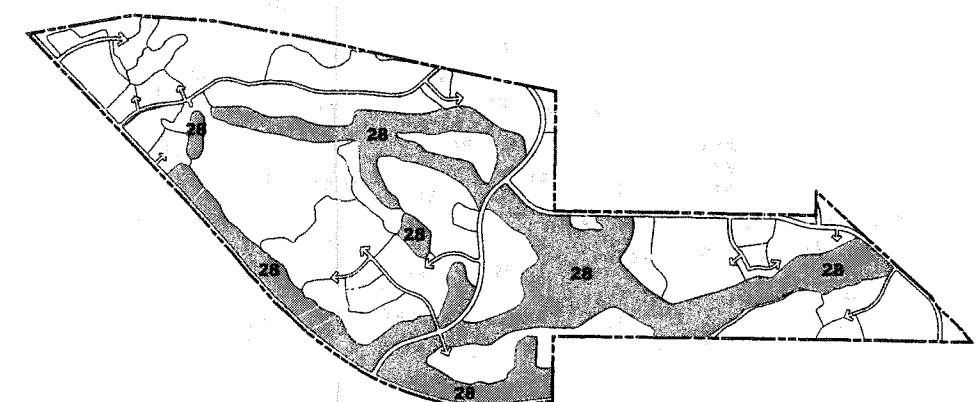
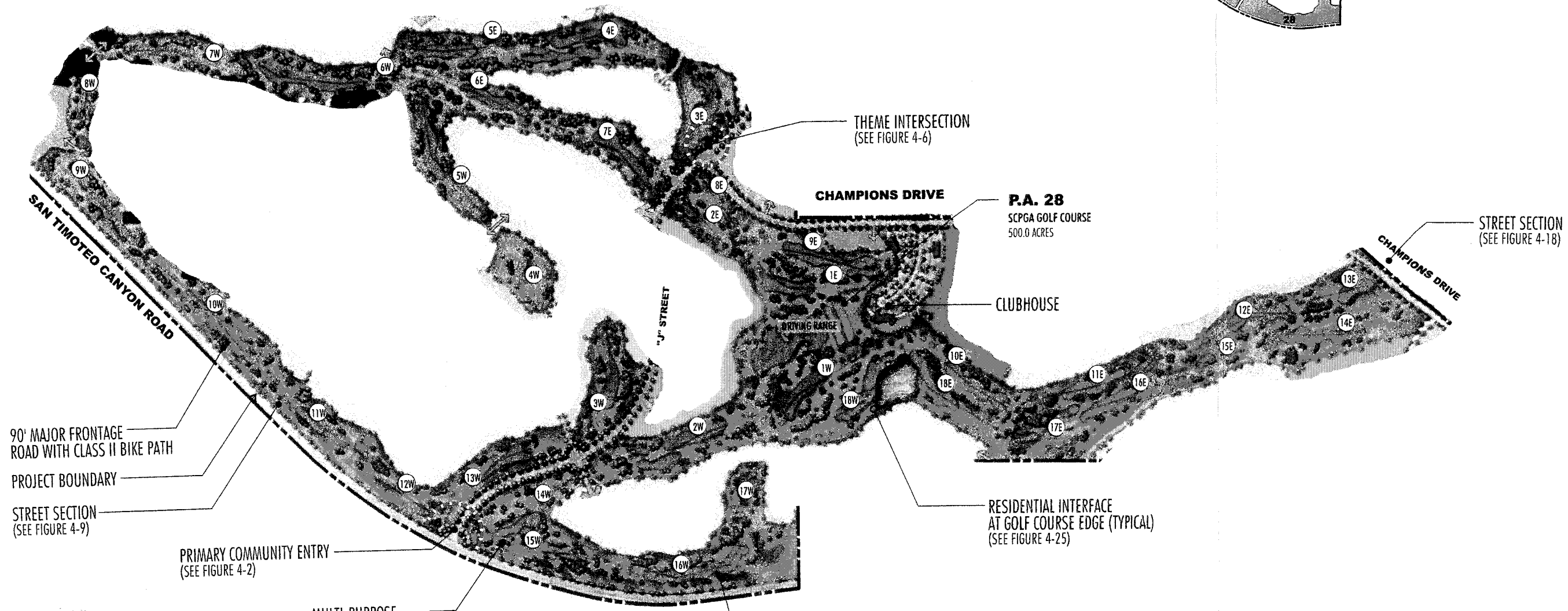
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

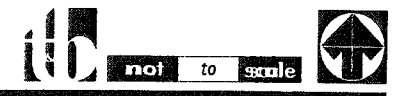
III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan



Dak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318
 RIVERSIDE COUNTY, CALIFORNIA

**Figure 3B-7
 PLANNING AREA 28**



January, 2001

32. Planning Areas 29, 33A and 33B: Community Commercial**a. DESCRIPTIVE SUMMARY**

Planning Areas 29, 33A and 33B, as depicted in Figure 3B-6, provides for development of a total 25.4 acres for commercial uses. Planning Area 29 is comprised of 17.9 acres. Planning Area 33A and 33B are located at the intersection of Champions Drive and Desert Lawn Drive and account for 3.0 acres and 4.5 acres, respectively. They are intended to serve the broader community. The level of community retail and service related uses may include a bank, convenience store, lodging, pharmacy, professional offices, restaurant, supermarket, and/or other similar retail and service uses.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Areas 29, 33A and 33B shall be provided from Champions Drive.
- 2) Planning Areas 33A and 33B shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 3) A roadway landscape treatment, as shown on Figure 4-16, *Champions Drive at PA 27, 28 & 29*, is planned along Champions Drive effecting Planning Area 29.
- 4) A roadway landscape treatment, as shown on Figure 4-19, *Champions Drive (East of Desert Lawn Drive)*, is planned along Champions Drive effecting Planning Areas 33A and 33B.
- 5) A Primary Community Entry and Theme Intersection, as shown on Figure 4-4, are planned at the intersection of Champions Drive with Desert Lawn Drive.
- 6) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 7) Class II bike paths will be provided along the Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 8) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 29 and the adjacent residential in Planning Area 30.

- 9) A plot plan application will be required as part of the processing procedure for the commercial sites.
- 10) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 11) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

33. Planning Area 30: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 30, as depicted in Figure 3B-6, provides for development of 55.1 acres of medium density residential homes with a maximum of 220 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Lot sizes shall be a minimum of six thousand (6,000) square feet. In order to provide housing diversity and a range of affordability, two housing products are required in approximately the percentages listed for Planning Area 30 on 6,000 (not more than fifty-five percent) and 7,000 (not less than forty-five percent) square foot minimum lots. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 30 shall be provided from Champions Drive and an interior collector road.
- 2) A roadway landscape treatment, as shown on Figure 4-17, *Champions Drive at PA 30, 31A & 31B* is planned along Champions Drive.
- 3) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 4) Class II bike paths will be provided along the Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 29 and the adjacent residential in Planning Area 30.
- 6) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between golf course use in Planning Area 28 and the adjacent residential uses in Planning Areas 30.

- 7) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 31B and the residential uses in Planning Area 30.
- 8) A landscaped buffer/treatment, as shown in Figure 4-22, *Residential Interface at School Site*, is planned to interface between the elementary school uses in Planning Area 21A and the adjacent residential uses in Planning Area 30.
- 9) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 10) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

34. Planning Area 31A: Elementary School**a. DESCRIPTIVE SUMMARY**

Planning Area 31A, as depicted in Figure 3B-6 and Figure 4-33, provides for development of 10.0 acres devoted to an elementary school site. If the Beaumont Unified School District should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses at a target density of 4 du/ac and with minimum lot sizes of five thousand (5,000) square feet as long as the maximum number of dwelling units within the Specific Plan is not exceeded.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 31A shall be provided from Champions Drive and an interior collector road.
- 2) A roadway landscape treatment, as shown on Figure 4-17, *Champions Drive at PA 30, 31A & 31B* is planned along Champions Drive.
- 3) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 4) Class II bike paths will be provided along Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) A landscaped buffer/treatment, as shown in Figure 4-22, *Residential Interface at School Site*, is planned to interface between the elementary school uses in Planning Area 31A and the adjacent residential uses in Planning Area 30.
- 6) The elementary school will be constructed by the School District to their standards and those requirements of the County, in addition to Specific Plan Standards.
- 7) If the school district does not elect to acquire all or a portion of Planning Area 31A for school purposes, then the developer has the option to develop it as a medium density residential area at a target density of 4 du/ac.
- 8) Please refer to Section IV for specific *Design Guidelines* and other related design criteria

9) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

35. Planning Area 31B: Park**a. DESCRIPTIVE SUMMARY**

This 5.0-acre park is located adjacent to the proposed elementary school in Planning Area 31A (Figure 3B-6). It is intended to serve the entire Oak Valley SP# 318 community. The park will include active and passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-33 is a conceptual design of the park site.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. __. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 31B shall be provided from Champions Drive and an interior local road.
- 2) Planning Area 31B shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 3) A roadway landscape treatment, as shown on Figure 4-16, *Champions Drive at PA 30, 31A & 31B* is planned along Champions Drive.
- 10) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 11) Class II bike paths will be provided along the Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 12) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 31B and the residential uses in Planning Area 30 and 32.
- 13) The land shall be dedicated in lieu of fees and the park shall be designed prior to the issuance of the 150th residential building permit in Planning Areas 30 and/or 32. It shall be constructed and fully operational prior to the issuance of the 300th residential occupancy permit in Planning Areas 30 and 32, or as determined by the Beaumont-Cherry Valley Recreation and Park District. The park will include active or passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District.
- 14) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

15) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.7: Grading Plan

III.A.3: Circulation Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.4: Drainage Plan

III.A.9: Landscaping Plan

III.A.5: Water and Sewer Plans

III.A.10: Comprehensive Maintenance Plan

III.A.6: Open Space and Recreation Plan

36. Planning Area 32: Medium High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 32, as depicted in Figure 3B-6, provides for development of 27.5 acres of medium high density residential homes with a maximum of 165 dwelling units at an average target density 6.0 du/ac within the density range of 5-8 du/ac. Minimum lot areas within this Planning Area shall be four thousand (4,000) square feet. The Planning Area will utilize traditional smaller lot layouts serving entry and family level markets with detached single family residential products. The product will also appeal to empty nesters and retired couples.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__(See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 32 shall be provided from Champions Drive and an interior local road.
- 2) Planning Area 32 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 3) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along the south side of Champions Drive.
- 4) Class II bike paths will be provided along the Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between golf course use in Planning Area 28 and the adjacent residential uses in Planning Areas 32.
- 6) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 31B and the residential uses in Planning Area 32.
- 7) A Primary Community Entry and Theme Intersection, as shown on Figure 4-4, are planned at the intersection of Champions Drive with Desert Lawn Drive.

- 8) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 9) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

37. Planning Area 34: Open Space**a. DESCRIPTIVE SUMMARY**

Planning Area 34, as depicted in Figure 3B-8, provides for 5.0 acres to be dedicated as natural open space.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 34 shall be provided from through Planning Area 39.
- 2) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between adjacent natural open space uses in Planning Area 34 and the residential uses in Planning Areas 38 and 39.
- 3) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 4) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

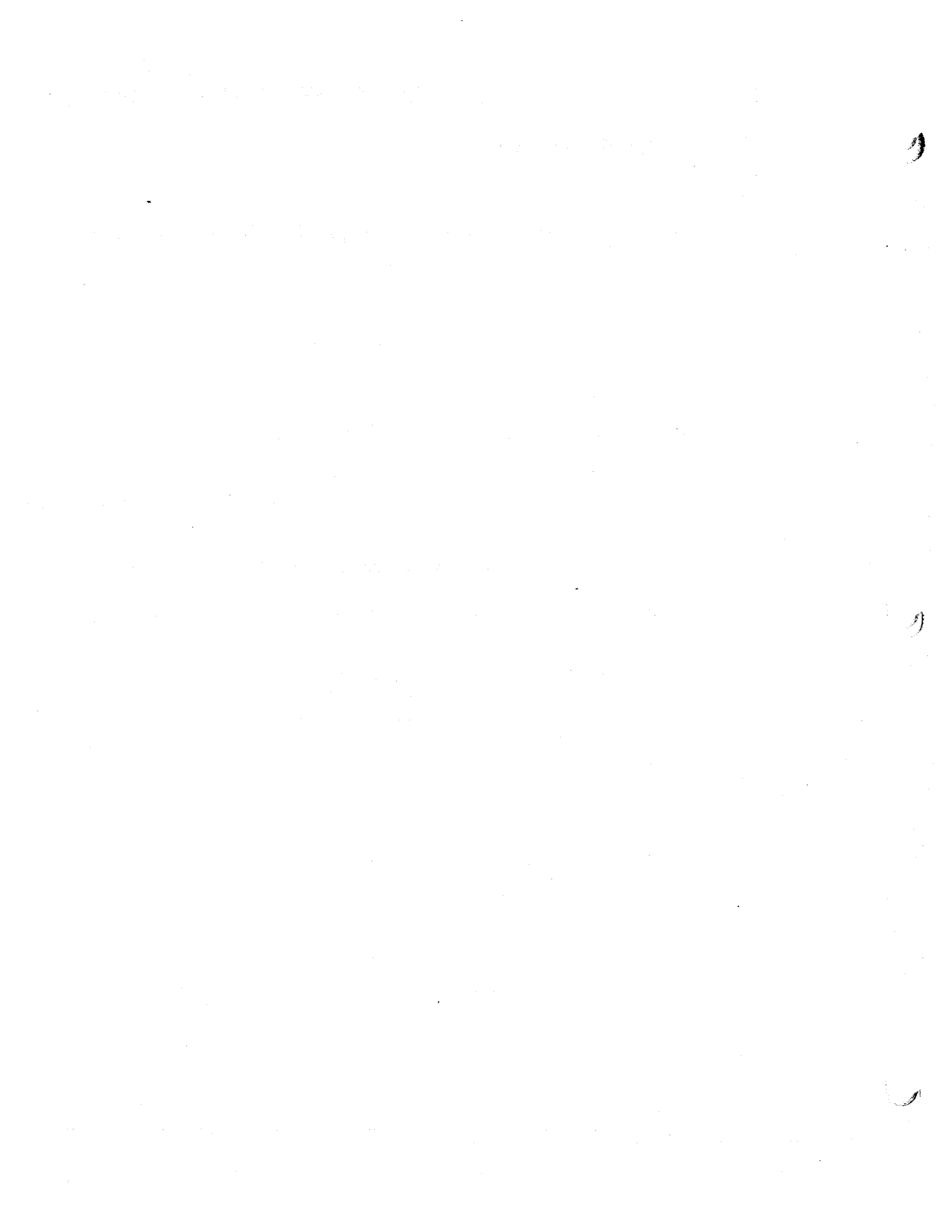
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

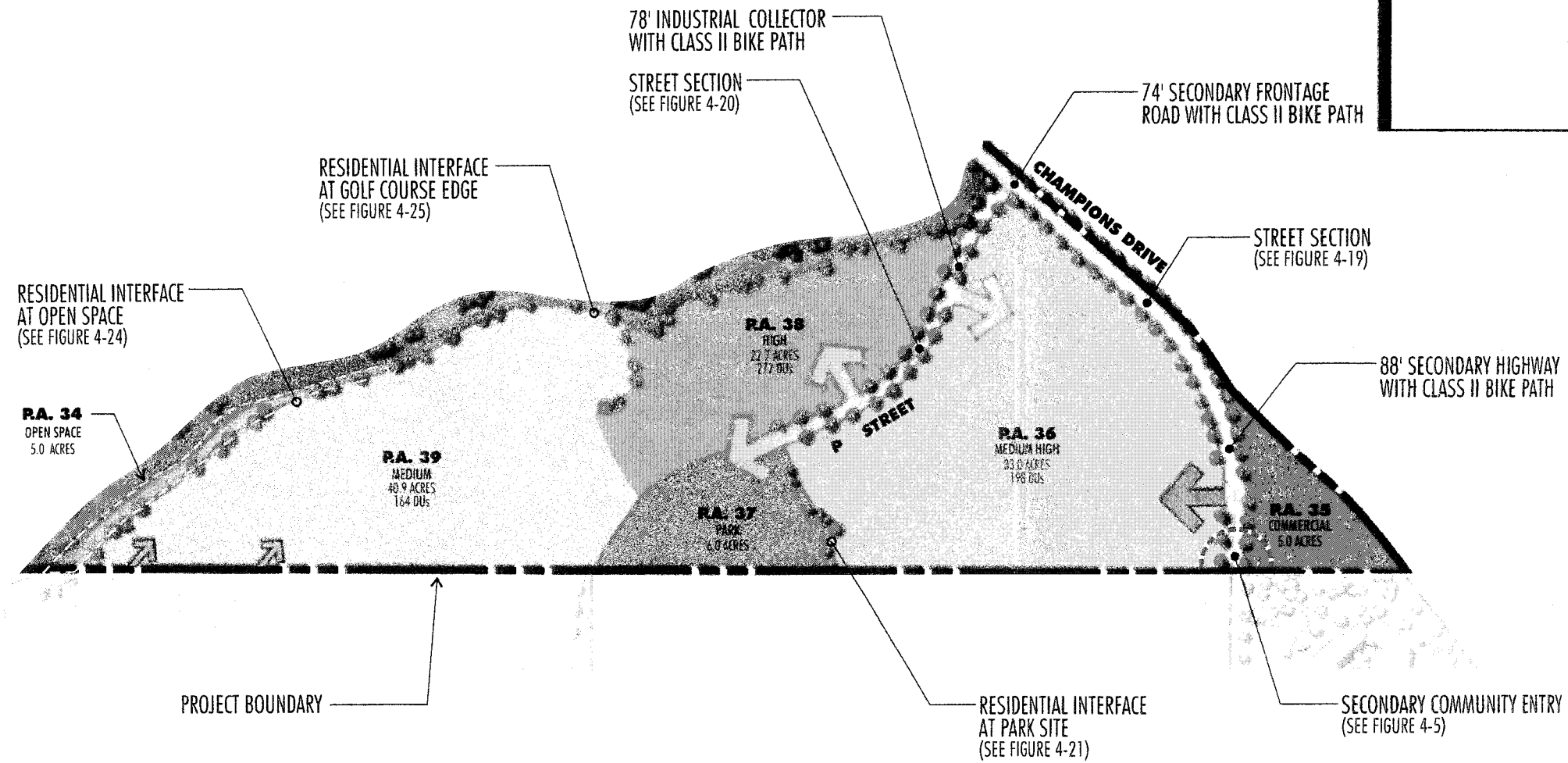
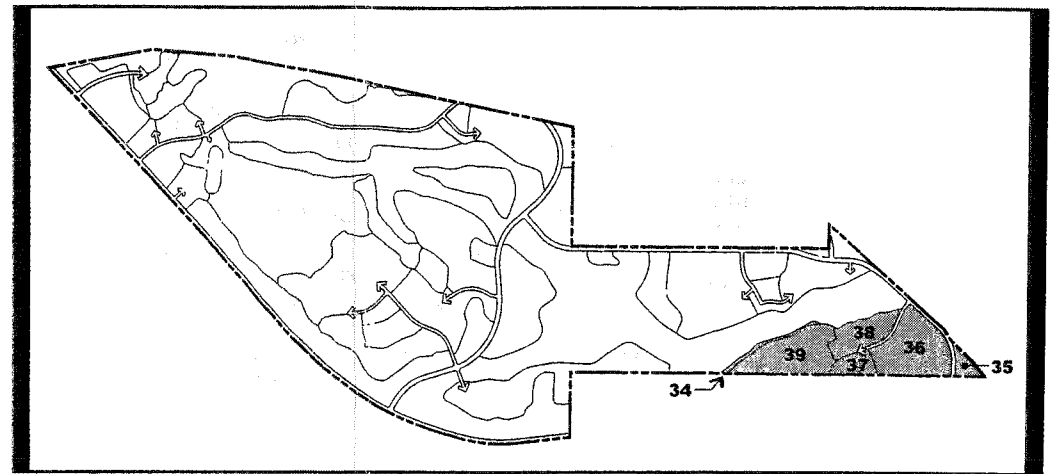
III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan



KEY MAP



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 3B-8
PLANNING AREAS
34, 35, 36, 37, 38 & 39



January, 2001

38. Planning Area 35: Community Commercial**a. DESCRIPTIVE SUMMARY**

Planning Area 35, as depicted in Figure 3B-8, provides for development of 5.0 acres for commercial uses. It is intended to serve the broader community. The level of community retail and service related uses may include a bank, convenience store, lodging, pharmacy, professional offices, restaurant, supermarket, and/or other similar retail and service uses.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 35 shall be provided from Champions Drive.
- 2) Planning Area 35 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 3) A roadway landscape treatment, as shown on Figure 4-18, *Champions Drive (East of Desert Lawn Drive)*, is planned along Champions Drive.
- 4) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 5) Class II bike paths will be provided along Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 6) A plot plan application will be required as part of the processing procedure for this commercial site.
- 7) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.

8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

39. Planning Area 36: Medium High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 36, as depicted in Figure 3B-8, provides for development of 33.0 acres of medium high density residential homes with a maximum of 198 dwelling units at an average target density 6.0 du/ac within the density range of 5-8 du/ac. Lot sizes shall be a minimum of four thousand (4,000) square feet. In order to provide housing diversity and a range of affordability, two housing products are required in approximately the percentages listed for Planning Area 36 on 4,000 (not more than fifty percent) and 5,000 (not less than fifty percent) square foot minimum lots. The Planning Area will utilize traditional smaller lot layouts serving entry and family level markets with detached single family residential products. The product will also appeal to empty nesters and retired couples.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 36 shall be provided from "P" Street off of Champions Drive.
- 2) Planning Area 36 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 10) A roadway landscape treatment, as shown on Figure 4-20, "*P*" Street is planned adjacent to this Planning Area.
- 11) A roadway landscape treatment, as shown on Figure 4-18, *Champions Drive (East of Desert Lawn Drive)*, is planned along Champions Drive.
- 12) Class II bike paths will be provided along "P" Street and Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 13) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 37 and the residential uses in Planning Area 36.
- 14) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.

15) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

40. Planning Area 37: Park**a. DESCRIPTIVE SUMMARY**

This 6.0-acre park is located adjacent to "P" Street (Figure 3B-8). It is intended to serve the Oak Valley SP# 318. The park will include active and passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-34 is a conceptual design of the park site.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 37 shall be provided from the local collector between Planning Areas 36 and 38.
- 2) A roadway landscape treatment, as shown on Figure 4-20, "P" Street is planned adjacent to this Planning Area.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 37 and the residential uses in Planning Area 36, 38 and 39.
- 4) The land shall be dedicated in lieu of fees and the park shall be designed prior to the issuance of the 150th residential building permit in Planning Areas 36, 38 and/or 39. It shall be constructed and fully operational prior to the issuance of the 300th residential occupancy permit in Planning Areas 36, 38 and 39, or as determined by the Beaumont-Cherry Valley Recreation and Park District. The park will include active or passive facilities and will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District.
- 5) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

41. Planning Area 38: High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 38, as depicted in Figure 3B-8, provides for development of 22.7 acres of high density residential homes with a maximum of 272 dwelling units at an average target density 12.0 du/ac within the density range of 8-12 du/ac. The Planning Area may include cottages homes, townhomes and/or attached housing. If this Planning Area is developed with a small lot subdivision, the minimum lot size shall be three thousand eight hundred (3,800) square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. __. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 38 shall be provided from the local collector between Planning Areas 36 and 38.
- 2) A roadway landscape treatment, as shown on Figure 4-20, "*P*" Street is planned adjacent to this Planning Area.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 37 and the residential uses in Planning Area 38.
- 4) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 38.
- 11) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 12) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

42. Planning Area 39: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 39, as depicted in Figure 3B-8, provides for development of 40.9 acres of medium density residential homes with a maximum of 164 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. Minimum lot sizes within this Planning Area shall be six thousand (6,000) square feet. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 39 shall be provided from the local collector between Planning Areas 36 and 38.
- 2) A roadway landscape treatment, as shown on Figure 4-4-20, "P" Street is planned adjacent to this Planning Area.
- 3) A special landscaped buffer/treatment, as shown in Figure 4-21, *Residential Interface at Park Site*, is planned to interface between adjacent park uses in Planning Area 37 and the residential uses in Planning Area 39.
- 4) A special landscaped buffer/treatment, as shown in Figure 4-25, *Residential Interface at Golf Course Edge*, is planned to interface between adjacent golf course use in Planning Area 28 and the residential uses in Planning Area 39.
- 8) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 9) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

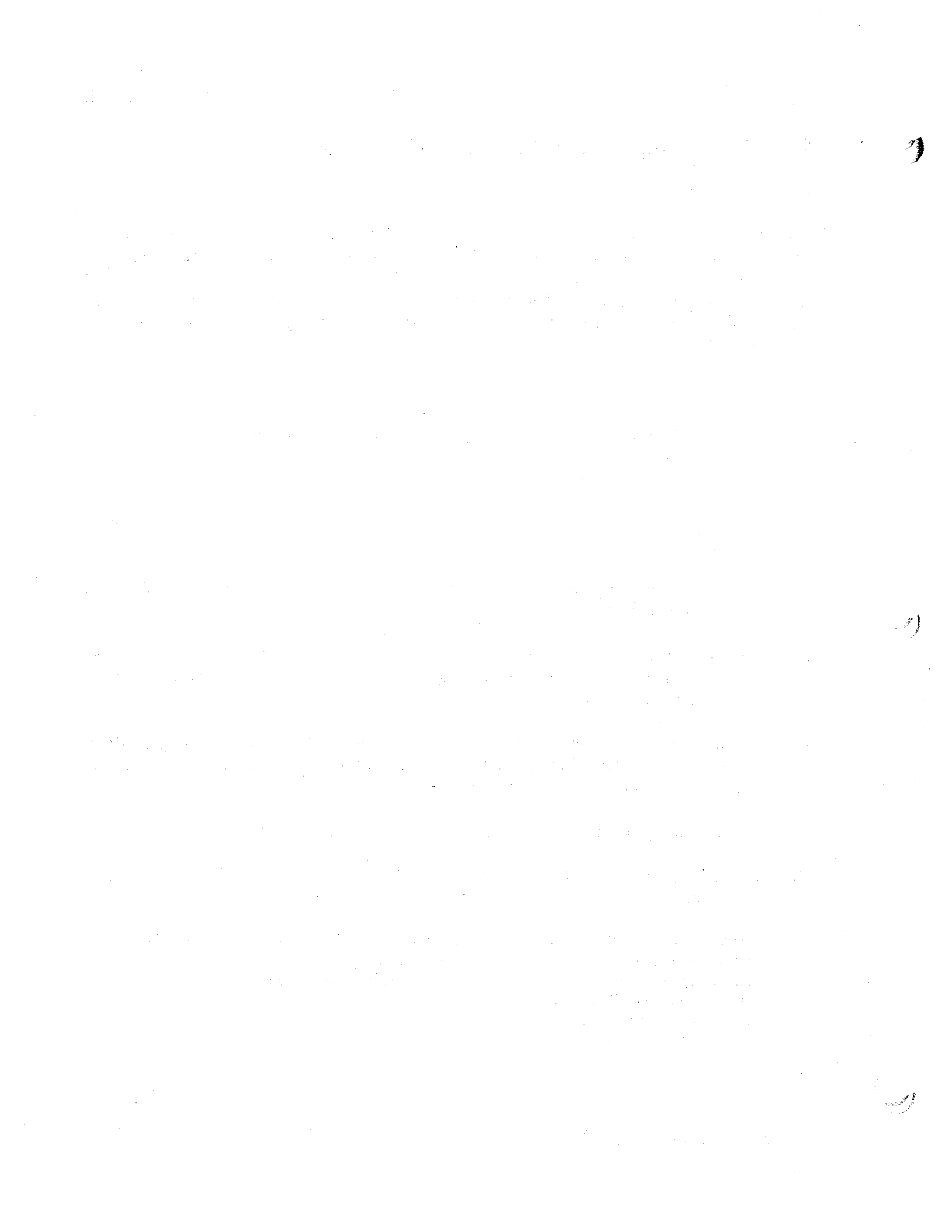
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan



SUMMARY



Dak Valley

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

These Design Guidelines are intended to establish standards for the quality of development to ensure an aesthetically cohesive environment and to describe key elements for the Oak Valley SP# 318 community. Oak Valley SP #318 will develop over 10-15 years. These guidelines will help maintain a consistent design theme in a high quality, visually attractive and resource efficient framework.

More specifically, the purpose of these Design Guidelines is:

- To provide the County of Riverside with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals as to the quality and character of the community and development of each planning area;
- To provide guidance to County staff, the Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the Specific Plan area;
- To provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan boundaries, and
- To provide development guidelines which permit Oak Valley SP# 318 to develop its own theme and character while allowing it to interface and respond to the character and design fabric of adjacent properties.

The Design Guidelines provided herein are intended as a living document. They are subject to modification over time by a Planning Director's Hearing so as to allow for response to unanticipated conditions, such as changes in taste, community desires and/or the marketplace.

B. GENERAL GUIDELINES

1. Community Concept

Oak Valley SP #318 is a 1,749.7-acre master planned enclave nestled the rolling hills of northern Riverside County. Its fundamental character is rural in nature as evidenced by the rolling hills, the natural vegetation including native oak trees, the backdrop of the San Bernardino Mountains and the property's history in ranching. Portions of the property were originally working ranches and a

number of ranch buildings still remain as testament to the previous operations. The San Timoteo Canyon remains a significant transportation route including the Southern Pacific Railroad.

As one drives or walks the site, views are constantly revealed as valleys are entered and filtered through the natural planting, especially the oaks. The distant views of the San Bernardino Mountains create a spectacular backdrop for the future community. The setting is rustic and rough-edged yet retains the simple subtlety and layered nuance of natural lands with the compatible recreational use of the existing Southern California Section of the Professional Golfer's Association's golf courses.

The character of Oak Valley SP #318, will ultimately be defined principally by the landscape, the golf courses and the perception of the community as one drives through it. Landmarks can be appropriately located so that specific sites within the community become reference points for both locational information and as designators of place. Nodes, paths and intersections all are important in defining the spatial identity of the community, particularly those heavily used by the community's inhabitants. Streets will undulate with the terrain and wind through arroyos next to the golf corridors. Housing will be designed to compliment the golf courses tiered above the fairways. The surrounding hills and mountains create a dramatic silhouette that virtually surrounds the site.

3. Design Concept

The most prominent feature of the proposed community is the spectacular 36-hole SCPGA championship golf facility. The two golf courses parallel arterial and interior collector roads throughout the community creating a constant reminder of a quality golf course community. The additional backdrop of permanent open space areas, within and adjacent to the community, reinforces an elegant rural setting. Existing and proposed native slope areas surround the golf course creating a vibrant and dramatic visual contrast while incorporating a sustainable and wildlife friendly framework for the community common areas. Each major access point into Oak Valley SP #318 provides a significantly different experience based on geography and land use. The unifying elements include trees and entry walls coupled with flowering drought tolerant shrubbery and golf like lawn cover.

Several key issues have been addressed in the design concept for Oak Valley SP #318. They include the following:

- a. Development of an elegant, rural but highly native style of landscape theming with landscape common areas and strong, rich landscape materials including clusters and groves of trees, earthtone wall colors and drifts of flowering shrub material.
- b. Incorporation of residential village theme and park program which is clear, identifiable and properly serves the needs of the community.
- c. Development of an appropriate level of pedestrian and non-motorized circulation throughout the community and between recreational elements.

- d. Considers resource and long term maintenance efficiency in the selection of planting materials and placement.
- e. Help create a strong "sense of community" through landscape design elements.

The above issues are addressed in more detail in the three sections of these Design Guidelines, both in written and graphic form. Three levels established to describe the design features are *Community Elements*, *Architectural Design Elements* and *Landscaping Design Elements*. The *Community Elements* section describes the design of key project components such as community and project entries, streetscapes, residential edge conditions, community walls and fencing, community open space areas and signage. The *Architectural Design Elements* section sets forth the architectural and site design guidelines for the planned community of Oak Valley SP #318. They are intended to provide guidance for the expression of development in the community. The *Landscaping Design Elements* section addresses typical areas of importance and concern in regards to landscape architecture such as resource conservation, landscape lighting impacts and maintenance issues as well as providing specific lists of plants compatible with the climatic region and the community design theme.

Although a great deal of specific design information is provided in these Design Guidelines, there will, at times, be a need to interpret the intent of the guidelines so that the spirit of the Oak Valley SP #318 design theme is maintained. It is important that these guidelines are followed in a manner consistent with this design theme to create a unified concept while providing opportunities for diversity and visual interest which are apparent in the most successful residential communities in Riverside County.

C. COMMUNITY ELEMENTS

Community elements are major project improvements which occur at the community, sub-community, project or neighborhood level and which help to set the overall environmental design theme for Oak Valley SP# 318. These major improvements or theme elements include:

- ◆ Community Entries
- ◆ Streetscapes
- ◆ Residential Edge Conditions
- ◆ Community Walls and Fences
- ◆ Community Open Space
- ◆ Signage

These community elements will commonly occur throughout Oak Valley SP# 318 and will unite the project under a common design vocabulary and theme. General design guidelines and design criteria for the community theme elements are contained in the sections that follow.

1. Community Entries and Key Intersections

The entries and intersections within Oak Valley SP #318 are designed to evoke a golf community design theme for the community while reinforcing a design hierarchy and providing a reassurance of community areas and boundaries. These features are created through a blend of hardscape and planting elements. (Please refer to Figure 4-1 for specific locations of landscape graphics.)

Oak Valley SP #318 has several strong access points which provide distinct gateway opportunities. Individual residential and commercial planning areas should relate to the visual treatment and location of the closest community entry.

a. **PRIMARY COMMUNITY ENTRIES**

Major entries will be established at the most heavily used entry points to the community and have distinct visual differences based on geography and adjacent land use while maintaining a unified design theme (see Figure 4-2).

Low entry walls and signage will provide the framework for specimen trees and flowering shrubbery set around gently rolling turf berms. The entries will evoke the image of a relaxed, high quality golf course community.

“J” Street at San Timoteo Canyon Drive - This entry provides a southern gateway to the golf facility’s core. It is also a spectacular convergence of the golf course with San Timoteo Canyon Road and will provide a “signature” view of the community.

“J” Street at Northerly Property Boundary - This entry may become the most heavily used access point to the community because of its proximity to the Cherry Valley Boulevard exit at the I-10. The design of the entry will benefit from the park site located adjacent to the entry. This will add depth of greenery and foliage to the entry area to reinforce the golf course community theme.

Desert Lawn Drive at Champions Drive - This is a primary community entry and theme intersection due to its location at the existing entry drive to the SCPGA golf clubhouse. The commercial land use in PA 33A and B will provide a critical gateway into the community. More than just an entry, this point will be treated as a four cornered thematic intersection.

b. **SECONDARY COMMUNITY ENTRIES**

The secondary entries occur along San Timoteo Canyon Road and at the west end of “G” Street. They will be smaller scale versions of the major entries and will contain minor sign monuments, entry walls and pilasters, simple attractive evergreen and deciduous tree planting and accent shrubs set behind a simple turf berm (see Figure 4-5). These entries will provide an important outlet and inlet for community traffic to most efficiently access residential enclaves and other community elements.

c. THEME INTERSECTIONS

Two key intersections within Oak Valley SP #318 have been identified as community theme intersection nodes. These will be treated with turf berms and planting clusters similar to the major entries but on a more subdued scale (see Figures 4-4 and 4-6). The intersection at Desert Lawn Drive and Champions Drive will also be a primary community entry as described in 1.a. above.

d. RESIDENTIAL ENCLAVE ENTRIES

These entries will be the primary marketing and residential enclave access points for the separate planning area clusters or villages within Oak Valley SP #318. These entry points will be designed based on the ultimate internal road system and will be determined through the separate future planning of each enclave per County planning design standards and this Specific Plan document.

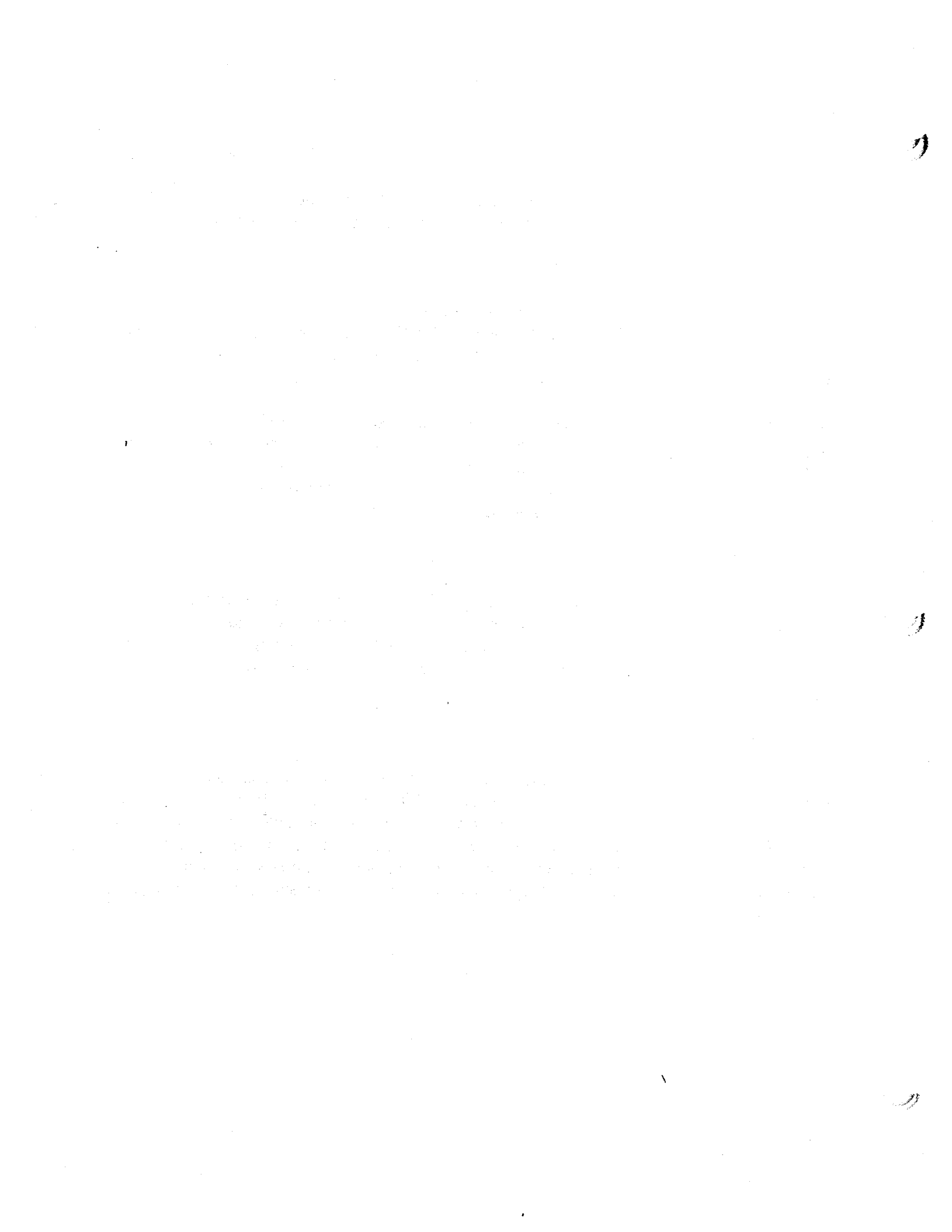
Simple identification signage and individualized landscape theming will be allowed. Signage may be permanent or temporary and is subject to review and approval by the master community developer. The signage and landscape materials must be compatible and complimentary to the Oak Valley SP #318 landscape design theme. Flexibility within this framework will allow visual diversity and individualization of the residential neighborhoods.

e. NEIGHBORHOOD ENTRIES

These minor residential enclave access points typically occur along several residential collectors throughout the community. A typical detail is depicted on Figure 4-7. They provide safe, convenient access to neighborhood areas but will not be utilized for residential sales programs. Temporary sales or identification signage may be utilized and is subject to review and approval by the master community developer.

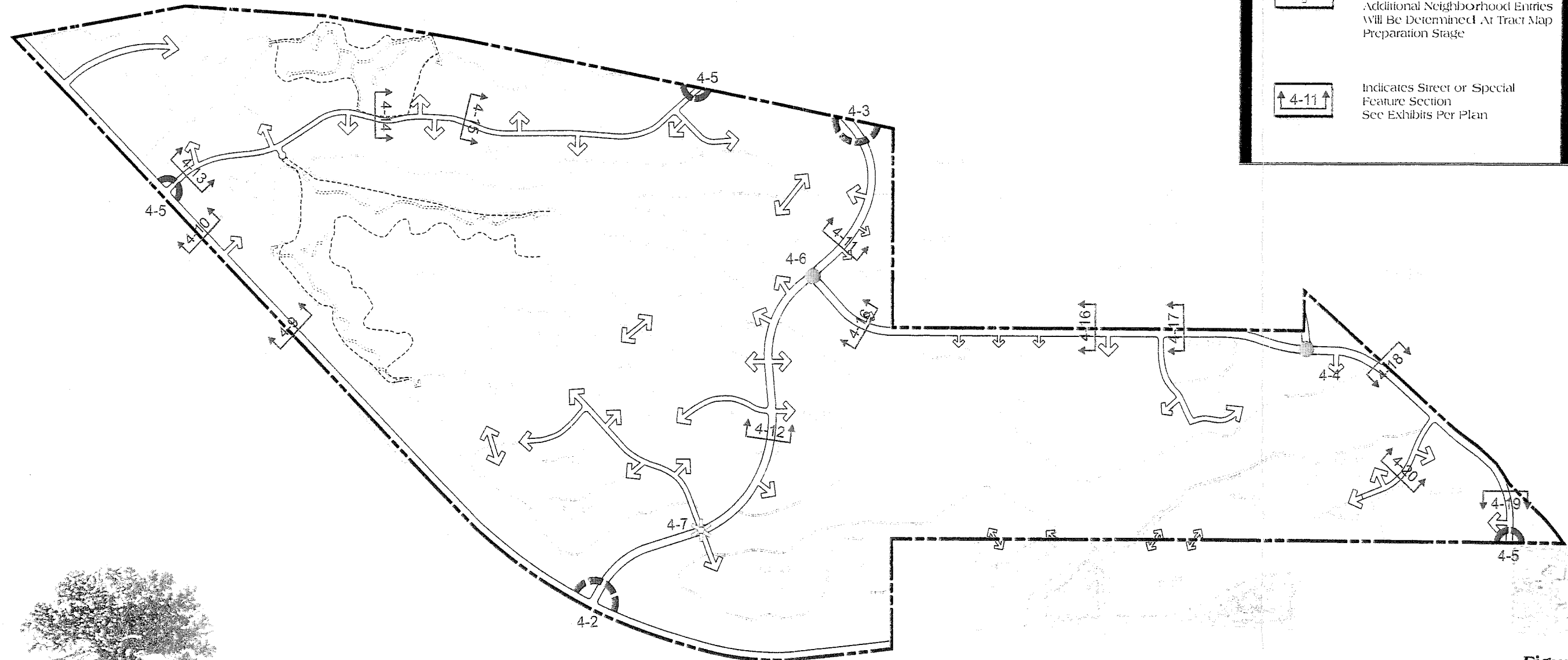
f. COMMERCIAL SITE ENTRIES

Commercial land use is a key component of Oak Valley SP #318. Sites are located at the east and west ends of the community with the exception of a 17.9-acre site at PA 29 adjacent to the golf clubhouse site. All of these parcels will be important components of the landscape infrastructure in reinforcing the community landscape theming and architectural style. In addition, the occurrence of primary and secondary community entries at three of the four commercial sites further points out the importance of these locations for appropriate treatment and integration into the community design theme.



LEGEND

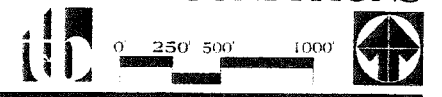
	Primary Community Entry See Exhibit 4-2 / 4-3
	Secondary Community Entry See Exhibit 4-5
	Theme Intersection See Exhibit 4-4 / 4-6
	Neighborhood Entry: Typical See Exhibit 4-7 Additional Neighborhood Entries Will Be Determined At Tract Map Preparation Stage
	Indicates Street or Special Feature Section See Exhibits Per Plan



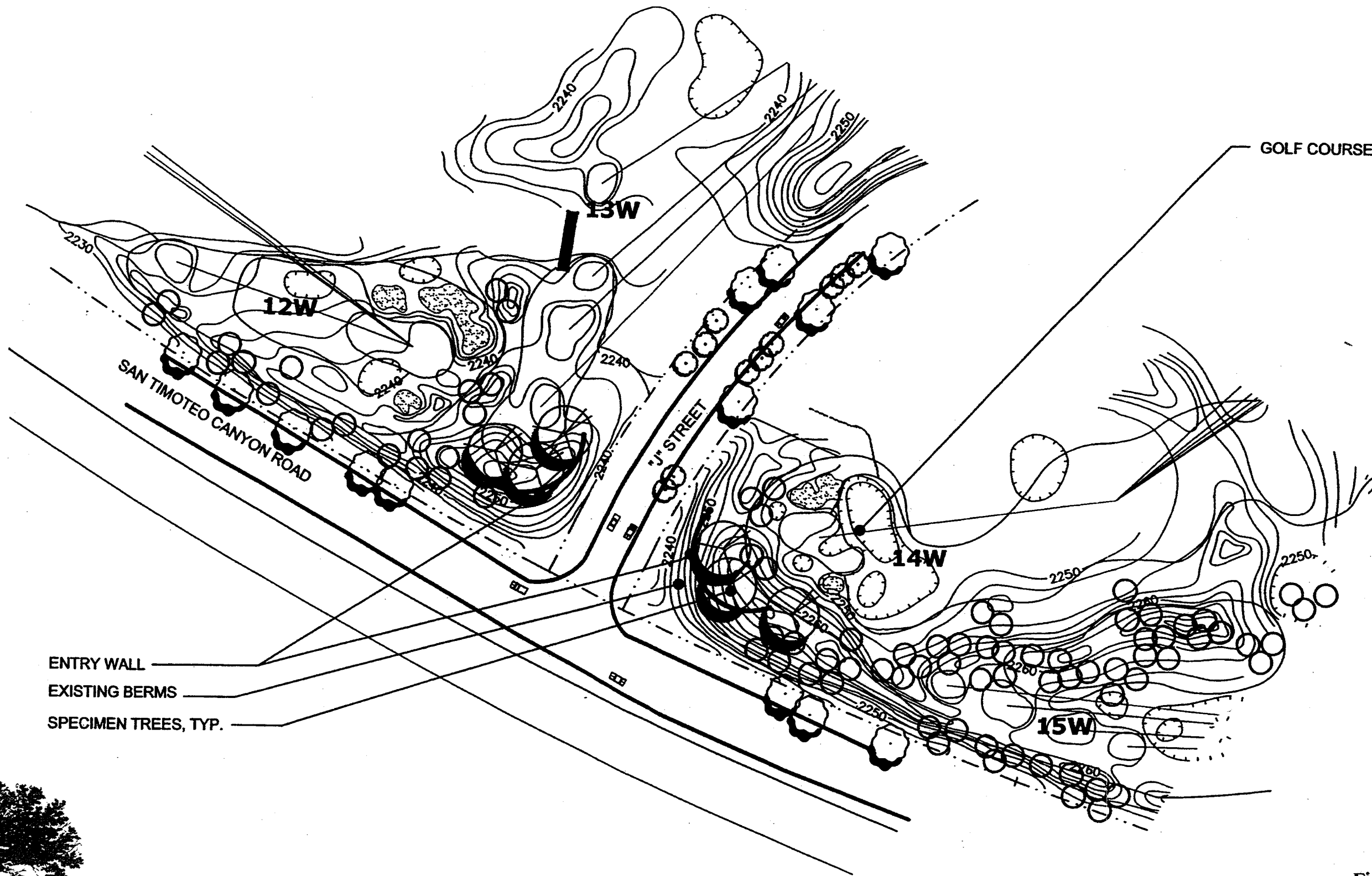
Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 4-1
KEY TO COMMUNITY ENTRIES, INTERSECTIONS
AND PARKWAY CONDITIONS**



January, 2001



ENTRY WALL
 EXISTING BERMS
 SPECIMEN TREES, TYP.

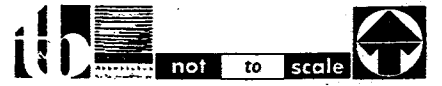
GOLF COURSE



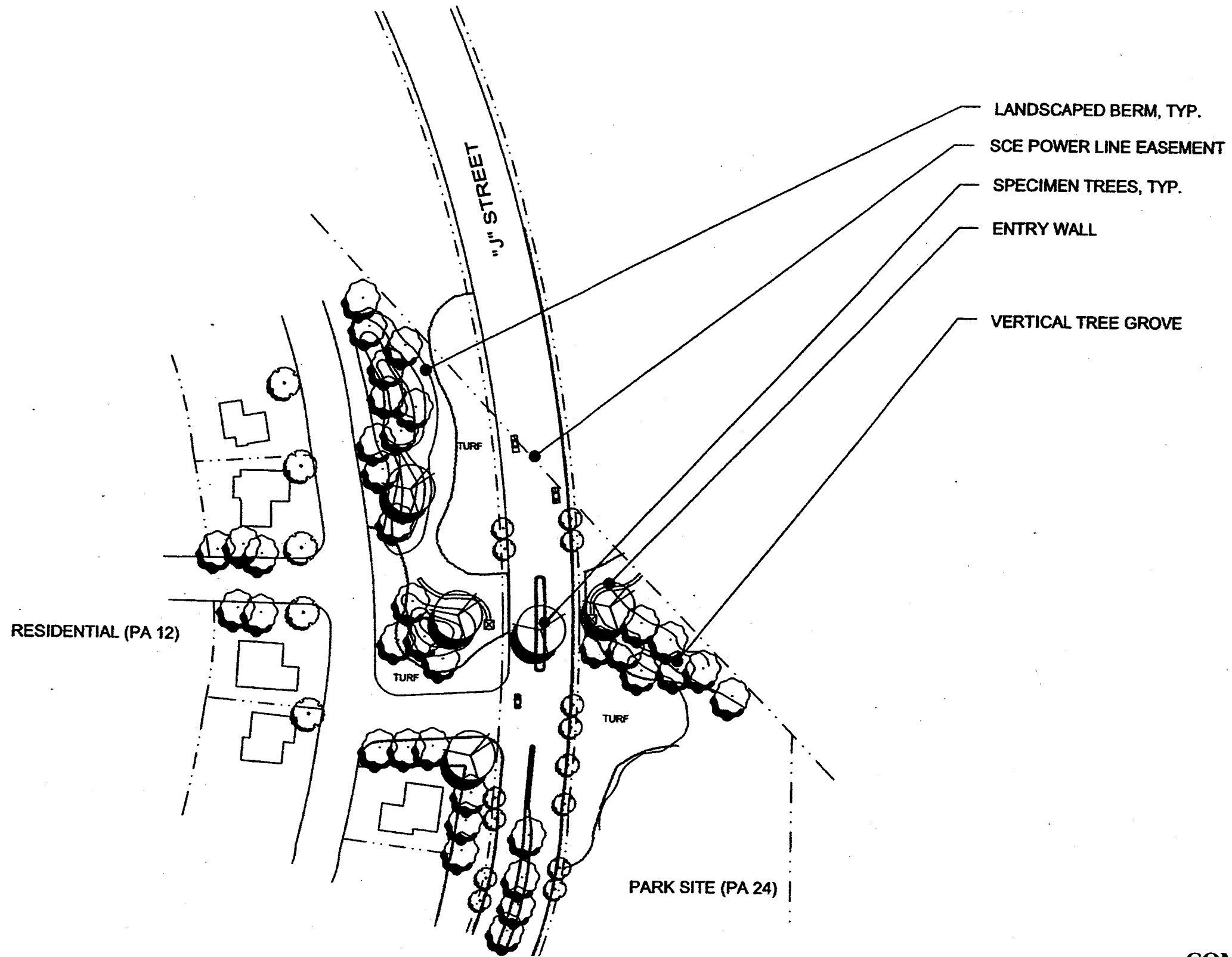
Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 4-2
 COMMUNITY ENTRY -
 J STREET AT SAN TIMOTEO CANYON ROAD



October, 2000



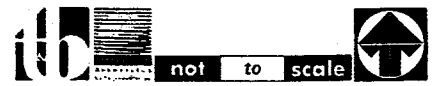
- LANDSCAPED BERM, TYP.
- SCE POWER LINE EASEMENT
- SPECIMEN TREES, TYP.
- ENTRY WALL
- VERTICAL TREE GROVE



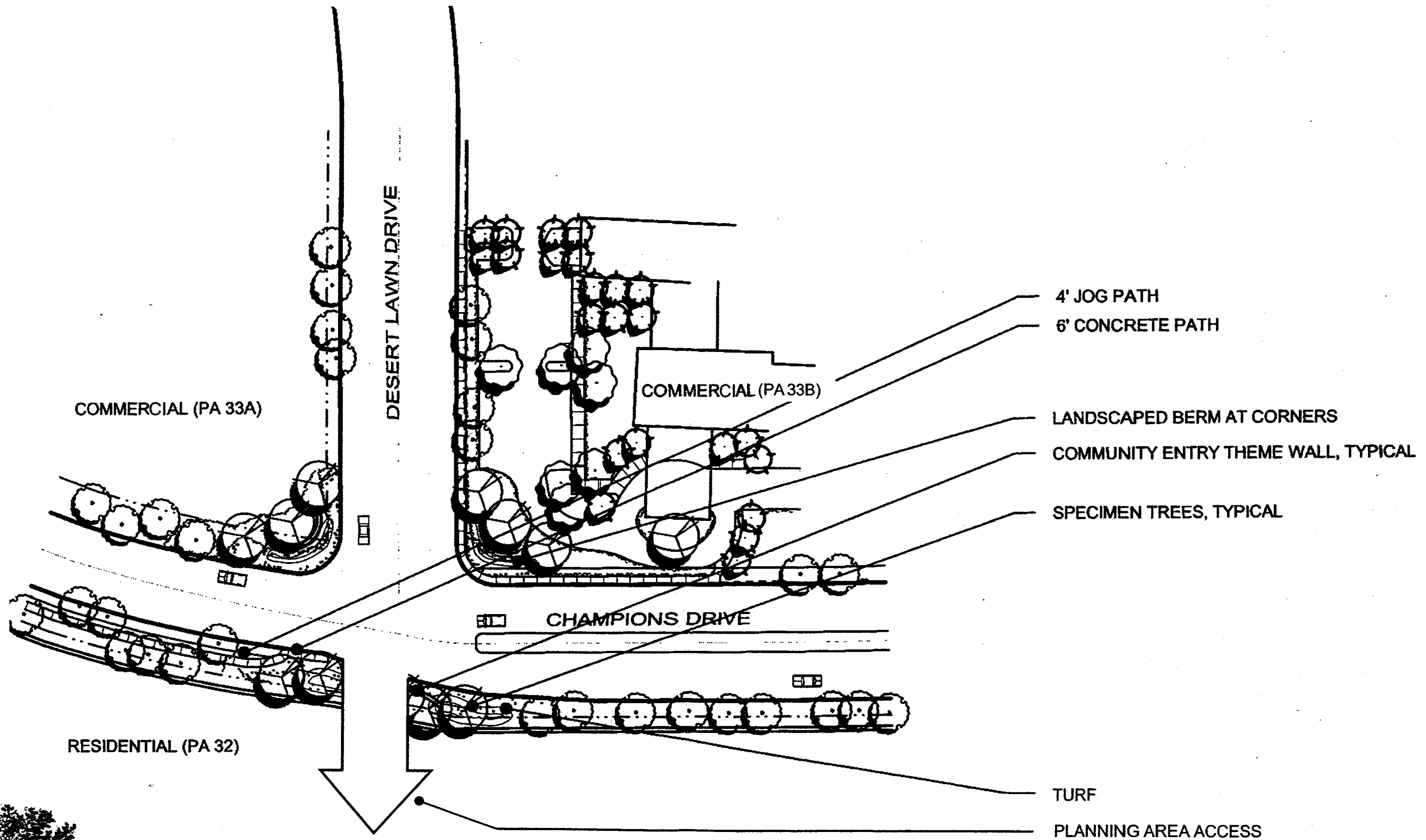
Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 4-3
COMMUNITY ENTRY -
J STREET AT NORTHERN BOUNDARY



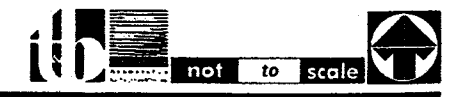
October, 2000



Park Valley & SPCGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 4-4
COMMUNITY ENTRY/THEME INTERSECTION -
DESERT LAWN DRIVE AT CHAMPIONS DRIVE



not to scale

January, 2001

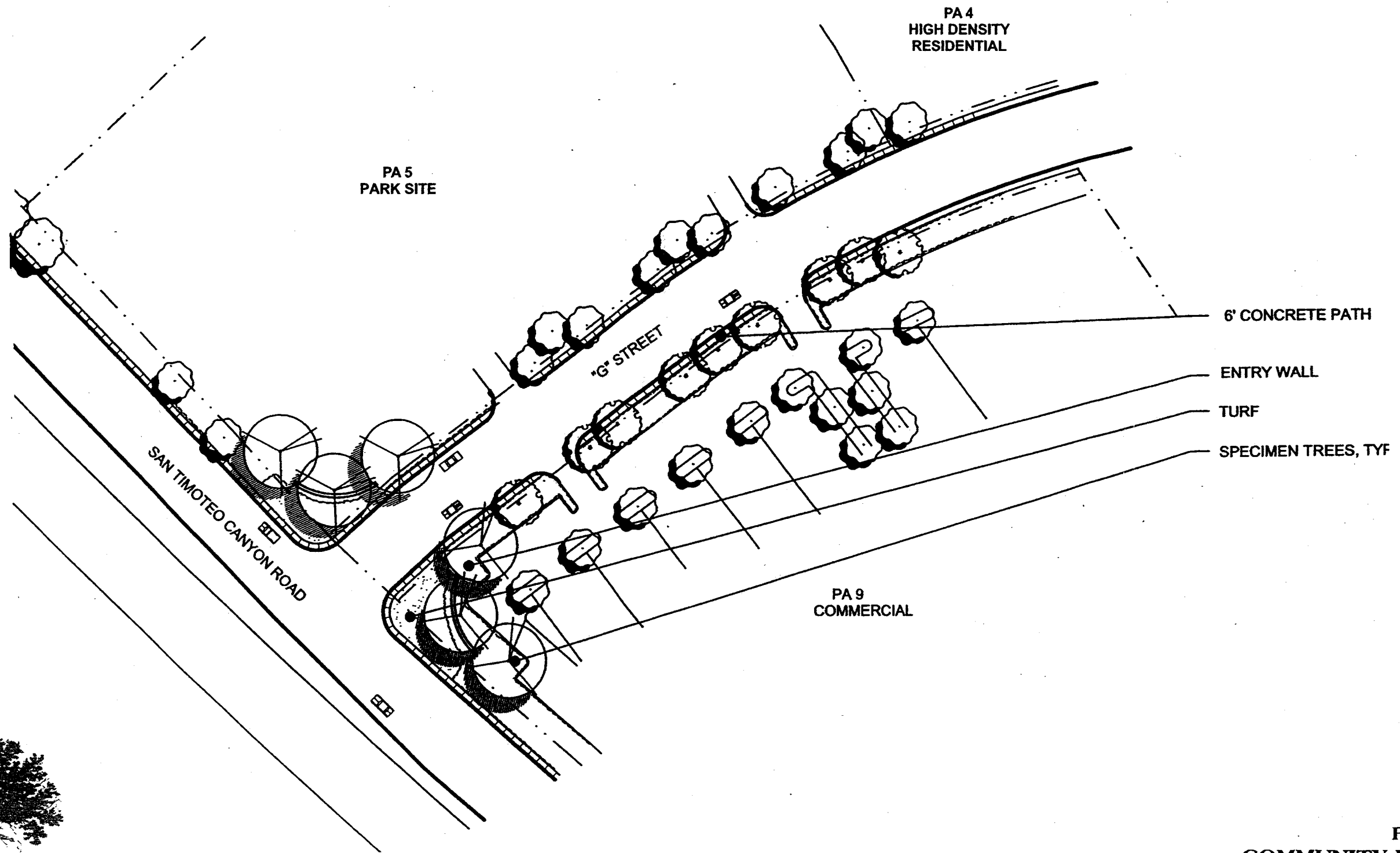


Figure 4-5
 COMMUNITY ENTRY -
 G STREET AT SAN TIMOTEO CANYON ROAD



Pak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

January, 2001

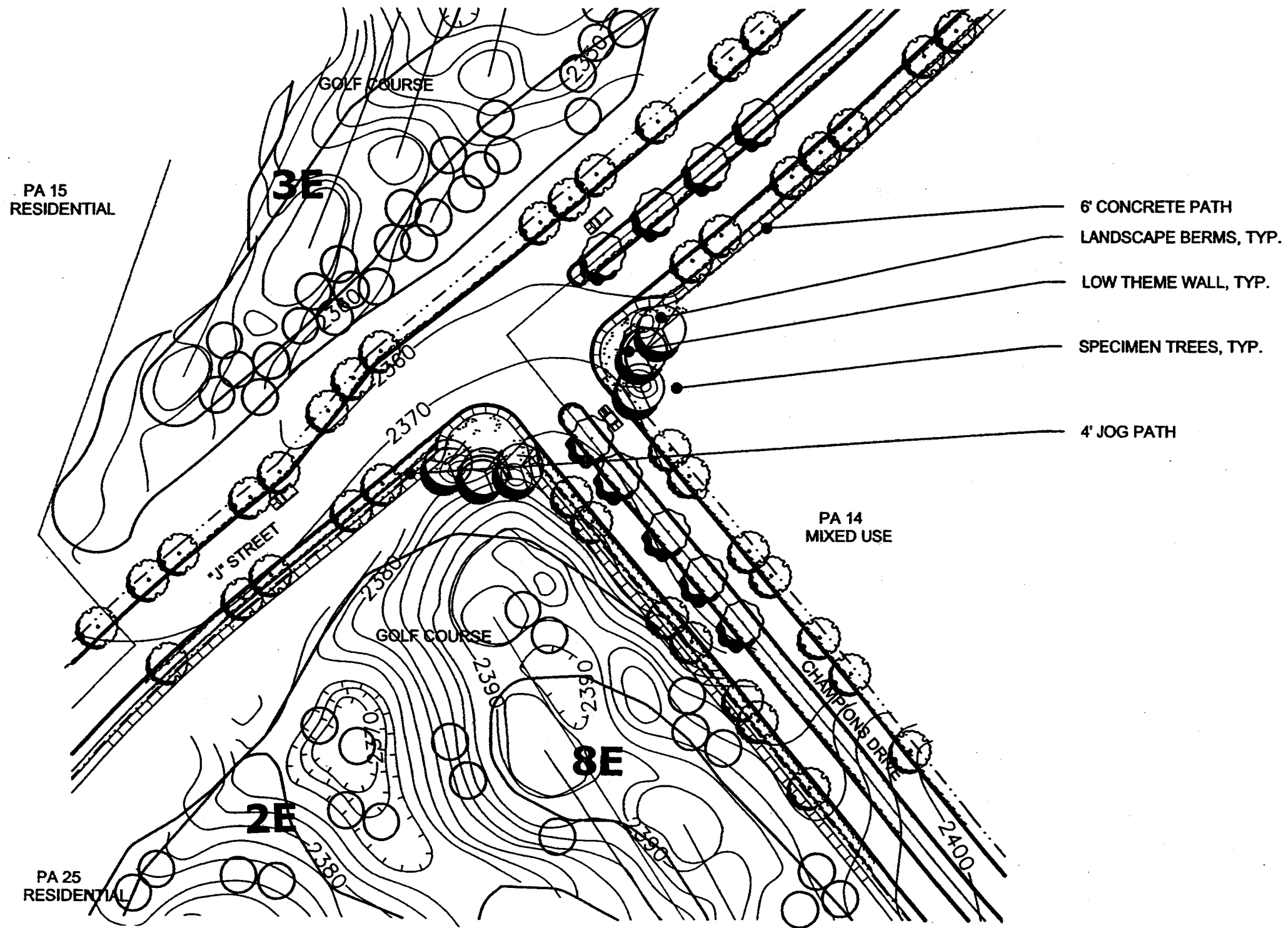


Figure 4-6
 THEME INTERSECTION-
 J STREET AT CHAMPIONS DRIVE

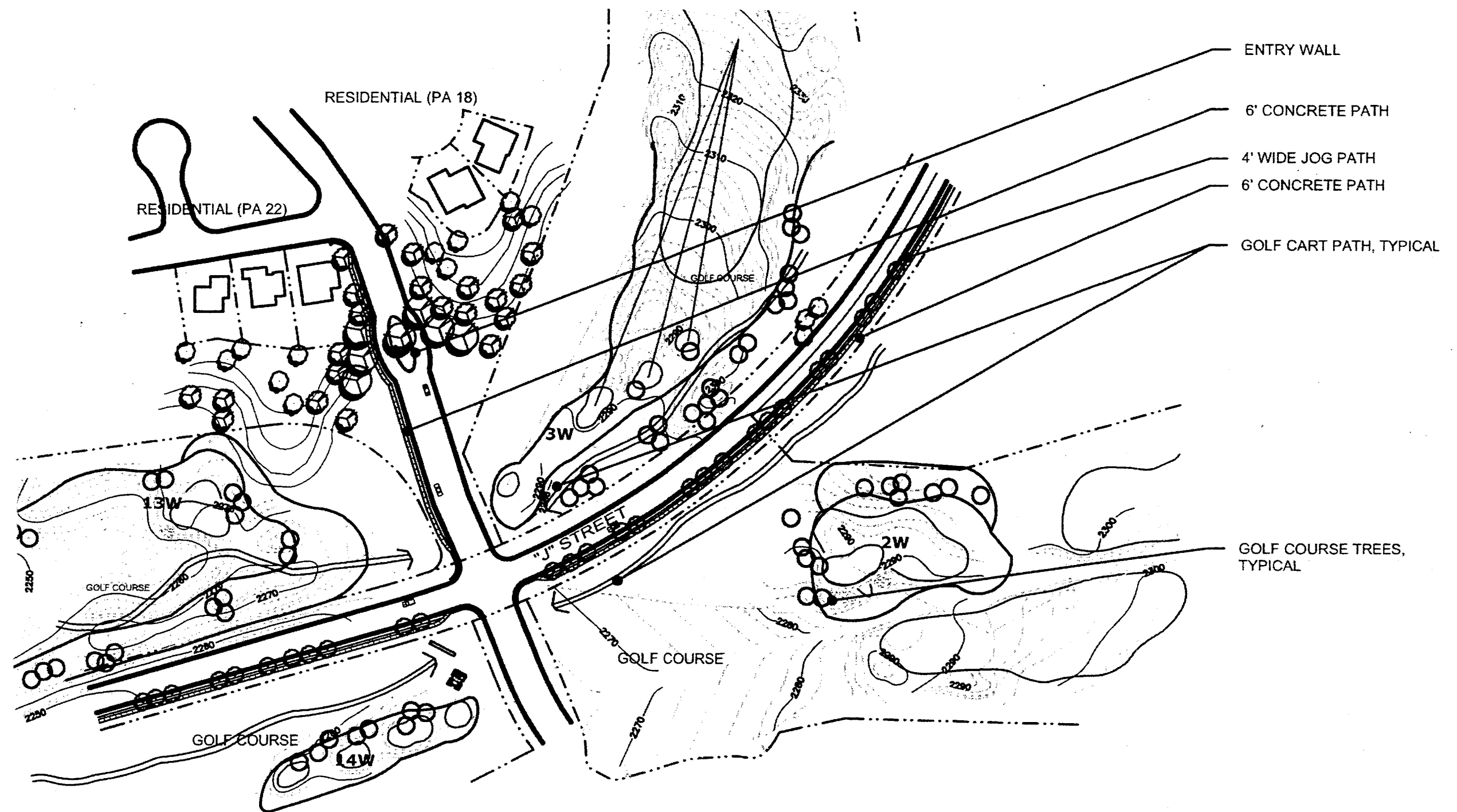


Park Valley & SPCGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA



October, 2000



Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 4-7
TYPICAL NEIGHBORHOOD ENTRY



October, 2000

2. Streetscapes

Four types of streetscapes are proposed within Oak Valley SP# 318, *Perimeter Major Frontage Road, Interior Community Collectors, Minor Collectors and Local Street* (see Figure 4-1 for locations). Streetscape landscape treatments have been developed to form a hierarchy of community importance and use characteristics. Landscape parkways have been modified beyond county street right-of-way dimensions to reinforce this hierarchy consistent with the pathway system, residential orientation and traffic volumes. These "landscape zone" widths are indicated on the streetscape sections.

Roadway streetscapes in Oak Valley SP #318 are critical in maintaining the perception of community theming, unification and quality. These common landscape areas link vehicular and pedestrian traffic to neighborhoods and between community elements.

The streetscapes in Oak Valley SP #318 are treated as critical community spaces by providing a quality pedestrian and vehicular circulation way including jogging paths and well-buffered pedestrian paths. Shrubs and low groundcovers will be used to the greatest extent feasible to reduce maintenance, conserve resources and provide a buffered separation between pedestrians and vehicular traffic. Bike trails are Class II on-street to minimize conflict with pedestrian traffic and provide a better travel way for these multi-speed conveyances (see Figure 4-8).

To provide variety and to help define areas within Oak Valley SP# 318, distinctive trees can be used in streetscape landscaping. As shown in the Plant Palette, different parkway trees are suggested for major north-south and east-west collector highways within the project; street trees from other local roadways may be selected subject to approval by the County of Riverside Transportation Department.

The Oak Valley SP #318 design concept is focused on the use of a variety of materials and colors, meandering drifts and groves of plant material and trees and the limited but appropriate use of turf. Soldiered trees at uniform spacing will be avoided except potentially at commercial land uses to provide a more formal setting as a contrast to the general community theme, where desirable.

a. **PERIMETER MAJOR FRONTAGE ROAD**

San Timoteo Canyon Road borders the southern edge of the community. The golf course fairways and the San Timoteo Canyon drainage course parallel a significant portion of San Timoteo Canyon Road forming a pleasing edge condition. Residential and commercial land uses abut San Timoteo Canyon Road at PA 1, 9 and 10. At these planning areas the streetscape edge is designed to provide reasonable buffering. Appropriate landscape treatments introduce the Oak Valley SP #318 community while maintaining consistency along the overall frontage road (see Figures 4-9 and 4-10).

b. INTERIOR COMMUNITY COLLECTORS - CHAMPIONS DRIVE, "G" STREET AND "J" STREET

The unique and vital streetscape concept for Oak Valley SP #318 is focused on the treatment of interior collector streetscape cross sections. The design of the streetscape provides a strong and significant landscape edge. The pedestrian/jog path system has been developed to connect key destination points within the overall community, while acknowledging the ability of pedestrian traffic to short cut through the pleasant, local residential street system. By limiting the extent of the interior collector path system to those street lengths in need of pedestrian connections, a greater and more efficient landscape zone can be provided along the collectors to buffer the adjacent land uses while creating a more rural feel to the street system.

"J" Street is the most significant road way in the community. It is the main north/south conduit to a majority of the land use parcels and the golf clubhouse from the I-10 interchange at Cherry Valley Boulevard. "J" Street north of Champions Drive will contain four lanes and a divided center median, as well as, additional landscape frontage beyond the right of way. South of Champions Drive, "J" Street will become a two-lane industrial collector. This will reduce the overall pavement section appropriate to the traffic volume while allowing an enhanced landscape zone on both sides of the roadway. This will enhance to the rural feel of the road while providing an appropriate transition to the golf frontage along the southern end of "J" Street (see Figures 4-11 and 4-12).




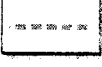
"G" Street (see Figures 4-13 through 4-15) provides a similar roadway design as "J" Street, but also provides the opportunity to construct a split elevation roadway with a landscape center median at various points. This occurs at the up-slope condition next to PA 8 residential area. This unique opportunity will enhance the drive while separating and slowing traffic.

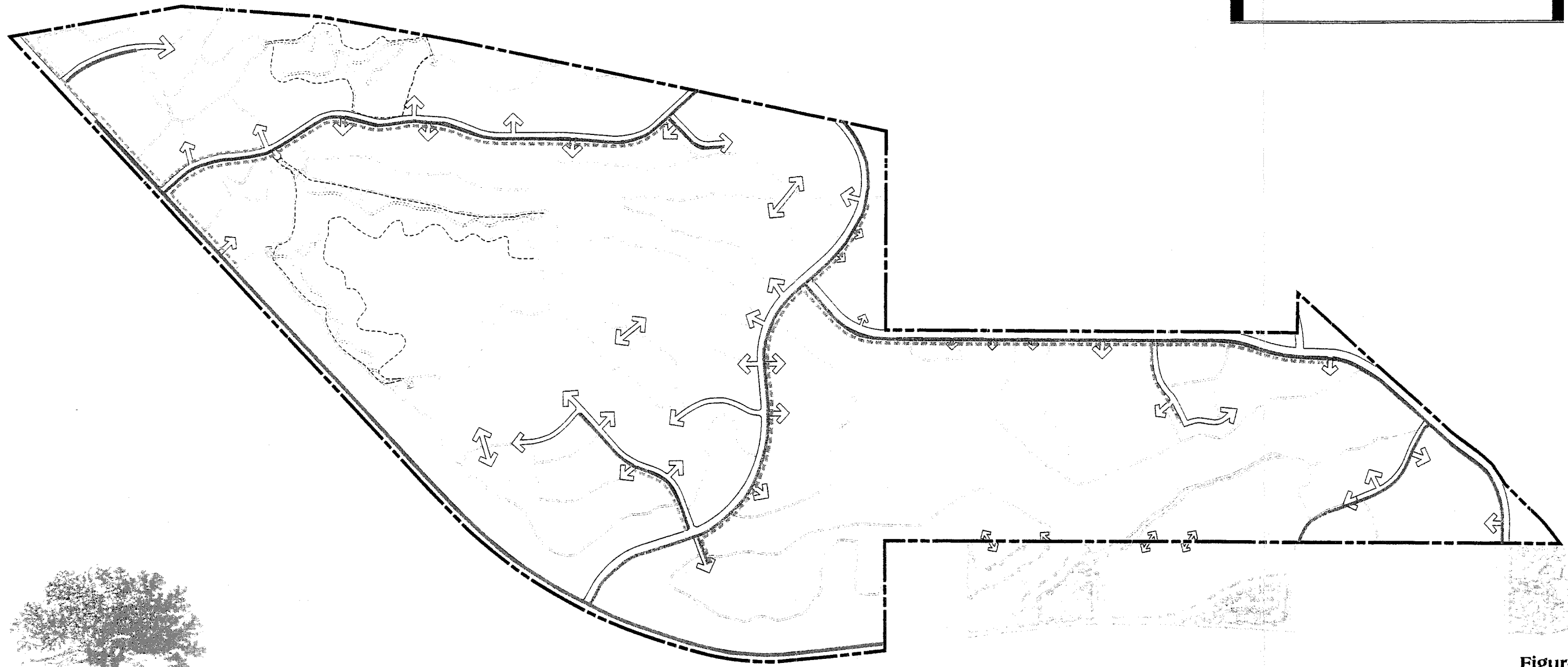
Champions Drive (see Figures 4-16 through 4-18) will also contain an industrial collector cross section between the PA 29 commercial site and the intersection with Desert Lawn Drive at Street G. This allows an increase in the landscape buffer zone along the PA 30 and 31 residential areas and will provide a dramatic approach to the golf clubhouse and commercial sites by maintaining a well landscaped resort-like approach from the community entry. At the PA 29 commercial site, Champions Drive will be split by a raised landscaped median which will further slow traffic and introduce the golf club-resort village center. This median and the adjacent road edges will evoke a golf course appearance through the use of turf berms, clustered trees and simple color layouts. Deceleration lanes and left turn pockets will smoothly transition traffic into and out of these planning areas.

c. MINOR COLLECTORS - "P" STREET

The minor collector roads are important to the land plan by supporting the organization provided by the interior collectors while moving traffic into the individual neighborhoods quickly and efficiently. These road sections will include efficient curbside walkways and a quality landscape zone to buffer residential land uses (see Figure 4-20).

LEGEND

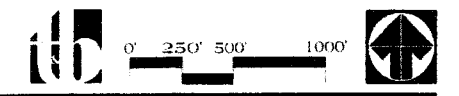
	Class II Bike Path- Both Sides of Road
	Class II Bike Path- One Side of Road
	6' Wide Pedestrian Path Only
	6' Wide Pedestrian Path With 4' Jog Path



Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 4-8
NON VEHICULAR CIRCULATION PLAN**



January, 2001

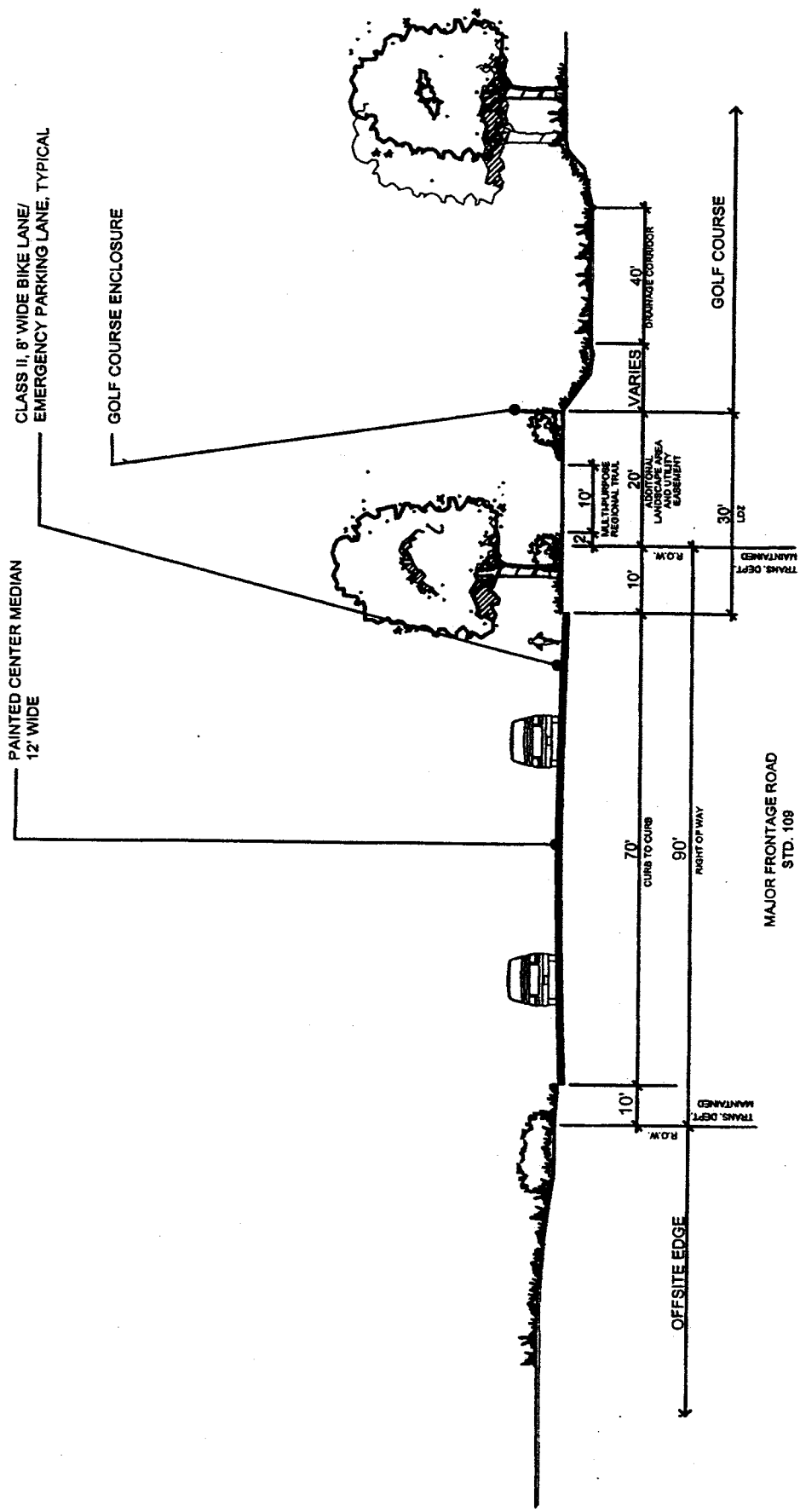


Figure 4-9
CROSS-SECTION - SAN TIMOTEO CANYON ROAD
AT GOLF COURSE EDGE



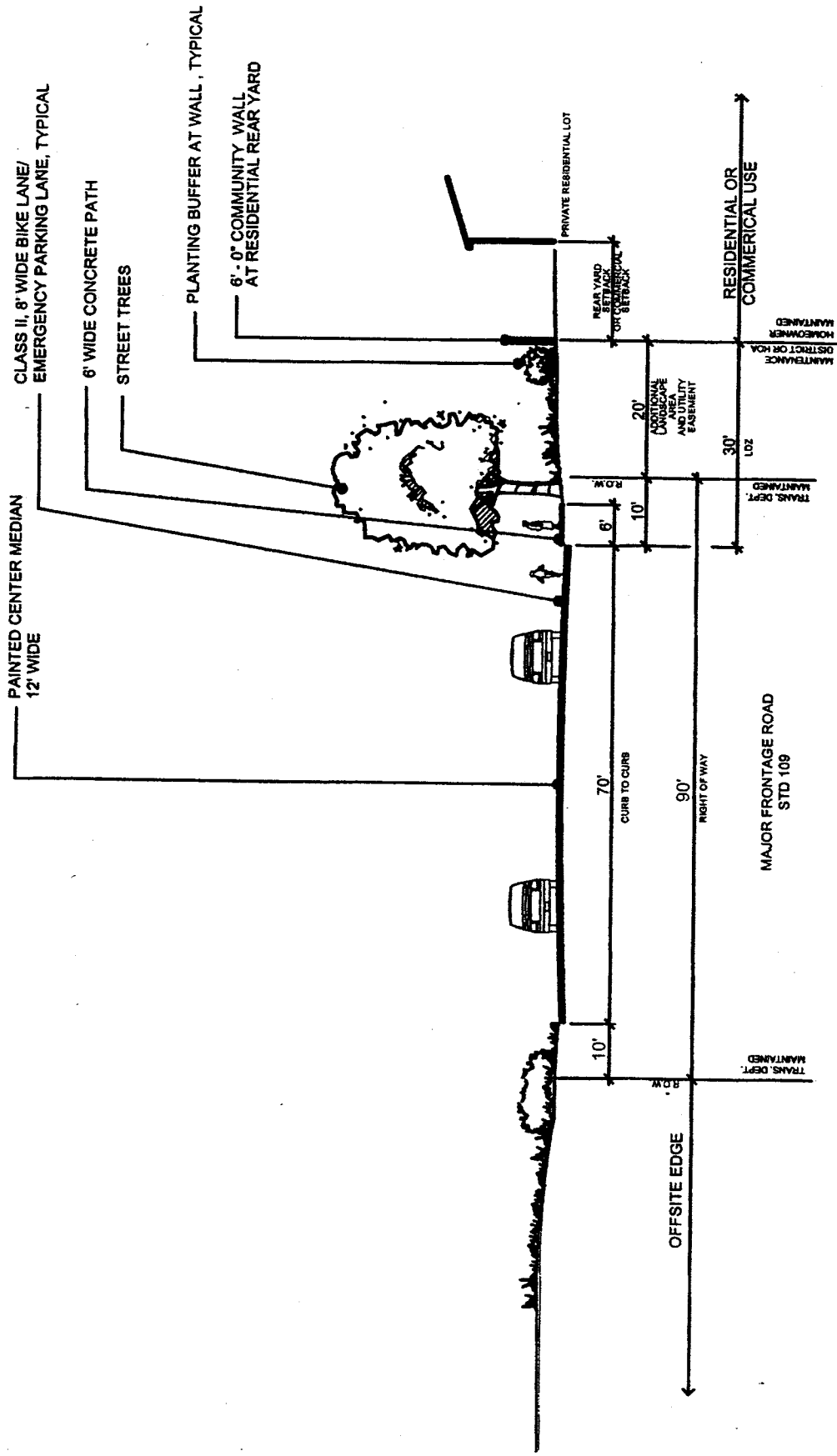


Figure 4-10
**CROSS-SECTION - SAN TIMOTEO CANYON ROAD
 AT RESIDENTIAL - COMMERCIAL EDGE**



October, 2000

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 RIVERSIDE COUNTY, CALIFORNIA

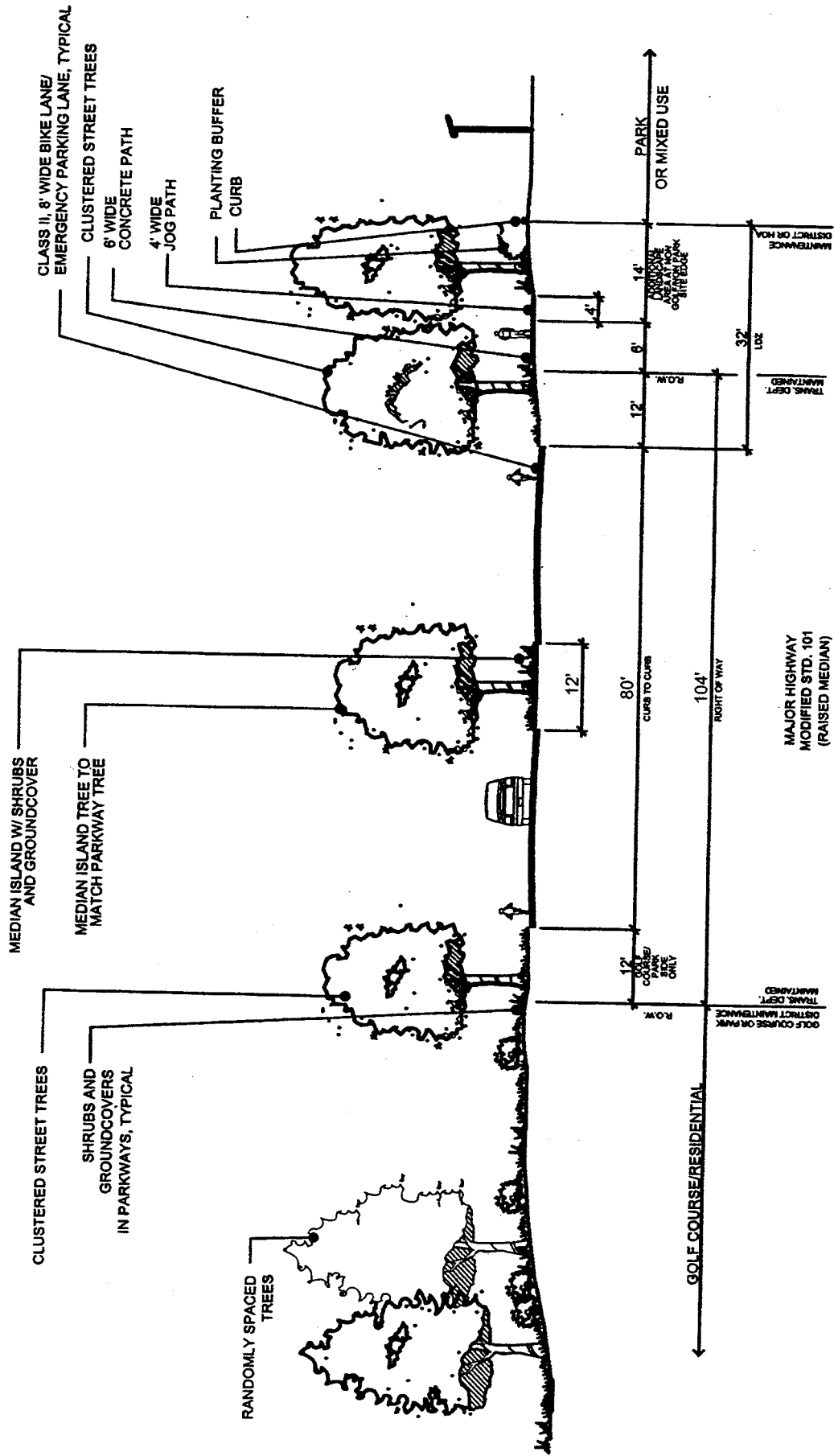


Figure 4-11
CROSS-SECTION - J STREET (NORTH OF CHAMPIONS DRIVE)



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 RIVERSIDE COUNTY, CALIFORNIA

October, 2000

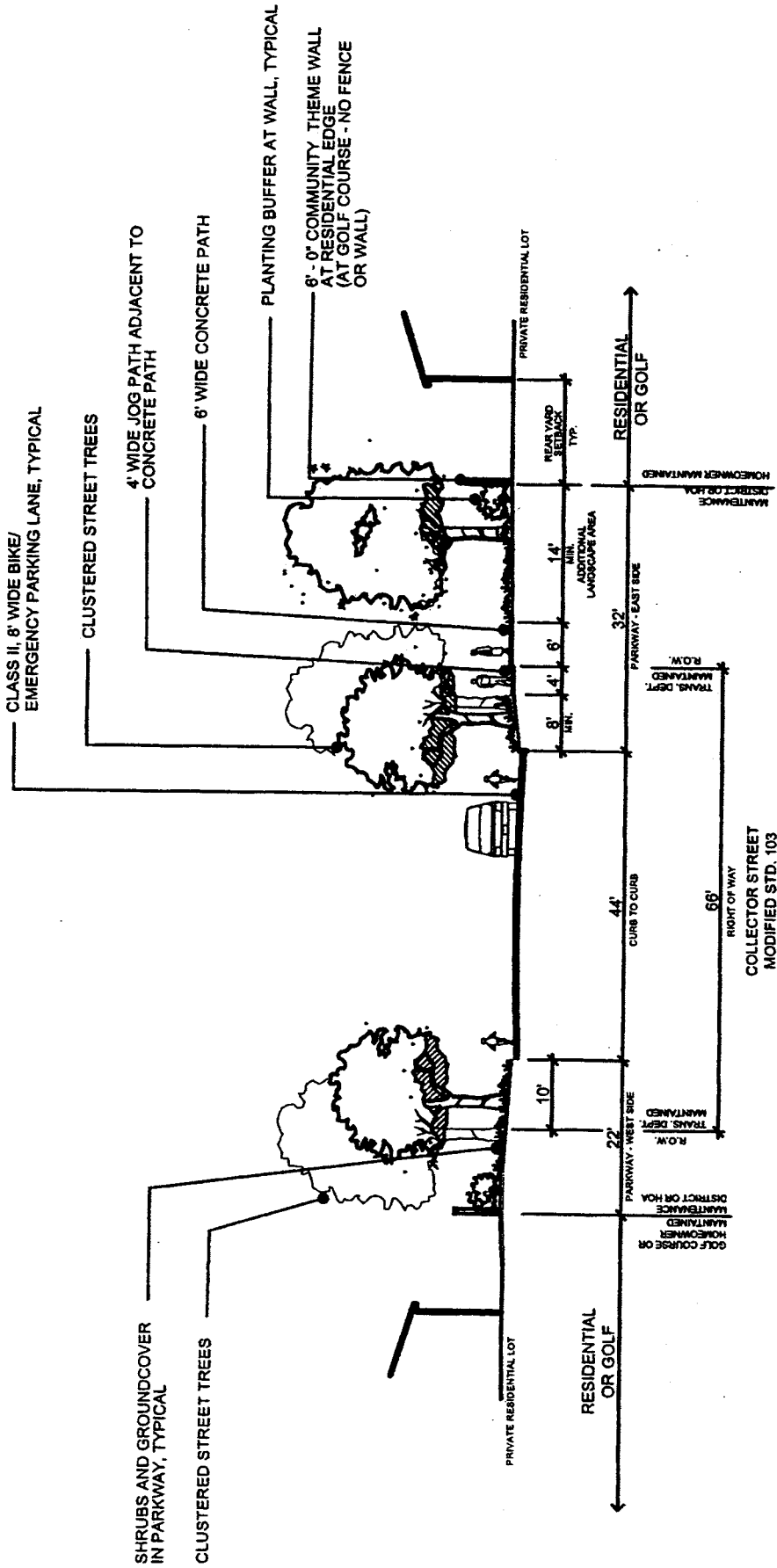


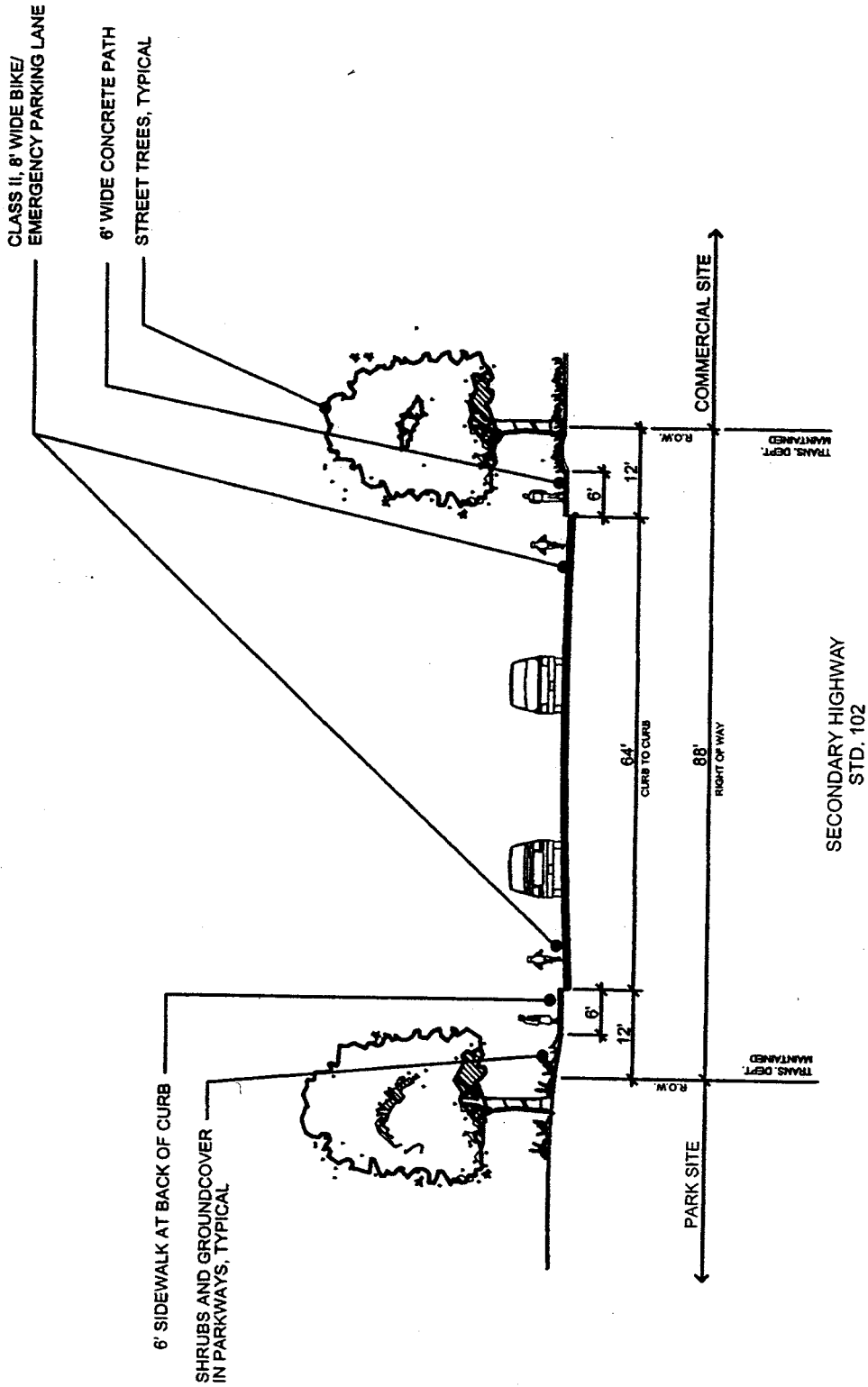
Figure 4-12
**CROSS-SECTION - J STREET (CHAMPIONS DRIVE
 TO SAN TIMOTEO CANYON ROAD)**



October, 2000

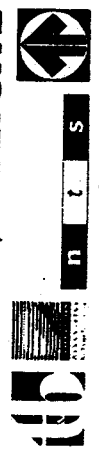


RIVERHIDE COUNTY, CALIFORNIA

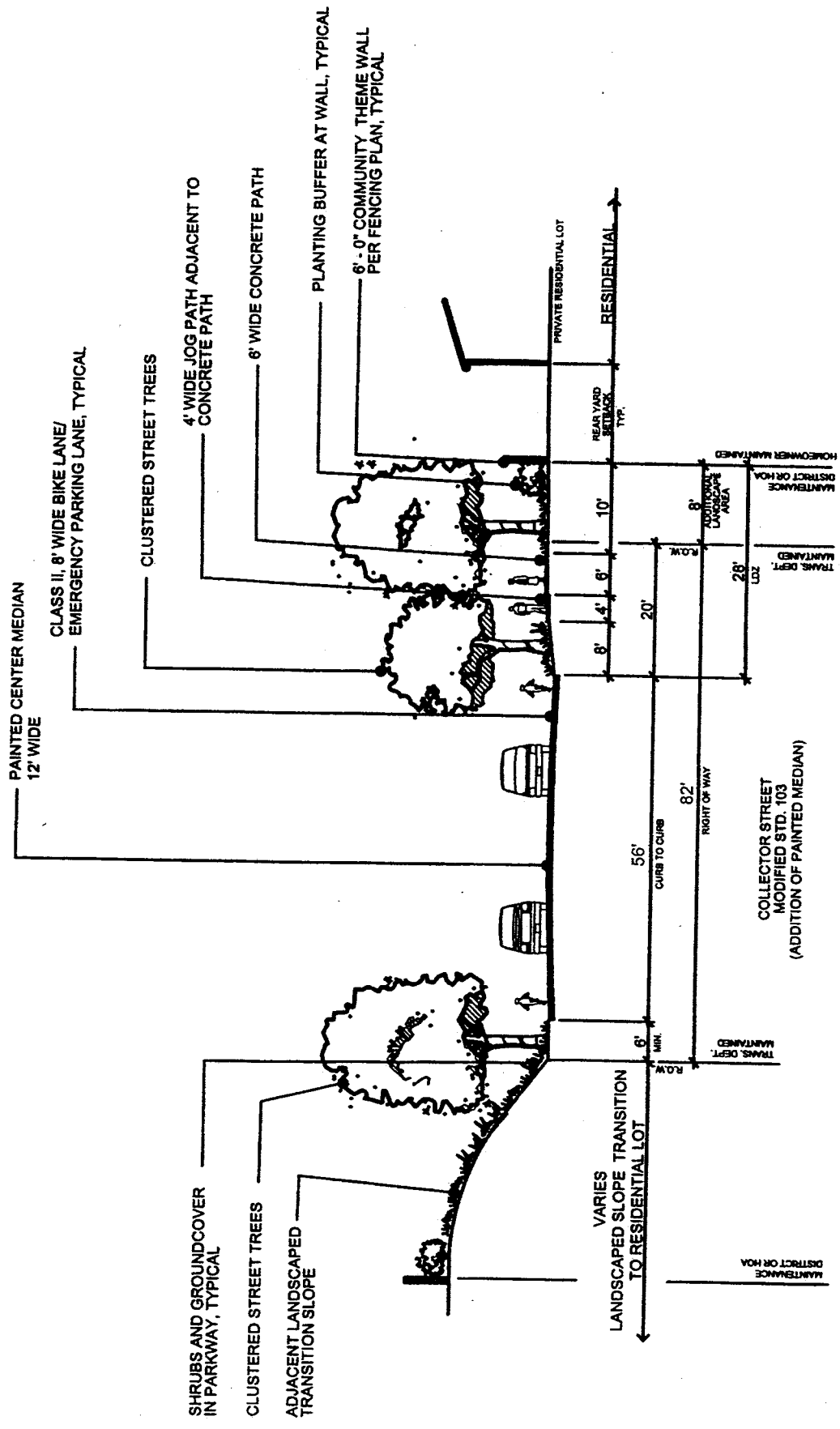


Park Valley & SPCGA GOLF COURSE SPECIFIC PLAN, SP #318
 R I V E R S I D E C O U N T Y , C A L I F O R N I A

Figure 4-13
**CROSS-SECTION - G STREET
 AT PA 9/PARK SITE**



January, 2001

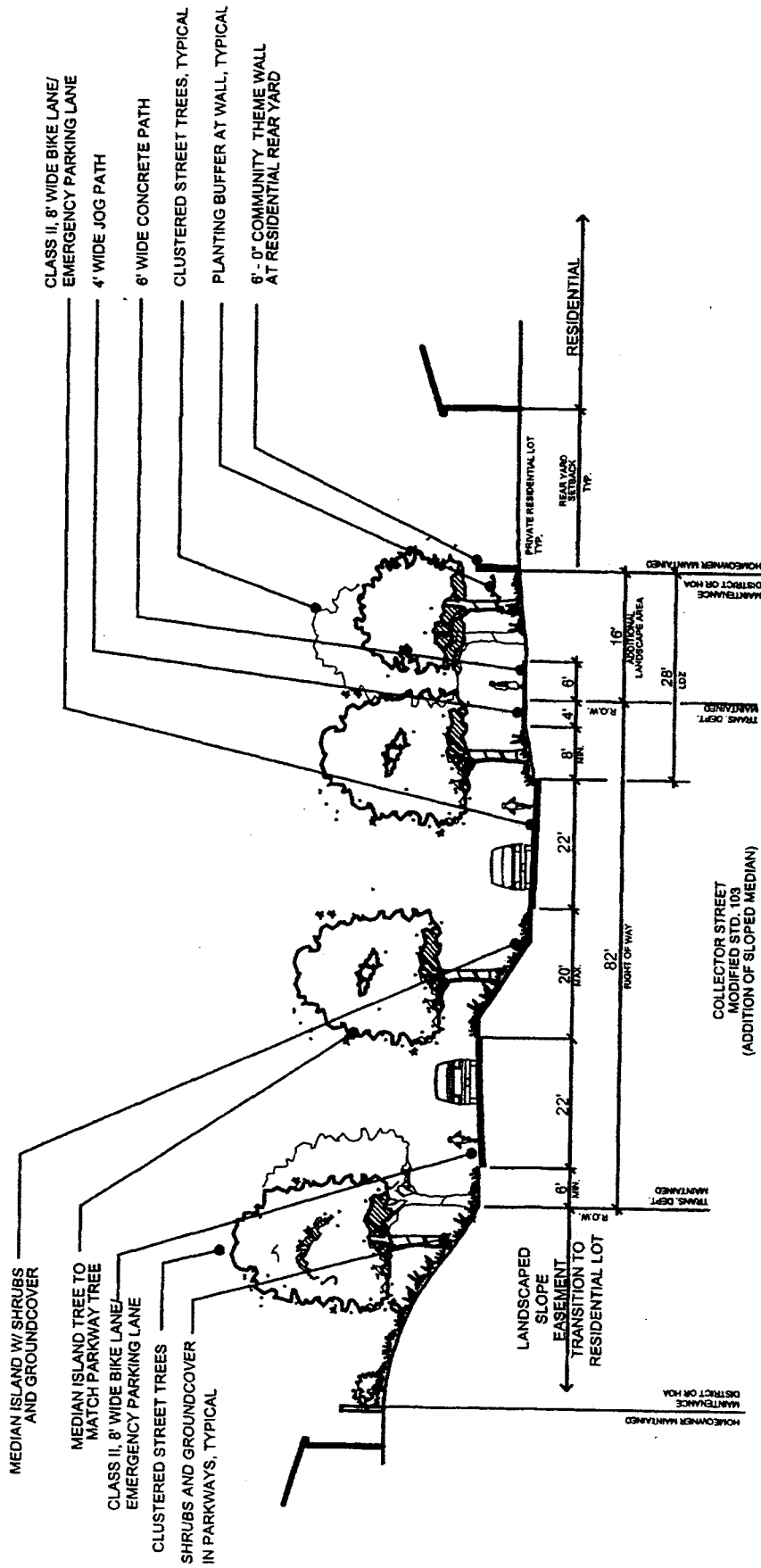


Pine Valley & SPCGA GOLF COURSE SPECIFIC PLAN, SP #318
RIVERSIDE COUNTY, CALIFORNIA

Figure 4-14
CROSS-SECTION - G STREET
AT NORMAL CONDITION



October, 2000



Paul Valley & SPCA GOLF COURSE SPECIFIC PLAN, SP #318
 R I V E R S I D E C O U N T Y , C A L I F O R N I A

Figure 4-15
**CROSS-SECTION - G STREET
 WITH SLOPED MEDIAN**



October, 2000

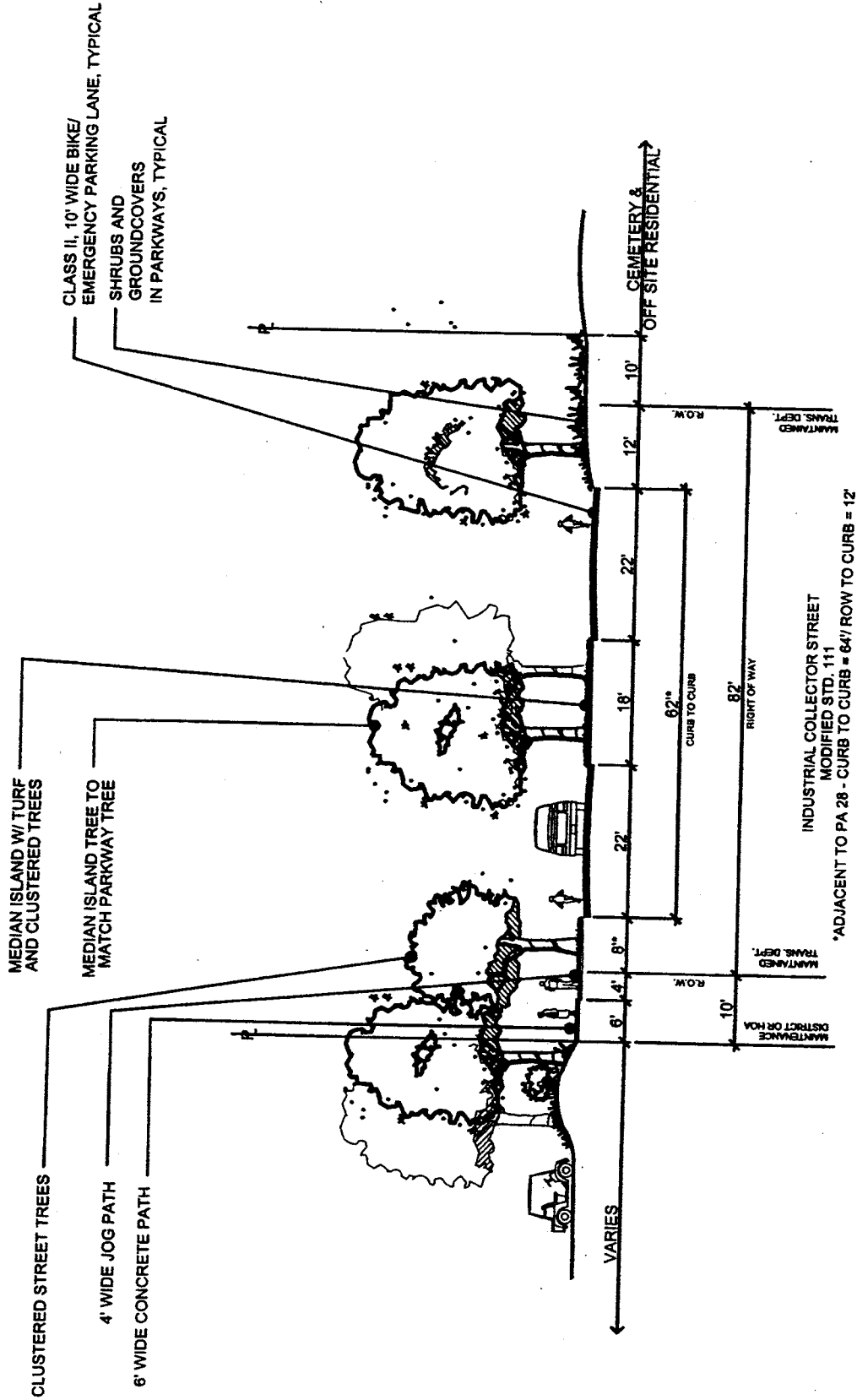


Figure 4-16
**CROSS-SECTION - CHAMPIONS DRIVE
 AT PA 27, 28 & 29**



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Dale Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
 R I V E R S I D E C O U N T Y , C A L I F O R N I A

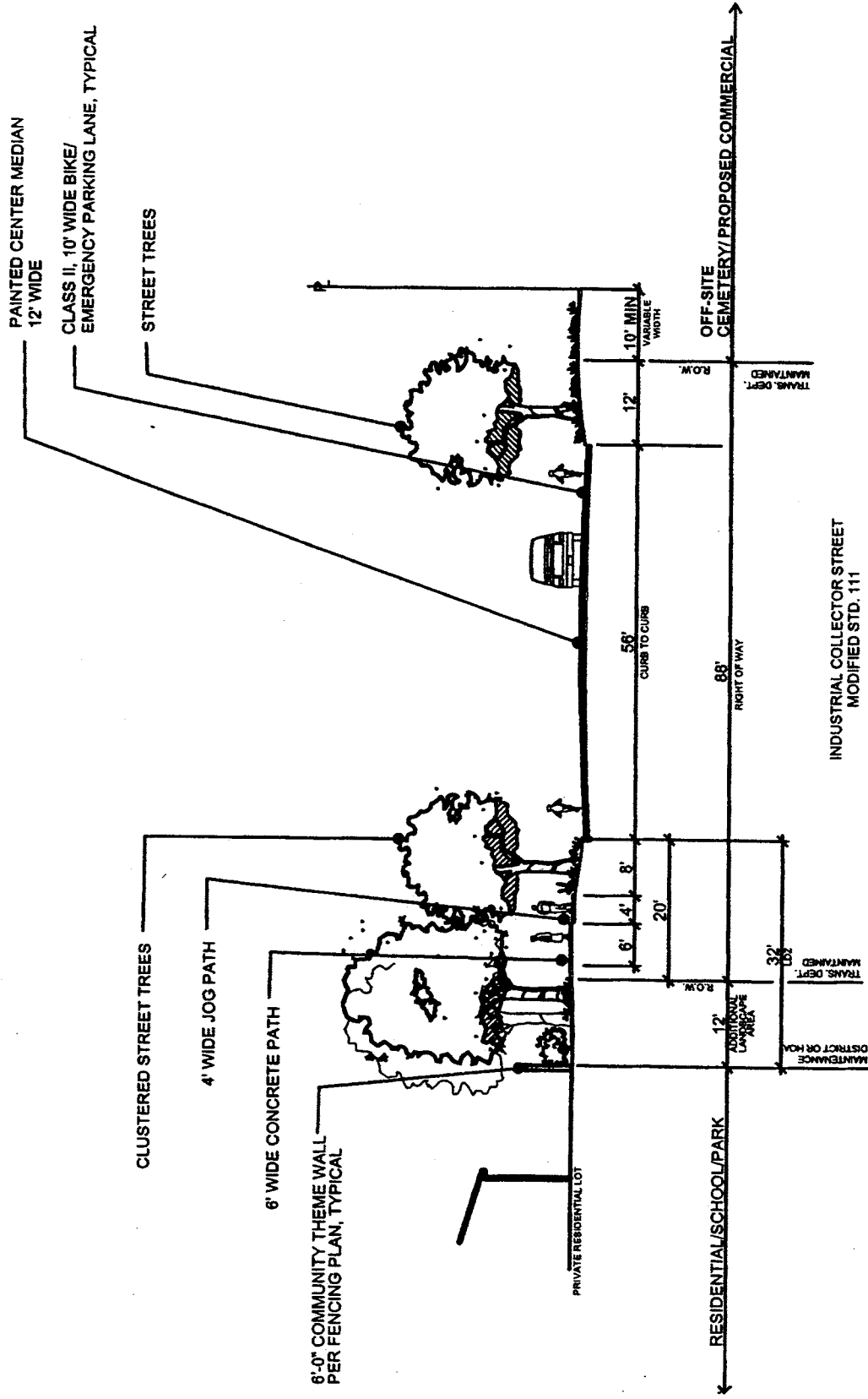


Figure 4-17
CROSS-SECTION - CHAMPIONS DRIVE
AT PA 30, 31A & 31B



October, 2000

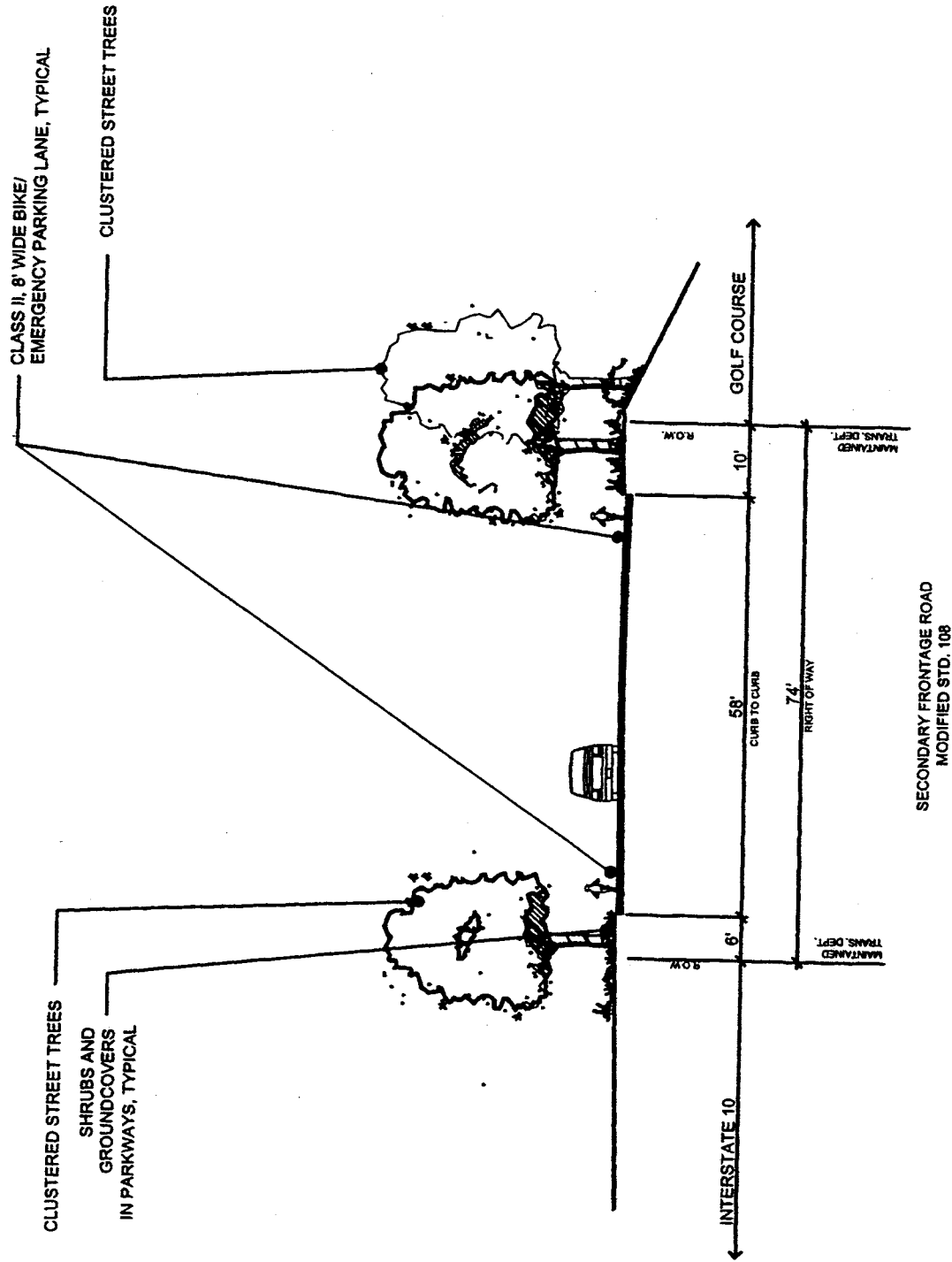


Figure 4-18
**CROSS-SECTION - CHAMPIONS DRIVE
 (EAST OF DESERT LAWN DRIVE) -
 ADJACENT TO GOLF COURSE**



The Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
 R I V E R S I D E C O U N T Y , C A L I F O R N I A



October, 2000

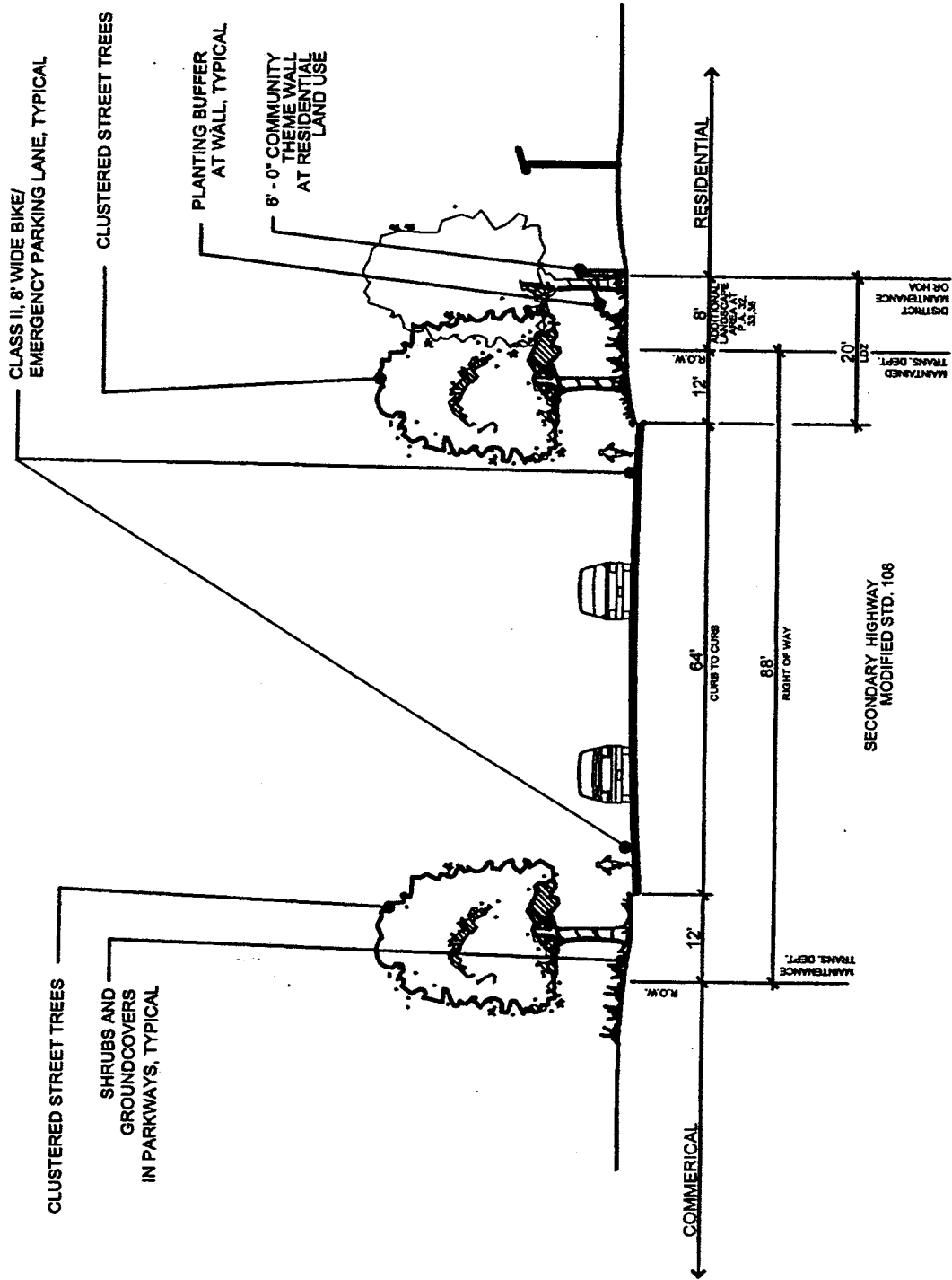
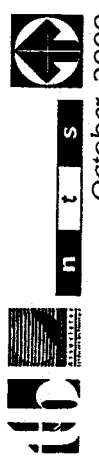


Figure 4-19
**CROSS-SECTION - CHAMPIONS DRIVE
 (EAST OF DESERT LAWN DRIVE)
 ADJACENT TO PA 33B AND PA 36**



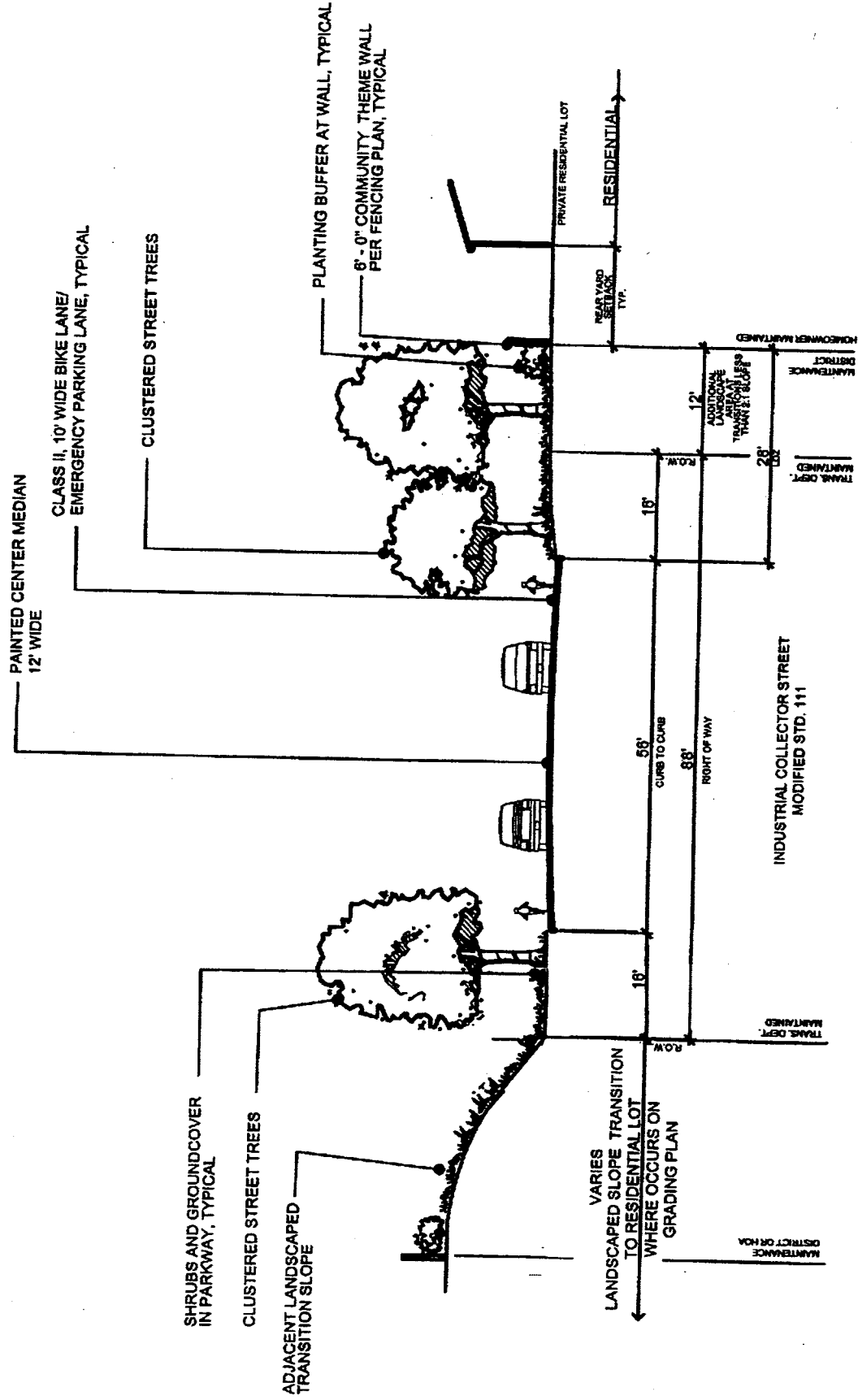


Figure 4-20
CROSS-SECTION - P STREET



October, 2000

Page IV-27



Red Valley & SPCGA GOLF COURSE SPECIFIC PLAN, SP #318
N I V E R S I D E C O U N T Y , C A L I F O R N I A

d. LOCAL STREETS/RESIDENTIAL LOT FRONTAGE AND PRIVATE LOT LANDSCAPING

Local road streetscapes will be provided on local streets within individual neighborhoods. The local road streetscape will be provided within a narrower landscaped area. The local road landscape within Oak Valley SP #318 consists of private front or side yard landscaping areas at single family residences. Installation of street trees, and front and side yards (on corner lots) landscaping will be required of the residential enclave builder, however, the rear and side yard landscaping will be the responsibility of each individual homeowner.

1) Residential Lot Landscape Requirements

Per County of Riverside Ordinance No. 348, each residential lot shall receive a minimum of one (1) 15-gallon size street tree planted in the right-of-way parkway. Corner lots shall receive a minimum of two (2) 15-gallon size street trees also planted in the right-of-way. Street trees planted along the right-of-way will be planted approximately forty feet (40') on center. Tree varieties shall be chosen from the Oak Valley SP #318 Plant Palette contained herein. Trees should be placed near property lines to maximize their buffering effect and streetscene impact. One (1) species of tree shall be selected and approved for each residential street to unify the street scene and create neighborhood identity. Deciduous or flowering evergreen accent trees which contrast with the chosen street trees are encouraged at cul-de-sacs, knuckles and intersections to provide seasonal emphasis and interest.

2) Residential Front Yard Requirements

A combination of turf, shrub and groundcover may be used in the front yard and side yard areas at corner lots. A minimum of ten (10) 5-gallon shrubs, twenty (20) 1-gallon shrubs and an automatic irrigation system shall be installed by the builder/developer in the front yard of each residential lot. The turf, shrubs and irrigation shall be installed up to a logical stopping point from the curb face to the front of house and side yards. Side yard slopes over 3:1 surface gradient and three feet (3') in height should be planted with groundcover. Low slopes may be graded out to a less than 3:1 surface gradient and planted with turf.

A minimum of one (1) 5-gallon size tree shall be planted in the front yard of each residential lot in addition to the required street tree. These trees may match the street trees planted in the right-of-way and be located in proximity to said street trees in order to create a more harmonious effect. The trees may also contrast with the street tree and form backdrop tree clusters. Overall, the front yard scheme shall create a streetscene appearance of tree clusters meandering through the project and across streets.

3. Residential Edge Conditions

Within Oak Valley SP# 318 transitions between land uses will occur at the boundaries separating various types of housing, open space areas, the commercial areas and other project features. The following sections and exhibits describe and illustrate the transitions which will occur between various land uses with Oak Valley SP# 318.

a. RESIDENTIAL INTERFACE TO PARK SITES

Residential areas will be located adjacent to several parks within the Specific Plan area, requiring a landscape treatment at this boundary to provide privacy and security (see Figure 4-21). Because the parks within Oak Valley SP# 318 will provide a significant visual amenity, the basic intent behind the Park/Residential Interface is to use landscaping to buffer homes, while allowing adjacent homes to have sheltered views of the park. Views within the neighborhoods will be encouraged by utilizing site design techniques.

A six foot (6') high solid community theme wall shall enclose the rear of the residential property with a minimum of a ten foot (10') wide landscape buffer within the park site along the residential boundary. The landscape buffer will be planted with evergreen background and deciduous grove trees with a shrub and groundcover planting to create a buffer between the land uses. The landscape buffer will be installed as part of the park development.

b. RESIDENTIAL INTERFACE TO SCHOOL SITES

The interface between residential areas and the three proposed schools is intended to provide security for both uses and to buffer homes from the school site (see Figure 4-22). Fencing or walls or a combination of these features will be used to separate homes from the elementary schools. Landscape buffering at this boundary should be maximized to provide security and privacy for homeowners.

A six foot (6') high solid theme wall will be installed at all rear and side yard residential interfaces at school sites. The school district will determine landscape treatments on school property but will be encouraged to plant loose clusters of evergreen trees to provide an open buffer adjacent to residential land uses.

c. RESIDENTIAL INTERFACE TO COMMERCIAL SITES

The interface between residential areas and the commercial areas is intended to provide security for both uses and to buffer homes from the adjacent commercial uses (see Figure 4-23). Fencing or walls or a combination of these features will be used to separate homes from the commercial developments. Landscape buffering at this boundary should be maximized to provide security and privacy for homeowners. To provide security for commercial uses, and to screen views of unattractive loading areas, a six foot (6') high solid community theme wall and minimum five foot (5') wide landscape buffer will be provided. Informal massings of evergreen trees and shrubs will provide screening to ensure privacy at rear of dwelling units.

d. RESIDENTIAL INTERFACE TO OPEN SPACE

Residential lots abutting the open space areas, except as provided for in Planning Areas 7B and 23B, will have a combination fence/wall system consisting of a low solid community theme wall with an open tubular steel fence set above or approved alternate (see Figure 4-24). Residential lots within Planning Areas 7B and 23B may elect not to install fencing along their property boundaries. Clusters of trees will be planted where feasible at side yard property boundaries to enframe views and soften the impact of the residential structures to off site areas. Fuel modification planting and maintenance may restrict the density and type of plant materials allowed. Native and/or drought tolerant plant material shall be used when feasible. Cross lot and rear lot drainage to open space may be permitted at owner's discretion.

e. RESIDENTIAL INTERFACE TO GOLF COURSE EDGE

Residential lots abutting golf course areas will maximize the view amenity with the choice between an option open tubular steel fence, low wall or no fence (see Figure 4-25). Cross lot and rear lot drainage to open space may be permitted at owner's discretion.

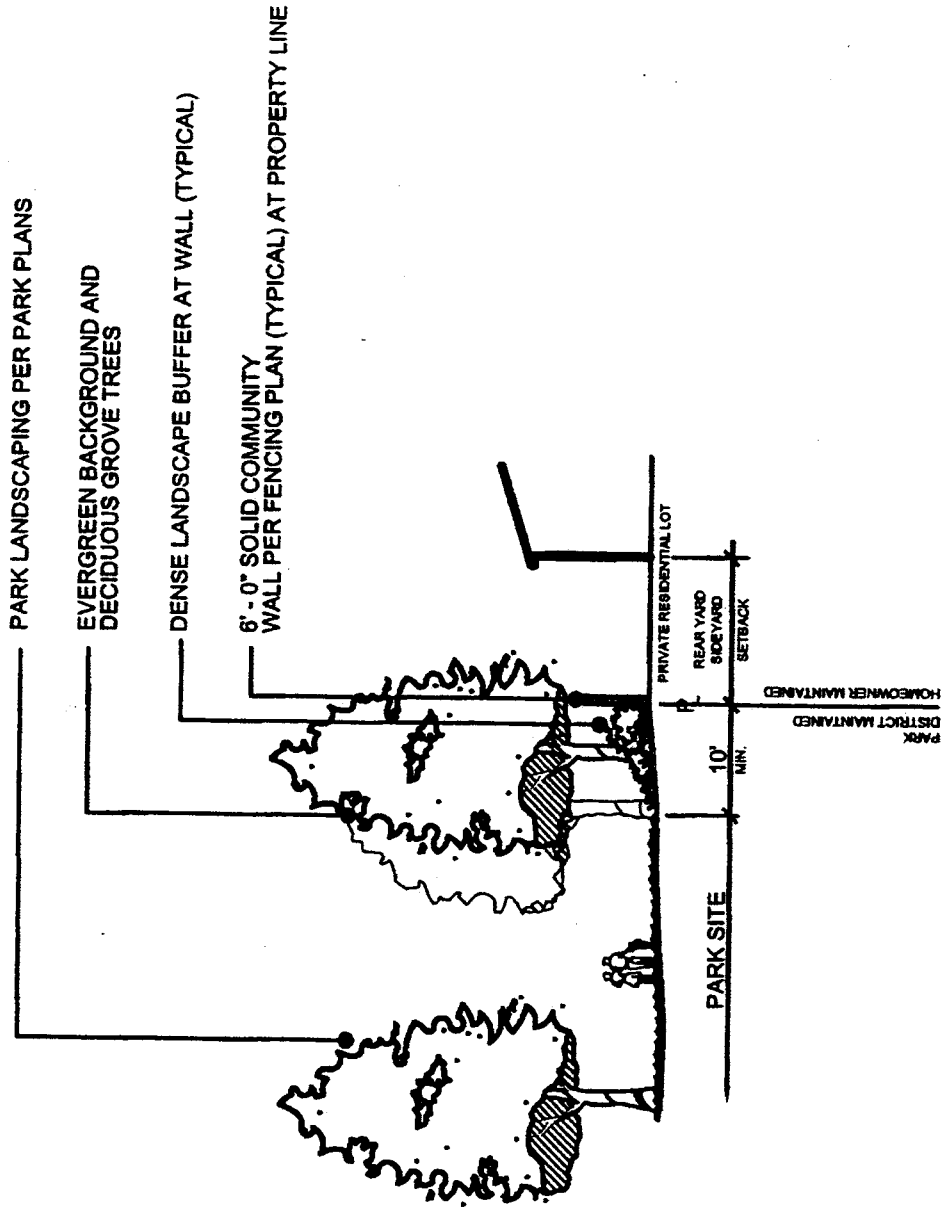
4. Community Walls and Fences

Community walls and fences are a major visual element and help unify the visual appearance of the community. Community walls and fences have been carefully designed to compliment the overall theme, establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. They will be designed to be easily maintained and provide a durable, long term edge enclosure defining "private" and "public" spaces.

Four main types of walls and fencing are proposed to be used in Oak Valley SP# 318. Proposed locations for the perimeter/theme wall and view fencing are shown on Figure 4-26, *Community Wall and Fencing Plan*. In addition, production fencing between lots and security fencing may be provided.

a. TYPES OF WALLS AND FENCING**1) Solid Masonry Theme Wall**

Solid masonry walls will be provided as rear and side yard enclosures where privacy is desired such as adjacent to streetscapes, parks, schools and commercial areas. The solid theme wall used in Oak Valley SP #318 will be a integral colored masonry unit (see Figure 4-27, E1.1). Pilasters will be placed at wall terminus points and as determined to be necessary for visual benefit.



Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
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**Figure 4-21
 RESIDENTIAL INTERFACE
 AT PARK SITE**



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October, 2000

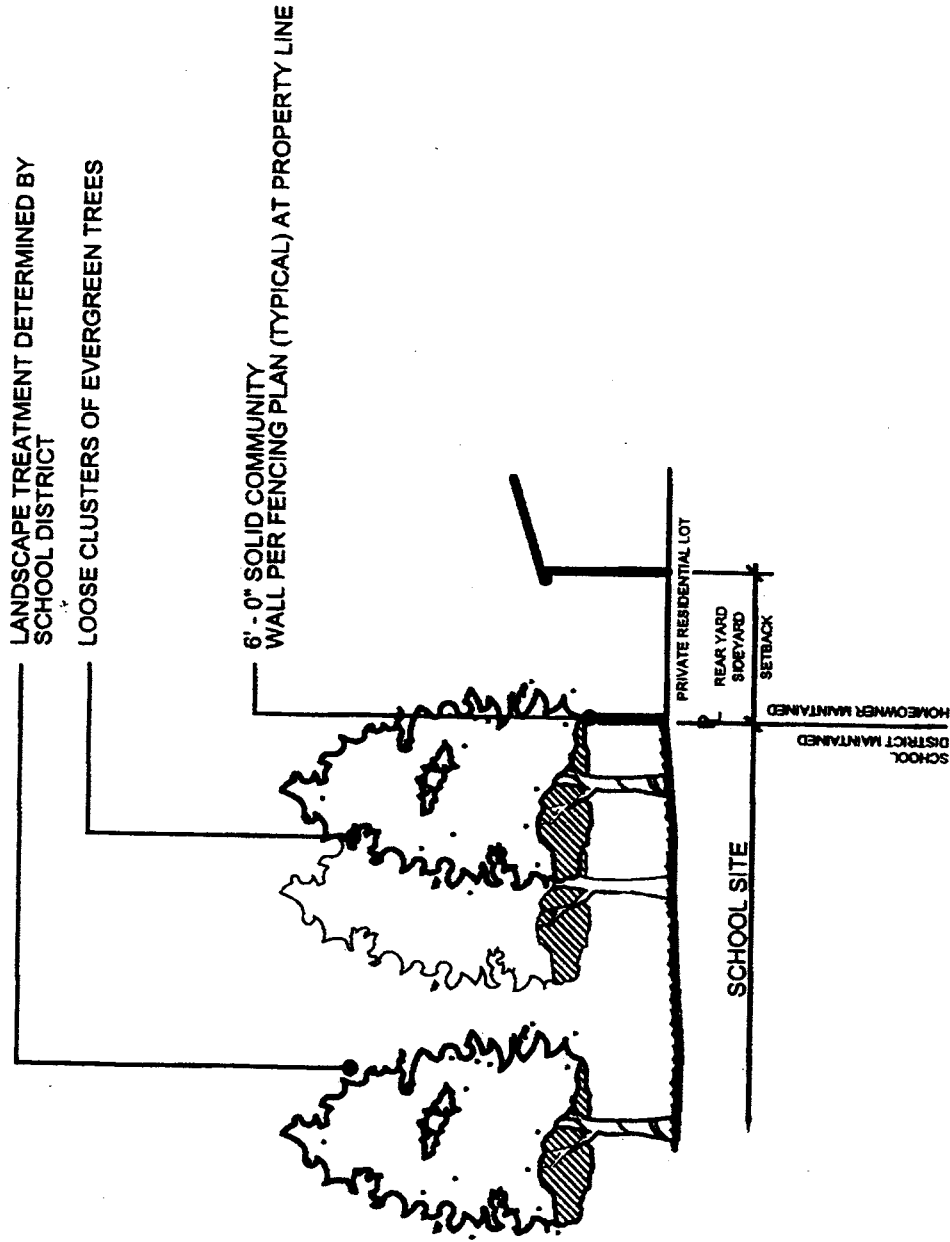
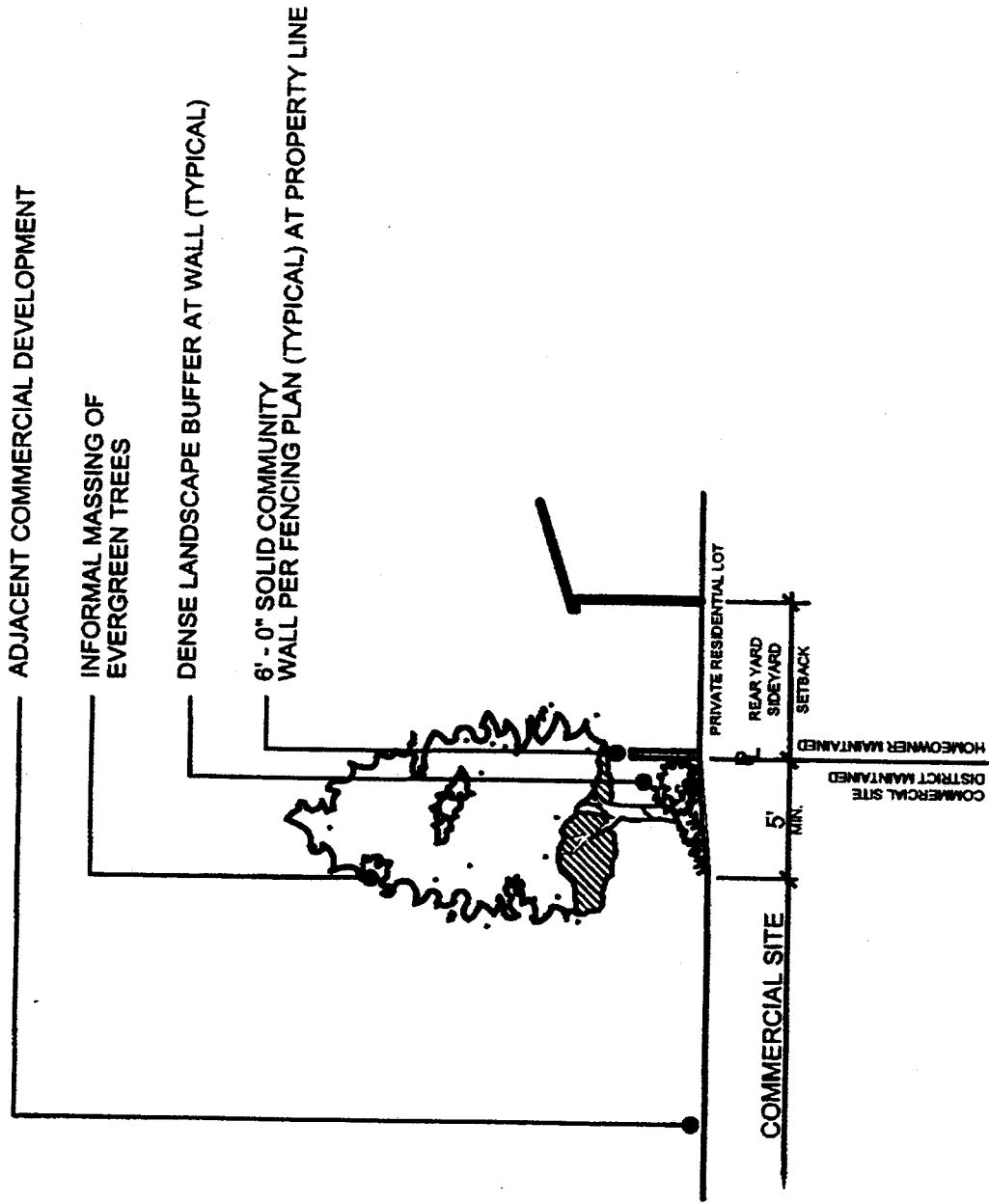


Figure 4-22
**RESIDENTIAL INTERFACE
 AT SCHOOL SITES**



October, 2000



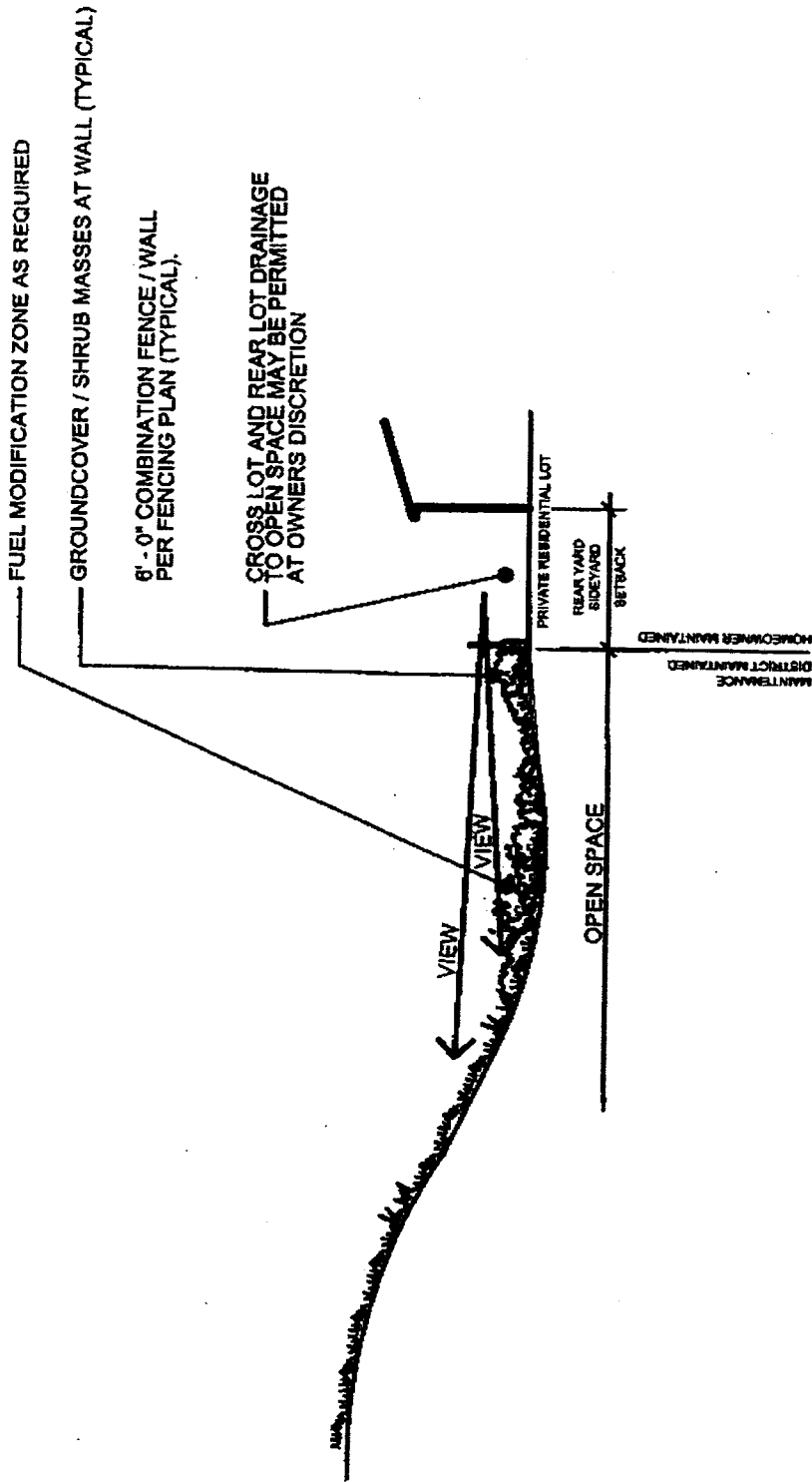


THE VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
 R I V E R S I D E C O U N T Y , C A L I F O R N I A

Figure 4-23
**RESIDENTIAL INTERFACE
 AT COMMERCIAL SITE**



October, 2000

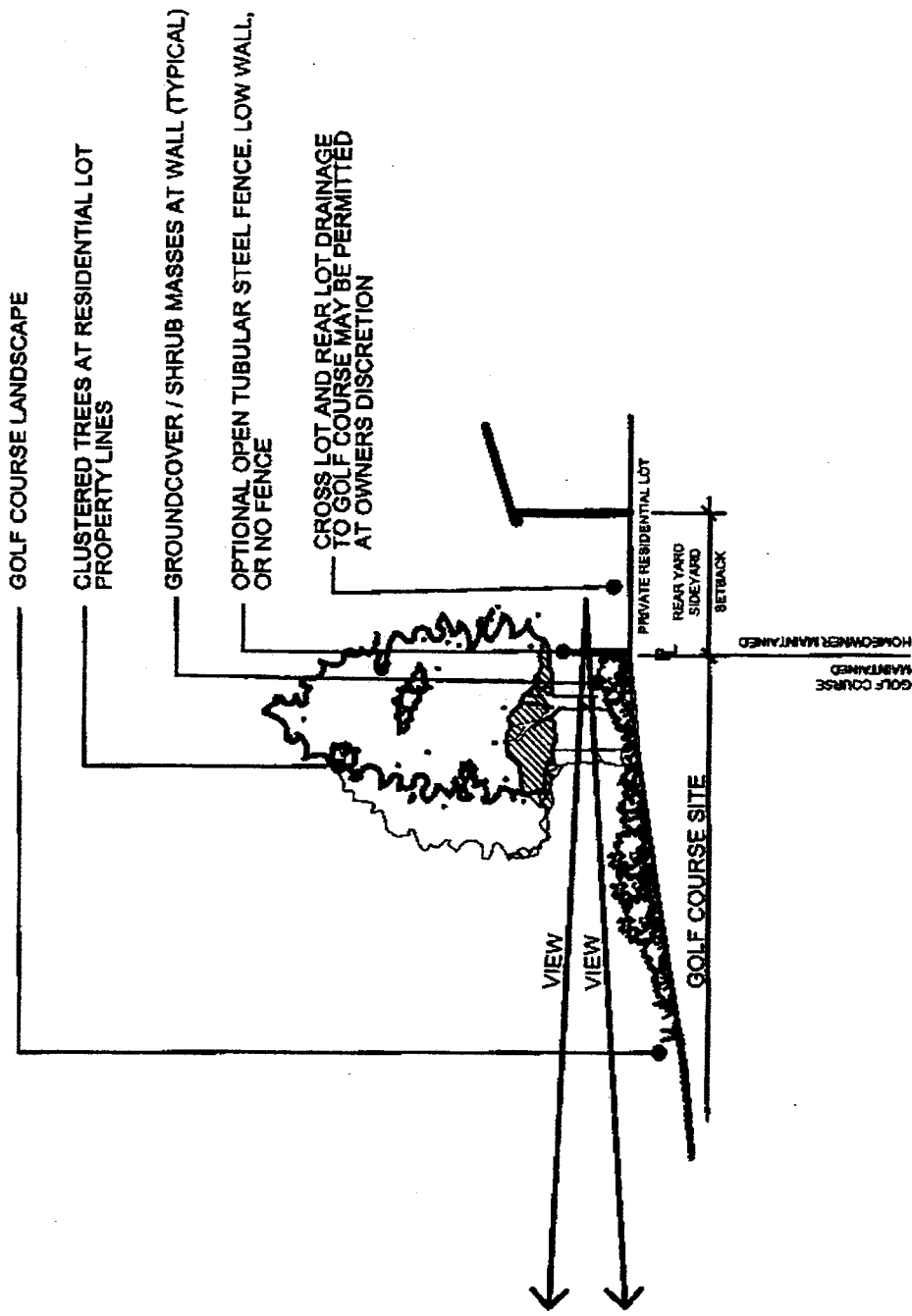


The Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SIP #318
 RIVERSIDE COUNTY, CALIFORNIA

Figure 4-24
RESIDENTIAL INTERFACE
AT OPEN SPACE



October, 2000



The Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
 R I V E R S I D E C O U N T Y , C A L I F O R N I A

Figure 4-25
**RESIDENTIAL INTERFACE
 AT GOLF COURSE EDGE**



October, 2000

2) Open Tubular Steel Fence

Tubular steel fencing may be used at the residential/golf course interface to allow maximum view retention as well as at the golf course interface with roads or other publicly accessible land uses where restricted access is necessary as approved by the master developer (see Figure 4-27, E1.2). Tubular steel fencing may also be used where an attractive open enclosure is necessary at park site or other non-golf course land use interface with busy roadways where an open landscape buffer will not be sufficient to control recreational use. Where feasible, the tubular steel fence will be interspersed with thematic community pilasters.

3) Combination Fence/Wall

This combination enclosure consisting of a tubular steel fence mounted on a low solid masonry theme wall, occurs where partial privacy is necessary, but permits some view opportunity (see Figure 4-27, E1.3). Pilasters shall occur at the intersections of rear and side property lines and shall be constructed of solid masonry theme wall materials.

4) Community Wood Fence

Wood fencing is acceptable when not adjacent to streets, or common open space, golf course areas, school sites, parks or commercial sites (see Figure 4-27, E1.4). Wood fencing will be allowed in residential side, front and rear yard conditions, including rear yard to rear yard conditions where slopes do not exceed eight feet (8') in height. Wood fence materials must be of sufficient quality to accept solid and semitransparent stains required to help prevent rotting and weathering. No transparent stains will be allowed.

5) Chain Link Fencing

The use of chain link fencing shall be discouraged, however, chain link may be permissible at certain interior facilities within planning areas for security purposes. A dark vinyl clad mesh shall be required.

6) Interior Neighborhood Streetscene Walls

- a) Walls adjoining any interior neighborhood streetscene shall be constructed to match the solid masonry community theme wall treatment.

The community solid theme wall shall be utilized at all residential corner lot side yards which parallel or are viewed from public streets.

- b) Wood fencing is permitted within the individual residential neighborhoods provided the fencing is not readily visible from the community streetscenes, except as located behind the front yard setback.

7) Commercial, Institutional and Other Uses

Screen and security fences and walls are encouraged only in rear or side yards. Trash deposit areas shall be enclosed within a solid six foot (6') high gated, masonry trash enclosure wherever located.

b. WALL AND FENCE HEIGHTS

Residential, Institutional and Commercial Uses:

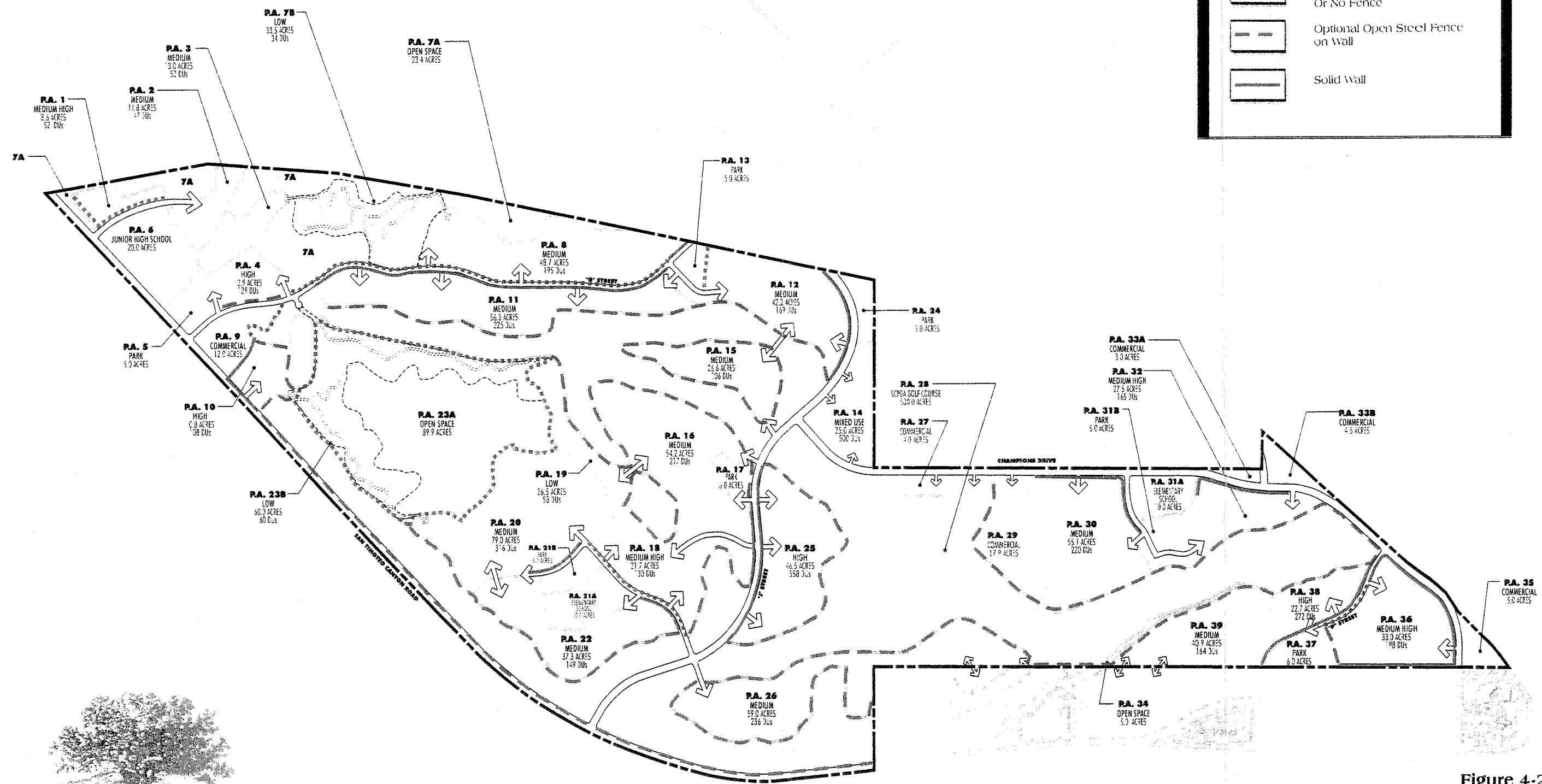
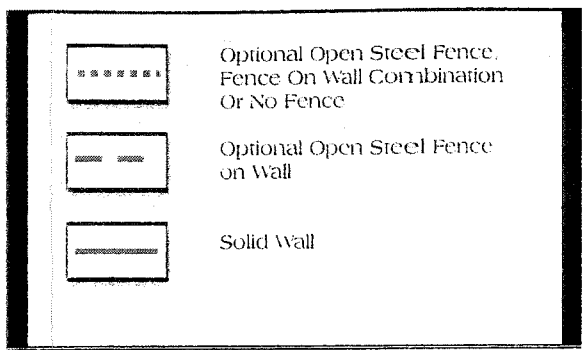
- 1) Front yard wall heights must be compatible with the visual appearance and integrity of the front yard streetscene. Fences and walls in the front setback and street side setback shall not exceed three and one-half feet (3 ½') above grade. However, security fencing may be approved if there is a demonstrated need for security. The maximum height for this fencing shall be six feet (6') above grade. In this instance a combination wall/open fence enclosure shall be encouraged.
- 2) Side and rear fences or wall shall not exceed a height of six feet (6').
- 3) All fencing shall conform to the applicable County of Riverside pool code fencing requirements.

c. WALL AND FENCE MATERIALS AND COLORS

All fences and walls within the private residential lots shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.

- 1) Permitted Wall Materials: Stone veneer, masonry, brick, slump block, block and wrought iron combination, cast in place or precast concrete and wood cap trims are acceptable.
- 2) Conditionally Acceptable Wall and Fence Materials: Tempered glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against winds, etc. if used in conjunction with the community solid theme wall.
- 3) Prohibited Wall and Fence Materials: Barbed wire, wire, electrically charged fences, plain exposed precision block, plastic materials, corrugated metal, chain link (except as noted) and grapestake fencing are prohibited.
- 4) Color and Special Wall and Fence Treatments: Walls may be left natural or covered with a stone veneer. Brick or slump block walls may be painted, if desired. Stone surfaces shall remain natural or unpainted.

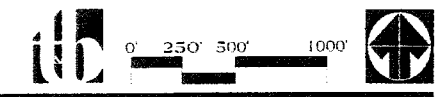
LEGEND



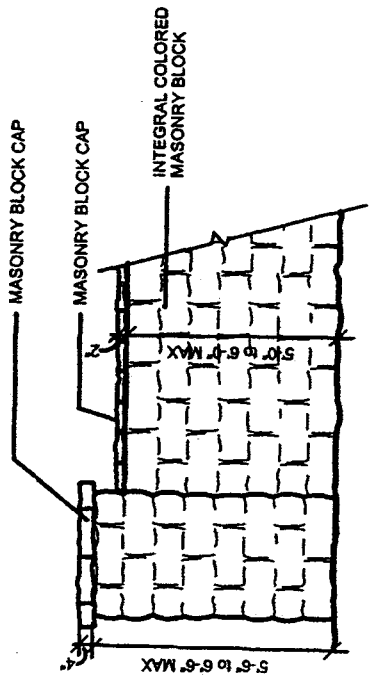
Dak Valley & SPCGA GOLF COURSE SPECIFIC PLAN, SP# 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 4-26
COMMUNITY WALL AND FENCING PLAN**

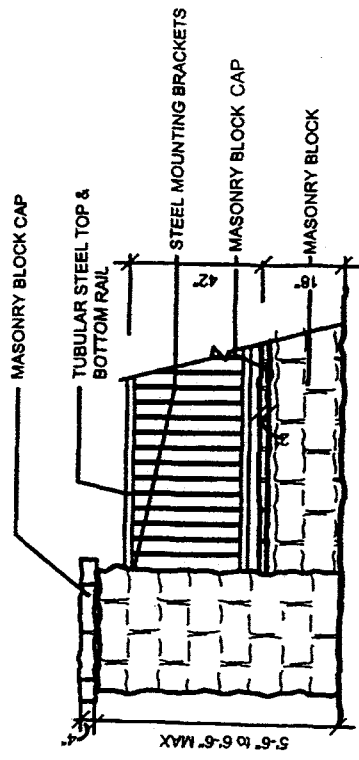


January, 2001

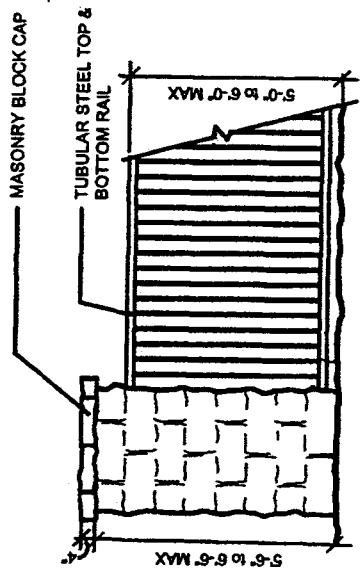


E1.1 SOLID MASONRY WALL

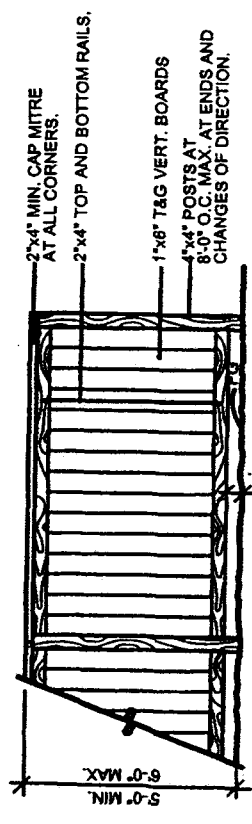
NOTE: WALLS MAY BE SLUMP, SPLIT FACE OR STANDARD CMU WITH PLASTER FINISH, OR MAY BE OF CLAY MASONRY MATERIALS.



E1.3 TUB. STEEL OVER SOLID MASONRY WALL



E1.2 OPEN TUBULAR STEEL FENCE



E1.4 COMMUNITY WOOD FENCE



The Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
 RIVERSIDE COUNTY, CALIFORNIA

Figure 4-27
CONCEPTUAL WALL AND FENCE ELEVATIONS



October, 2000

- 5) **Other Wall and Fence Regulations:** A six foot (6') high minimum masonry wall shall be constructed on each property line prior to development of any commercial, industrial or business related use that adjoins any parcel specifically zoned for residential use or destined for open space or as a school site.

d. SPECIAL WALL AND FENCE REGULATIONS

- 1) All fences and walls connecting two (2) separate residential dwelling units shall be constructed of the same color and material and shall be compatible with the color and material of the architecture.
- 2) Long walls should be broken-up with landscaping, alignment offsets and material changes to relieve visual monotony. When possible, a three foot (3') minimum space should be left between paved areas and walls and fences to allow for vines and espaliers.

5. Community Open Space

Critical to the success of any community is the quality of the community spaces and proper integration into the community fabric. The Oak Valley SP #318 land plan has developed around a theme of recreation and open space amenity to ensure an impressive quality of life as shown in Figure 3A-10, the *Open Space and Recreation Plan*.

The park site recreational amenities increase in value when combined with school sites as the synergy of joint use addresses community needs while efficiently using available acreage and allowing future flexibility.

The park and recreation design program has several major elements including multi-use park sites, recreation trail system and golf course recreation.

a. IMPROVED NEIGHBORHOOD PARKS

As shown in Figures 4-28 through 4-34, seven public parks will be provided within Oak Valley SP# 318. These parks are intended to both serve as visual amenities and to provide passive and active recreation for residents of the proposed project. The park conceptual designs provide the following minimum elements:

- Basketball courts
- On-site parking
- Picnic facilities
- Restrooms
- Roller Hockey
- Shade tree plantings and rolling turf areas
- Tot lot and pre-teen areas

- Night sports lighting maybe installed by the parks and recreation agency at PA 5, PA 24 and PA 31B park sites only. Sports lighting shall be state-of-the-art cut off luminaire type to minimize off site glare and light spill.

In addition, each park has been developed to maximize the efficiency of organized sport league management by focusing, if feasible, on a particular field or court sport entity. The school district will be encouraged to design site plans which compliment park development to better meet community needs. The specific specialty sports uses provided in each park include soccer/football field space, baseball/softball fields and roller hockey. Basketball or volleyball league use can be best accommodated on the middle school or at the local high schools due to the typically large number of courts available and ability to accommodate league play on one site.

1) Planning Area 5

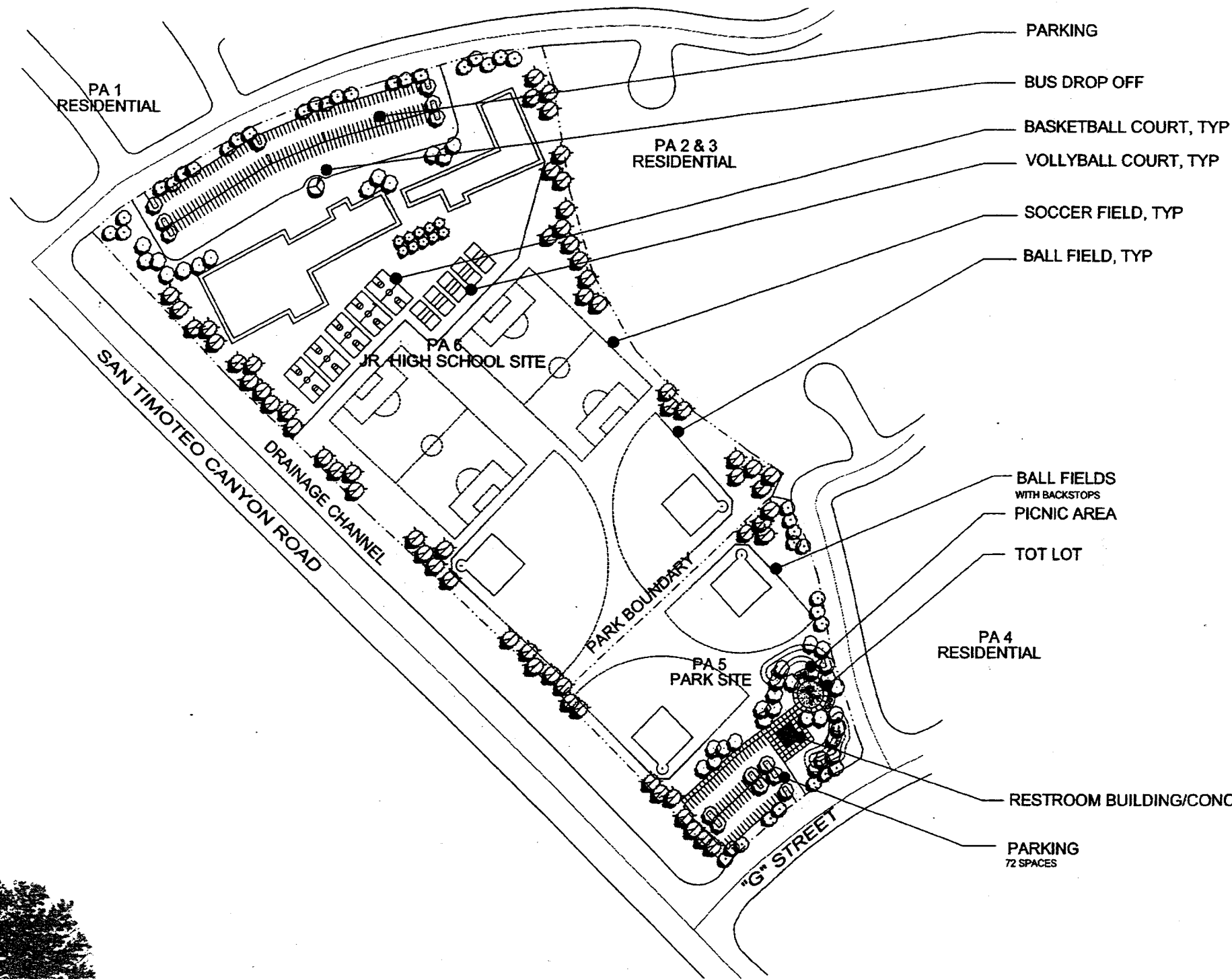
This 5.0 acre park is located at the intersection of San Timoteo Road and "G" Street (Figure 3B-1). It is intended to primarily serve Planning Areas 1 through 4 and 10 and the balance of the Oak Valley SP# 318 community. The park site in PA 5 is located adjacent to junior high school site. The park will include active and passive facilities such as ball fields, tot lot and picnic area. The park will include on-site parking and restrooms. Night sports lighting maybe installed by the parks and recreation agency. Sports lighting shall be state of the art cut off luminaire type to minimize off site glare and light spill. The park will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-28 is a conceptual design of the park site.

2) Planning Area 13

This 5.0-acre park is located on "G" Street at the northern project boundary (Figure 3B-3). It is intended to serve primarily Planning Areas 8 and 11 and the balance of the Oak Valley SP# 318 community. The park will include active and passive facilities such as a soccer field, ball fields, basketball court, tot lot and picnic areas. The park will include on-site parking and restrooms. The park will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-29 is a conceptual design of the park site.

3) Planning Area 17

This 6.0-acre park is located along "J" Street south of Champions Drive (Figure 3B-4). It is intended to serve Planning Areas 16, 25 and 26 and the balance of the Oak Valley SP# 318 community. The park will include active and passive facilities such as basketball courts, tot lot and picnic areas. The park will include on-site parking and restrooms. It will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-30 is a conceptual design of the park site.








- TREE LEGEND**
-  DECIDUOUS -ACCENT
 -  STREET TREES
 -  EVERGREEN - MASSING
 -  EVERGREEN - BACKGROUND/ SCREEN
 -  DECIDUOUS -SPECIMEN, SHADE






Figure 4-28
PLANNING AREA 5 PARK &
6 JUNIOR HIGH SCHOOL CONCEPT

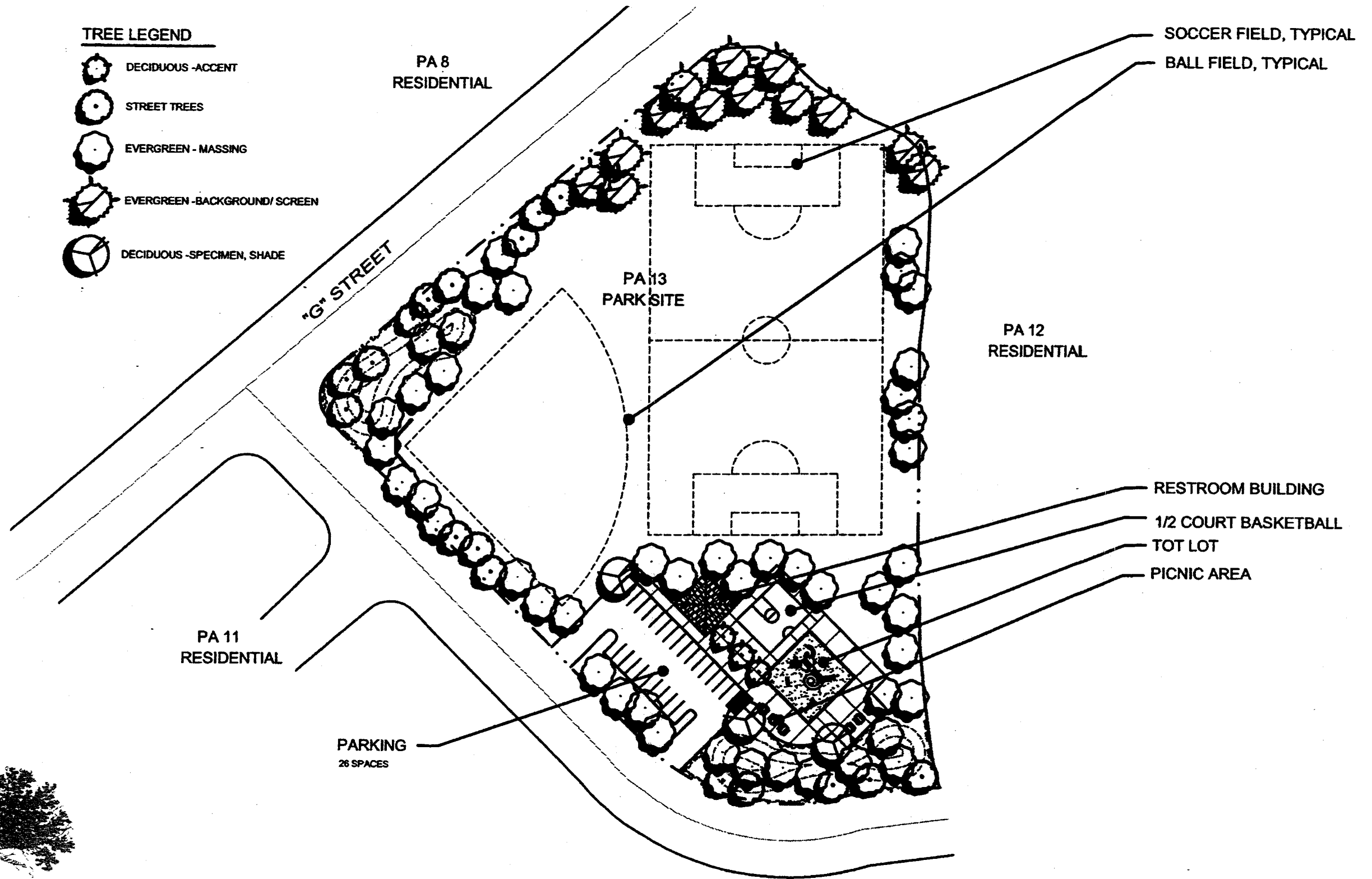


Pak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318
 RIVERSIDE COUNTY, CALIFORNIA

January, 2001

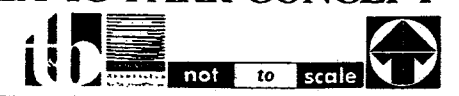
TREE LEGEND

-  DECIDUOUS -ACCENT
-  STREET TREES
-  EVERGREEN - MASSING
-  EVERGREEN -BACKGROUND/ SCREEN
-  DECIDUOUS -SPECIMEN, SHADE



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 RIVERSIDE COUNTY, CALIFORNIA

Figure 4-29
PLANNING AREA 13 PARK CONCEPT



October, 2000

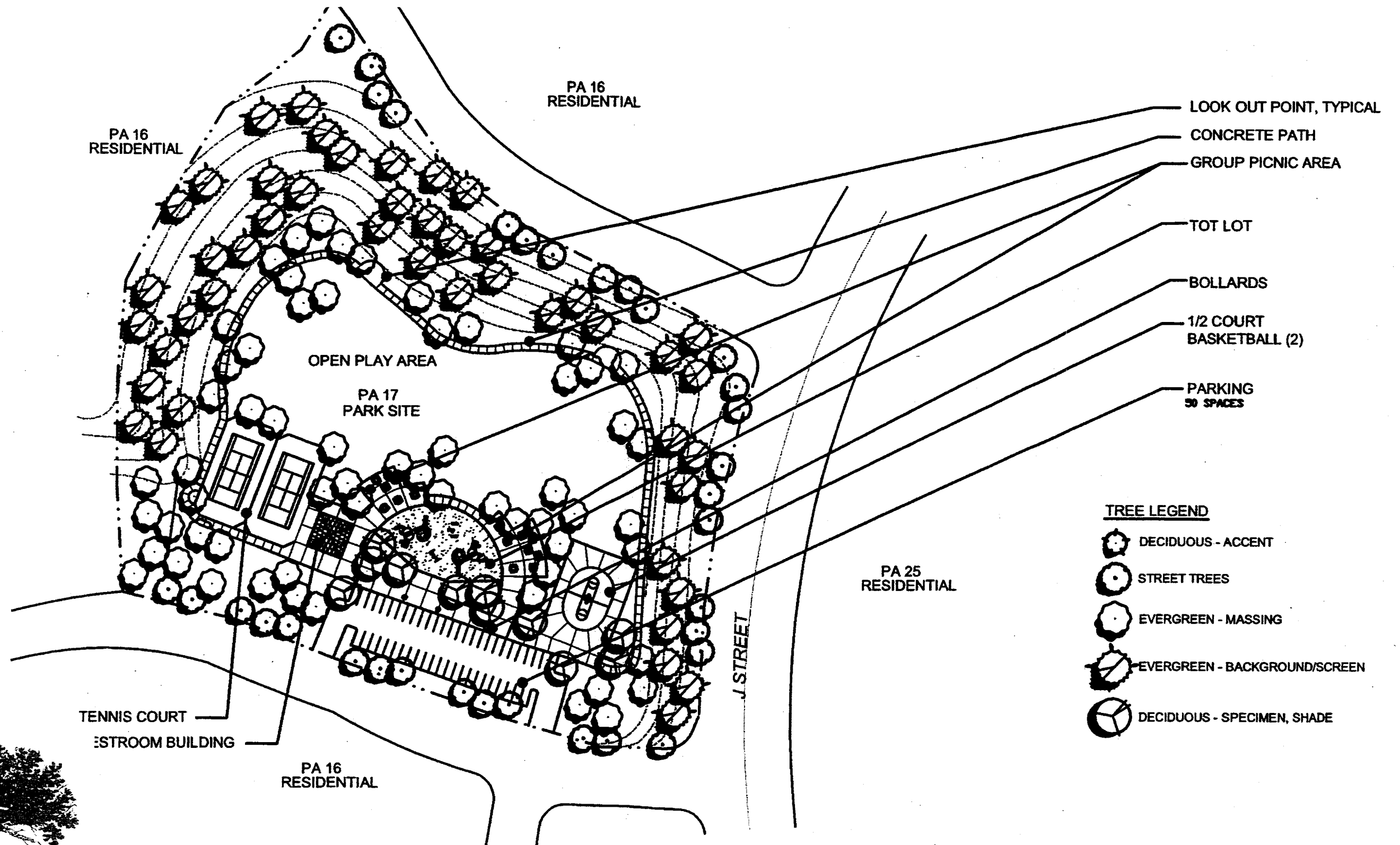
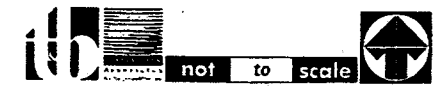





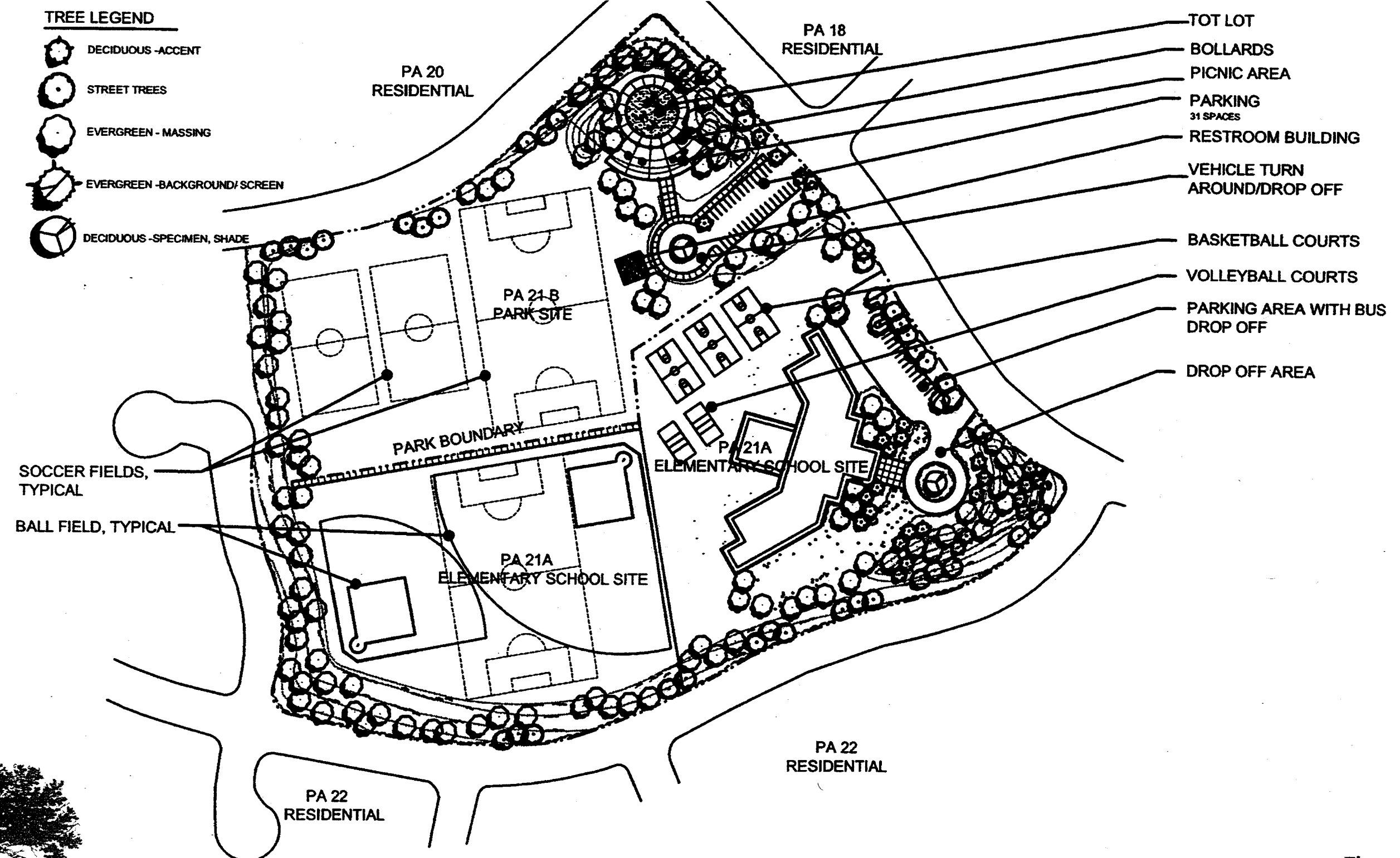


Figure 4-30
PLANNING AREA 17 PARK CONCEPT



TREE LEGEND

-  DECIDUOUS -ACCENT
-  STREET TREES
-  EVERGREEN - MASSING
-  EVERGREEN -BACKGROUND/SCREEN
-  DECIDUOUS -SPECIMEN, SHADE



- TOT LOT
- BOLLARDS
- PICNIC AREA
- PARKING
31 SPACES
- RESTROOM BUILDING
- VEHICLE TURN
AROUND/DROP OFF
- BASKETBALL COURTS
- VOLLEYBALL COURTS
- PARKING AREA WITH BUS
DROP OFF
- DROP OFF AREA

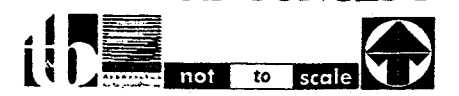
SOCCKER FIELDS,
TYPICAL

BALL FIELD, TYPICAL



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RIVERSIDE COUNTY, CALIFORNIA

Figure 4-31
PLANNING AREA 21B PARK &
21A ELEMENTARY SCHOOL CONCEPT



October, 2000

4) Planning Area 21B

This 6.0-acre park is located adjacent to the proposed elementary school in Planning Area 21A (Figure 3B-4). It is intended to serve Planning Areas 18, 19, 20 and 22 and the balance of the Oak Valley SP# 318 community. The park site in PA 21B is located adjacent to a proposed elementary school site. The park will include active and passive facilities such as soccer fields, tot lot and picnic areas. The park will include on-site parking and restrooms. It will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-31 is a conceptual design of the park site.

5) Planning Area 24

This 5.0-acre park is located at "J" Street and the northern project boundary (Figure 3B-3). It is intended to serve Planning Areas 12, 14, and 15 and the balance of the Oak Valley SP# 318 community. The park will include active and passive facilities such as a ball field, basketball courts, roller hockey, tot lot and picnic areas. The park will include on-site parking and restrooms. Night sports lighting maybe installed by the parks and recreation agency. Sports lighting shall be state of the art cut off luminaire type to minimize off site glare and light spill. The park will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-32 is a conceptual design of the park site.

6) Planning Area 31B

This 5.0-acre park is located adjacent to the proposed elementary school in Planning Area 31A (Figure 3B-6). It is intended to serve Planning Areas 30 and 32 and the balance of the Oak Valley SP# 318 community. The park site in PA 31B is located adjacent to a proposed elementary school site. The park will include active and passive facilities such as a soccer field, ball field, basketball courts, tot lot and picnic areas. The park will include on-site parking and restrooms. Night sports lighting maybe installed by the parks and recreation agency. Sports lighting shall be state of the art cut off luminaire type to minimize off site glare and light spill. The park will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-33 is a conceptual design of the park site.

7) Planning Area 37

This 6.0-acre park is located adjacent to "P" Street (Figure 3B-8). It is intended to serve Planning Areas 36, 38 and 39 and the balance of the Oak Valley SP# 318 community. The park will include active and passive facilities such as a soccer field, ball field, basketball courts, tot lot and picnic areas. The park will include on-site parking and restrooms. It will be designed to meet the standards of the Beaumont-Cherry Valley Recreation and Park District. Figure 4-34 is a conceptual design of the park site.

b. JOG PATH/PEDESTRIAN PATH SYSTEM

The jog path is a unique element in the Oak Valley SP #318 plan. It reinforces the strong sense of community and quality of life values of the community plan by providing an extensive, quality surface for walkers and joggers within the community boundaries. The substantial landscape plantings around the path system will create an attractive and desirable setting for this healthy recreational opportunity. The jog path, as presently planned, includes over 2.2 miles of decomposed granite trail surface. The pedestrian path parallels the jog path and connects key destinations in the Oak Valley SP #318 community (see Figure 4-8).

c. GOLF COURSE






The 36-hole SPCGA championship golf facility will add to the array of successful public courses in the inland empire and provide for this very popular pastime. This facility will be the home of the Southern California Section of the PGA headquarters and will offer a variety of golf educational, demonstration and tournament functions. The golf courses are landscaped, where feasible, with native plant material to provide a sustainable landscape buffer outside of the areas of play (see Figure 3B-7).

PA 12
RESIDENTIAL

PA 24
PARK SITE

PA 14
MIXED USE

TREE LEGEND

-  DECIDUOUS - ACCENT
-  STREET TREES
-  EVERGREEN - MASSING
-  EVERGREEN - BACKGROUND/SCREEN
-  DECIDUOUS - SPECIMEN, SHADE

"J" STREET

BALL FIELD

TOT LOT

PICNIC AREA

ROLLER HOCKEY COURTS

RESTROOM BUILDING

PARKING
63 SPACES

1/2 COURT BASKETBALL (2)



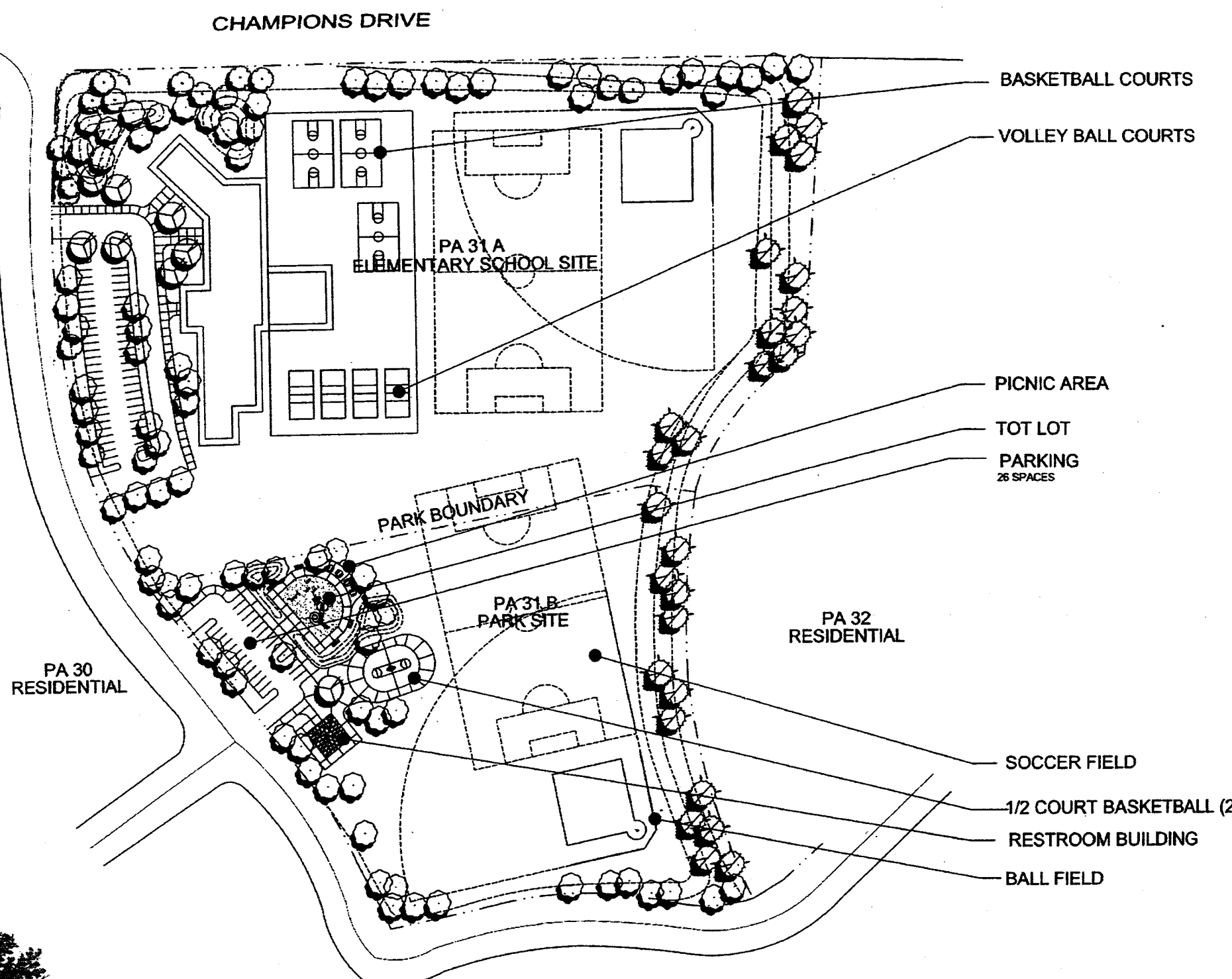
Oak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318






RIVERSIDE COUNTY, CALIFORNIA

Figure 4-32
PLANNING AREA 24 PARK CONCEPT



October, 2000



- TREE LEGEND**
-  DECIDUOUS -ACCENT
 -  STREET TREES
 -  EVERGREEN - MASSING
 -  EVERGREEN -BACKGROUND/ SCREEN
 -  DECIDUOUS -SPECIMEN, SHADE

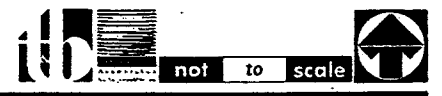
- BASKETBALL COURTS
- VOLLEY BALL COURTS
- PICNIC AREA
- TOT LOT
- PARKING
26 SPACES
- SOCCER FIELD
- 1/2 COURT BASKETBALL (2)
- RESTROOM BUILDING
- BALL FIELD



Park Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318






RIVERSIDE COUNTY, CALIFORNIA

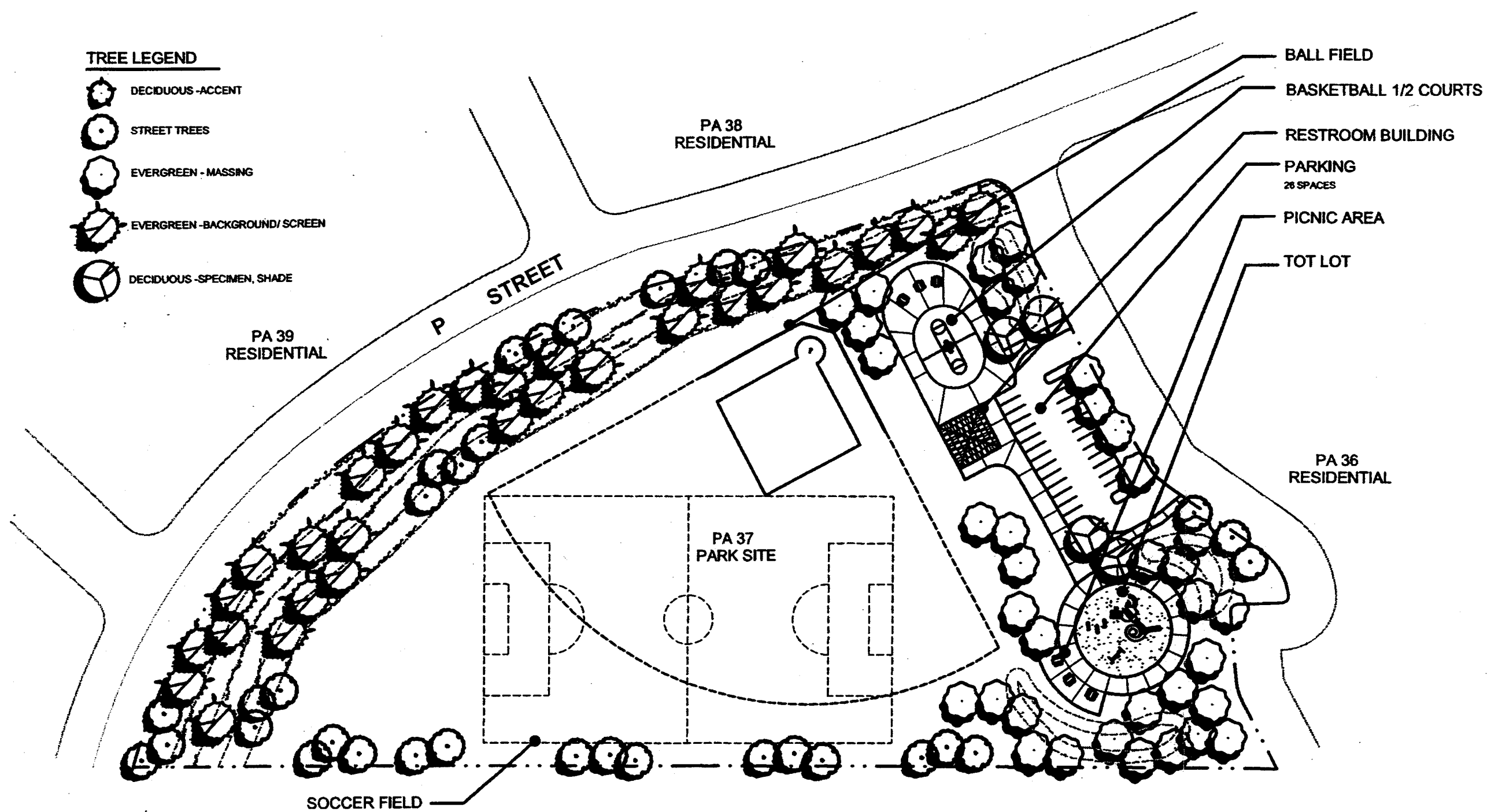
Figure 4-33
PLANNING AREA 31B PARK &
31A ELEMENTARY SCHOOL CONCEPT



January, 2001

TREE LEGEND

-  DECIDUOUS -ACCENT
-  STREET TREES
-  EVERGREEN - MASSING
-  EVERGREEN - BACKGROUND/SCREEN
-  DECIDUOUS -SPECIMEN, SHADE



Pak Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP #318

RIVERSIDE COUNTY, CALIFORNIA

Figure 4-34
PLANNING AREA 37 PARK CONCEPT



October, 2000

6. **Signage**

The Oak Valley SP# 318 community has a mixture of residential, commercial, institutional and recreational uses. The type of signage discussed below is desirable on a community-wide basis.

a. **GENERAL INTENT**

- In general, signage should be consistent with the project's image as a high quality, well balanced, residentially oriented project with extensive recreational opportunities.
- Signs shall be limited to community identification, direction, and commercial land use component identification only. Signs which advertise products and other merchandise are prohibited within residential areas.
- All signs in recreation and community areas shall be compatible with the architecture of the buildings they identify. Whenever possible, signs in these areas should be low to the ground or attached to building facades.
- All business signs shall be compatible with the architecture of the buildings they identify.
- All signs shall be of professional quality and construction.
- All ground mounted signs should be well integrated into site landscaping.
- More specific design standards, including dimensional and locational criteria, should be formulated as part of the implementation of the Specific Plan, such as through CC & R's.
- Signage design and schematics, showing location, size, dimensions, type style and colors, shall be submitted with the required plot plan for the commercial site. Residential signage shall be controlled through CC & R's or other appropriate mechanisms.

b. **PROHIBITED SIGNS**

- Revolving, rotating or moving signs shall be prohibited.
- Signs with flashing or blinking lights shall be prohibited.
- Roof signs shall be prohibited.
- Signs shall not project above any roofline.

- Outdoor Advertising Displays, i.e., billboards shall be prohibited. This prohibition is not intended to limit the use of initial real estate sales signage for subdivisions.
- Portable signs, including vehicles used as billboards, shall be prohibited. However, temporary "For Sale" signs are permitted.
- Signs advertising or displaying any unlawful act, business or purpose shall be prohibited.
- Any strings, pennants, banners, streamers, balloons, inflatable objects, flags, twirlers, propellers, noise-emitting and similar attention getting devices shall be prohibited, except:
 - 1) National, state and local governmental flags shall be allowed. Flag pole locations should be shown on the site plan for approval. Only one set of flags shall be allowed on each site.
 - 2) Holiday decorations in season, used for an aggregate of forty-five (45) days in any one calendar year, shall be permitted.
 - 3) Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points shall be permitted during the sales period.

c. ENTRY MONUMENTATION SIGNAGE

Entry monumentation and signage will be developed in a manner which is consistent with the hierarchy for the establishment of project entry locations previously discussed in the Specific Plan. Entry monumentation and signage will vary in prominence and importance as their locational criteria changes.

Entry signage types should generally be designed as freestanding monument signage walls. The monument walls should be designed in a manner which allow them to integrate with the community walls. Transitions from signage walls to community walls can be achieved by using decorative columns or wall returns.

The design of all entry monumentation should be coordinated with landscaping. Landscape plantings should transition from formal to informal groupings at monument locations as the monuments move from refined areas such as the commercial area or parks to the more informal influences of the low, medium and medium-high density, single family residential enclaves. Community monument signage should inform viewers through decorative typefaces and symbolic graphics that the planned community is being entered. Project and neighboring signage should direct those who have entered the community to the separate land use components, and the individual residential enclaves. Logos, type styles and color schemes should be consistent throughout the area being identified. Monument signs may, however, vary in size and detail in a manner which reflects their relative importance within the signage hierarchy.

D. ARCHITECTURAL DESIGN GUIDELINES

This section sets forth the architectural and site design guidelines for the planned community of Oak Valley SP #318. They are intended to provide guidance for the expression of development in the community.

Developers, builders, engineers, architects, landscape architects and other design professionals should utilize the guidelines in order to maintain design continuity, create an identifiable image and develop a cohesive community.

This section also brings to light certain key architectural and site design “elements” that should be considered in the residential and commercial development. It is the intent of these guidelines to establish a consistent architectural expression that reflects the indigenous elements and character of the surrounding environment while at the same time allowing for flexibility in design. In addition, where not set forth in this section all applicable County standards must be satisfied. Figures are provided for illustrative purposes only, as a representative example of architectural style. It is intended to convey the mass, form, materials and details associated with the architectural style as applied to the referenced lot size.

1. Development Plan Regulations

A. DEFINITIONS AND USE OF TERMS

**TABLE IV-1
DEFINITIONS AND USE OF TERMS**

TERM	APPLICATION
Bays: Bays are projections from exterior walls in which windows or other interior features are located and are supported as extensions (cantilevers) of the walls. No direct contact with the ground below is permitted.	Applies to required setbacks and permitted encroachments.
Buildable Area: This is the area within which the structure may be constructed. Typically this includes all areas within the setback lines.	Applies to all construction within the SP #318.
Exterior Property Line: That portion of an individual lot's property lines that is co-terminus with a public street, private park or dedicated right-of-way.	Applies to standard residential lotting approaches.
Front Yard Setback: The required setback along the narrowest street frontage of an individual lot except for lots specifically designed to be wider than they are deep.	Applies to all residential lotting approaches. In multi-family and condominium projects, front yard setbacks are applied to any structure adjacent to a street or public right-of-way or are measured from an imaginary lot line set midpoint between two adjacent buildings.

TERM	APPLICATION
Garden Walls: Low walls located anywhere within required setbacks and not exceeding 30 inches in height.	Applies to lotting approaches in which owners may landscape front and side yard setback areas. Garden walls in the front setback may not intrude into the projection of the side setback line within the front yard.
Interior Property Line: The property line between two adjacent lots lying effectively perpendicular to the front property line.	Applies to all lotting approaches.
Property Line Corner Cut-Off (service lane): That portion of the lot line set 10 feet behind the property line at corner conditions and intersections.	Applies to all residential lotting patterns.
Patio/Court Walls: Walls up to 6 feet in height and used to enclose a private open space within a required front setback.	Applies to all residential projects utilizing patios or courts located in required setbacks. Open or openable materials include rails, grilles, lattice work, shutters, etc.
Patio/Court: A patio or court is an enclosed private or semi-private area within a required setback area reserved for the use of the resident and open to the sky except for permitted projections.	Applies to any residential type as well as commercial and institutional developments.
Porch Rails or Walls: Porch rails may be solid to 30" above the porch finish floor. Openable enclosures are permitted to screen the sun and block the impacts of wind. The area of the wall above 30 inches must be substantially open or openable, except for supporting columns, posts or pilasters.	Above 30 inches may be enclosed by openable shutters, grilles or other similar assemblies that when open, admit a clear view into the porch.
Porch: A covered ground floor space adjacent to the dwelling with open sides (exclusive of permitted guardrails) and accessible from the interior spaces to which it is attached.	Applies to any residential project using porches.
Private Open Space: Open space reserved exclusively for the use of the residents of a dwelling unit.	Applies to all dwelling units.
Property Line Corner Cut-Off (public street): A line on the diagonal connecting point along the front and side property lines set 20' from their point of intersection.	Applies to all lotting concepts.
Property line: The legal line defining the limits of ownership of a lot or residential parcel.	Applies to any legal parcel within the SP boundaries.
Public Use Easement (PUE): An easement over private property reserving the area for public uses.	Applies to all residential projects and is the area within which sidewalks and parkways occur.
Rear Yard Setback: The setback required from the rear property line of the lot.	Applies to all residential structures in any use classification or housing type.
Second Units: Units developed on a single family lot in addition to the primary dwelling.	Applies to single family detached dwellings with service lanes.
Service Lane: A minimum 20 foot wide lane suitable for vehicular traffic including service, utility and emergency vehicles set to the rear of a residential lot and providing access to private garages.	Applies to any residential project utilizing the service lane concept.
Setback Line: The line to which construction of the dwelling or garage must conform.	Applies to all residential structures in any use classification or housing type.

TERM	APPLICATION
Shading Devices: Any appropriate architectural feature designed to provide shading. Examples range from awnings, sun screens, overhangs, and fin walls to shutters, grilles, trellis, and lattice work.	May project into required setbacks 30 inches and up to 48 inches with Planning Director's approval.
Shared Side Yard: A side yard reserved for the adjacent unit's use through the application of an exclusive use easement.	Used in projects that design one side of the structure devoid of access and limiting openings to the upper floor only.
Side Yard Setback: The setback required from the lot line in side yard situations.	Applies to all residential structures in any use classification or housing type.
Standard Porch: A porch with a minimum dimension of 8 feet.	Applies when the 10 foot front yard setback is desired. The porch area behind the 15 foot front setback must be equal to the enclosed area encroaching beyond the 15 foot standard front yard setback.
Zero Side Yard: The condition in which a dwelling is built to one side property line and no openings in that wall of the structure are permitted. The open side yard (the yard opposite the zero side) is double the normal width.	Applies to those projects electing to use the zero side yard approach.

B. GENERAL RESIDENTIAL SITE DEVELOPMENT STANDARDS

The following standards establish the permitted densities, setbacks, heights and massing requirements for the design of individual homes and multi-family attached dwellings on parcels within the project.

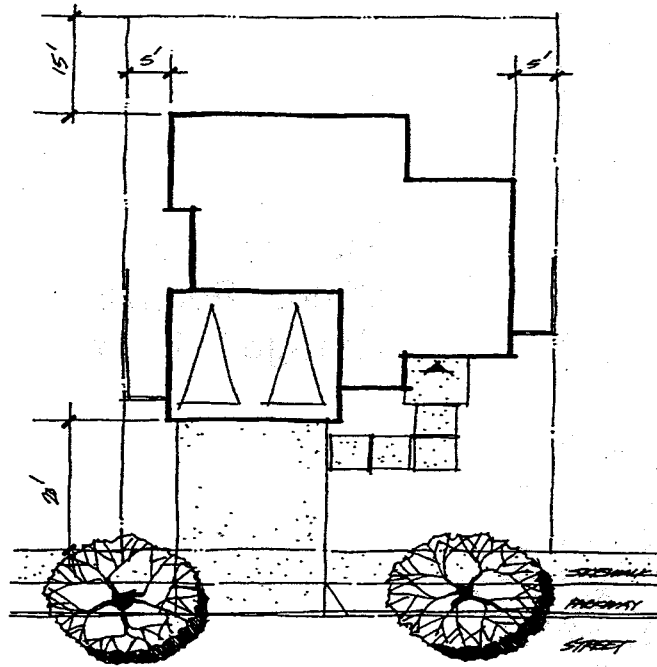
**TABLE IV-2
SETBACK REQUIREMENTS FOR RESIDENTIAL SITES**

Required Yard	Width	Permitted projections into required yards	Miscellaneous provisions
FRONT Standard setback	20 feet	<ul style="list-style-type: none"> • Porch or covered patio to 5' • Fireplace, cornice, eave or other architectural projection to a max. of 30". • Shading devices to 30" unless waived to 48" max. with validating documentation • Bay windows may project to 30". 	<ul style="list-style-type: none"> • Garden walls no higher than 3 1/2" may be constructed immediately behind the sidewalk. • Patio/court walls up to 6 feet in height may be constructed immediately behind the sidewalk. • At the front setback line solid walls up to 6' high may be constructed.
FRONT With use of standard porch	10 feet	<ul style="list-style-type: none"> • Standard Porch (8' min. dimension) • Fireplace, cornice, eave or other architectural projection to a max. of 30". • Shading devices to 30" unless waived to 48" max. with validating documentation • Bay windows may project to 30". 	<ul style="list-style-type: none"> • Same as 15' front yard
SIDE with driveway to rear	12 feet	<ul style="list-style-type: none"> • No encroachments are permitted under 8' above the driving surface. Above 8', the dwelling may use the air space anywhere construction would otherwise be permitted. 	<ul style="list-style-type: none"> • Enclosed space for dwelling purposes, arbors, trellis, etc. may be constructed over the drive above 8'. • On interior property line/lot line a solid fence/wall up to 8' may be constructed.

SHARED SIDE (Opposite side may not be used)	5 feet	<ul style="list-style-type: none"> Shading devices to 30° unless waived to 48" max. with validating documentation Fireplace, eave or other architectural projection to within 3 feet of the lot line or a maximum of 30°. Bay windows may project to 24". 	<ul style="list-style-type: none"> Pools and spas must provide a minimum of 5' separation to the lot line.
ZERO SIDE (Zero side)	0 feet	<ul style="list-style-type: none"> No projections or openings are permitted. 	<ul style="list-style-type: none"> Solar walls up to two stories may be constructed on the property line/lot line.
ZERO SIDE (Open side)	10 feet	<ul style="list-style-type: none"> Porch or covered patio to 5' Fireplace, cornice, eave or other architectural projection to a max. of 30°. Shading devices to 30° unless waived to 48" max. with validating documentation Bay windows may project to 24". 	<ul style="list-style-type: none"> Solar walls up to two stories, fences and walls up to 8' in height may be constructed perpendicular to the adjacent zero side yard wall behind or coincident with the front yard setback.
CORNER SIDE	10 feet	<ul style="list-style-type: none"> Behind the front setback courtyard walls may be 8' high. Porch or covered patio to 5' Fireplace, cornice, eave or other architectural projection to a max. of 30°. Shading devices to 30° unless waived to 48" max. with validating documentation. 	
REAR with service lane	5 feet	<ul style="list-style-type: none"> Garages may encroach to within 3' of an interior property line/lot line with Planning Director's approval. Garages may be constructed to the zero side yard if used. 	<ul style="list-style-type: none"> A space along the service lane for trash cans must be provided measuring 12 SF with a minimum dimension of 30". Walls adjacent to garages must be setback to permit a 45 degree corner cutoff for driver visibility.
REAR with no service lane	15 feet	<ul style="list-style-type: none"> Same as 15' front yard. 	<ul style="list-style-type: none"> 8' walls and fences may be constructed to the rear property line/lot line.

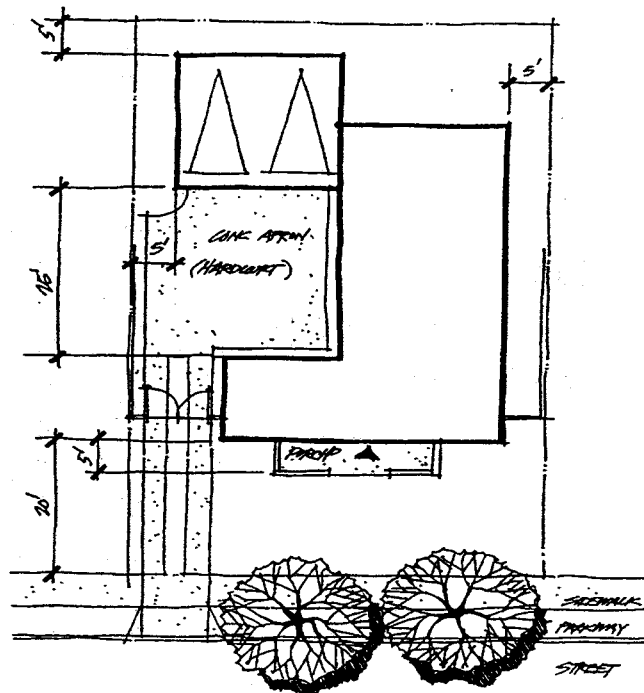
**TABLE IV-3
SETBACK REQUIREMENTS FOR REAR ACCESS GARAGES**

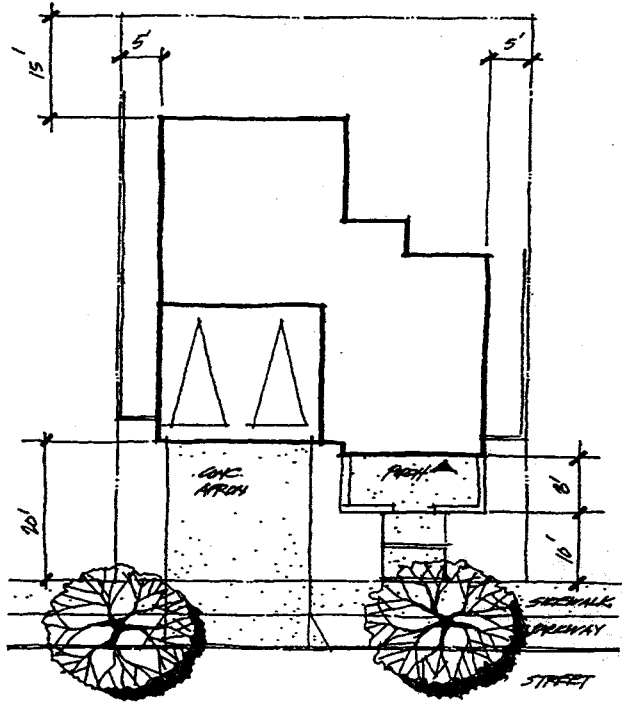
Location of Access	Service Lane Setback	Setback to Street	Side Setback
ACCESS TO SERVICE LANE	<ul style="list-style-type: none"> 5' A total of 25' of backup space is required including the width of the service lane. 		<ul style="list-style-type: none"> 5' standard or 3' with Director approval 0 when zero side yard is used.
ACCESS TO LOCAL STREET		<ul style="list-style-type: none"> 25' behind lot line for side entry condition. 25' behind the front setback line for garages facing the street. 	<ul style="list-style-type: none"> 5' standard or 3' with Director approval 0 when zero side yard is used.
CORNER LOT	<ul style="list-style-type: none"> 5' A total of 15' of backup space is required including the width of the service lane. 	<ul style="list-style-type: none"> Access on Street: Either 5' or a minimum of 18' 	<ul style="list-style-type: none"> Interior side yard: 5' standard or 3' with Director approval 0 when zero side yard is used.
ACCESS TO LOCAL COLLECTOR (Corner condition)		<ul style="list-style-type: none"> Access on Street: Either 5' or a minimum of 18' 	<ul style="list-style-type: none"> 5' standard or 3' with Director approval



Standard Lot
20-foot Standard
Setback
Garage in Front

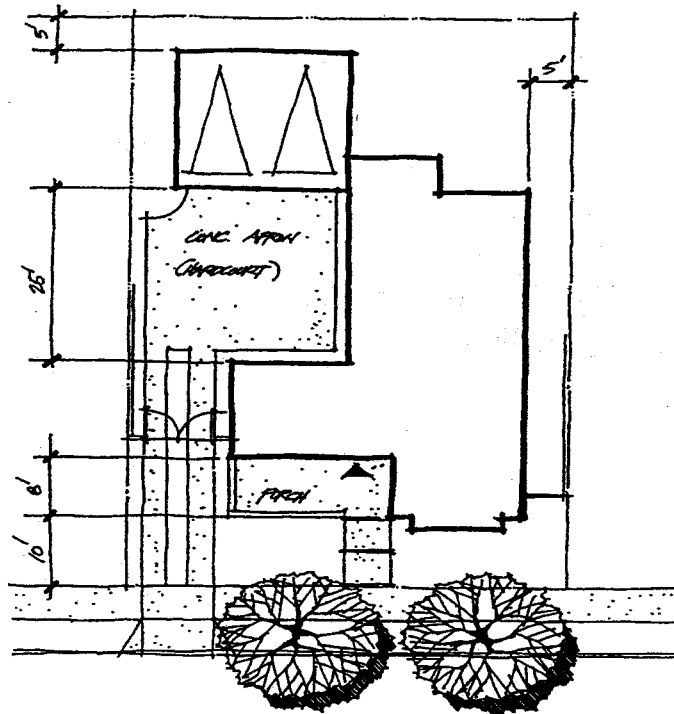
Standard Lot
20-foot Standard Setback
Garage in Rear

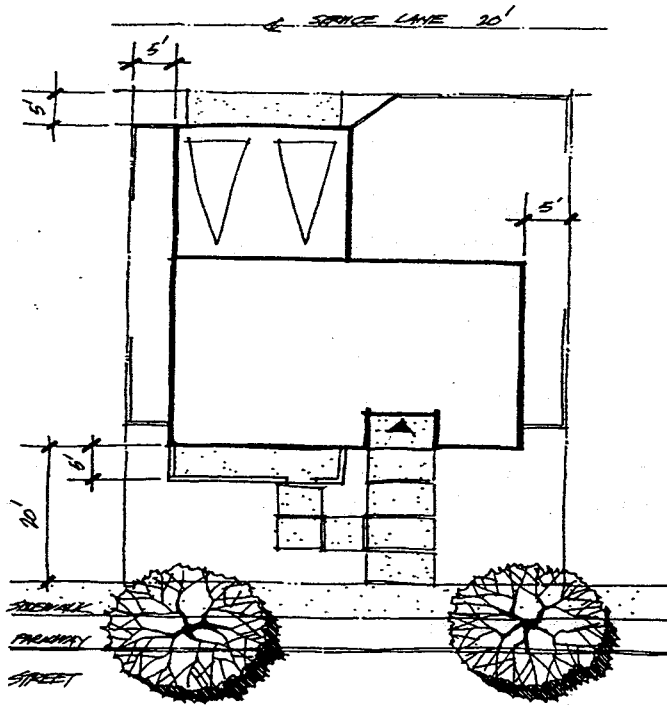




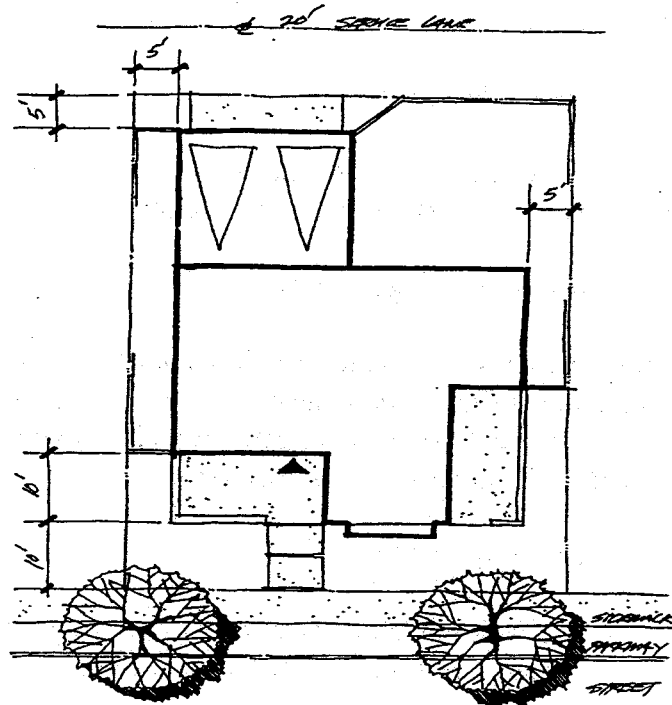
Standard Lot
10-foot Porch Setback
Garage in Front

Standard Lot
10-foot Porch Setback
Garage in Rear





Service Lane Lot
20-foot Standard
Setback
Garage in Rear



Service Lane Lot
10-foot Porch Setback
Garage in Rear

1) Space Between Buildings

For purposes of developing multi-family projects that do not follow the standard block pattern, adjacent buildings shall be presumed to have a property line/lot line between them.

- a) The standards for setbacks shall define the required building separations. Buildings with entries facing each other across an open space, courtyard or plaza shall be deemed to be facing front to front and each shall meet front setback criteria.
- b) If only one of two facing structures has an entry, it shall respond to front setback criteria, the other building shall meet side setback criteria.
- c) Any portion of a multi-unit building containing a porch or enclosed private yard shall be deemed the front of the building unless the Planning Director makes findings to the contrary.

C. SPECIAL RESIDENTIAL SITE DEVELOPMENT STANDARDS

The following residential site development standards deal with special areas of concern.

1) Private Open Space

Each multi-family dwelling must contain a minimum of 120 SF of private open space. This required area may be achieved in multiple areas so long as the minimum dimension is 10' for ground floor patios and 6' for balconies or decks and the minimum area is 60 SF. Up to 50% of the required area may be covered.

2) Use of Service Lanes

Service lanes when used, must be used for every lot within a contiguous Planning Area. All garages serving interior lots must be accessed directly from the service lane.

3) Service Lane Design Standards

When utilized, service lanes must be a minimum of 20' in clear width with a minimum paved section of 17' distributed evenly about the center line of the lane. When the entire width is not paved, the balance must be landscaped or other treatment that provides visual relief from the privacy walls and garage doors that dominate the service lane.

4) Parking Requirements

- a) Each single family dwelling must be provided with a two car garage. On lots with sufficient area, an additional covered parking space(s) may be provided by a carport.

- b) Attached dwellings shall provide a single covered and/or enclosed and secured parking space for each unit.
 - c) Aggregate multi-family residential parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy. Carports provided for parking where covered parking is not required may be used to meet this requirement.
- 5) Garage Access and Accessibility
- a) Garages on interior lots directly accessing a local street must provide 25' of clear back-up space immediately in front of the garage door and occurring behind the front setback line the full width of the garage.
 - b) In the special condition of corner lots, garages may access a local street or local collector street within the rear 30 feet of the lot and may utilize a full width driveway and apron.
- 6) Height

No single-family dwelling shall exceed 35' or two stories in height measured to the peak of a sloping roof or the parapet of a flat roof.

D. SPECIAL COMMERCIAL/INSTITUTIONAL SITE DEVELOPMENT STANDARDS

1) Parking Requirements

- a) The parking requirements of the Ordinance 348 shall apply with regard to the number of parking stalls required, sizes and parking area layout standards.
- b) Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy. A shade analysis must be prepared and submitted by the architect or landscape architect for the project.
- c) Carports provided for parking where covered parking is not required may be used to meet this requirement.

2) Open Space Requirements

Each project shall devote a minimum of 2.5% of the gross site area for use as publicly accessible open space. The intent of this requirement is to create a shaded space central to the project that may be used by the facility's patrons and employees. This open space area may be used to meet the required landscape area requirement.

- a) No space may be less than 200 square feet in area with a minimum dimension of 15 feet and at least one space must be a minimum of 500 square feet with a minimum dimension of 40 feet.
- b) Such space must be landscaped, including paving, plant material, arbors, water features and seating areas.
- c) These areas must be designed so that a minimum of 50% of the ground areas is shaded. When plant material is used to provide this shading, the requirement must be met within 5 years of the issuance of Certificate of Occupancy. A shade analysis must be prepared and submitted by the architect or landscape architect for the project. Parkways and sidewalks in front of buildings and serving as access to the facilities, businesses or services within may be used to meet this requirement, however, the space under covered porticos, arcades and colonnades designed as part of the building's structure may not be used.

3) Height and Number of Stories

Commercial/institutional buildings are limited to 2 stories or 40 feet in height. Theme structures or architectural features may not exceed 60 feet in height and no portion above the basic height limit may be habitable.

4) Trash Enclosures, Loading Bays and Service Areas

All portions of the site devoted to service bays, trash collection and loading zones must be screened from the view of all adjacent properties. Uses requiring no greater level of delivery service than vans or small trucks (no longer than 30' or having no more than 10 wheels) are not required to provide separate delivery or loading zones.

E. SPECIAL RECREATIONAL SITE DEVELOPMENT STANDARDS

1) Parking Requirements

- a) The parking requirements of the Ordinance 348 shall apply with regard to the number of parking stalls required, sizes and parking area layout standards.
- b) Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy.
- c) Carports provided for parking where covered parking is not required may be used to meet this requirement.

2) Open Space Requirements

Open space must be landscaped, including paving, plant material, arbors, water features and seating areas. Since open space is a critical ingredient of community level recreation facilities, no mandatory area is required.

- a) Open space, when normally habitable (which excludes swimming areas, for example) must be designed so that a minimum of 50% of the open space area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy.
- b) A shade analysis must be prepared and submitted by the architect or landscape architect for the project. Parkways and sidewalks in front of buildings and serving as access to the facilities, businesses or services within may be used to meet this requirement, however, the space under covered porticos, arcades and colonnades designed as part of the building's structure may not be used.

3) Height and Number of Stories

Recreational facility buildings are limited to 2 stories or 40 feet in height. Theme structures or architectural features may not exceed 60 feet in height and no portion above the basic height limit may be habitable.

4) Trash Enclosures, Loading Bays and Service Areas

All portions of the site devoted to service bays, trash collection and loading zones must be screened from the view of all adjacent properties. Uses requiring no greater level of delivery service than vans and small trucks (no longer than 30' or having no more than 10 wheels) are not required to provide separate delivery or loading zones.

2. General Neighborhood Design Considerations

The design of a residential neighborhood involves considerations beyond the focused issues of siting homes on lots or the design of multi-family projects. It involves defining an identity and setting boundaries. It is the creation of a neighborhood for the long-term where residents will live both from a functional and aesthetic viewpoint. A discussion of some of the considerations to develop an effective neighborhood include the following:

A. NEIGHBORHOOD IDENTITY

Through the design of the Land Use Plan, each neighborhood is supported by a community level focal point, such as a school, a park, the golf course facility or natural open spaces which defines a distinctive character and serves to act as a local landmark. Neighborhood design should follow the overall design concept of SP #318 to maximize public accessibility and exposure to project amenities. Neighborhoods may include distinctive signage, landscape plantings or monumentation

to create a sense of unique place and distinctive identity compatible with the overarching Oak Valley SP#318 community design themes.

There should be design attention directed at defining understandable and functional boundaries to the neighborhoods. The definition of a neighborhood may be larger than a common tract of homes and in some cases, the boundary between neighborhoods need not be distinct. Homes built at the edges of a neighborhood may be as associated with one neighborhood as with another. Within the understood boundaries of the neighborhood, a neighborhood plan that defines the basic ingredients of a definable community can be created by some or all of the following elements:

- Primary streets with specific landscape treatments.
- Neighborhood focal point and special treatments to make it memorable. The golf course or a local park often serves as such a focal point.
- Opportunities for special architectural treatment at points of high visibility along major neighborhood streets and at points of entry.

Neighborhood boundaries can rely on any of the following criteria:

- The physical area served by an elementary school. In particular, that area within which students are safe to walk to school without crossing major streets.
- The area encompassed by major streets, flood control channels, utility easements, rail lines, natural open space elements, or other physical barriers.
- The area served by "neighborhood" serving retail shops and services.
- The area encompassed by a ¼-mile radius or by a 15-minute walking distance which is typically 0.6 mile round trip.

B. FUNCTIONAL AND AESTHETIC COMPONENTS

1) Street Friendly Design

Typical "street friendly" neighborhood design techniques include among others: integrated landscape and architecture, the introduction of porches, patios and habitable front yards in a variety of conditions. These techniques effectively de-emphasize the automobile. The visual image of tree lined lanes with dappled shadows casting a mottled pattern over lawns and pavement is constantly selected in visual preference tests as the kind of environment people want to live in. These principles will enhance the pedestrian experience within residential neighborhoods.

Sample techniques to achieve "street-friendly design include:

- a) Front yards can be planned and designed as habitable spaces, either as passive

landscaped areas of turf, planters and groundcover or as active, highly improved and purposefully designed spaces for entertaining, relaxing or family activities.

- b) The doors of front entry garages can be varied to avoid monotony along the streetscape and to de-emphasize the automobile. One possible option is to set garages back behind the face of the home.
- c) The use of architectural materials, details, colors and form/massing should be considered carefully in terms of creating a compatible, interesting and varied street scene.

2) Pedestrian Orientation

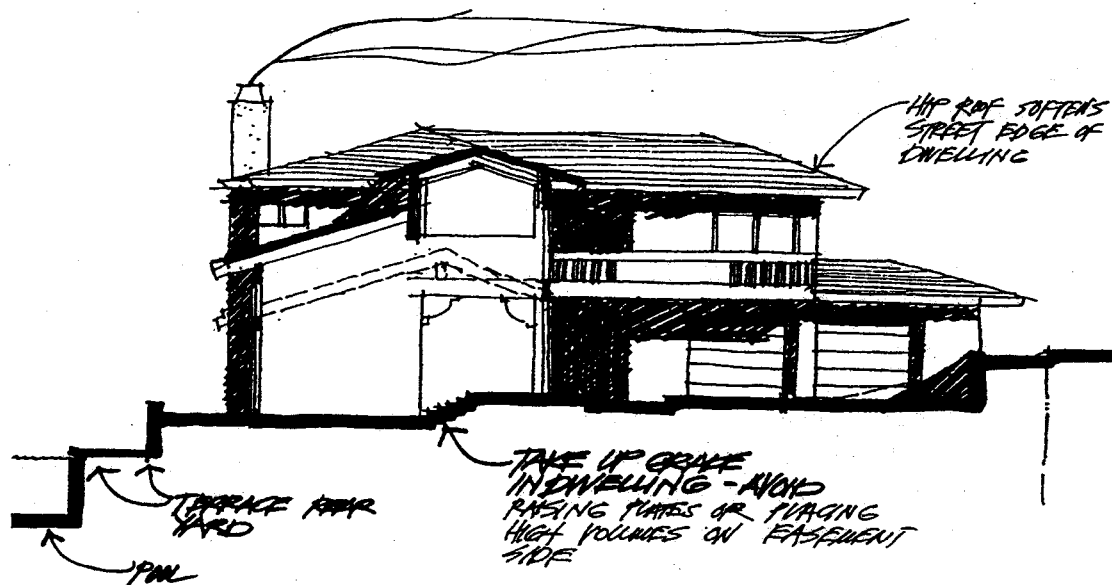
The planning design of neighborhood level elements such as community facilities, parks, schools, services and trails is scaled and will be constructed around the pedestrian with an emphasis on non-vehicular modes of transportation.

Sample design features include:

- a) Provision of pedestrian paths (sidewalks, jog paths, nature walks, etc.) that connect neighborhood level services with convenient collection points within the residential areas.
- b) At points of intersection of pedestrian paths and pedestrian/vehicular paths, provision of landscape and hardscape elements define the space as special and facilitate casual interaction. Where these spaces create or provide for group gathering (bus stops, school entries, information kiosks, etc.) ample lighting must be provided and security considerations observed.
- c) Where public streets with sidewalks are used, consideration of parallel parking for its benefit as a safety device separating pedestrians and moving vehicles.
- d) Provision for ample landscaping (more than minimum requirements) in terms of street trees to create the shaded and softened image of a well established community. Special consideration must be given to placement in the parkway with regard to root zone clearance and pruning/maintenance requirements.
- e) Architectural improvements, both landscape and building wise, should be kept small and scaled for casual, person to person contact. Even when combined with landmark features, the actual space used by pedestrian should be scaled and furnished for their comfort and use.

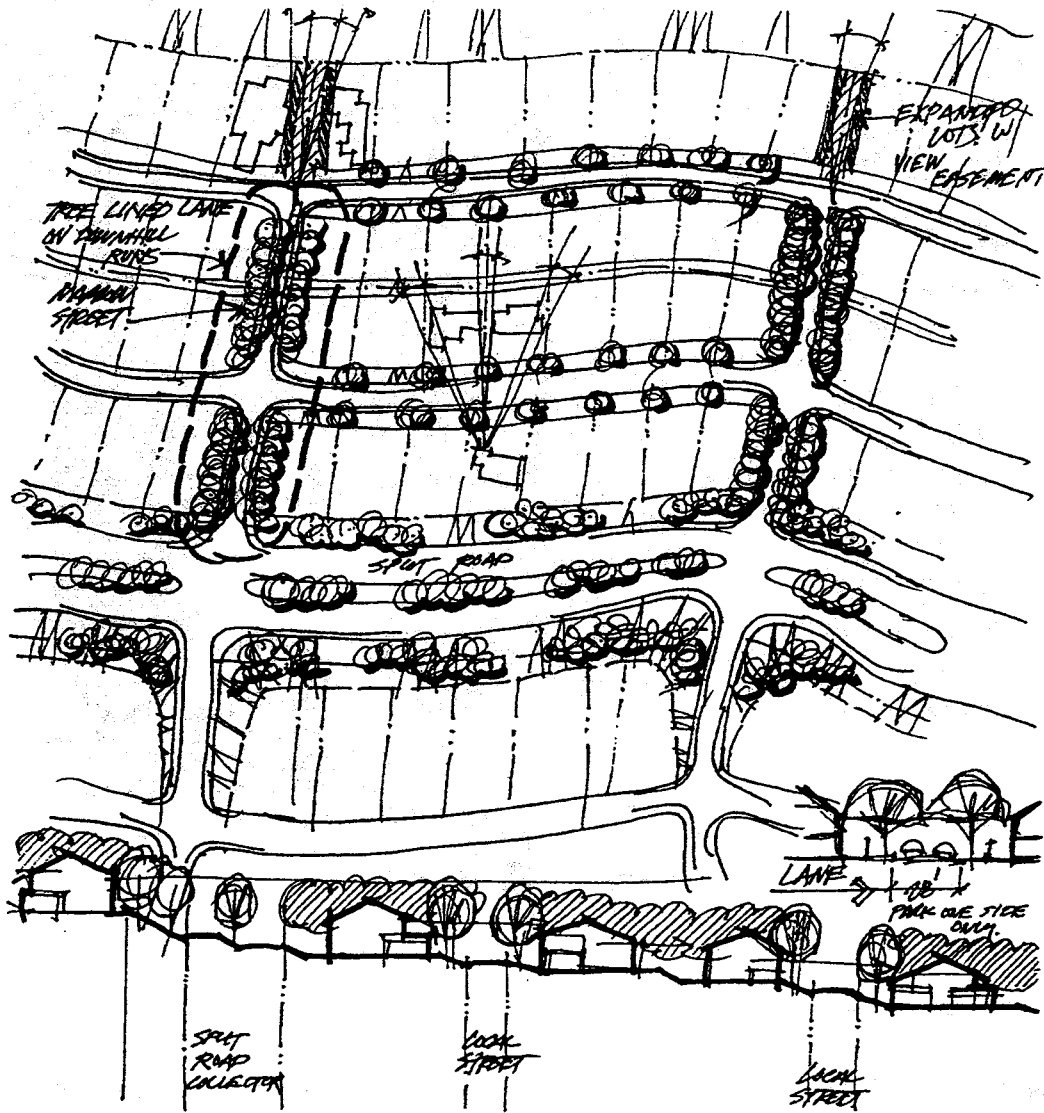
3) Slope Design

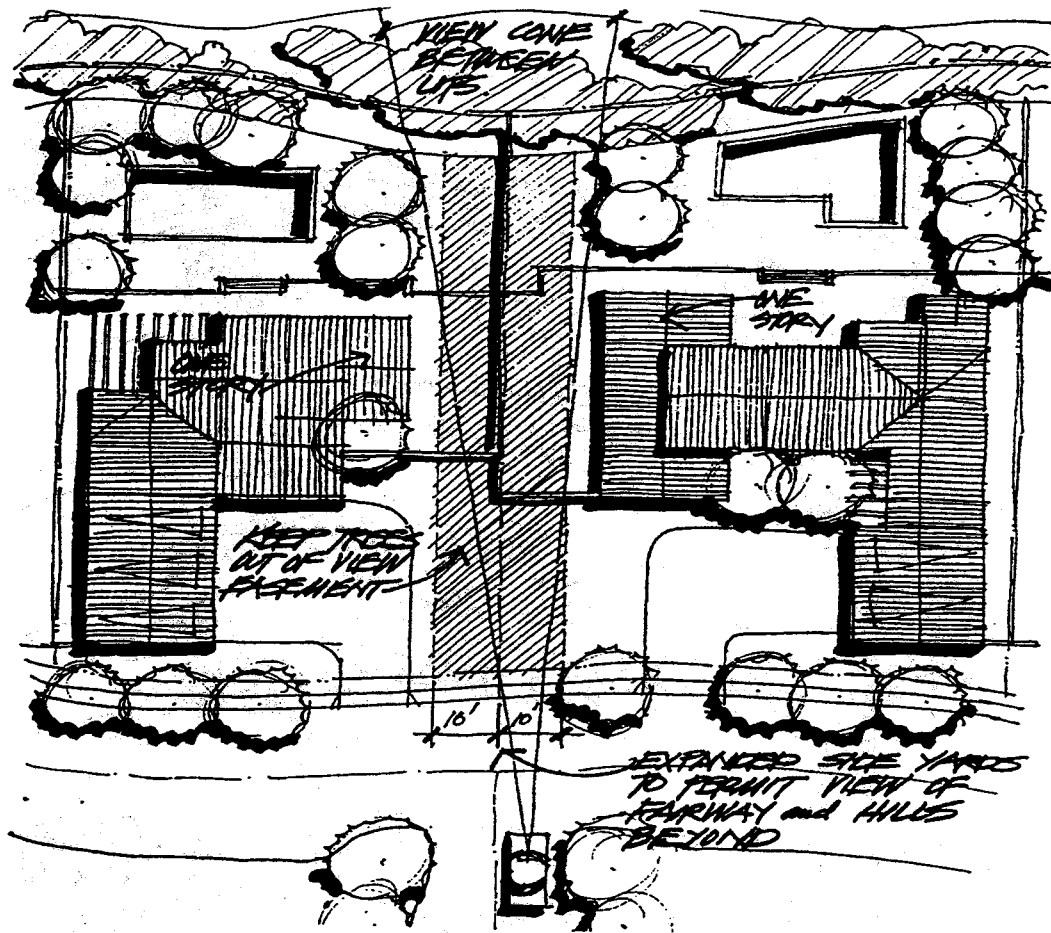
Oak Valley SP #318 is not a hillside community in the classic European hill town sense. Rather, it has the gently rolling hills combined with superb off-site views of the local mountains. The manner in which the gentle slopes are planned and graded will determine to a very large degree the potential for view capture. On-site grading techniques, to the extent possible, should consider flat pad construction with slopes accommodating changes in grades. The use of split streets, where slope conditions permit such as "G" Street, should be constructed to accommodate elevation changes in the center median.



4) Viewshed Preservation

View preservation has been a primary planning consideration in the design of Oak Valley SP #318. In many areas of Oak Valley SP #318, it is the view potential that defines the greatest value for both developers/builders and the future residents. Neighborhood designs should maximize views whenever possible. Consideration should be given to tiering building pads up slope so that downhill views are maximized. Additional width in lots or judicious utilization of single story elements and techniques at the terminus of downhill local access streets should be used to maintain views between the homes. All residents within that neighborhood will enjoy such views as they drive the streets even if their individual homes do not have a view.

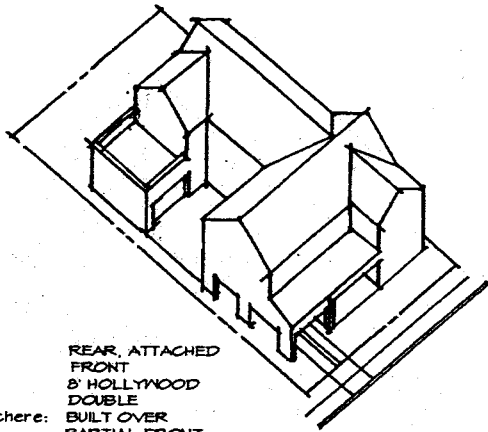




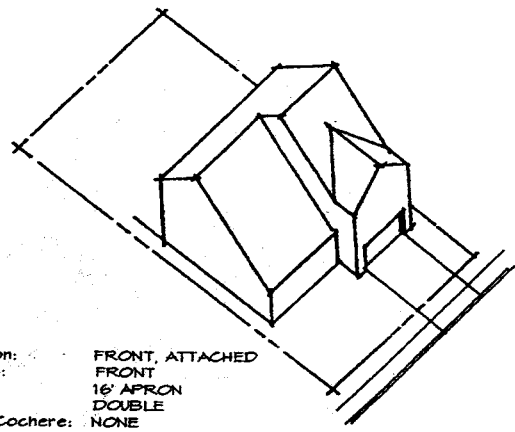
5) Housing Development

The ultimate development of Oak Valley SP #318 will involve a mix of housing types, lot sizes and densities within individual neighborhood settings. Design considerations should include variation of housing products to deviate from the normal plotting routing. As an example, within a single block at least every 4th home should be designed with a variation either in setback, architecture, colors or materials. The ends of blocks are convenient and easy locations to introduce a different width lot or even a cluster within a block of conventional lots. This is a particularly effective approach if alleys are used and tends to diminish the visual impact of the alley entry at the ends of blocks. Mixed densities should be carefully planned with adequate buffers, transitions and accommodations for varying parking and services requirements.

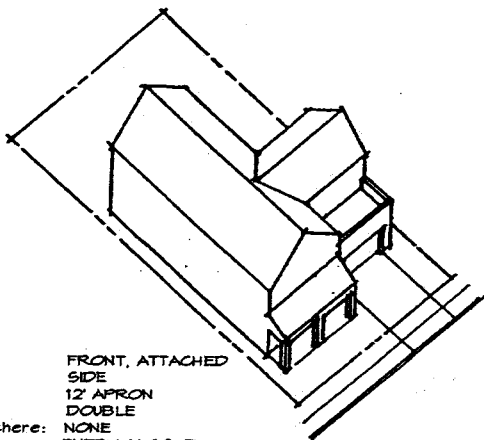
Examples of lot utilization are depicted on the following pages for various configurations such as standard, narrow, compact and wide lots.



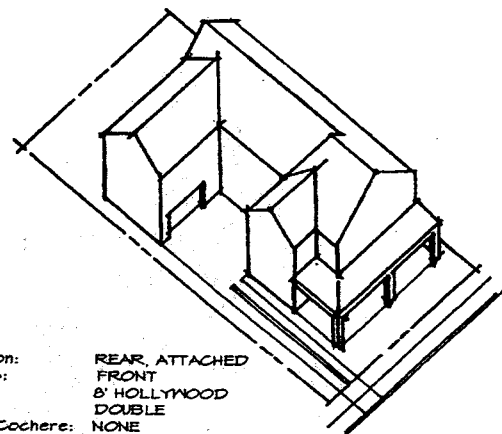
Location: REAR, ATTACHED
 Access: FRONT
 Drive: 8' HOLLYWOOD
 Doors: DOUBLE
 Porte Cochere: BUILT OVER
 Porch: PARTIAL FRONT, COVERED



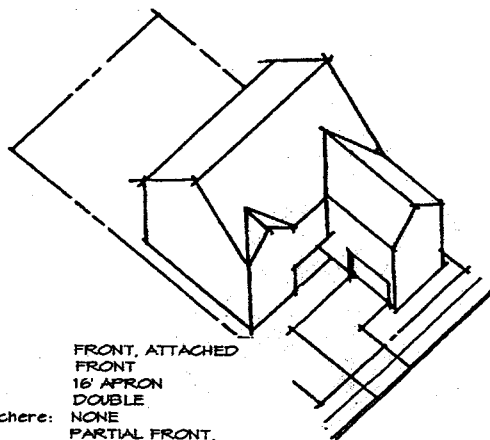
Location: FRONT, ATTACHED
 Access: FRONT
 Drive: 16' APRON
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: NONE



Location: FRONT, ATTACHED
 Access: SIDE
 Drive: 12' APRON
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: ENTRY ALCOVE

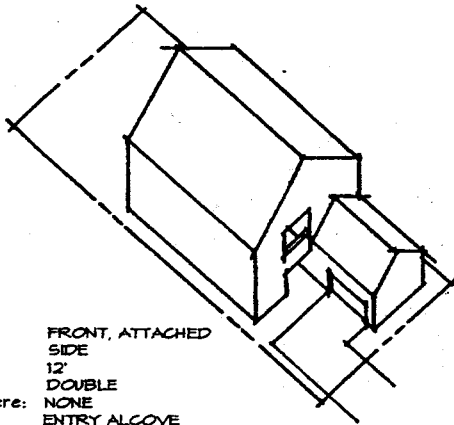


Location: REAR, ATTACHED
 Access: FRONT
 Drive: 8' HOLLYWOOD
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: WRAP AROUND FRONT COVERED

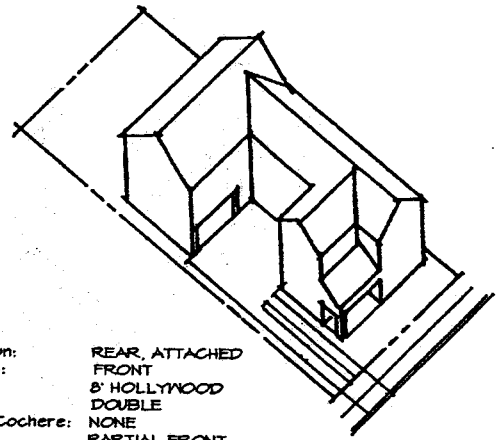


Location: FRONT, ATTACHED
 Access: FRONT
 Drive: 16' APRON
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: PARTIAL FRONT, COVERED

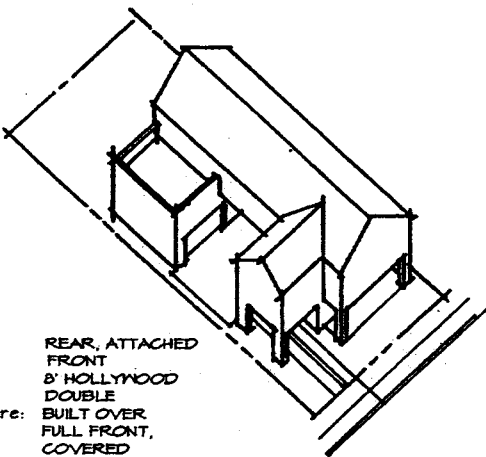
Standard Lot Utilization Examples



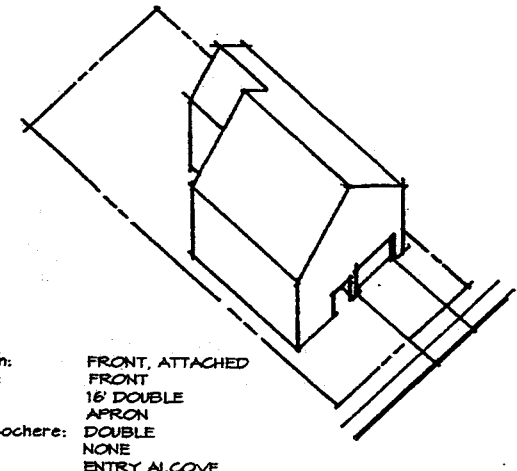
Location: FRONT, ATTACHED
 Access: SIDE
 Drive: 12'
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: ENTRY ALCOVE



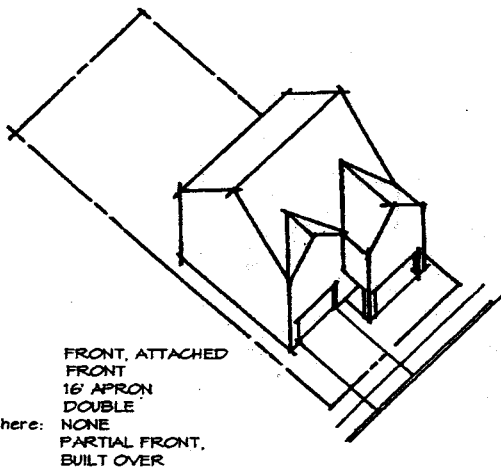
Location: REAR, ATTACHED
 Access: FRONT
 Drive: 8' HOLLYWOOD
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: PARTIAL FRONT, COVERED



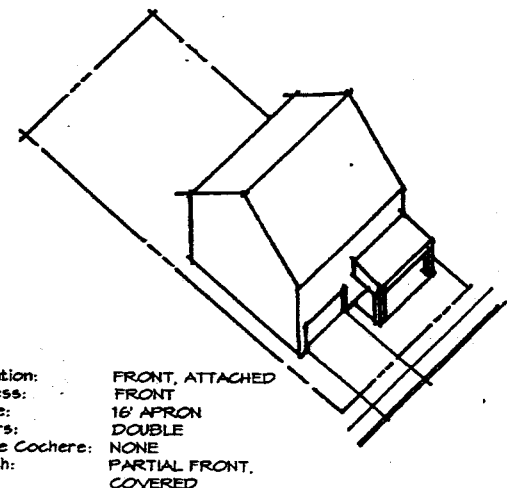
Location: REAR, ATTACHED
 Access: FRONT
 Drive: 8' HOLLYWOOD
 Doors: DOUBLE
 Porte Cochere: BUILT OVER
 Porch: FULL FRONT, COVERED



Location: FRONT, ATTACHED
 Access: FRONT
 Drive: 16' DOUBLE
 Doors: APRON
 Porte Cochere: DOUBLE
 Porch: NONE
 ENTRY ALCOVE

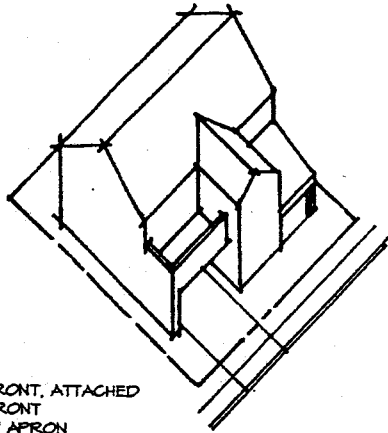


Location: FRONT, ATTACHED
 Access: FRONT
 Drive: 16' APRON
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: PARTIAL FRONT, BUILT OVER

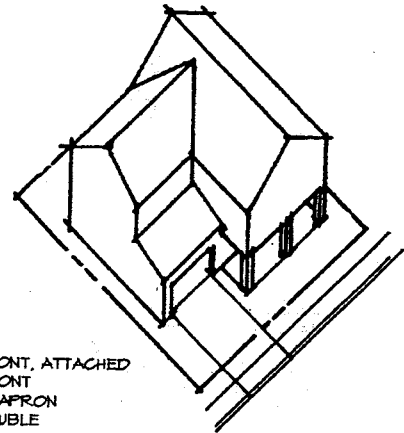


Location: FRONT, ATTACHED
 Access: FRONT
 Drive: 16' APRON
 Doors: DOUBLE
 Porte Cochere: NONE
 Porch: PARTIAL FRONT, COVERED

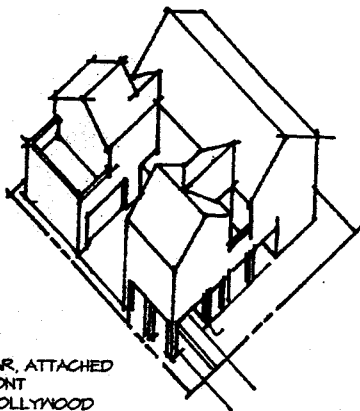
Narrow Lot Utilization Examples



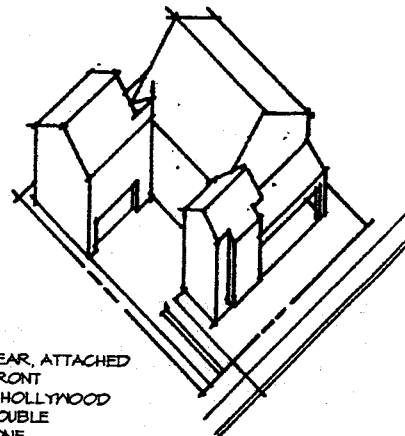
Location: FRONT, ATTACHED
Access: FRONT
Drive: 16' APRON
Doors: DOUBLE
Porte Cochere: BALCONY OVER
Porch: PARTIAL FRONT, COVERED



Location: FRONT, ATTACHED
Access: FRONT
Drive: 16' APRON
Doors: DOUBLE
Porte Cochere: NONE
Porch: PARTIAL FRONT, BUILT OVER

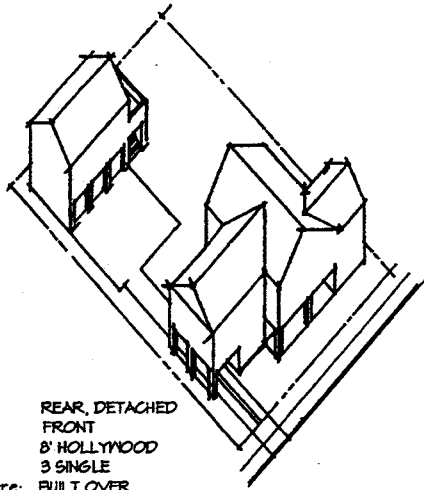


Location: REAR, ATTACHED
Access: FRONT
Drive: 8' HOLLYWOOD
Doors: DOUBLE
Porte Cochere: BUILT OVER
Porch: PARTIAL FRONT, BUILT OVER

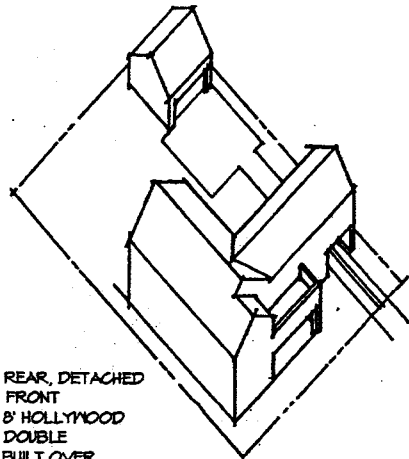


Location: REAR, ATTACHED
Access: FRONT
Drive: 8' HOLLYWOOD
Doors: DOUBLE
Porte Cochere: NONE
Porch: PARTIAL FRONT, COVERED

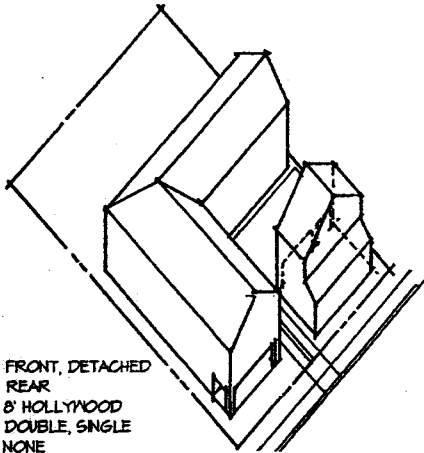
Compact Lot Utilization Examples



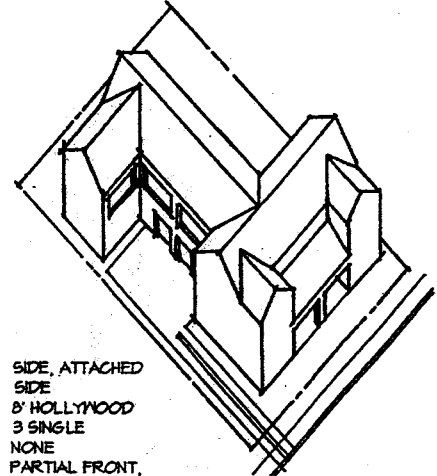
Location: REAR, DETACHED
Access: FRONT
Drive: 8' HOLLYWOOD
Doors: 3 SINGLE
Porte Cochere: BUILT OVER
Porch: PARTIAL FRONT,
BUILT OVER



Location: REAR, DETACHED
Access: FRONT
Drive: 8' HOLLYWOOD
Doors: DOUBLE
Porte Cochere: BUILT OVER
Porch: PARTIAL FRONT,
DECK OVER

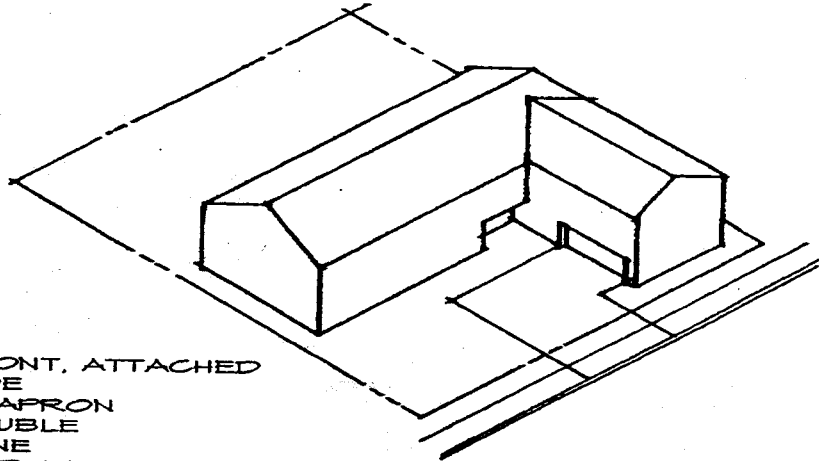


Location: FRONT, DETACHED
Access: REAR
Drive: 8' HOLLYWOOD
Doors: DOUBLE, SINGLE
Porte Cochere: NONE
Porch: PARTIAL FRONT,
BUILT OVER

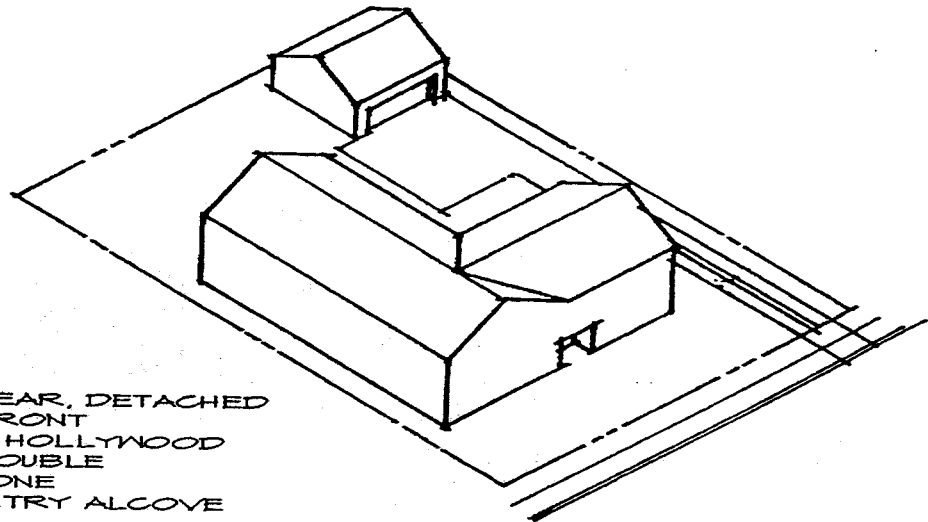


Location: SIDE, ATTACHED
Access: SIDE
Drive: 8' HOLLYWOOD
Doors: 3 SINGLE
Porte Cochere: NONE
Porch: PARTIAL FRONT,
COVERED

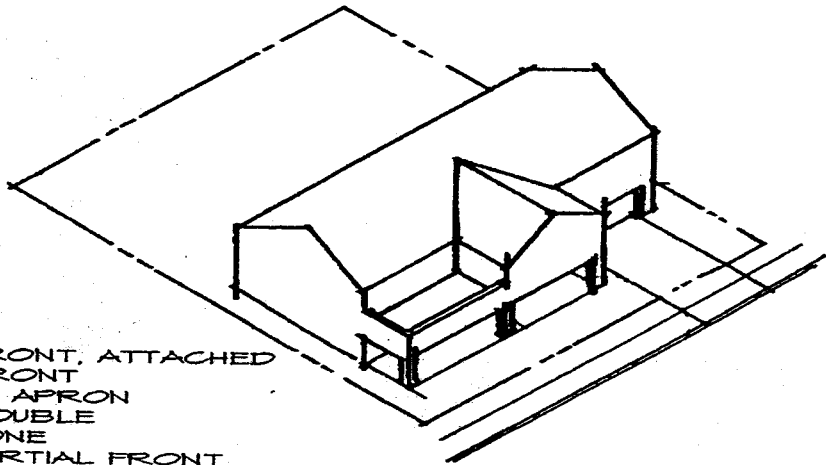
Wide Lots Utilization Examples



Location: FRONT, ATTACHED
Access: SIDE
Drive: 12' APRON
Doors: DOUBLE
Porte Cochere: NONE
Porch: ENTRY ALCOVE

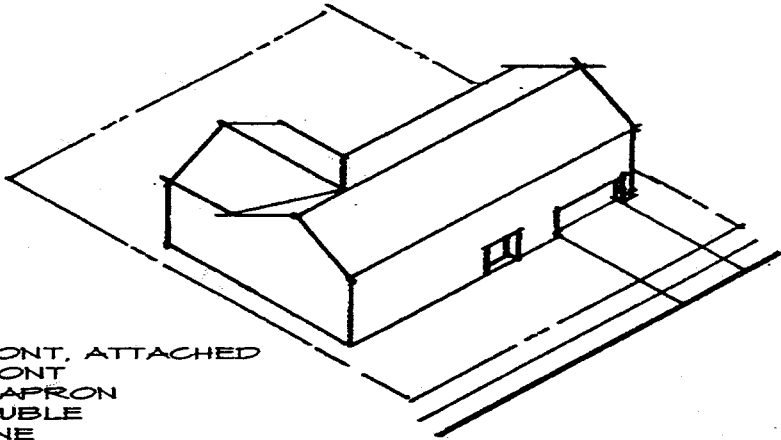


Location: REAR, DETACHED
Access: FRONT
Drive: 8' HOLLYWOOD
Doors: DOUBLE
Porte Cochere: NONE
Porch: ENTRY ALCOVE

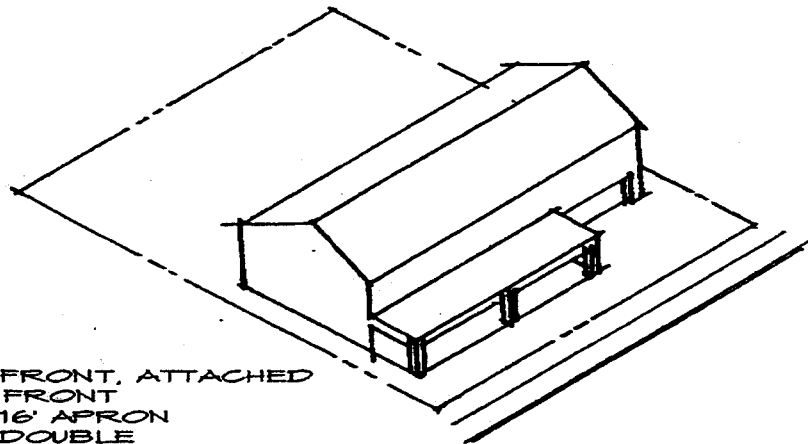


Location: FRONT, ATTACHED
Access: FRONT
Drive: 16' APRON
Doors: DOUBLE
Porte Cochere: NONE
Porch: PARTIAL FRONT,
BUILT OVER & DECK

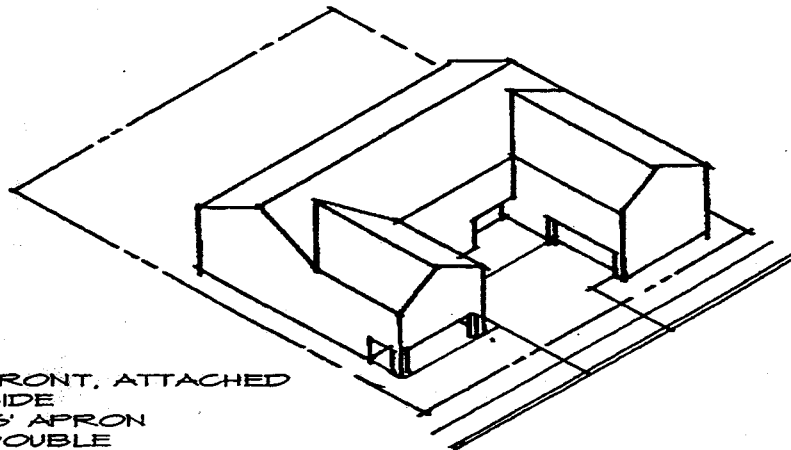
Wide Lots Utilization Examples



Location: FRONT, ATTACHED
Access: FRONT
Drive: 16' APRON
Doors: DOUBLE
Porte Cochere: NONE
Porch: ENTRY ALCOVE



Location: FRONT, ATTACHED
Access: FRONT
Drive: 16' APRON
Doors: DOUBLE
Porte Cochere: NONE
Porch: PARTIAL FRONT, COVERED



Location: FRONT, ATTACHED
Access: SIDE
Drive: 16' APRON
Doors: DOUBLE
Porte Cochere: NONE
Porch: PARTIAL, FRONT, BUILT OVER

Wide Lots Utilization Examples

3. **Residential Criteria**

C. **VARIETY AND IDENTITY**

Architecture contributes greatly to community character, but in the case of Oak Valley SP #318, there is no single style or even a set of styles that are pre-ordained as those most appropriate. Oak Valley SP #318 is large, there will be a great deal of variety in architectural expression. There are fundamental notions about the perception of structures in the landscape that must be followed to ensure a rich visual interest at the community level.

At the community level, the design intentions focus more on value than price. In the long run, a richer architectural expression in which each home possesses character and qualities of architecture as described in the following sections will contribute to higher values, greater quality in the community environment and an enduring sense of place unique to Oak Valley SP #318.

B. **ARCHITECTURAL FEATURES PERCEIVABLE AT THE COMMUNITY AND NEIGHBORHOOD SCALE**

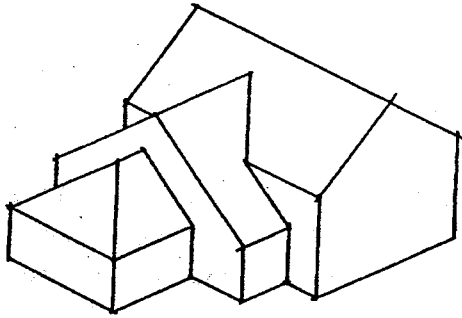
Architecture defines a community by creating a sense of place as surely as does its name, its location or its history. As it has evolved in residential design, there is a simple palette of design treatments that are distinguishable at the community level and thus contribute to character building at that scale. In addition to basic form and mass are the form giving elements of the garage as well as those of porches and balconies. Each of these is addressed below.

2) **Form and Mass**

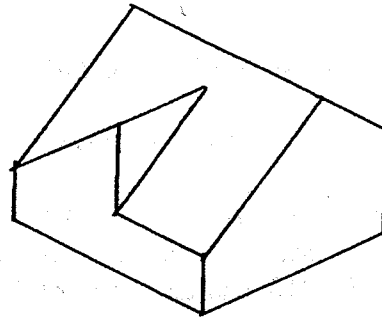
The fundamental form and mass of a structure, in the case of the Oak Valley SP #318 with its predominantly single family detached homes, is determined by the area, the volume enclosed and its relative proportions of length, width and height. These in turn are strongly influenced by the buildable area of the lot and by the program from which the home's design is derived. Clearly the manner in which decks, porches and patios are designed is critically important and a part of this discussion but for our purposes is dealt with as a separate consideration.

a) **Roof Shape and Slope**

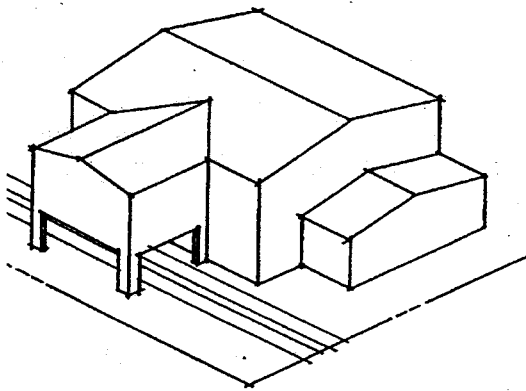
Form and mass are dominated by roof shape and slope. Particularly in smaller homes, the roof is the dominant architectural feature. Roof shapes should be limited to hip, gable, saltbox and shed types as shown on the accompanying page. Slopes may be of any steepness as shown on the accompanying page.



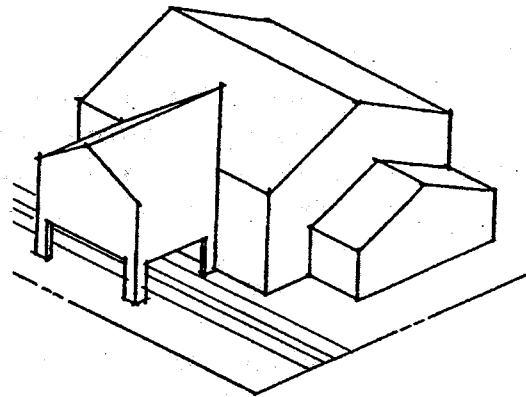
HIP AND GABLE ROOF FORMS



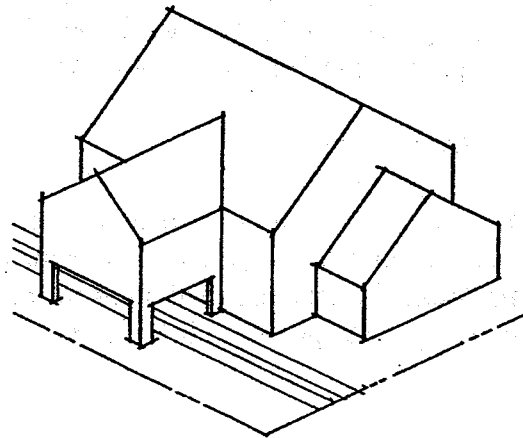
SALTBOX AND SHED ROOF FORMS



3:12 ROOF SLOPE



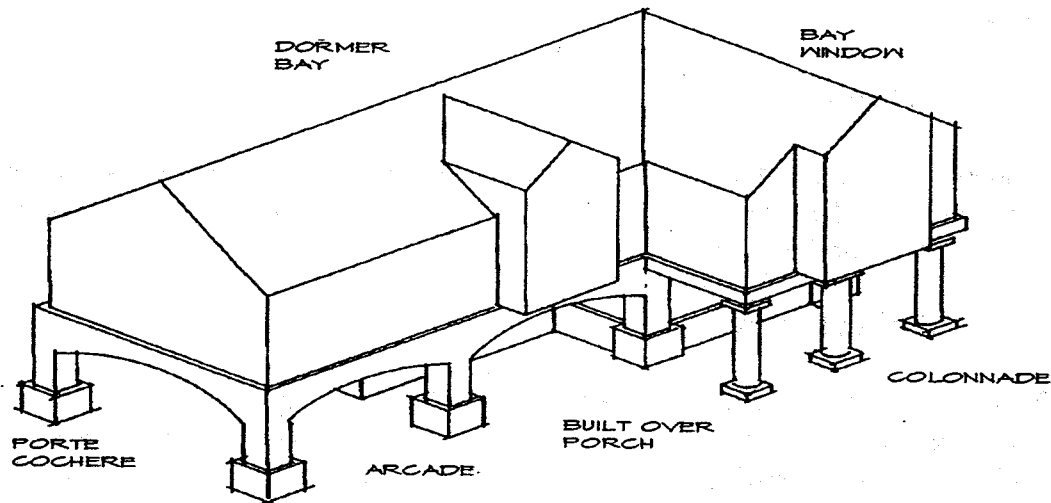
8:12 ROOF SLOPE



12:12 ROOF SLOPE

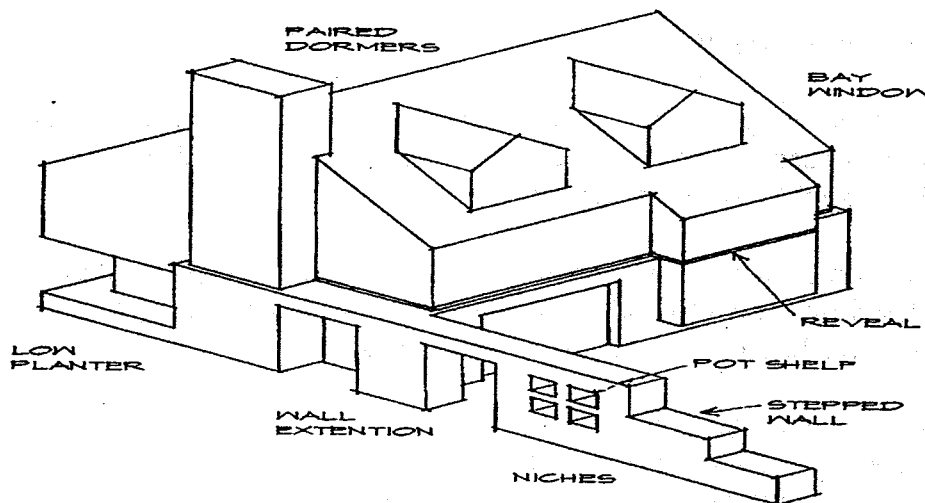
b) Wall Articulation

Next in terms of visual impact are vertical and horizontal offsets. These include overhanging elements, cantilevers, notched corners, extended walls, stepped elements, and articulated vertical supports (posts, columns, piers and pilasters).



c) Projections

Lastly come projections of various sorts, such as pot shelves bays, wainscots, wind walls, chimneys and reveals.



2) Garages

In contemporary design, the garage has come under fire as the dominating element of many tract homes. Narrow and deep lots result in street scenes of unrelieved garage door architecture, which combined with cars parked in driveways relegates the residential architecture to a back seat. It is the intent not to replace the front facing garage so much as provide a variety of optional opportunities to develop more friendly and sociable designs wherein the garage is no longer the dominant feature of the local street.

a) Location and Access

Garages may be located forward on the lot, to the rear and in large, wide lots configurations in the middle. The garage may be accessed from the front (street side), rear (alley side if alleys are used) or from the side in any position.

b) Drives and Doors

Driveways and aprons can be a variety of widths from 8' Hollywood drives (two 3' concrete strips separated by a 2' grass or gravel strip), 12' wide apron serving side accessed garages and two or three car wide driveway/aprons. Garage doors may be single or double or combined to achieve additional variety.

c) Porte Cochères

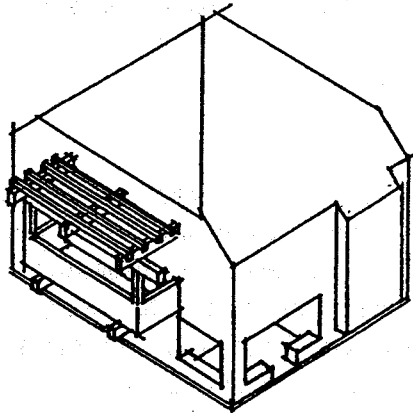
Porte cochères, vehicular passageways, may be used in several optional configurations. First is as a portal through which the car passes on its way to the garage. Second, it may have a roof cover serving to define the porte cochère as a formal portion of the home and doubling as a carport for convenience. Lastly, there may be a deck/balcony or enclosed portion of the home built over the drive-through.

3) Porches, Patios and Balconies/Decks

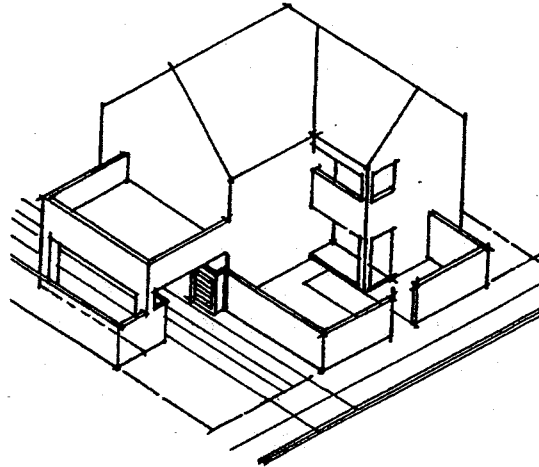
Porches are a structural part of the home, frequently covered, supported by an exposed structural element. Porches ought to serve as adjunct living space and be directly connected to the home by doors opening onto the rooms served by the porch.

Patios are exterior, open living areas on the ground floor, may be defined by arbors or trelliage, may also be enclosed by walls of almost any height and are designed principally as outdoor areas, completely beyond the structural container of the home.

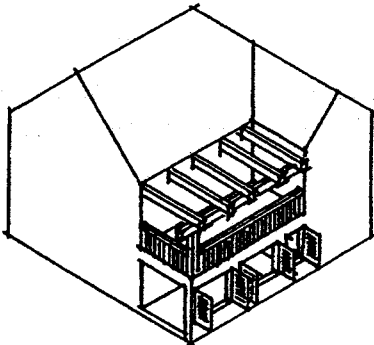
Balconies and decks are raised outdoor areas of limited size, cantilevered from the structure of the home or supported by posts or columns. Balconies may serve as the roof of enclosed areas below or may project away from the building casting a deep shadow below.



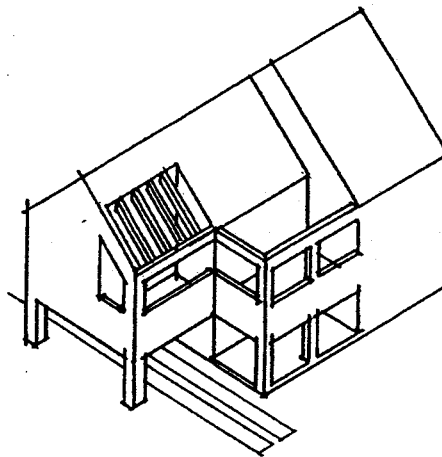
Location: PARTIAL FRONT
 Enclosure: LOW SEAT WALL
 Structure: PIER, LINTEL
 Design: BUILT OVER
 Overhead: CANTILEVERED DECK W/ TRELLIS



Location: PARTIAL FRONT PORCH, FRONT PATIO
 Enclosure: 6' WALL
 Structure: POST, BEAM
 Design: BALCONY OVER
 Overhead: DECK OVER



Location: PARTIAL FRONT
 Enclosure: SCREENS, LOW SEAT WALL
 Structure: POSTS, BEAM
 Design: BALCONY OVER
 Overhead: ARBOR



Location: PARTIAL FRONT
 Enclosure: OPEN BELOW, HANDRAIL • DECKS
 Structure: POST, BEAM
 Design: BALCONY OVER
 Overhead: OPEN ROOF BEAMS

Porch Features and Details

a) Enclosures

The sense of a vertical enclosure afforded by a supporting structure may also be enhanced by screens, shutters, low seat walls, high privacy walls, handrails, guardrails and decorative open fencing. In the overhead plane, lattice work, arbors, or open roof beams can create both a sense of enclosure and interesting shadow patterns cast against the walls. Further, the opening between elements is visible from quite a distance and heightens visual interest in the structure.

b) Structural Support

The structural support system for decks and balconies in particular may be used to dramatically define and articulate the mass of the building. Posts and beams carry a more casual look and are typically thin, open and see through. Columns are thicker, usually round and may be formally decorated in the orders (Roman, Tuscan, Corinthian, etc.) or may be quite simple and unadorned. Piers are normally associated with arched openings but may serve as lintel supports as well. Pilasters are partial piers or columns built into the wall and used as additional structural support or more usually, as decorative elements to suggest a particular look or feel of architecture.

c) Coverings and Design Treatments

Above either piers or columns may be beams, arches, lintels or enclosed space. Arcades are a series of arches, colonnades a series of columns supporting lintels or arches and loggias use these design features set out from the face of building to create a covered, open walled passage.

d) Natural Materials

It is strongly recommended that natural materials be used wherever appropriate, such as native stone and rock; masonry, particularly in dark earthy tones; wood siding of any type, wood trims, arbors, pot shelves, etc.

E. LANDSCAPING DESIGN GUIDELINES

Oak Valley SP #318 will have a vastly different appearance from initial planting to several years into development. The quality of that appearance will depend on many factors including the initial selection of the plant material palette, soil preparation and installation, irrigation management and care and maintenance. All of these issues have been addressed in the preparation of the planting design theme and plant palette selection. A brief discussion of the planting approach and key landscaping related issues follows:

1. General Landscape Design Issues

A. GRADING PLAN

Site grading for Oak Valley SP #318 will be planned in a manner which attempts to retain as much of the topographical character of the project site as possible. The intent of the conceptual grading design is to create and retain views within and beyond the specific plan area. To control the appearance of grading improvements and to limit the potential for any visual impacts as a result of site grading, the following guidelines should be followed:

- 1) Site grading should be conducted in accordance with an overall master grading plan to avoid a "piecemeal" grading approach.
- 2) Variable slope gradients and "landform" grading concepts should be incorporated into the final grading plans.
- 3) In general, long continuous "engineered" slopes with hard edges and no transition should be avoided. In some areas, however, where manufactured slope banks occur between residential units and are not visible from public streets, slopes maybe allowed to present a more engineered or geometric form.
- 4) Where soil conditions permit, slope banks should use a combination of slope inclinations (2:1, 3:1, 1-1/2:1) to help create a more natural appearing transition in grades.
- 5) Whenever possible, circulation elements such as roads, walkways, paths and trails should respond to existing and manufactured topography conditions by meandering in long, graceful curves.
- 6) Where manufactured slopes meet natural grades, slopes should be contour graded, blended, rounded and undulated whenever feasible, allowing them to visually blend with existing grades.
- 7) All manufactured slope banks should be effectively revegetated to control the incidence of surficial soil erosion resulting from drainage run-off.

- 8) See Section III.A. 7, Grading Plan, for related issues and development standards.

B. OUTDOOR LIGHTING

All streets and commercial developments in Oak Valley SP #318 shall have uniform lighting standards with regard to style, materials and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the development. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting in Oak Valley SP #318 shall comply with the following regulations and provisions:

- 1) All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed and arranged to minimize glare and illumination of streets or adjoining property. Low intensity, energy conserving night lighting is preferred.
- 2) Lights shall be unbreakable plastic, recessed or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal proof.
- 3) Neon and similar types of lighting are prohibited in all residential areas of Oak Valley SP #318. Limited use of neon and similar types of lighting may be used in the commercial area subject to the approval of the master developer.
- 4) All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Community entry areas (both pedestrian and vehicular), public plazas, community facilities and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- 5) All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways and building entrances shall be well lighted for security reasons.
- 6) All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- 7) Freestanding lighting fixtures shall not exceed twenty-five feet (25') in height with the exception of sports lighting within approved park sites.
- 8) Service area lighting shall be contained within the service yard boundaries and enclosure walls.
- 9) The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features should be illuminated by concealed upright fixtures.

- 10) All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility if possible, or shall be screened with appropriate plant materials.
- 11) The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside. Energy conservation, safety and security should be emphasized when designing any light system.
- 12) All community landscape common areas, public facilities, commercial sites, streetscapes, parks, schools and other areas at the discretion of the project developer or builders may contain area, accent, sports or other night lighting entities unless specifically limited in this document.

C. IRRIGATION

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of Oak Valley SP #318 is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Overhead spray irrigation systems for turf areas shall be designed with head to head, 100 percent coverage at a minimum. Native and drought tolerant shrub areas will use a combination of spray, drip or bubbler irrigation to shrubs and trees as appropriate. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives and curbs (car overhangs) shall be of the pop-up type.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

- 1) **Reclaimed Water:** Irrigation systems designed for use with both domestic and reclaimed water are encouraged. Reclaimed water is currently unavailable, however, all irrigation systems shall be designed for the eventual use of reclaimed water and/or conversion when available per current applicable standards.
- 2) **Water Conservation Measures.**
 - a) Drip and/or bubbler irrigation will be used where appropriate.
 - b) Use of moisture sensors and/or central control irrigation systems may be incorporated where appropriate and feasible.

- c) Irrigation systems will be designed per AB 325 guidelines and the Riverside County Water Conservation Ordinance.
- d) Irrigation systems and plans will be prepared per landscape maintenance district or Riverside County ordinances.

D. CLIMATE CONSTRAINTS

Plant material palettes for Oak Valley SP #318 contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

E. PLANTING TIME

Due to the relative climate extremes of Oak Valley SP #318 the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be more difficult than in coastal areas. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even through such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and required a prolonged period of time.

F. TOPOGRAPHY

Oak Valley SP #318 lies across the San Timoteo foothills. There may be extreme cold conditions occurring due to the exposed hilltop and plateau land form during winter months. The cold air patterns will be affected by the development patterns of the community and are difficult to predict. Adjustments may need to be made at that time. The community lies within the Sunset Western Garden Planting Zone 18.

G. HORTICULTURAL SOILS TEST REQUIREMENTS

Soil characteristics within the Oak Valley SP #318 project are variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

H. MAINTENANCE

Maintenance responsibility of streetscape landscape right-of-ways and common areas, parks, greenbelts, lake and other community common open space shall be provided by a maintenance district or master homeowner's association with the exception of school and commercial site street landscape frontage. These shall be maintained by the respective school district or commercial site owner.

Individual homeowners shall be responsible for the maintenance of public street landscape frontage or side of their property unless otherwise identified within their legal ownership documents. Private homeowners shall also be responsible for all maintenance within their private lot area as well as fences and wall faces on their internal boundaries.

The golf course property shall be maintained by the golf course owner including streetscape frontage contiguous with their property.

I. DROUGHT TOLERANCE/WATER CONSERVING PLANT MATERIAL

Although a plant may be considered as drought tolerant or water conserving, that plant requires proper care, installation, watering and maintenance to maintain an optimum healthy condition.

- 1) Degrees of Drought Tolerance/Water Conservation: There are degrees of drought tolerance with some plants able to withstand or go without water for a greater period of time than others. Water conserving plant material may not be drought tolerant but can thrive on low water amounts throughout the year once established.
- 2) Plant Installation Water Demand: Drought tolerant plants like other plants, require more watering during the initial installation period and for at least a three month maintenance period following to become established. Therefore, if drought tolerant plants are installed in the warmer months more supplemental water will be required until the plant is established.
- 3) Deep Watering Practices: Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be drought tolerant.
- 4) Warmer Months Water Application: Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water, the plant may have low water requirements. Depending upon the plant, drought tolerant plants will have a better appearance and health during the warmer months with infrequent deep watering.
- 5) Full Season Plant Water Requirements: After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.
- 6) Maintenance: Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering and checking for pests and diseases.

J. INVASIVE SPECIES

Non-native invasive plant species shall not be used in landscape plans, fuel modification zones or buffer zones that interface with preserved natural open space areas. The CC&R's will provide that disposal of cuttings of these or any other ornamental plants in preserved natural open space areas is

strictly prohibited. Controlled invasive non-native species shall include the following:

Non-native Acacia's (Acacia spp.)
Tree of Heaven (Ailanthus altissima)
Giant reed (Arundo donax)*
Hottentot-fig (Carpobrotus edulis)
Garland chrysanthemum (Chrysanthemum coronarium)*
Pampas grass (Cortaderia atacamensis)*
French broom (Cytisus monspessulans)
Scotch broom (Cytisus scoparius)
Crystal ice plant (Mesembryanthemum crystallinum)
Small-flowered ice plant (Mesembryanthemum nodiflorum)
Bermuda buttercup (Oxalis pes-caprae)*
German ivy (Senecio mikanoides)
Pink periwinkle (Vinca major)
Tamarisk (Tamarix spp.)*
Gorse (Ulex europaeus)

* Indicates a species that may not be used in any plant palettes, regardless of location in the development, due to its ability to readily spread via airborne seeds, rather than vegetatively.

K. PLANT PEST AND DISEASE CONTROL

A consistent problem in ornamental and native planting schemes is the disease and pests which have affected trees and shrubs often in significant visual patterns through a community. Recent well documented problems include oleander scorch blight and several eucalyptus problems, however, a series of other problems have occurred on an annual basis. There is no way to predict the occurrence of new pests or diseases, however, there are useful methods to limit the impact of outbreaks. These include the following:

- 1) Maintain optimum plant health through soil preparation, water management and nutrient monitoring.
- 2) Review community plant material on a regular basis to observe health problems due to disease or pest infestation and take appropriate action.
- 3) Avoid a mono-culture approach to plant material design. This will buffer the spread of plant problems and limit the concentration of host plants thus diluting the breeding capacity of pest or disease problems. Also, damage will be less obvious and devastating to the appearance of the community landscape.
- 4) Place plant material in appropriate planting areas and provide proper spacing consistent with the requirements of the plant species.
- 5) Place plants in similar hydro zone groupings to maximize efficient water use.

2. General Landscape Requirements

- a. All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant palette contained in these guidelines.
- b. The owners of parcels which require landscape development shall consider any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.
- c. Cut slopes equal to or greater than eight feet (8') in vertical height and fill slopes equal to or greater than five feet (5') in vertical height shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed thirty feet (30') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.
- d. Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.
- e. Parkway Tree Planting: All street or parkway trees shall be planted so as to maintain adequate distance and shall maintain the following planting distances:
 - 1) Ten feet (10') from all water and sewer lines.
 - 2) Five feet (5') from all flat hardscape (sidewalks, curbs, vaults, etc.) except as otherwise approved by the County.
 - 3) Fifteen feet (15') from all drive approaches.
 - 4) Twenty-five feet (25') from all street intersection curb returns.

These requirements supercede previous plant density or spacing standards

3. Community Commercial Site Landscape Requirements

The community commercial site will be developed both architecturally and through landscape treatments as an extension of the Oak Valley SP #318 community. The land plan encourages integration of the commercial interior site plans into the community by incorporating a major community entry into the PA 33 commercial site, secondary entry at PA 35 and PA 9, and the opportunity to develop PA 29 as a neighborhood resort center adjacent to the golf clubhouse. Commercial uses appropriate to and compatible with the Oak Valley SP #318 community will be encouraged.

A. MINIMUM LANDSCAPE REQUIREMENTS

- 1) Builder/developer shall refer to County of Riverside standards for the percentage of gross commercial site acreage required to be landscaped.
- 2) All areas of developed sites not occupied by buildings, parking or otherwise utilized shall be landscaped with groundcover, turf or tree materials from the community plant list.
- 3) Appropriate street trees should be utilized adjacent to street frontage integrating the site into the overall community setting.
- 4) Side yard and rear service yard use areas should be screened with combination of a six foot (6') wall and dense landscape buffer. Tubular steel fencing should be used adjacent to interior residential streets to control access points.
- 5) Accent tree entry planting should be incorporated at the commercial/office site vehicular access points.

B. PARKING AREAS

- 1) Parking area landscaping is required for the screening of large parking areas to limit their visual impact.
- 2) Landscaped islands shall be provided at the ends of interior stall rows to break up parking areas as per Riverside County ordinances. These islands are to provide a, exclusive of curbs, minimum five foot (5') wide planting area. Creation of large planting islands (tree groves) is encouraged as opposed to small pockets of individual trees.
- 3) When parking is located adjacent to a public street or interior residential street, a combination of landscaped berms and/or planting totaling three feet (3') high is to be used to screen views or parked cars.
- 4) Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have crosswalks highlighted with decorative or varied texture paving.

4. Suggested Plant Palette

The intent of these guidelines is to provide a simple plant palette which compliments and enhances the thematic setting for the community. In addition, these plant palettes have been selected for their appropriateness to climatic conditions, soil conditions and concern for maintenance and water conservation.

Plant selection for given project areas shall have similar cultural requirements so irrigation can be designed to minimize water use and plant material can thrive under optimal conditions.

The plant palettes have been separated into distinct groups and are listed on the accompanying table.

**Table IV-4
PLANT PALETTE**

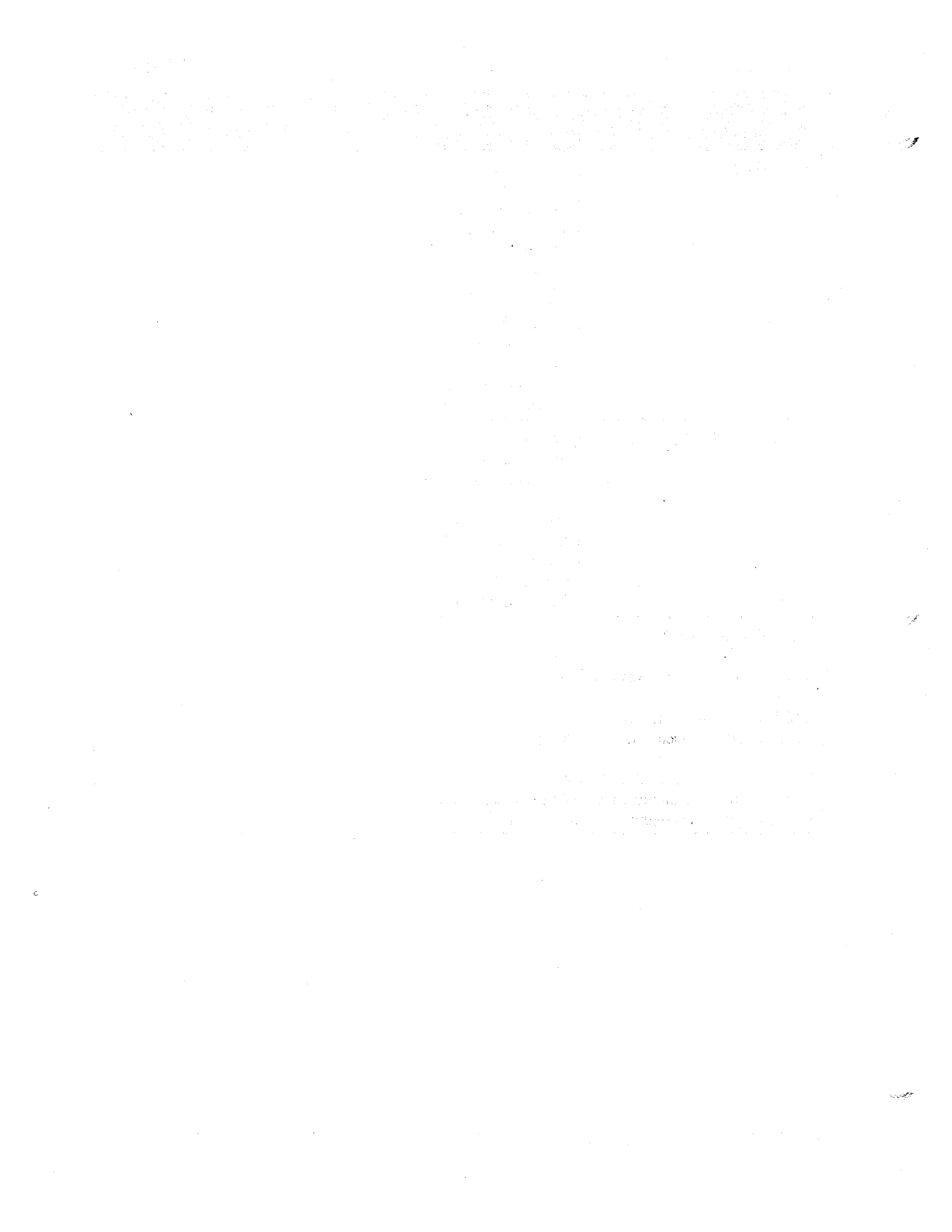
LOCATION AND TYPE	BOTANICAL NAME	COMMON NAME
<u>Community Entries and Intersections</u>		
TREES		
	Arbutus unedo Celtis occidentalis Koelreuteria bipinnata Lagerstroemia spp. Liquidambar styraciflua Olea europaea (fruitless) Pinus spp. Pistacia chinensis Platanus racemosa Quercus agrifolia Schinus molle Tipuana tipu	Strawberry tree Common Hackberry Chinese flame tree Crepe Myrtle American Sweet Gum Fruitless olive tree Pine Chinese pistache California sycamore Coast live oak California pepper Tipu Tree
<u>Perimeter - Community Streetscape</u>		
THEME TREES		
Champions Drive	Quercus agrifolia Pinus spp. Robinia ambigua "Purple Robe"	Coast live oak Pine Purple robe locust
Desert Lawn Drive	Albizia julibrissin Olea europaea Pinus spp.	Silk tree Fruitless olive tree Pine
"J" Street	Quercus agrifolia Liquidambar styraciflua Tipuana tipu	Coast live oak American Sweet Gum Tipu Tree
"G" Street	Platanus acerifolia Sapium sebiferum Schinus molle	London Plane Tree Chinese tallow tree California Pepper
"P" Street	Celtis occidentalis Koelreuteria bipinnata Pinus spp.	Common Hackberry Chinese flame tree Pine

LOCATION AND TYPE	BOTANICAL NAME	COMMON NAME
San Timoteo Canyon Road	Pinus halepensis Populus fremontii Quercus agrifolia	Aleppo Pine Cottonwood Coast live oak
Interior - Community Streetscape (one theme tree and one accent tree to be selected from the list below)		
THEME TREES	Cedrus deodara Celtis occidentalis Koelreuteria spp. Liquidambar styraciflua Pinus spp. Platanus acerifolia Platanus racemosa Quercus agrifolia Quercus ilex Quercus rubra Schinus molle Tipuana tipu	Deodar cedar Common Hackberry Flame tree American Sweet Gum Pine London plane tree California sycamore Coast live oak Holly oak Red oak California pepper Tipu tree
ACCENT TREES	Albizia julibrissin Gleditsia tricanthos Lagerstroemia spp. Liriodendron tulipifera Malus spp. Pistacia chinensis Pyrus spp. Rhus lancea Robinia ambigua "Purple Robe" Sapium sebiferum	Silk tree Honey locust Crepe myrtle Tulip tree Crab apple Chinese pistache Ornamental pear African sumac Purple robe locust Chinese tallow tree
Park Streetscape		
ACCENT TREES	Albizia julibrissin Cedrus deodara Chitalpa tashkentensis Eucalyptus spp. Gleditsia tricanthos Hymenosporum flavum Liquidambar styraciflua Liriodendron tulipifera Malus spp. Pinus spp. Platanus acerifolia	Silk tree Deodar cedar Chitalpa Eucalyptus Honey locust Sweetshade American sweet gum Tulip tree Flowering crab apple Pine London plane tree

LOCATION AND TYPE	BOTANICAL NAME	COMMON NAME
ACCENT TREES (continued)	Platanus racemosa Populus fremontii Prunus spp. Quercus agrifolia Sapium sebiferum	Sycamore Cottonwood Flowering peach Coast live oak Chinese tallow tree
Community Plant Palette		
TREES	Acacia subporosa Brachychiton populneus Cedrus deodara Celtus occidentalis Chitalpa tashkentensis Eucalyptus spp. Gleditsia tricanthos Hymenosporum flavum Liquidambar styraciflua Lirodendron tulipifera Malus spp. Pinus spp. Pistacia chinensis Platanus acerifolia Platanus racemosa Populus fremontii Prunus spp. Pyrus spp. Quercus agrifolia Quercus spp. Sapium sebiferum Sophora secundiflora Tipuana tipu Zelkova serrulata	Weeping acacia Bottle tree Deodar cedar Common Hackberry Chitalpa Eucalyptus Honey locust Sweetshade American sweet gum Tulip tree Flowering crab apple Pine Chinese pistache London plane tree Sycamore Cottonwood Flowering peach Ornamental pear Coast live oak Oak spp. Chinese tallow tree Texas mountain laurel Tipu tree Sawleaf Zelkova
SHRUBS	Aloe arborescens Arctostaphylos 'Howard Mc Minn' Azalea spp. Baccharis pilularis Caesalpinia pulcherrima Ceanothus concha Cistus spp. Coprosma pumila 'Verde Vista' Cotoneaster species Elaeagnus pungens Encelia californica Euonymous japonica	Tree Aloe Manzanita Azalea Dwarf coyote brush Red bird California lilac Rockrose Verde vista coprosma Cotoneaster Silver berry California encelia Evergreen euonymous

LOCATION AND TYPE	BOTANICAL NAME	COMMON NAME
SHRUBS (continued)	Feijoa sellowiana Fremontodendron 'Ken Taylor' Grewia caffra Hemerocallis species Heteromeles arbutifolia Heuchera hybrida Ilex spp. Iris douglasiana Lantana camara Lavandula spp. Leucophyllum frutescens 'Green Cloug' Ligustrum spp. Mahonia 'Golden Abundance' Mahonia repens Mimulus aurantiacus Moraea bicolor (Diets vegeta) Myrtus communis Nandina spp. Ornamental grasses Osmanthus fragrans Phormium tenax 'dwarf' Pittosporum tobira and 'wheelers dwarf' Plumbago auriculata Prunus caroliniana Prunus ilicifolia Psidium littorale Punica granatum 'Nana' Pyracantha species Rhapsiolepis spp. Rhus ovata Ribes spp. Rosa californica Salvia greggii Salvia spp. Viburnum tinus Vitex agnus-castus Xylosma congestum	Pineapple guava Flannelbush Lavender starflower Daylily Toyon Coral bells Holly Douglas iris Lantana Lavenders Green cloud Privet Oregon grape Creeping oregon grape Monkey flower Fortnight lily True myrtle Heavenly Bamboo Sweet olive Dwarf New Zealand flax Mock orange Cape plumbago Carolina laurel cherry Hollyleaf cherry Strawberry guava Dwarf pomegranite Firethorn Indian Hawthorn Sugar bush Gooseberry California wildrose Red sage Sages Laurustinus Chaste tree Xylosma

LOCATION AND TYPE	BOTANICAL NAME	COMMON NAME
PERENNIALS	Buddleia davidii Centranthus ruber Gaura lindheimeri Iris douglasiana Kniphofia uvaria Penstemon spp. Verbena rigida	Butterfly bush Jupiter's beard Gaura Pacific coast iris Red hot poker Penstemon Verbena
VINES	Distictis buccinatoria Gelsemium sempervirens Grewia caffra (occidentalis) Mac Fadyena unguis-cati Wisteria floribunda	Blood red trumpet vine Carolina jasmine Lavendar star flower vine Cat's claw vine Wisteria
GROUNDCOVERS	Acacia redolens 'desert carpet' Arctostaphylos 'John Dourley' Ceanothus griseus hor. 'yankee point' Myoporum pacificum Myoporum parvifolium Rosemarinus spp. Bark mulch Decomposed granite	Dwarf trailing acacia John Dourley manzanita California lilac Pacific myoporum Myoporum Rosemary
<p>TURF GRASS-SEED</p> <p>Year round turf grass mixes as follows:</p> <p>GENERAL TURF AREAS: 100% Dwarf tall fescue blend - 10 lbs. per 1,000 s.f.</p> <p>PARK SITES/ATHLETIC AREAS: Hybrid bermuda (stolonized) or turf type perennial rye grass Bermuda grass or Perennial Rye Grass must be planted and mature prior to the dormant season.</p>		



SUMMARY



Dak Valley

V. Comprehensive General Plan and Environmental Analysis

INTRODUCTION

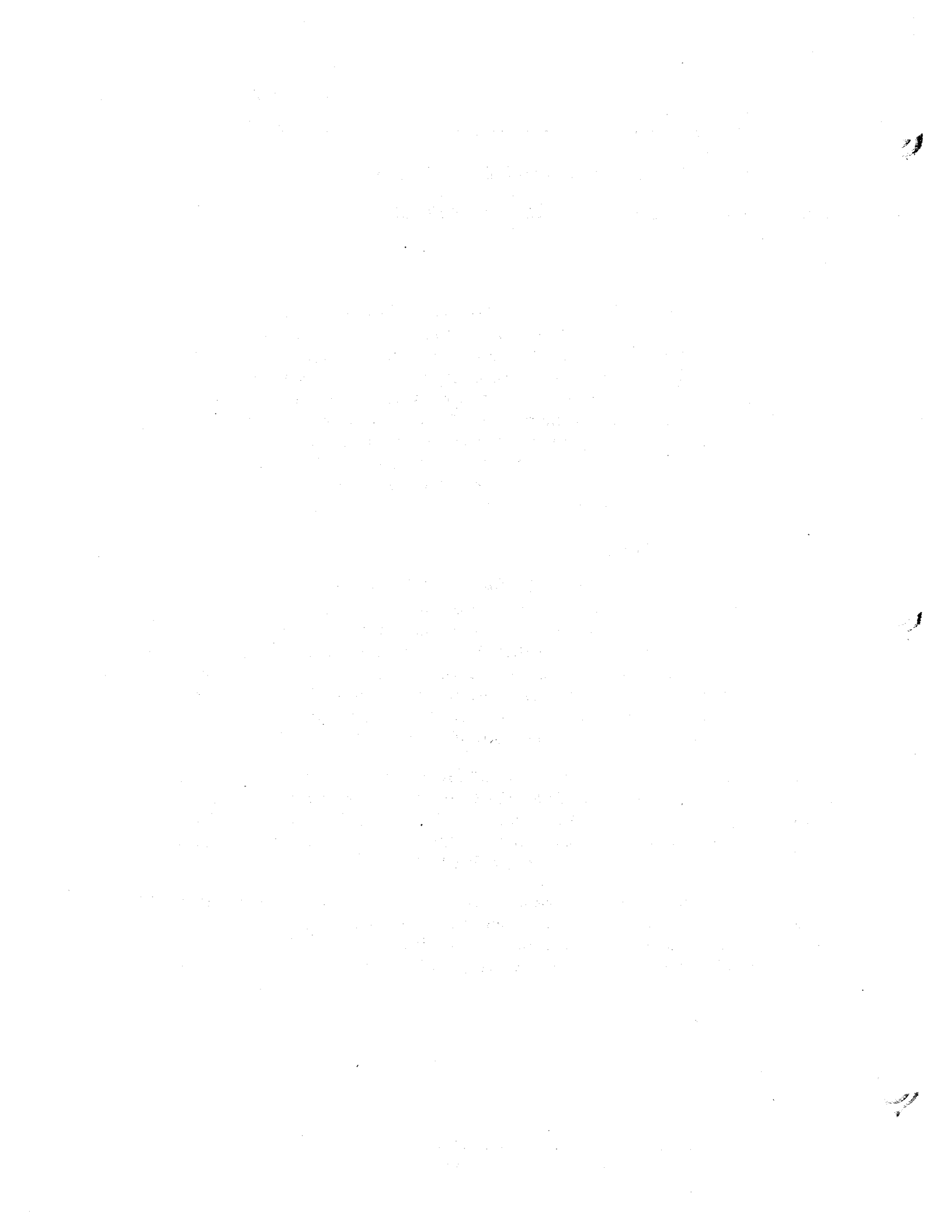
This EIR has been prepared to evaluate environmental effects that would result from the proposed approval and implementation of the Oak Valley SP #318 (proposed project) in the County of Riverside, California. The County of Riverside (County) is the Lead Agency, and has the responsibility for preparing and certifying this EIR prior to consideration of the proposed project. The County has the authority to take discretionary actions relating to approval and implementation of the proposed project. This EIR is intended to serve as an informational document to be used by the County in assessing the environmental effects of the proposed project and the mitigation measures that are recommended to avoid or minimize identified significant impacts. This is also a public disclosure document which is available to agencies and the public for their review and comment prior to consideration of the discretionary actions by the County required for project approval and development.

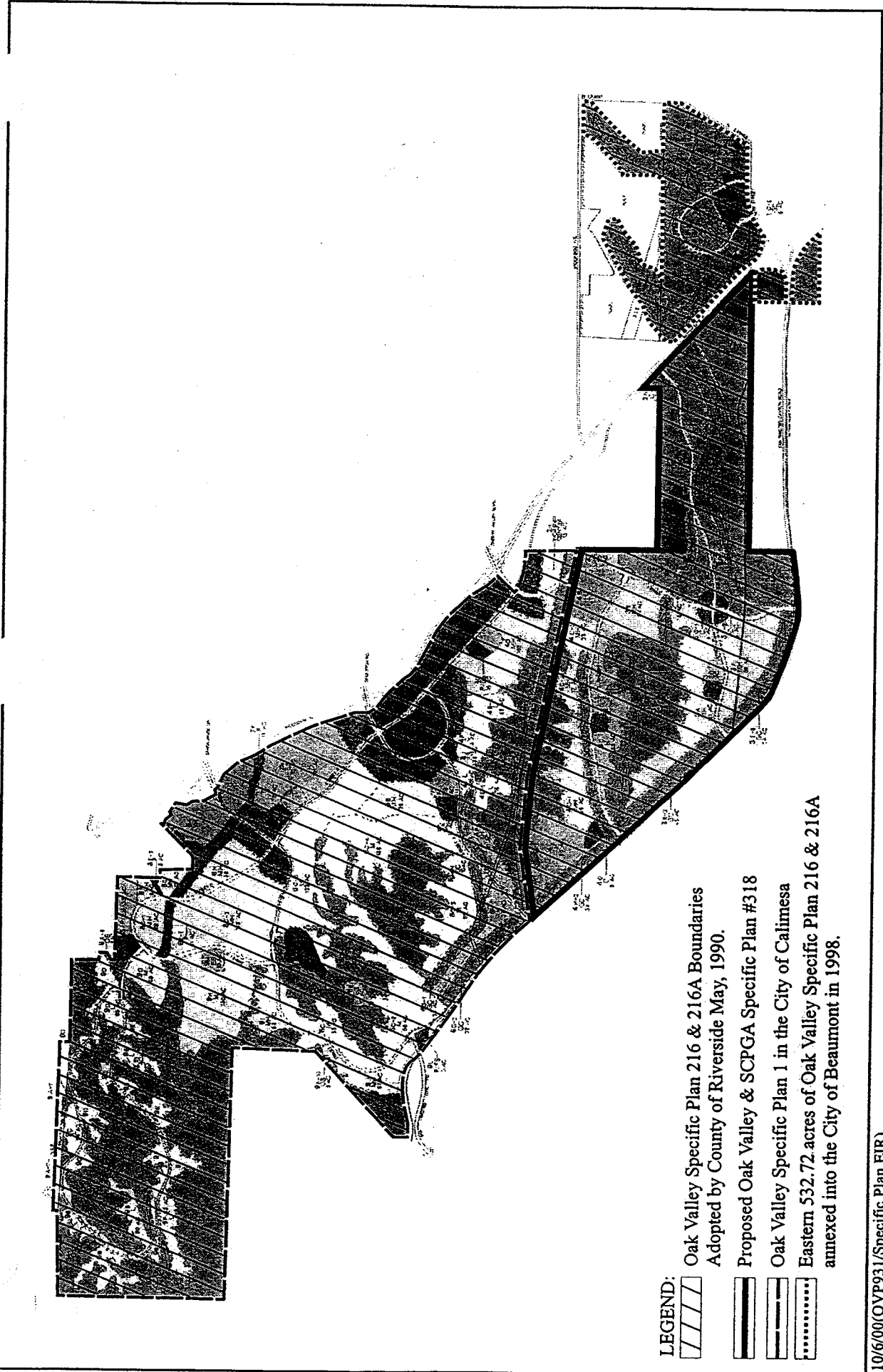
1. Background/History






In May of 1990, Oak Valley Specific Plan Nos. 216 & 216A/EIR No. 229 (OVSP 216 & 216A) was adopted by the County of Riverside. This action served as an amendment to the County's General Plan and as a zone change granting specific development rights for an undeveloped 6,405-acre project site located in north central Riverside County between the communities of Calimesa and Beaumont. OVSP 216 & 216A proposed a planned golf/recreation oriented master-planned community of single and multi-family residential, commercial, recreational, and community uses. Development was intended to be implemented in several phases over a 30-year period. The proposed project (Oak Valley SP #318) which is the subject of this EIR, is located within the 6,405-acre OVSP 216 & 216A area (see Figure V.1.1).

Subsequent to the County's approval of OVSP 216 & 216A, the City of Calimesa incorporated on December 1, 1990. The portion of OVSP 216 & 216A north of and including the 220 kV transmission line easement was included in the City boundaries. The City of Calimesa adopted OVSP 216 & 216A for that portion within the Calimesa city limits to serve as the relevant land use plan and zoning for that area, renaming it Oak Valley SP 1 (see Figure V.1.1)

In 1998, an annexation to the City of Beaumont occurred covering portions of the eastern 532.72 acres of OVSP 216 & 216A property. The remaining 1,747.9-acre portion of OVSP 216 & 216A located south of the 220kV transmission easement is the only portion of OVSP 216 & 216A remaining within unincorporated Riverside County, and is the subject of the proposed Oak Valley SP #318.





- LEGEND:**
-  Oak Valley Specific Plan 216 & 216A Boundaries Adopted by County of Riverside May, 1990.
 -  Proposed Oak Valley & SCPGA Specific Plan #318
 -  Oak Valley Specific Plan 1 in the City of Calimesa
 -  Eastern 532.72 acres of Oak Valley Specific Plan 216 & 216A annexed into the City of Beaumont in 1998.
 - 

10/6/00(OVP931/Specific Plan EIR)




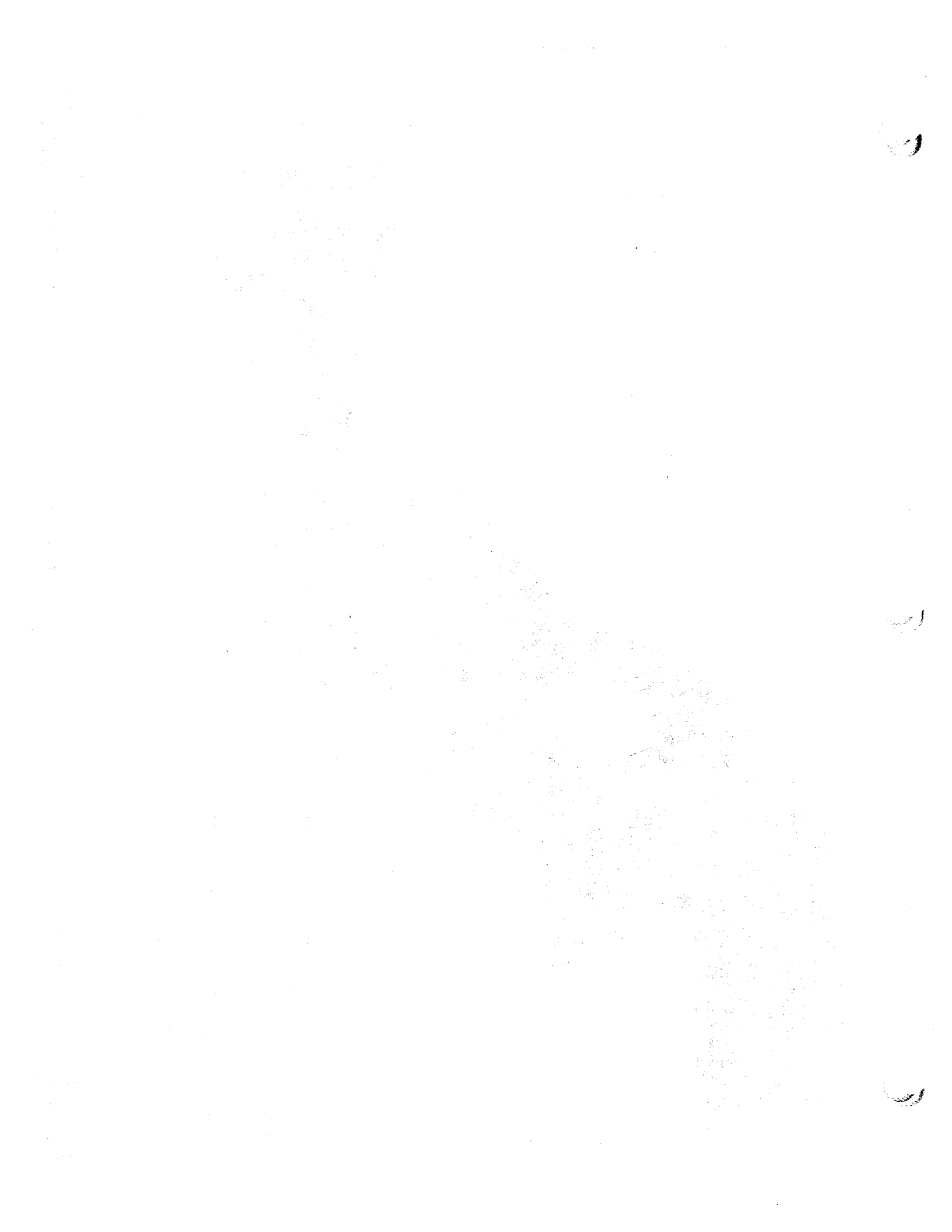


 Scale is Approximate


Figure V.1.1



Oak Valley SP #318

2. Previous Environmental Documentation

On May 22, 1990, Riverside County Board of Supervisors certified Environmental Impact Report No. 229 (EIR) State Clearinghouse #87033011, which addressed the environmental impacts of a master-planned mixed-use community of single and multi-family residential, commercial, recreational, and community uses on 6,405 acres, OVSP 216 & 216A. The 1,747.9-acre site of the Oak Valley SP #318 was included in the approval of OVSP 216 & 216A. EIR No. 229 identified a number of significant unavoidable effects associated with OVSP 216 & 216A, and the County of Riverside Board of Supervisors adopted a Statement of Overriding Considerations (Resolution No. 90-132 adopting Specific Plan No. 216-A Phases 2-5), including the following:

- Noise:* Noise related to future daily traffic volumes and general urban activities on the project site will increase local noise levels, affecting the project site and surrounding areas. The increase in the ambient noise level would be significant and cannot be fully mitigated to a level of less than significant.
- Air Quality:* Cumulative long-term air quality impacts of the project will be incrementally degraded by pollution from increased traffic and energy consumption. This is an impact that cannot be fully mitigated to less than significant levels.
- Open Space and Conservation:* The permanent conversion of the project site from undeveloped open space to planned community would have a significant unavoidable impact that cannot be mitigated to less than significant levels.
- Agriculture:* Implementation of the OVSP 216 & 216A would cause the loss of agricultural land that cannot be fully mitigated to less than significant levels.
- Vegetation/Wildlife:* Implementation of the OVSP 216 & 216A will necessitate the removal of on-site vegetation and wildlife habitats. However, the loss of wildlife cannot be fully mitigated to less than significant levels.
- Circulation:* With implementation of the OVSP 216 & 216A, cumulative impacts on area and regional roadways cannot be fully mitigated to less than significant levels.

3. Potential Significant Impacts of the Proposed Project Discussed in the EIR

Through its initial environmental review of the proposed project, the County has determined that an EIR is required to fully evaluate the potential impacts of the proposed Oak Valley SP #318. The following discussion summarizes the findings of the County's Initial Study, and indicates where the issues identified in the Initial Study are addressed in this EIR.

a. **GEOLOGY**

There are no Alquist-Priolo Earthquake Hazard Zones or County Fault Hazard Zones within the proposed project site. There is the potential for damage to occur to structures from local fault rupture.

Oak Valley SP #318

The San Andreas, San Jacinto, and Banning faults, which are all active faults, are located in close proximity to the project site. Structures located on ridge tops are expected to experience the greatest ground shaking during an earthquake. Some portions of the project site are underlain by granular materials with a potential for consolidation. Consequently, the potential for liquefaction and/or ground failure is moderate to high. Groundshaking is a potentially significant impact and is, therefore, addressed in Section V.C.1.

Bedrock units underlying the project site consist of San Timoteo Formation, older alluvial deposits on broad terraces and younger alluvium on the canyon floor. Soils on site are the Badlands and San Timoteo loam. The Badlands soils are subject to very severe erosion. The San Timoteo loam is subject to moderate to severe erosion and has a low shrink-swell potential. Soil erosion is a potential significant impact of the proposed project, and is addressed in Section V.C.1.

b. HYDROLOGY

Implementation of the Oak Valley SP #318 will result in substantial modification of existing topography and replacement of the current ground surface with impervious surfaces. These actions will result in some changes to the direction, rate, and quantity of drainage and surface water flows. The changes in surface hydrology associated with the implementation of the Oak Valley SP #318 will have a more apparent effect on the local watershed than on the regional watershed due to the "timing" effect associated with the surface runoff generation from precipitation events. The magnitude of surface runoff varies in time, and the distribution develops a runoff hydrograph. The time when the peak occurs for the local watershed is much sooner than the larger regional watershed.

A discussion of potential hydrology impacts is included in Section V.C.2.

c. NOISE

The majority of the surrounding land uses to the north, west, and south is currently vacant, undeveloped land with some scattered rural residential uses. Located to the north and east of the project site is a cemetery and mobile home community. I-10 is located immediately to the east, and San Timoteo Canyon Road and railroad tracks are located to the south and west of the site respectively. The project site is located slightly above the freeway travel lanes, and is also separated from the project site by a two-lane frontage road. Existing noise sources, such as I-10 and railroad tracks in San Timoteo Canyon, would affect proposed residences.

Implementation of the Oak Valley SP #318 would result in an adverse short-term construction noise impact to the residences. Cumulative noise related to future daily traffic volumes and general urban activities on the project site will increase local noise levels, affecting the project site and surrounding areas. Impacts related to noise are addressed in Section V.C.3.

d. AIR QUALITY

The cumulative total of emissions from increased vehicular traffic, as well as emissions generated from construction equipment and grading operations, may be potentially significant, given the current non-

Oak Valley SP #318

attainment status for several criteria pollutants in the South Coast Air Quality Management District (SCAQMD).

Technical studies related to air quality were prepared for the proposed project and are provided in Appendix D. The analysis of the proposed project's impacts on air quality is provided in Section V.C.4.

e. OPEN SPACE AND CONSERVATION

The permanent conversion of the project site from undeveloped open space to planned community would have a significant impact on the environment. The proposed project provides 756 acres of open space, including the existing 500-acre golf course facility, 38 acres of parks, and 218.3 acres of natural open space. Section V.C.5 of the EIR analyzes the proposed project's impacts on open space and conservation.

f. WILDLIFE/VEGETATION

The Oak Valley SP #318 area contains moderate to high quality habitat for wildlife. A high diversity and abundance of wildlife species is known or likely to occur in and around the Oak Valley SP #318 area. The mosaic of vegetation types present in the vicinity provides diverse wildlife habitats including breeding sites for year-round and seasonally-resident wildlife, and resting and foraging areas for wintering and migratory birds.

Sensitive species are those plants and animals occurring or potentially occurring on the project site that are endangered or rare, or are of current local, regional, or State concern. The project site provides potential habitat for several species listed by the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Game (CDFG) as threatened or endangered or otherwise considered sensitive by those agencies. Various riparian areas are located on the project site. The impacts may include loss of wetland habitats. The conversion of the site from former ranch land to planned community uses was found in the Initial Study to have the potential to interrupt the movement/migration/dispersion of wildlife across the project area.

Proposed project impacts to biological resources are discussed in Section V.C.6.

g. SCENIC HIGHWAYS

The Oak Valley SP #318 area is located on a highland in the San Geronio Pass area, and rises approximately 200 to 300 feet above the surrounding valley floor. Therefore, portions of the site that are above the drainage areas within the golf course which already been constructed, are visually prominent from the surrounding area, the adjacent highlands, and the freeway.

Existing public views of the project site include residential views adjacent to the project site and public/motorist views from I-10, SR-60, and San Timoteo Canyon Road. Physical changes to the project site would result from grading operations required to prepare the site, as well as the introduction of urban development within the Oak Valley SP #318 area. Although, the incorporation of open space and the existing golf course will reduce the visual impacts of proposed landform alterations, there will still be

Oak Valley SP #318

substantial modifications of existing landforms. Aesthetic impacts related to implementation of the proposed project are addressed in Section V.C.7.

h. CULTURAL RESOURCES

Farm structures associated with Haskell Ranch are located within the boundaries of the proposed project. Although not designated as a historic landmark on county, state, or national registers, Haskell Ranch has been listed as a historic site on both the California Inventory of Historic Resources and the Riverside County Historic Resources Inventory. The ranch structures, when viewed as separate entities, do not appear to possess an architectural significance that is distinct. However, when viewed as a whole, they portray an illustration of a late 19th /early 20th century dairy ranch. A previous archeological survey dated September 1987 and a records/literature search identify artifacts of archeological importance and historical interest that exist on site.

Impacts to cultural resources are addressed in Section V.C.8.

i. PALEONTOLOGICAL RESOURCES

Based on findings of previous surveys conducted for the 36-hole Southern California PGA golf course facility, paleontological resources are known to exist within the Oak Valley SP #318 area. Impacts to paleontological resources are addressed in Section V.C.8.

j. TRANSPORTATION/CIRCULATION

The proposed project envisions the development of residential, commercial, recreational, and community facilities in an area currently devoid of such development. Existing roadway infrastructure in the vicinity of the proposed project is inadequate to support such a level of development. Development of the Oak Valley SP #318 will substantially increase the number of vehicle trips in the local area. Potential traffic related impacts resulting from implementation of the proposed project are addressed in Section V.D.1.

k. UTILITIES

Water

The site is partially within the sphere of influence of the Beaumont-Cherry Valley Water District (BCVWD). BCVWD has historically relied upon groundwater resources for its sources of supply. As the Oak Valley SP #318 is planned and engineered at a greater level of detail, a determination will be made as to the most efficient and effective method for providing water service, and BCVWD boundary adjustments may be pursued. Currently, BCVWD obtains water from groundwater sources. Potential impacts related to the provision of water to the proposed project are addressed in Section V.D.2.

Wastewater

The site is not currently served by sanitary sewers. Development of the proposed project area will necessitate the provision of appropriate wastewater treatment. Potential impacts related to the provision of wastewater treatment services are addressed in Section V.D.2.

Oak Valley SP #318

l. **FIRE PROTECTION**

Fire protection for Oak Valley SP #318 is provided by the Riverside County Fire Department, which serves the region in cooperation with the California Division of Forestry and Fire Protection (CDF). The area is presently served from County fire station, Station 21, located at 906 Park Avenue adjacent to City Hall in Calimesa. Station 22, located at 10055 Miravilla in Cherry Valley, also is available to serve the area. Ultimate implementation of the Oak Valley SP #318 would result in 4,367 residential dwelling units, over 50.0 acres of neighborhood/community commercial uses, schools, parks, recreational facilities, and open space areas. Section V.D.3 addresses potential fire protection impacts which may occur as a result of the proposed project.

m. **SHERIFF SERVICES**

The Oak Valley SP #318 area is presently served by the Riverside County Sheriff's Department. Response time is expected to be in the 15- to 30-minute range, which is typical for unincorporated County areas. Development of the proposed project will introduce residential, commercial, recreational, and community uses to an area which is generally devoid of such development. Potential impacts on sheriff protection services which may occur as a result of implementation of the proposed project are addressed in Section V.D.4.

n. **SCHOOLS**

The project site is located within the boundaries of the Beaumont Unified School District (BUSD). The development of 4,367 dwelling units will substantially increase the population of school aged children within the District. Section V.D.5 addresses the potential impacts that development of the proposed project will have on facilities within the BUSD.

o. **PARKS**

The Riverside County Parks Department and the Beaumont-Cherry Valley Recreation and Park District administer and operate developed park facilities in the vicinity of the project site. The Riverside County General Plan specifies a standard of 3 acres per 1,000 population for community parks. It is anticipated that implementation of the proposed project will accommodate approximately 12,970 residents. County standards would thus indicate a need for 31.40 acres of parks. Potential impacts related to parklands and recreation is addressed in Section V.D.6.

p. **POPULATION/HOUSING**

The proposed development calls for the construction of 4,367 dwelling units on 845.6 acres. Based on a household population of 2.97 persons per dwelling unit, implementation of the proposed project could increase the County's population by up to approximately 12,970 persons. Potential impacts associated with any population increase are analyzed in Sections E and F.

Oak Valley SP #318

4. Intended Uses of the EIR

According to CEQA Guidelines Section 151249(C), "a list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or policies" shall be included in the project description. In order to accomplish the proposed project, the following discretionary action processes are being requested or may be required.

a. CURRENTLY REQUESTED DISCRETIONARY ACTIONS

- Adoption of the Oak Valley SP #318* by the County of Riverside, replacing OVSP 216 & 216A as the document governing the development of the 1,747.9-acre portion of OVSP 216 & 216A remaining within unincorporated territory.
- Approval of Change of Zone CZ 6492* by the County of Riverside. CZ 6492 would replace the current Riverside County land use designation of "Adopted Specific Plan Nos. 216 and 216A" with "Adopted Specific Plan No. 318."
- Certification of the Oak Valley & SCPGA Golf Course Specific Plan EIR No. 418* by the County of Riverside. The environmental documentation of the proposed project that analyzes the impacts of the proposed project and provides mitigation for those impacts that are significant.

b. SUBSEQUENT DISCRETIONARY ACTIONS

- Tentative and Final Parcel and Tract Maps* by the County of Riverside. These maps would subdivide the Specific Plan area into the planning areas indicated in the project land use plan, and would further subdivide residential areas into individual lots for home construction and sale.
- Plot Plans* by the County of Riverside, approving development of specific planning areas for commercial and multi-family development.
- National Pollution Discharge Elimination System (NPDES) Permit* issued by the Regional Water Quality Control Board. This permit is required to ensure that during and after construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality.
- Encroachment Permits* will be requested of both Caltrans and Riverside County to allow access within Caltrans and County rights-of-way, respectively, for construction of various roadway/circulation improvements.
- 404 Permit* by the U.S. Army Corps of Engineers. This permit is required for any discharge to or disturbance of "waters of the U.S." It will be required for disturbance of wetlands within the Specific Plan area.

Oak Valley SP #318

5. Existing Documents to be Incorporated by Reference

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data.

The documents outlined in this section are hereby incorporated by reference, and the pertinent material is summarized and updated throughout this EIR, where that information is relevant to the analysis of impacts of the project. All documents incorporated by reference are available for review at the County of Riverside Planning Department, 4080 Lemon Street, Riverside, California 92502.

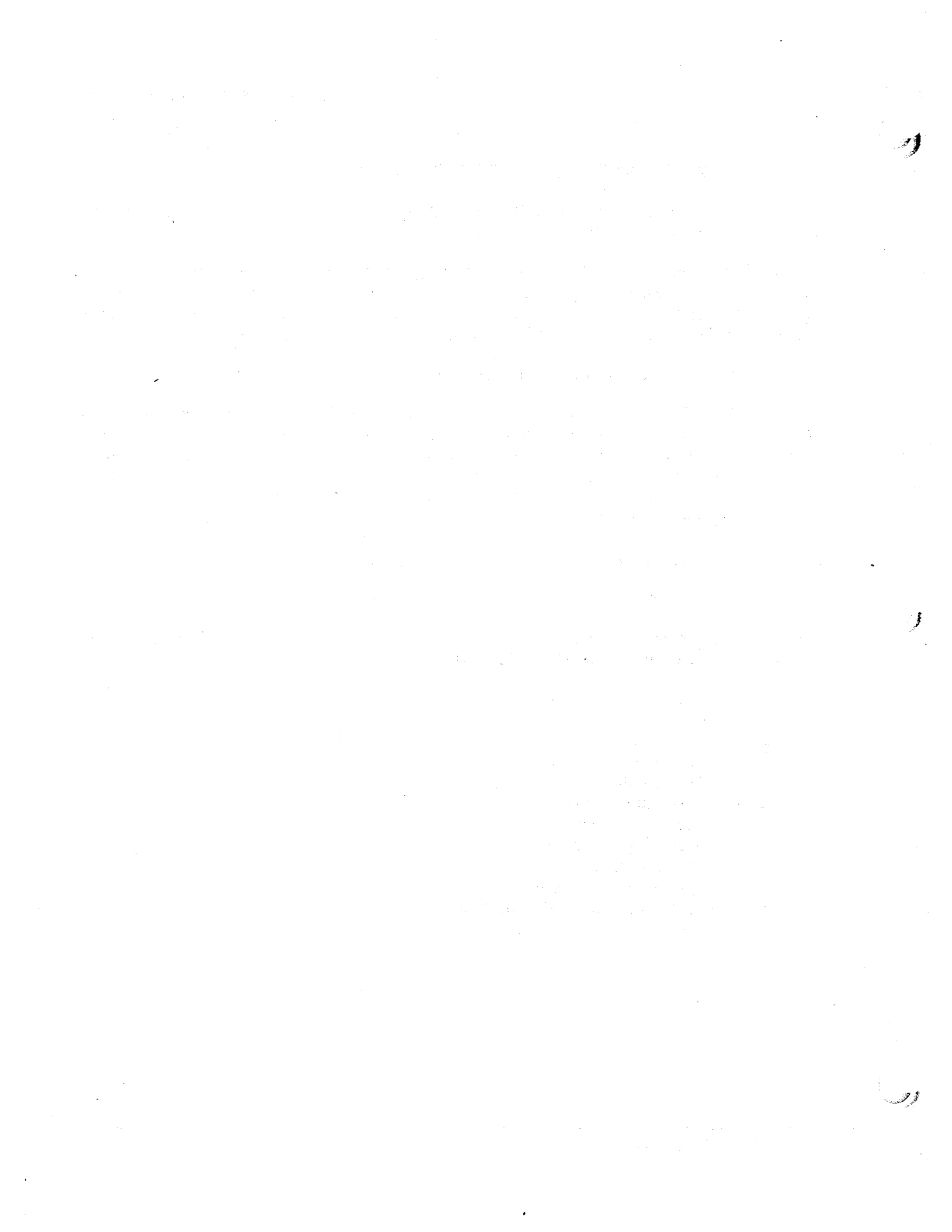
a. EIR No. 229 FOR THE OAK VALLEY SPECIFIC PLAN STATE CLEARINGHOUSE #87033011

In May 1990, OVSP 216 & 216A and EIR No. 229 were adopted by the County of Riverside. This action served as an amendment to the County's General Plan and as a zone change in granting specific development rights for 6,405 acres of undeveloped land located in the north central area of the County of Riverside, between the communities of Calimesa and Beaumont. OVSP 216 & 216A proposed a master-planned mixed-use community of single and multi-family residential, commercial, recreational, and community uses that are golf course oriented. Development was intended to be implemented in several phases over a 30-year period. The Oak Valley SP #318, which is now being considered by Riverside County, lies within the OVSP 216 & 216A boundary.

b. TECHNICAL APPENDICES FOR THE OAK VALLEY SPECIFIC PLAN EIR No. 229

The Technical Appendices contain technical data in support of the environmental analysis contained in EIR No. 229. The technical appendices of EIR No. 229 include the following reports:

- Geology and Seismicity
- Cultural Resources
- Traffic Study
- Drainage and Hydrology
- Water and Sewer
- Biological Resources
- Fiscal Impact Report
- Meteorology and Air Quality
- Toxic Substances Survey
- Visual Resources and Aesthetics
- Initial Study/Notice of Preparation
- Noise Contour Modeling Data.



V. Comprehensive General Plan and Environmental Analysis

A. GENERAL PLAN LAND USE DETERMINATION SYSTEM

The Riverside County Comprehensive General Plan (RCCGP) establishes policies for guiding growth in the County based on long term goals, objectives and land use policies and standards, in conjunction with an extensive information mapping system. Consequently, the General Plan considers and utilizes both long-term objectives and current conditions to designate the proposed general location, extent, and type of land uses and densities. The determination of appropriate land uses for sites within the County is based on the Land Use Determination System of the RCCGP Land Use Element.

The Land Use Determination System is a four-step process:

1. Open Space and Conservation Map Review
2. Environmental Hazards and Resources Map Review
3. Land Use Planning Area Review
4. Land Use Category Review and Land Use Determination

The following sections of the EIR apply the Land Use Determination System to the project site to determine consistency with the General Plan and appropriate land use category for the proposed development.

1. Site Identification Within Open Space and Conservation Map

The first step of the Land Use Determination System is to review the Open Space and Conservation Map to determine if the proposed project site is intended to be preserved as open space or to provide for the conservation of a particular resource. Areas to be preserved as open space or that would provide for conservation of a particular resource would be appropriately identified on the Open Space and Conservation Map with specific open space and conservation land use designations, such as Parks/Forests, Wildlife/Vegetation, Agriculture, Mountainous Areas, Desert Areas, Mineral Resources, and Water Resources/Flooding. The map also identifies areas for which approved Specific Plans and Community Plans have been adopted.

The Open Space and Conservation Map designates the entire proposed project site as Adopted Specific Plan. Consequently, it is necessary to continue on to Step Two of the Land Use Determination System to determine the existing General Plan environmental hazards and resources mapped on the site.

The following describes the extent to which Open Space and Conservation land use standards have been incorporated into the proposed project.

- **Standard:** The open space characteristics of the County, including rivers, mountains, deserts, and productive agricultural lands shall be protected.

The proposed project retains approximately 756.3 acres in natural open space, parks, and golf facilities. All of the existing agricultural land on site has previously been committed to urban uses with the approved OVSP 216 & 216A. Conversion of the area did not have an impact on the food production of the nation. Commercial farming activities are not anticipated in the Specific Plan as a viable long-term.

- **Standard:** Natural floodways, drainage channels, seismic fault zones, and unstable slopes should be retained as open space.

Small, low-flow natural drainages will be retained within open space areas of the site. Major drainages will be maintained through natural appearing floodplain management techniques.

Retention basins are integrated into golf course uses, serving to manage storm water in an aesthetically pleasant manner.

Seismic hazard areas identified within the site will be utilized for non-inhabitable uses, including golf, open space, and public park areas.

Unstable slopes have been analyzed and will be retained as open space, if feasible. Where development is proposed and identified stability problems exist, special grading and buttressing techniques will be used to assure stability.

Sections V.C.1 and V.C. 2 provide additional discussion and graphic delineations of the geotechnical and hydrological characteristics of the study area.

- **Standard:** Whenever possible, the natural terrain of the County shall be used to separate and define the urban communities of the County.

The steeper topography along the central portion and western edges of the study area will generally be retained as natural open space or golf course and serve to limit and define the edges of development (see Figure C.1.4). Most of the eastern edge of the site is already defined by the I-10 freeway.

- **Standard:** Open space areas of unique, representative or fragile ecologies needed for education or scientific research shall be conserved.

The value and integrity of on-site riparian and wetlands areas will be thoroughly assessed as part of any development and measures appropriate to conserving such resources will be taken. Any conservation measures will be developed in conjunction with and subject

to the review and approval of the agencies responsible for protecting such resources (e.g., Fish and Game, Fish and Wildlife Services, etc.).

- **Standard:** The management principle of multiple use and sustained yield in the development and use of natural resources shall be promoted and encouraged.

The project proposal is intended to develop the 1,747.9-acre site with a variety of uses, including those which afford the public a greater opportunity to the use and enjoyment of the property. The project seeks to integrate the proposed use of the site with the existing natural resources on site (e.g., resource management plans, designation of natural open space areas, integrating natural features into development and recreational areas, etc.).

- **Standard:** The premature extension of public services, facilities, utilities, and other capital improvements, for urban uses, into open space areas designated on the Open Space and Conservation Map shall be discouraged.

The proposed project is located at the edge of communities presently served by public services, facilities utilities and infrastructure (e.g., Calimesa, Beaumont, Cherry Valley, and other unincorporated areas to the east).

The timing and appropriateness of extending public services, facilities, utilities, and capital improvements in the study area will be considered by and subject to the approval of each affected agency within each phase of development. Sections III.A.3 through III.A.6 discuss the extension and improvement of infrastructure/services for the project.

- **Standard:** Development projects shall consider incorporating usable open space into the design of the project. Environmental hazards and resource areas shall be retained as open space or shall be developed in a manner which will be harmonious with the resource or hazard.

Oak Valley SP #318 designates 756.3 acres in a combination of recreational (golf facilities and parks) and natural open space.

Environmental hazards and resources mapped by the EIR have been considered in the planning process (see Section V.C.1, Geology).

Valuable natural features like riparian corridors and wetlands have been preserved and buffered by recreational open space uses wherever possible.

Section V.C.6, Wildlife/Vegetation, defines the approach to mitigating the loss of biological resources on the development site.

- **Standard:** Development projects shall consider incorporating usable open space into the design of the project.

Oak Valley SP #318 proposes a comprehensive system of managed open space oriented to recreational use. A golf facility has been constructed, providing recreational opportunities to the public, in addition to buffering sensitive natural areas and providing visual relief.

A description of the Open Space, Conservation, and Recreation opportunities are presented in Sections V.C.5, Open Space and Conservation and V.D.6, Parks and Recreation.

- **Standard:** Natural and scenic features shall be incorporated into project design. Urban development adjacent to open space lands shall be developed in a manner harmonious with open space areas.

Approximately 218.3 acres of natural open space including hillside areas, wetlands, and other natural and scenic features will be retained as such in the proposed land use plan. Resource management plans will serve to further integrate natural features into land use plans. Also, the proposed project includes design guidelines which address the interface areas between development and open space (see Design Guidelines in the Specific Plan).

Emphasis has been placed upon the use of the golf facilities to buffer sensitive resource areas from urban land uses. The project design is responsive to major natural features, retaining them within open space areas, or enhancing them wherever possible into parks, trails, or other recreation amenities.

- **Standard:** Land uses shall conform to the Open Space and Conservation Map.

The Open Space and Conservation Map currently designates the project site for urban development (OVSP 216 & 216A). This existing approval sets forth a higher intensity development than is proposed by Oak Valley SP #318. Areas designated "Open Space" within the Specific Plan will be preserved as usable open space areas pursuant to the Specific Plan management criteria and by adherence to the standards of the Oak Valley SP #318 Zoning Ordinance.

- **Standard:** Land uses proposed in areas where environmental hazards and resources exist may be subject to mitigation of environmental impacts.

The Oak Valley SP #318/EIR No. 418 addresses identified environmental hazards and resources (Sections V.C and V.D).

2. **Site Identification Within Composite Hazards/Resources Map**

The second step of the Land Use Determination System is to review the Composite Hazards Map, the Composite Resources Map and potential noise impacts. The maps identify environmental hazards or resources which may limit land use development. The purpose of this step is to identify the presence of environmental hazards or resources, over and above areas designated on the Open Space and Conservation Map with open space and conservation land uses, that could affect the use of land on particular site. The identification of a hazard or resource on the site may affect the land uses permitted on the site, or may indicate the need for mitigation to lessen the environmental impact to less than significant.

The Composite Environmental Hazards Map indicates that the proposed project site is located within a fire hazard area. Composite Environmental Resources Map identifies portions of the project site as an agricultural resource. The project area contains soils that are considered "farmland of local importance" and grazing land. The project area contains former agricultural preserves (Haskell Ranch, Agricultural Preserve No.7 and the Frank Ranch Agricultural Preserve No. 5). However, these preserves have been canceled, and urban development has been approved by Riverside County (OVSP 216 & 216A). No other environmental hazards or environmental resources are identified as being on or near the proposed project site.

Nearly all of the proposed project is within a fire hazard area. However, fire hazard issues were resolved in the adopted OVSP 216 & 216A and associated EIR which incorporated fuel modification techniques and mitigation measures that would decrease the risk of wildfire. Oak Valley SP #318 incorporates applicable fuel modification techniques from the approved OVSP 216 & 216A, as well as mitigation measures from the previously certified EIR that would decrease the risk of wildfire. The risk of fire hazard is addressed in Section V.D.3, Fire Protection, of this EIR.

Agricultural resources are defined on the Environmental Composite Resources Map as prime, unique, state important or locally important agricultural land. The portions of the proposed project designated as an agricultural resource are based on the presence of Class I and II soil types and contracted agricultural preserves. The compatibility and acceptability of the land uses for the agricultural resource designated areas was part of the review and consideration when the County approved OVSP 216 & 216A. The proposed project would modify the land uses that could be developed on the site. The proposed project converts the agricultural resource designated lands to urban land uses and open space, as was done when the OVSP 216 & 216A were approved.

3. **Land Use Area Profile and Community Policy Area Identification for Project Site**

The third step of the Land Use Determination System is to review the profile for the Land Use Planning Area in which the project is located. The proposed project is located in the San Geronio Pass Land Use Planning Area. The relationship of the Oak Valley SP #318 to the San Geronio Pass Land Use Planning Area Profile is discussed in Section V.B.

4. Summary of Project Proposal/Site Comparison with Applicable Land Use Category Policies

The current Riverside County Comprehensive General Plan identifies five land use categories to define appropriate land use types and intensities. These five categories – Heavy Urban, Urban, Rural, Outlying Areas, and Planned Community -- are not mapped, but are determined based on relevant General Plan policies. These determinations are made on a project-by-project basis. Each category includes a general description of permitted residential, commercial, and industrial land uses and intensities which correspond to the level of public facilities that are required to be provided.

- Category I (Heavy Urban)** land uses are characterized by intensive commercial and industrial uses and higher residential densities (8 to 20 du/ac). Category I land uses include regional and community commercial centers, heavy industrial operations, and increased residential densities. These uses are generally located within or are extensions of existing communities, require a full range of public services, and must be located within an area containing a major transportation corridor. Proposed land uses within this category must be compatible with existing and approved land uses.
- Category II (Urban)** land uses represent a broad mix of industrial, commercial, and residential (2 to 8 du/ac) uses. These uses require a full range of public services and are generally located within existing communities or within cities' spheres of influence. The circulation system serving these areas must provide adequate capacity to accommodate the projected traffic increase generated by these land uses.
- Category III (Rural)** is characterized by rural land uses including lower residential densities (0.2 to 2 du/ac) and fewer public facilities and improvements. This category often includes agricultural uses, small scale commercial uses, and light industrial uses. These uses are located away from existing urban centers and for the most part have a distinctive cultural atmosphere or identity.
- Category IV (Outlying Area)** contains the least intensive land use of any of the County's five land use categories. These areas are generally located near large tracts of publicly owned land and are often used for agriculture, mining, industry, and low density residential (less than 0.2 du/ac). These areas are located in outlying areas away from urban centers, lack improvements, and are generally "self-sufficient" in terms of water supply, sewage disposal, commercial needs, and reliance on other public facilities and services. Circulation systems in these areas consist mainly of local roads, most of which are paved (although some may be unpaved).
- Category V (Planned Community)** has been established as a unique land use category which provides for the development of new towns and communities within the County. Planned Communities are large scale, balanced projects which contain a variety of residential, commercial, industrial, and open space uses. The land uses are largely self-

supporting, providing the highest level of public services consistent with an urban type of land use. Projects classified as a Category V land use must consist of at least 640 acres.

a. **COMPARISON OF PROPOSED PROJECT WITH APPLICABLE LAND USE POLICIES**

Category I

The Oak Valley SP #318 development plan proposes commercial and high-density residential uses that could be considered consistent with Category I land uses. Because a varied mix of land uses are planned, the Category I classification is not believed to be appropriate for the site.

Category II

Urban land uses represent a broad mix of land uses, including many types of commercial and industrial land uses, and residential land uses with a density of 2 to 8 dwelling units per acre.

While the Oak Valley SP #318 development also contains a broad mix of land uses, the scope and intensity involves a broader range than Category II encompasses. Residential densities within the project will be both lower and higher than those envisioned for the urban category.

Category III

Rural land uses are characterized by lower densities and fewer public facilities and improvements. Category III land uses may include a variety of different land uses including agricultural land uses, small-scale commercial uses, residential densities of 1 dwelling unit per half acre to 1 dwelling unit per 5 acres, and industrial land uses such as manufacturing service commercial and medium industrial land uses.

The Oak Valley SP #318 development proposes many land uses that are more intensive than the rural land uses intended for this category, although for a few of the planned uses, it would be appropriate.

Category IV

Outlying area land uses are the least intensive of any of the five land use categories. Category IV areas are generally located near large tracts of publicly owned land and are often used for agriculture, mining, industry, or residential uses, at a density of 1 dwelling unit per 5 acres, or greater.

The project site is not located near (adjacent) to large tracts of publicly owned land. As discussed above, the Oak Valley SP #318 development proposes a variety of land uses that are more intensive than the description of Category IV.

Category V

The planned community category has been established as a unique land use which provides for the development of new towns and communities within the County. By the County's definition, planned communities may contain a variety of residential, commercial, and industrial land uses.

The 1,747.9-acre Oak Valley SP #318 is consistent with the planned community category established by the County for projects, including a mix of land uses and densities.

A broad range of housing types are planned, anticipating the housing needs for many income groups (see Section III.A of the Specific Plan).

Commercial uses are planned to satisfy the consumer needs of the residents of the proposed project, minimizing trips outside the community for retail and service needs. Commercial office and retail uses planned within Oak Valley SP #318 are expected to generate approximately 750 jobs, consistent with the balanced community concept.

Public facilities to serve the project have been addressed in Sections III.A.3 through III.A.5 of the Specific Plan and Sections V.D.1 through V.D.6 of the EIR.

Oak Valley SP #318

V. Comprehensive General Plan and Environmental Analysis

B. LAND USE ELEMENT

Prior Approvals and Development Affecting Oak Valley SP #318

Oak Valley SP #318 lies within the boundaries of the 6,405-acre OVSP 216 & 216A, which were adopted by the County of Riverside in May 1990, and represents the portion of OVSP 216 & 216A which remains in unincorporated Riverside County subsequent to the incorporation of the City of Calimesa and an annexation of 532.7 acres into the City of Beaumont.¹ Figure V.1.1 shows the location of OVSP 216 & 216A in relation to the proposed project, as well as those portions of OVSP 216 & 216A that have been annexed into the City of Beaumont and are in the City of Calimesa.

The approval of OVSP 216 & 216A granted specific development rights for a planned golf/recreation oriented master-planned community of single and multi-family residential, commercial, recreational, and community uses. Development was intended to be implemented in phases over a 30-year period.

Development of OVSP 216 & 216A actively began with construction of the Oak Valley Golf Club facilities east of I-10 in the Spring of 1989. Subsequent development includes the October 1998 approval by Riverside County of Substantial Conformance No.1 and Plot Plan No. 15641. These approvals authorized construction of a 36-hole championship golf course on approximately 500 acres pursuant to the provisions of OVSP 216 & 216A. Construction of this golf course facility began shortly thereafter with a projected Spring 2000 opening date. This, 36-hole, golf course is located within the boundaries of the Oak Valley SP #318.

Comparison of Proposed Project to Previous Approvals

As noted above, lands within Oak Valley SP #318 have previous development approvals (OVSP 216 & 216A), Substantial Conformance No. 1, and Plot Plan No. 15651. Table B.1-A compares the land uses approved by OVSP 216 & 216A with those proposed in Oak Valley SP #318.

¹ Subsequent to the County's approval of OVSP 216 & 216A, the City of Calimesa incorporated on December 1, 1990. The portion of OVSP 216 & 216A north of and including the 220 kV transmission line easement was included in the City of Calimesa, which adopted Oak Valley SP 1, incorporating the provisions of OVSP 216 & 216A affecting that portion of OVSP 216 & 216A within its boundaries. In 1998, an annexation to the City of Beaumont occurred covering portions of the eastern 532.72 acres of OVSP 216 & 216A.

**Table B.1-A - Comparison of the Land Uses Proposed in Oak Valley SP #318
with those Previously Approved in OVSP 216 & 216A**

Land Use	OVSP 216 & 216A	Oak Valley SP #318
<i>Residential</i>		
Low (0.2-2 du/ac)	26 units	147 units
Medium (2-4 du/ac)	213 units	1,826 units
Medium High (5-8 du/ac)	2,090 units	963 units
High (8-12 du/ac)	1,311 units	931 units
Very High (14-20 du/ac)	300	-
Mixed Use (12-20 du/ac)	-	500 units
Residential Total	3,940 units	4,367 units
<i>Non-Residential</i>		
Neighborhood Commercial	-	16.0 acres
Community Commercial	33 acres	37.6 acres
Business Park	316 acres	-
Non-Residential Total	349 acres	53.6 acres
<i>Public Facilities</i>		
Schools	81 acres	40.0 acres
Major Roads	59 acres	52.4 acres
Public Facilities Total	140 acres	92.4 acres
<i>Open Space</i>		
Parks	27 acres	38.0 acres
Golf Course	500 acres	500.0 acres
Open Space	249 acres	218.3 acres
Open Space Total	776 acres	756.3 acres

Oak Valley SP #318

1. Land Use Planning Area Policy Analysis

Unlike the cities within the County, Riverside County's General Plan does not contain a traditional land use map, except in those areas for which a "Community Plan" has been adopted by the Board of Supervisors. The following discussion details the current system of determining land use within those portions of unincorporated Riverside County that are outside of adopted Community Plans.

Permitted land uses are determined through a four-step Land Use Determination System which is summarized in Table B.1-B. Depending on the location of a particular parcel, its assignment into a specific Land Use category may occur at any point in the four-step process.

Table B.1-B - Riverside County Land Use Determination System

Step One	The site in question is located on the County's Open Space and Conservation Map. If the site is not within an adopted Community Plan or designated as a specific open space or conservation land, adopted Specific Plan or REMAP, the second step of the Land Use Determination System is consulted.
Step Two	The second step in this process is a review of the Composite Hazards Map, the Composite Resources Map, and potential noise impacts. This review will provide information regarding the potential of a site to be affected by environmental hazards and/or resources, and by high noise levels. If this review indicates that a hazard or resource may affect the site, adequate and appropriate mitigation may be required if the site is to be developed.
Step Three	The site is reviewed against the Land Use Planning Area Index Map, in order to identify in which Land Use Planning Area the site is located. Within each Land Use Planning Area there may be communities for which there are unique community land use policies. These policies are included within the Land Use Planning Area profiles.
Step Four	The site is assessed to determine which land use category requirements are met on site. This assessment determines the land use category appropriate for the site. After the site's Land Use Category is determined, the specific locational policies for each land use within the assigned category are reviewed. The resulting land use determination is the General Plan's land use designation for the site.

2. Community Policy Area Analysis

The proposed project does not fall within any of the Community Policy Areas within the San Geronio Pass Planning Area.

Oak Valley SP #318 is located in the San Geronio Pass Land Use Planning Area (RSA 50). Growth forecasts prepared for the County Comprehensive General Plan indicate that population in the San Geronio Pass Land Use Planning Area will increase from 54,338 in 1994 to 135,944 in the year 2010, an increase of about 150 percent (see Section V.E for updated growth projections). It should be noted that SCAG growth forecasts anticipate development within the project site, based on the previously approved OVSP 216 & 216A.

Oak Valley SP #318

B. LAND USE ELEMENT

Concerns documented by the Riverside County Comprehensive General Plan as providing potential constraints for future land uses in the planning area include the following:

- A small and undiversified employment base.
- Beaumont-Cherry Valley groundwater basin is being overdrafted, impacting local water needs.
- Public facility impacts, including schools, limited fire protection services, and underdeveloped local circulation systems.
- Topographical and environmental issues including slopes in excess of 25 percent; seismic hazards (Banning fault); flooding hazards (San Bernardino, San Jacinto Mountain Watershed, and the San Gorgonio River); and various cultural, paleontological, and biological resources.

Policy: Most of Categories I and II land uses within the San Gorgonio Pass Land Use Planning Area should occur within those portions of the Spheres of Influence of Banning and Beaumont that are not included within Community Policy areas. The remaining portions of the Land Use Planning Area should contain predominantly Categories III and IV land uses, or open space and conservation land uses. Mining land uses will be encouraged east of Banning.

In part, future land use patterns will be influenced by the fact that the San Bernardino National Forest, Bureau of Land Management, and the Morongo Indian Reservation lands comprise a large portion of this land use planning area.

The proposed Oak Valley SP #318 is a Category V Planned Community. A broad mix of land uses is planned that will encompass Categories I through IV of the County Comprehensive General Plan. Consistent with the County criteria for each category, appropriate levels of service for public facilities will be provided.

3. Land Use Category Policy Analysis

As part of the original approval of OVSP 216 & 216A, a request to amend the Comprehensive General Plan Open Space and Conservation Map to adopt a specific plan consistent with Land Use Category V (Planned Community) criteria was approved by Riverside County.

Section V.A.4 discusses the appropriateness of Category V for the Oak Valley SP #318 development. The approval of and adoption of the Oak Valley SP #318 are currently being requested, and a number of subsequent requests are anticipated after initial approval of the EIR/Specific Plan, including development applications/land use applications, and tentative tract maps to implement the Oak Valley SP #318.

Oak Valley SP #318

The County Comprehensive General Plan identifies policies for land use and densities, project size, public facilities, housing, open space, agricultural lands, air and water quality, and effect on contiguous cities.

- Land Use and Densities.** Oak Valley SP #318 features a mix of land uses and densities. A variety of housing types will be constructed, commercial land uses are planned to meet local consumer needs, and a diversified employment base will be featured to balance the operation of new housing.
- Project Size.** Oak Valley SP #318 comprises 1,747.9 acres and is representative of a major, large-scale planned community.
- Public Facilities.** Portions of Oak Valley SP #318 are located within the sphere of influence of the Beaumont-Cherry Valley Water District (BCVWD) (see Section V.D.2).

Oak Valley SP #318 is a comprehensively planned community that proposes a complete array of public facilities to serve the development. The plan examines each type of infrastructure and facility that will be needed. For further information concerning circulation, utilities, fire protection, and schools, see Section V.D.

- Housing.** Oak Valley SP #318 will feature a varied mix of housing types, presenting a wide range of opportunity for all incomes.

Because dwelling units are proposed, the project can assist in achieving the housing goals of Riverside County by providing a wide range of different housing types for varying income levels.

Affordable housing issues relative to Category V Planned Communities have been addressed in Section V.E.

- Open Space.** The Oak Valley SP #318 land use plan proposes over 756.3 acres of natural and usable open space. This includes 38 acres of improved park land, 218.3 acres of natural open space, and 500 acres of golf facilities which will provide a source of active recreation for future residents.
- Agricultural Lands.** The site has been removed from agricultural land use with the previous approval of OVSP 216 & 216A.
- Air and Water Quality.** An evaluation of the project with respect to air and water quality is provided in Sections V.C.4 and V.C.D.2, respectively.
- Effect on Contiguous Cities.** Oak Valley SP #318 is planned as a balanced community that will consist of a mix of residential, commercial, employment, recreational, and open space land uses. This mix of land uses is proposed with the intent that Oak Valley SP

#318 be a self-contained community through the planned provision of services and infrastructure. A key objective of planning a self-contained community is to minimize potential impacts to contiguous cities. Impacts related to circulation, drainage, water and sewer services, fire and police protection, schools, parks and recreation, and utilities services are addresses therein. In addition, discussion relative to fiscal impact, housing, and regional issues can be found in Sections V.E. and V.F.

The project site lies within the Sphere of Influence of the City of Beaumont¹. The cities of Calimesa and Beaumont have informally agreed that sphere of influence boundaries should be modified to place the project site within Calimesa's sphere. Both cities' current general plans anticipate planned unit development and open space within the project site. Presently, there are no development proposals within Calimesa or Beaumont that would significantly affect or be affected by the proposed project.

4. Community Plan

The proposed project does not fall within any of the Community Plans within the San Gorgonio Pass Planning Area.

5. Actual Existing and Surrounding Land Uses

Oak Valley SP #318 is in the eastern portion of Los Angeles metropolitan area, within the San Gorgonio Pass area of western Riverside County, between the communities of Calimesa and Beaumont. The proposed project area encompasses 1,747.9 acres located southwest of I-10, and north and east of San Timoteo Canyon Road. The northerly Specific Plan boundary is formed by the Calimesa city limits, which run along the southern boundary of a 220 kV transmission line easement. The southerly boundary of the project site is formed by a Southern California Gas Company easement for a distance of approximately 1.5 miles west from I-10 at which point the southerly boundary drops down to San Timoteo Canyon Road which borders the area on the west. The 1,747.9-acre site occupies portions of Section 31 of Township 2 South, Range 1 West of the San Bernardino Base and Meridian and portions of Sections 25, 26, 35, and 36 of Township 3 South, Range 1 West of the San Bernardino Base and Meridian.

Oak Valley SP #318 consists primarily of portions of three former ranches. The area to the north of the project site is within the City of Calimesa, and also consists of former ranches, which are approved for mixed density residential, commercial, business/office park, public community uses, golf/recreational uses, park, and open space. Adjacent to the Oak Valley SP #318 boundary and west of I-10 is an existing cemetery, rural residential, and a mobile home community. East of the site is I-10 and the existing Oak Valley Golf Club.

¹ A sphere of influence represents the "ultimate boundaries" of a city or special district. Lands within a City's sphere of influence remain under the direct jurisdiction of the County until such time as they are annexed into the City.

V. Comprehensive General Plan and Environmental Analysis

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

1. Geology

This section assesses the extent and manner local and regional geologic and seismic features may have on the proposed project.

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

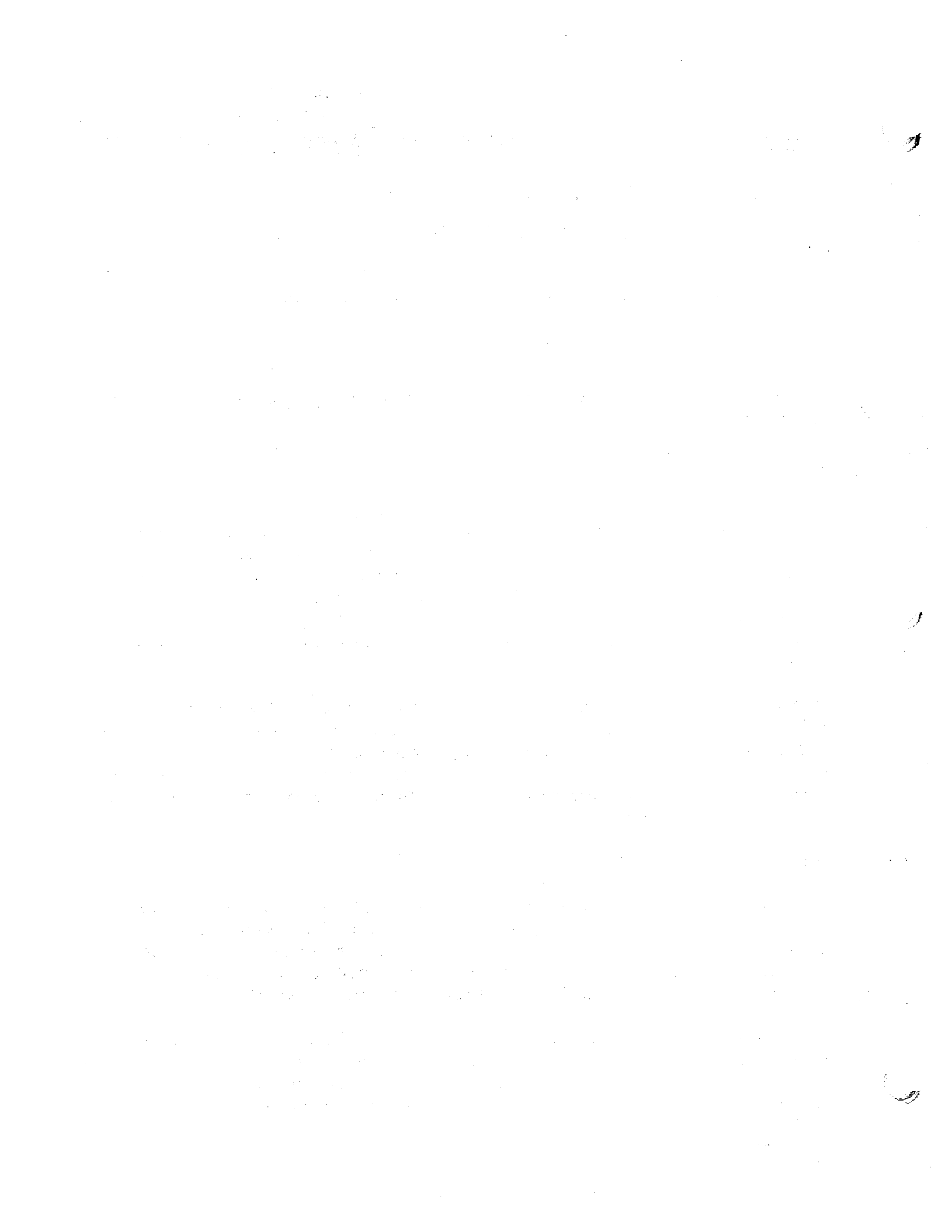
The Oak Valley SP #318 (proposed project) site is located along the northern margin of the Peninsular Ranges physiographic province in Southern California. The proposed project site is within the western portion of the San Gorgonio Pass, a topographically low area between the San Bernardino and San Jacinto Mountains. Elevations reach approximately 2,600 feet above mean sea level (amsl) in the central portion of this area. The proposed project area is located in the northeastern portion of the local geomorphic area known as the San Timoteo Badlands. Portions of the project site are located in an area of hills and valleys that form a "badlands topography." Elevations on site range from approximately 2,100 to 2,520 feet amsl.

Branching drainage systems cross the project in a westerly or southwesterly direction. These have eroded the surface alluvial deposits and underlying beds of the San Timoteo formation to form hills and valleys with up to 200 feet of local relief. These drainage courses join the northwest flowing San Timoteo Creek, located along the proposed project's western boundary. Most of the larger canyon floors within the proposed project area are generally flat with gentle downstream slopes. Tributary canyons are "v" shaped, and are moderate to steep.

Seismicity

The northern Peninsular Ranges are about 60 to 80 miles wide, and are divided into three elongate structural blocks separated by major northwest trending fault zones. The proposed project site is located in the easternmost block, bounded by the San Andreas fault on the northeast and San Jacinto fault on the southwest. These northwest trending fault zones are characterized by right-lateral strike-slip displacement. Regional and local faults are identified in Figures C.1.1 and C.1.2, respectively.

The proposed project is located on the El Casco Quadrangle, which was zoned for active faults under the Alquist-Priolo Act (1995). No active faults appear to cut sediments in the El Casco area. Seismic activity in the San Gorgonio Pass region is comparable to or exceeds seismic activity of southern California in general. There are several fault zones within close proximity to the proposed project site.



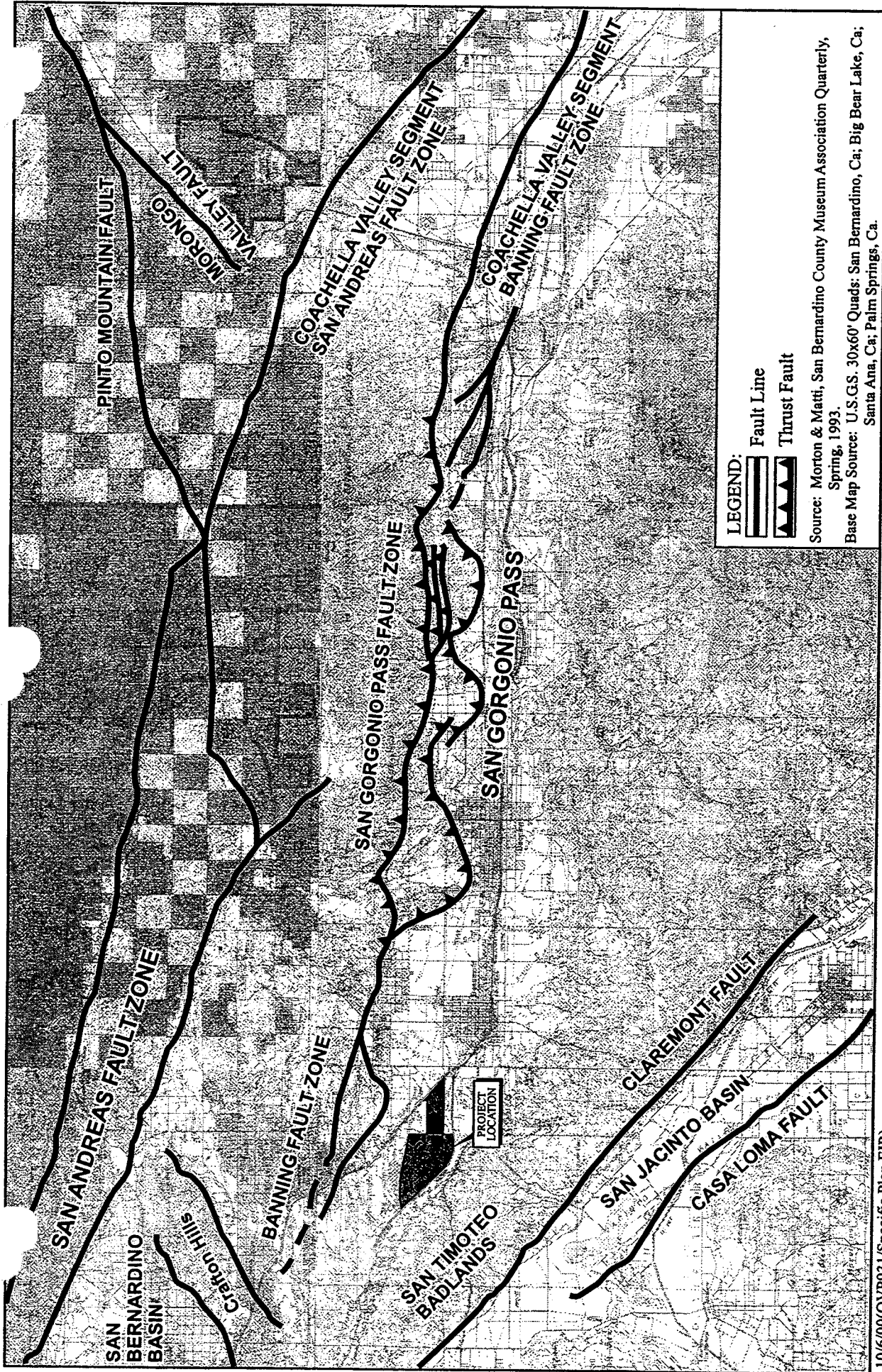
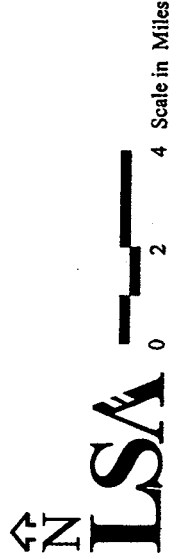
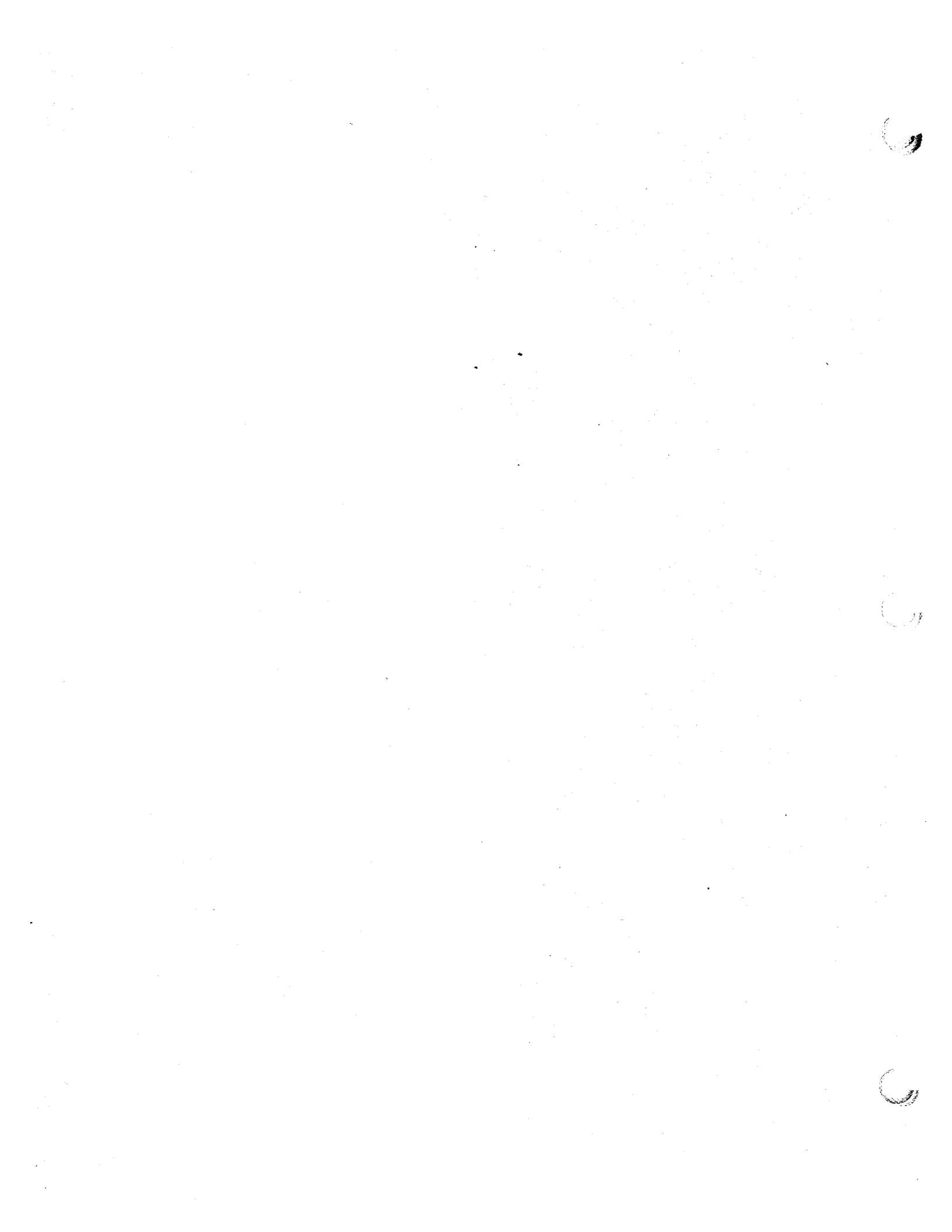
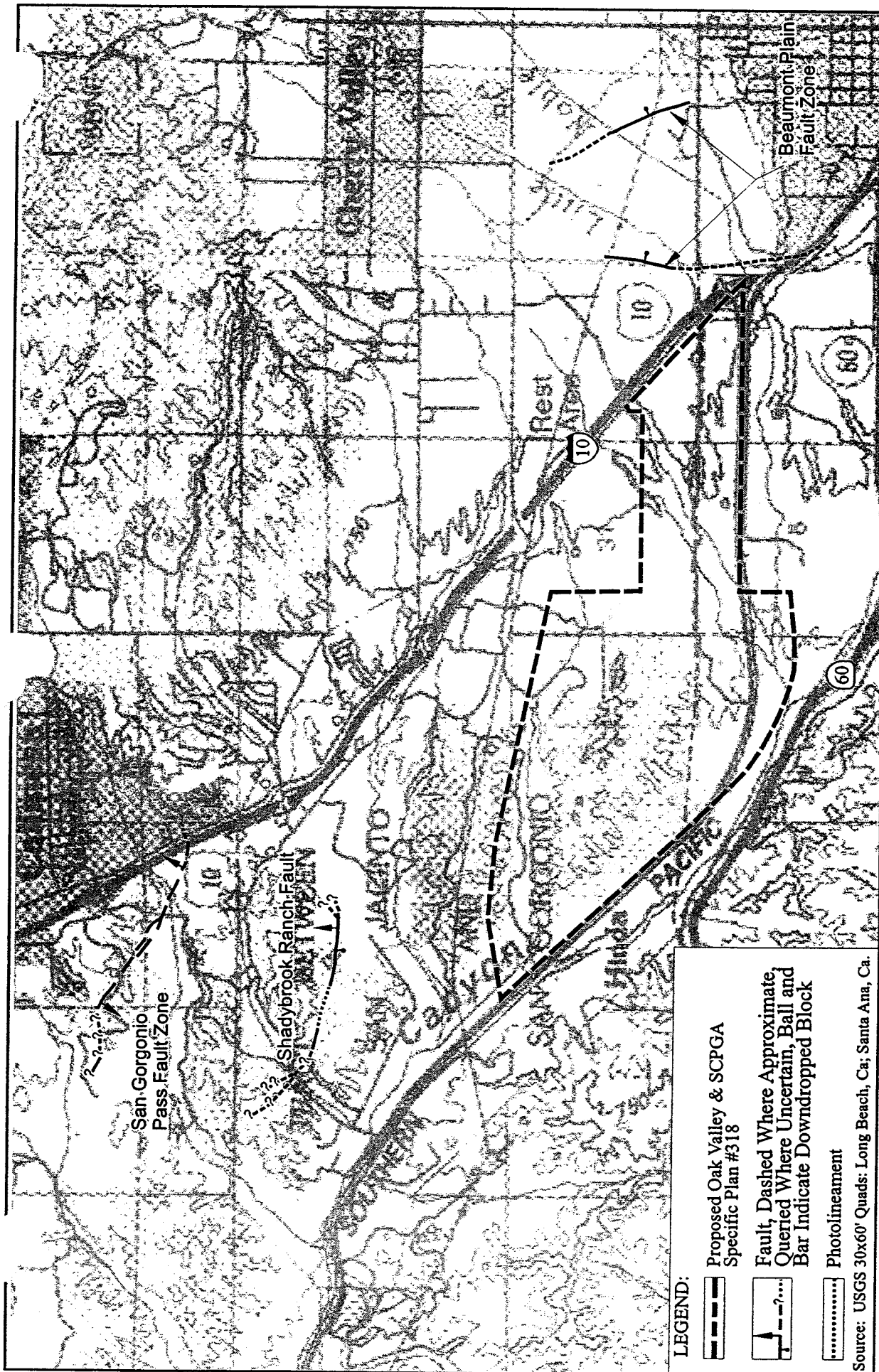


Figure C.1.1







LEGEND:

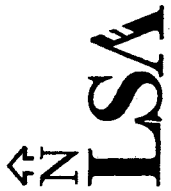
- Proposed Oak Valley & SCPGA Specific Plan #318
- Fault, Dashed Where Approximate Queried Where Uncertain, Ball and Bar Indicate Downdropped Block
- Photo lineament

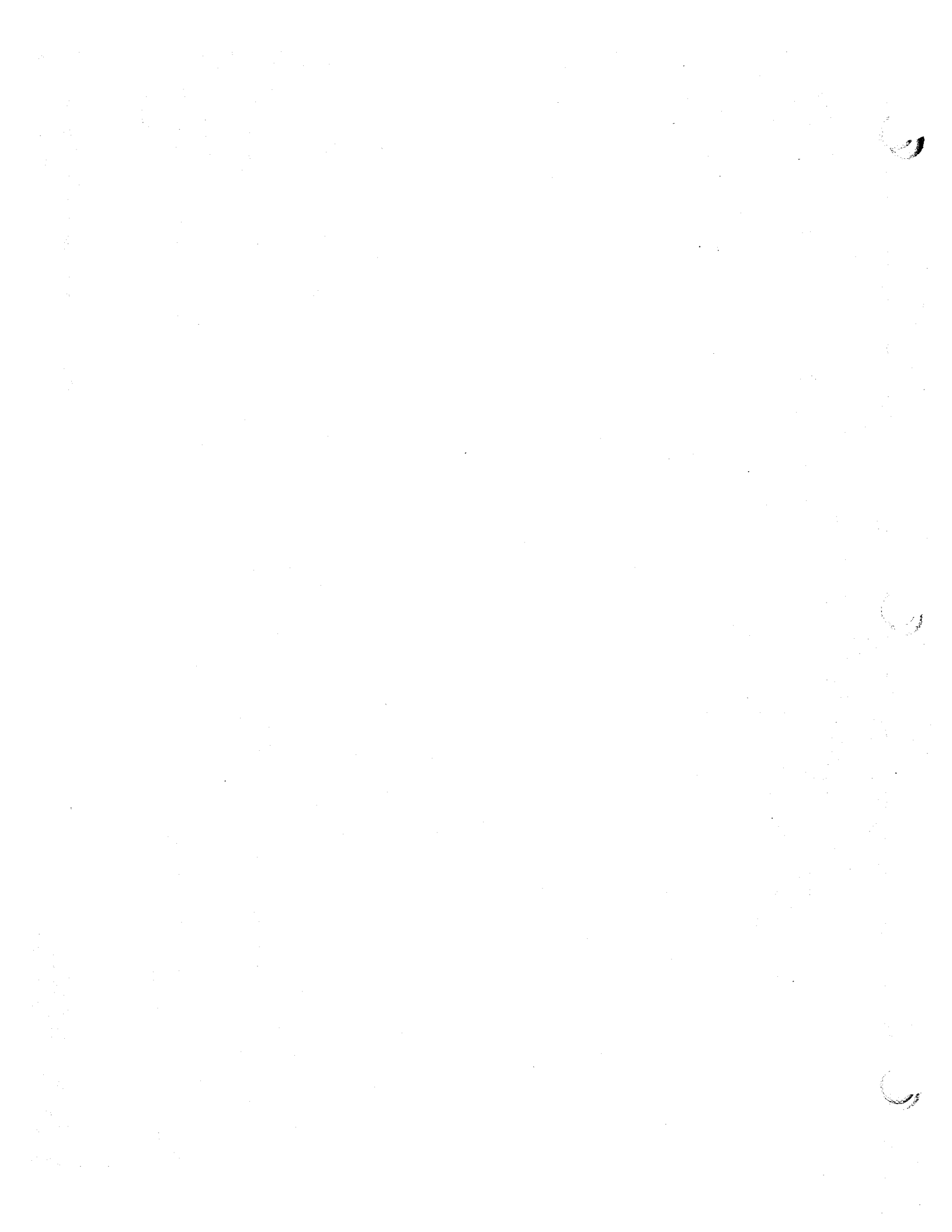
Source: USGS 30x60' Quads: Long Beach, Ca; Santa Ana, Ca.
10/6/00(OVP931/Specific Plan EIR)

Figure C.1.2

Scale is Approximate

0' 2,500' 5,000'





Those fault zones which are considered to have the greatest potential for generating strong seismic events are the San Andreas (San Bernardino strand), San Jacinto, San Gorgonio Pass, Crafton Hills, and Banning fault zones. Other faults in the proposed project vicinity may also be capable of generating strong ground motion at the proposed project site.

Faults in the Area North of the Project Site

- ***San Andreas Fault Zone.*** The San Andreas fault zone consists of two regional segments, the Transverse Range and Coachella Valley segments, between the Cajon Pass and the Imperial Valley. The Transverse Range segment includes several parallel strands of the fault that have been active at different times in the geologic past. The nearest surface feature of the San Andreas Fault to the proposed project site is the San Bernardino strand (of the south Transverse Range segment), which is located approximately 7.5 miles to the northeast. The San Bernardino strand is considered capable of generating large to great earthquakes within the foreseeable future.
- ***Banning Fault Zone.*** The western extension of the Banning fault zone is located north and east of the proposed project site. This fault has not been demonstrated to displace Quaternary deposits, and is thus not considered to be active. However, this fault and its eastern branches are parallel to the San Andreas Fault, and movement on the former might be triggered by activity of the latter. This zone includes the Beaumont Plain Fault Zone.
- ***San Gorgonio Pass Fault Zone.*** The San Gorgonio Pass fault zone is the eastern extension of the Banning fault zone, and consists of a series of east-west trending thrust and northwest trending right-slip lateral faults that are associated with the Banning Fault Zone. The western end of the fault zone is located approximately 2.0 miles northeast of the proposed project site, and extends 22.3 miles to the east. Alluvial deposits as young as 500 to 1,000 years of age have been displaced by this fault.
- ***Shadybrook Ranch Fault.*** This suspected fault, located approximately 1.2 miles north of the project site is coincident with an inferred fault previously shown within the San Timoteo Formation (Shuler, 1953). The lack of scarps or other sharply defined geomorphic features along this feature suggests that this suspected fault has not been recently active. Although there is some geomorphic evidence of faulting associated with Shadybrook Ranch Fault, no direct evidence of actual fault displacement was identified.
- ***Haskell Ranch Photolineament and Singleton Ranch Fault.*** Neither of these features is recognized by the State of California or the County of Riverside. These two suspected faults were identified on-site by Dames and Moore (1987). This report identified the Haskell Ranch Lineament through aligned geomorphic features such as linear drainages, saddles, breaks in slope, springs, noses of spur ridges, and saddles on spur ridges. Additionally, these postulated faults were suspected to be associated with spring activity.

Subsequent geologic investigations (Rasmussen & Associates, 1988) did not identify evidence of either active or inactive faulting. Geologic field reconnaissance suggests that most, if not all, of the spring activity is associated with leaking water lines. Due to the lack of geomorphic evidence for these faults as postulated by Dames and Moore, these features are no longer considered to be faults.

Faults in The Area South of the Project Site

- ***San Jacinto Fault Zone.*** The San Jacinto fault is composed of several distinct but associated fault branches which trend northwesterly between the Cajon Pass and Mexico. The fault is located approximately 3 miles southwest of the proposed project area. [At that point, the main branch of the San Jacinto fault is the contact between the San Timoteo Formation and the alluvium of the valley floor. Approximately 1 mile to the northeast, closer to the proposed project site, the Claremont fault cuts the San Timoteo Formation parallel to the main branch.]

Faults in the Area West of the Proposed Project Area

- ***Crafton Hills Fault Zone.*** The Crafton Hills fault zone consists of a series of northeast trending normal faults that have displaced late Pleistocene and Holocene age alluvium on the west and east side of the Crafton Hills. This fault zone is located approximately 6 or more miles north of the proposed project site.

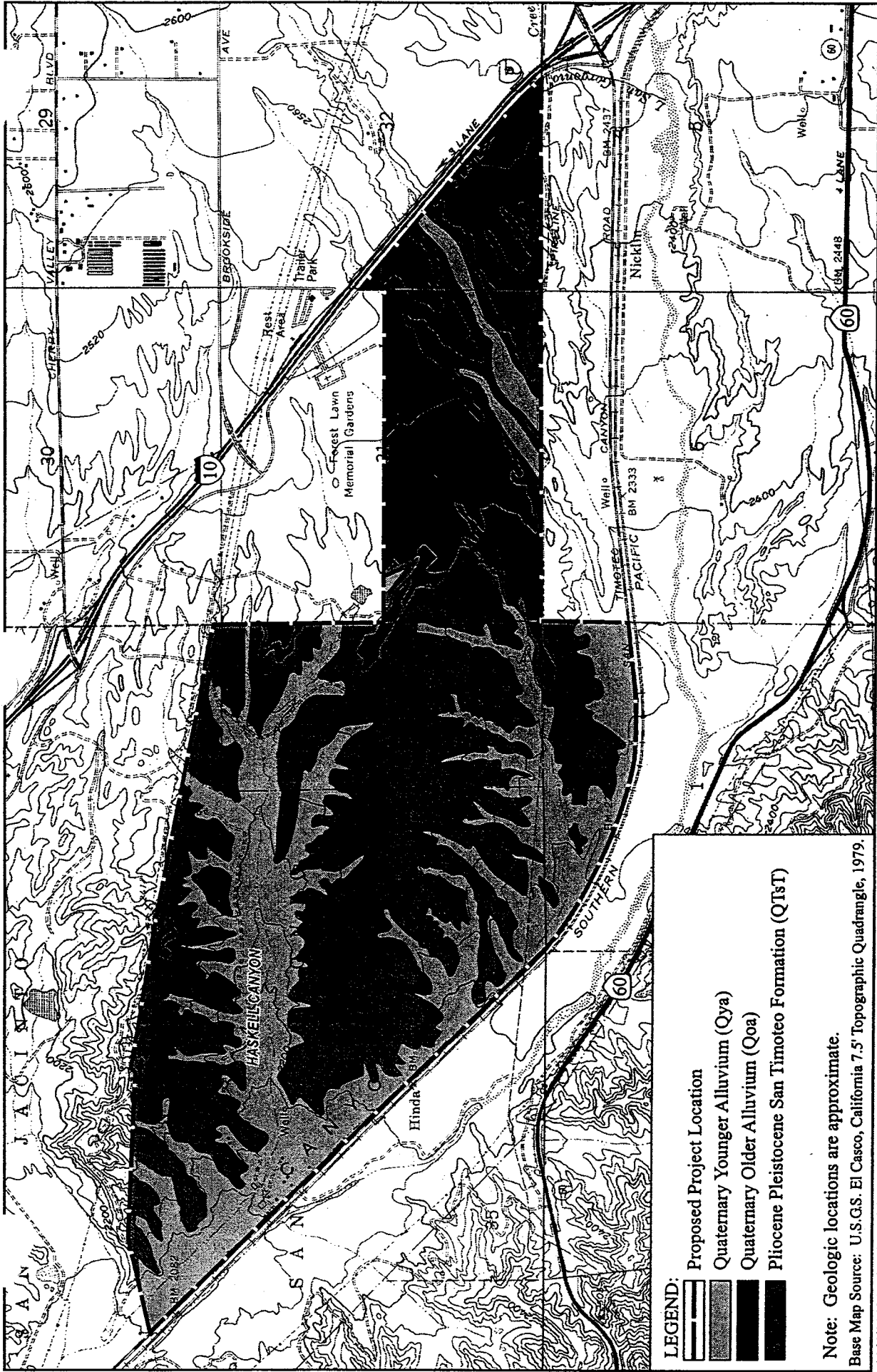
Geology and Soils

Three principal stratigraphic units are present within the proposed project area. From oldest to youngest these are: San Timoteo Formation, older alluvium, and younger alluvium (Figure C.1.3). In general, soil types are related to the three major lithologic units present at the proposed project site. Soils formed on these geologic units are described by USDA Soil Conservation Service as follows.





San Timoteo Formation

The San Timoteo Formation is late Pliocene to Pleistocene in age, and contains abundant vertebrate fossils. The formation is divided into three members. The upper member crops out on the surface or underlies the alluvial deposits beneath the proposed project site. The entire formation along with probable older sediments reach a total thickness of over 5,000 feet beneath the proposed project site.

This formation is of fluvial and lacustrine origin, and is composed of beds of sandstone, silty sandstone, claystone, and poorly sorted gravely to bouldery sandstone. Lithic fragments and clasts in the units include quartz, granitic meta-sedimentary, meta-igneous, and meta-volcanic rock types. These deposits were principally derived from rocks in the San Bernardino Mountains. The sediments in outcrop are generally friable, easily erodable, and poorly bedded. Locally, the San Timoteo Formation is cemented by calcium carbonate.



LEGEND:

-  Proposed Project Location
-  Quaternary Younger Alluvium (Qya)
-  Quaternary Older Alluvium (Qoa)
-  Pliocene Pleistocene San Timoteo Formation (QTsT)

Note: Geologic locations are approximate.
 Base Map Source: U.S.G.S. El Casco, California 7.5' Topographic Quadrangle, 1979.

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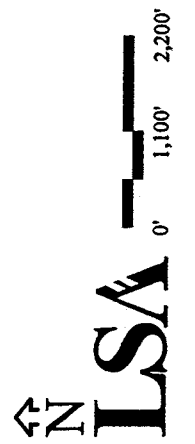
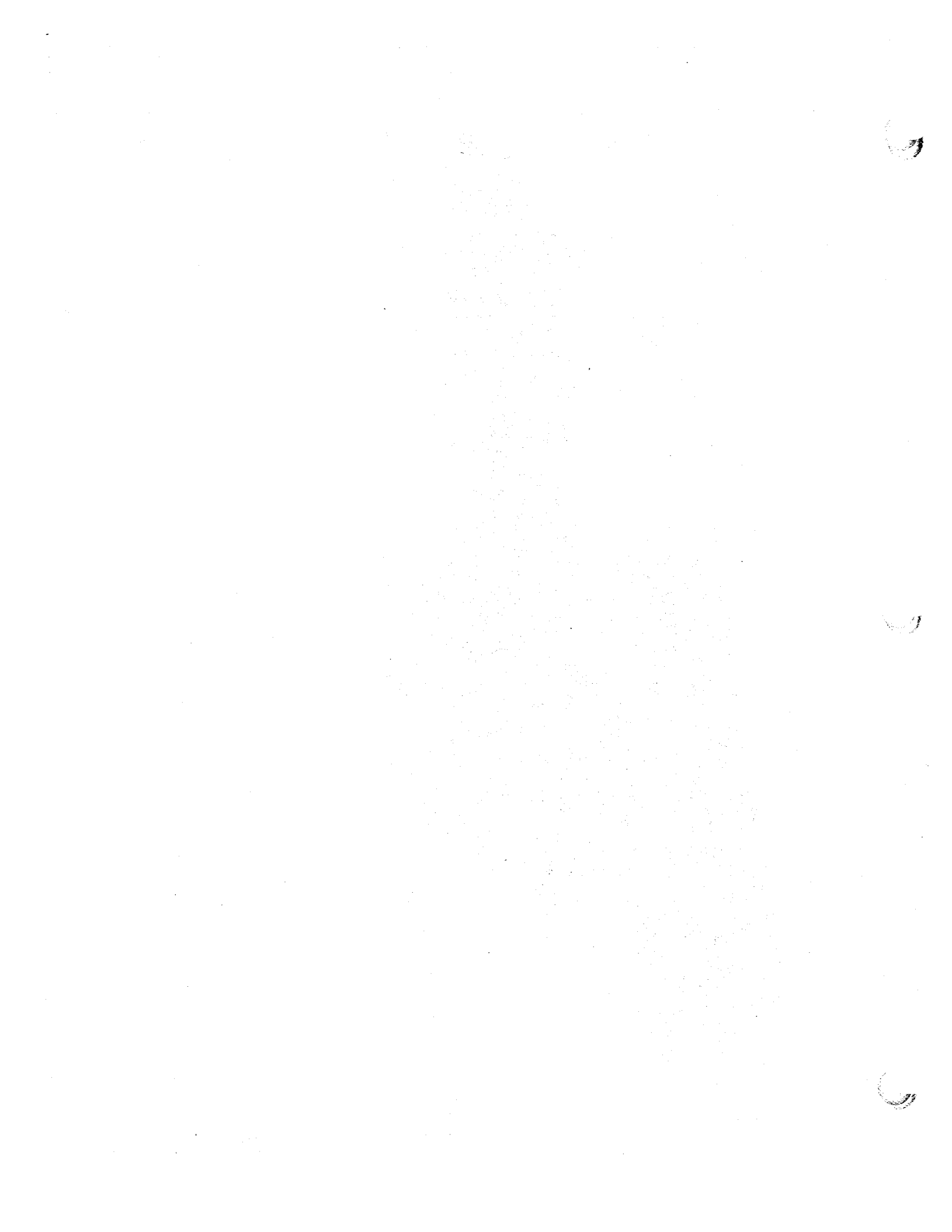


Figure C.1.3



The predominant land and soil types developed on the San Timoteo Formation are the Badlands, Terrace Escarpments, and San Timoteo loam. Soils of the San Timoteo series are found on the western portion of the former Haskell Ranch. These soils are generally loams, and develop a typical profile approximately 28 inches thick. These soils are subject to moderate to severe erosion, and have a low shrink-swell potential. Terrace escarpments contain severely eroded areas and active gullies. Soils are shallow to moderately deep, somewhat excessively drained to moderately well drained, sandy loams to loams. Erosion hazards for these soils is moderate to very high.

Older Alluvium

Older alluvium overlies the San Timoteo formation throughout much of the eastern portion of the proposed project site, occurring on broad terraces and alluvial plains. The older alluvium is generally reddish-brown in color, and contains beds of clayey silt and poorly sorted sand with gravel, boulders, and clay.

Various soils of the Ramona series are developed on the older alluvial fans and terraces within the proposed project site. The Ramona soils typically consist of sandy loam, clayey loam, and loam. These soils generally have a moderate to high erosion hazard, and, except where clayey, a low shrink-swell potential. The Greenfield series soils are associated with Ramona series soils in the eastern portion of the proposed project site. These soils appear to be intermediate to the Ramona and younger Chino series soils. Greenfield series soils are typically sand loam, loam and loamy sand with a low shrink-swell potential. The erosion hazard of these soils is generally low but increases with increasing slope.

Younger Alluvium

San Timoteo Canyon and most of the tributary canyons on site contain younger alluvium of probable Holocene age. Younger alluvium is composed of unconsolidated sand to silty sand with minor amounts of gravelly and bouldery sands in active stream channels. These deposits grade to more silty sand and clay outside the active channels. Younger alluvium is generally relatively thin in small tributary canyons where it overlies the San Timoteo Formation, and is thicker in the larger drainage courses and at the canyon mouths. The alluvium is poorly consolidated to unconsolidated, and is generally poorly bedded. On-site soil types which have developed on these deposits include the Chino and Hanford series. The Chino series of soils, located on the former Haskell Ranch and along San Timoteo Creek consist of silty loams and silty clay loams. These soils have a slight erosion hazard and a moderate shrink-swell potential. Hanford series soils are distributed throughout the proposed project site and consist of sands, sandy loams, loamy sands, and loams. The erosion hazard of these soils is regarded slight to moderate with a low shrink-swell potential.

Artificial Fill

Artificial fill is present on site, and consists of excavated natural materials used to create earthen dams, ponds, erosion control berms, and roads.

Slopes

The Oak Valley SP # 318 is located in the western portion of the San Geronio Pass, a topographically low area between the San Bernardino and San Jacinto Mountains. Elevations in this region reach approximately 2,600 feet amsl. The project site is located in the northeastern portion of the local geomorphic area known as the San Timoteo Badlands, a series of hills and valleys with elevations ranging from approximately 2,100 to 2,520 feet amsl.

An evaluation of slopes within project boundaries indicates that areas along the northern boundary and in the central portion of the site exceed 25 percent. The location and extent of these areas are illustrated in Figure C.1.4.

Shallow surface landslides are generally present on steep, randomly oriented slopes and along the margins of major drainage courses in the area. The landslides average less than 10 feet in thickness, and do not appear to be structurally controlled. These landslides are typically debris flows. This manner of landslide may be expected during times of prolonged rainfall, seismic shaking, and/or where vegetation has been removed. Deep-seated landslides on site are most likely to occur where bedding (especially clay beds) dip in the same direction and at a shallower angle than the slopes. These planes represent a potentially unstable configuration. The potential for deep-seated landslides is greatest on north-facing slopes. Development of structures and facilities on or adjacent to areas prone to landslides represents a potential hazard to persons and property

b. EXISTING POLICIES

Riverside County General Plan

The Riverside County General Plan states that seismic and geologic hazards shall be recognized as significant restraints in determining suitable land uses and structural design. Riverside County is traversed by several active and potentially active earthquake fault zones. The primary seismic hazards resulting from activity along these zones are ground shaking and ground rupture. Secondary hazards result from liquefaction and settlement. The County Seismic Hazards Map details Alquist-Priolo Earthquake Study Zones (areas identified by the State of potentially active and recently active faults), County Fault Hazard Zones (other County areas of potentially active and recently active faults not identified by the State on the Earthquake Study Zone maps), County Ground Shaking Zones (with level of risk from ground shaking based on distance from faults and on geologic characteristics of a particular site), and County Liquefaction Hazards Areas (areas where high groundwater affects the ability to support structures), and Slope Instability areas (areas where slope instability ranges from very low to high).

County standards for development occurring within these hazard areas have been designed to reduce risk and adequately mitigate seismic hazards. The standards include requirements for geologic site investigations and setbacks of structures from potentially active and recently active fault traces where ground rupture could destroy structures.

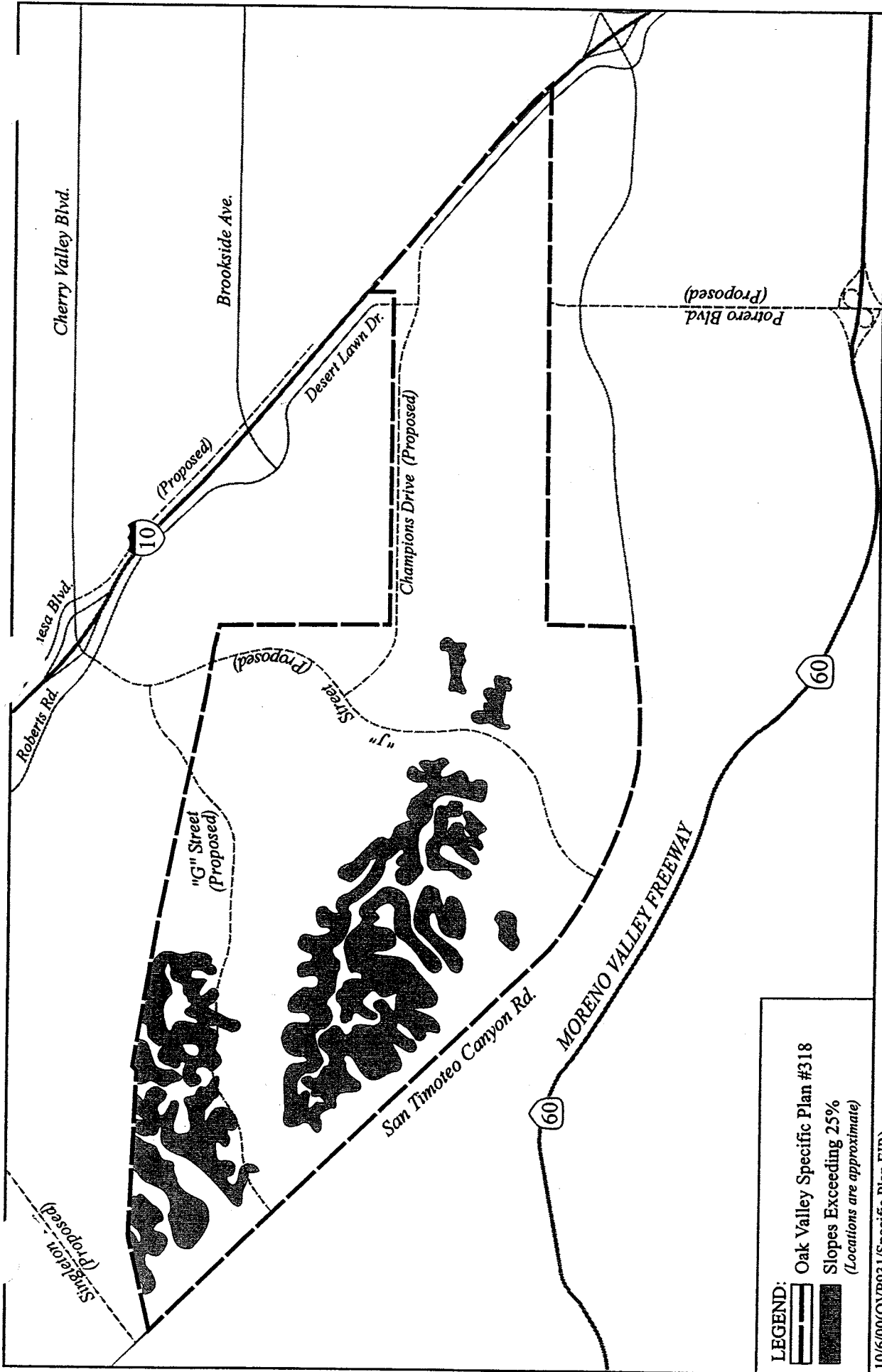
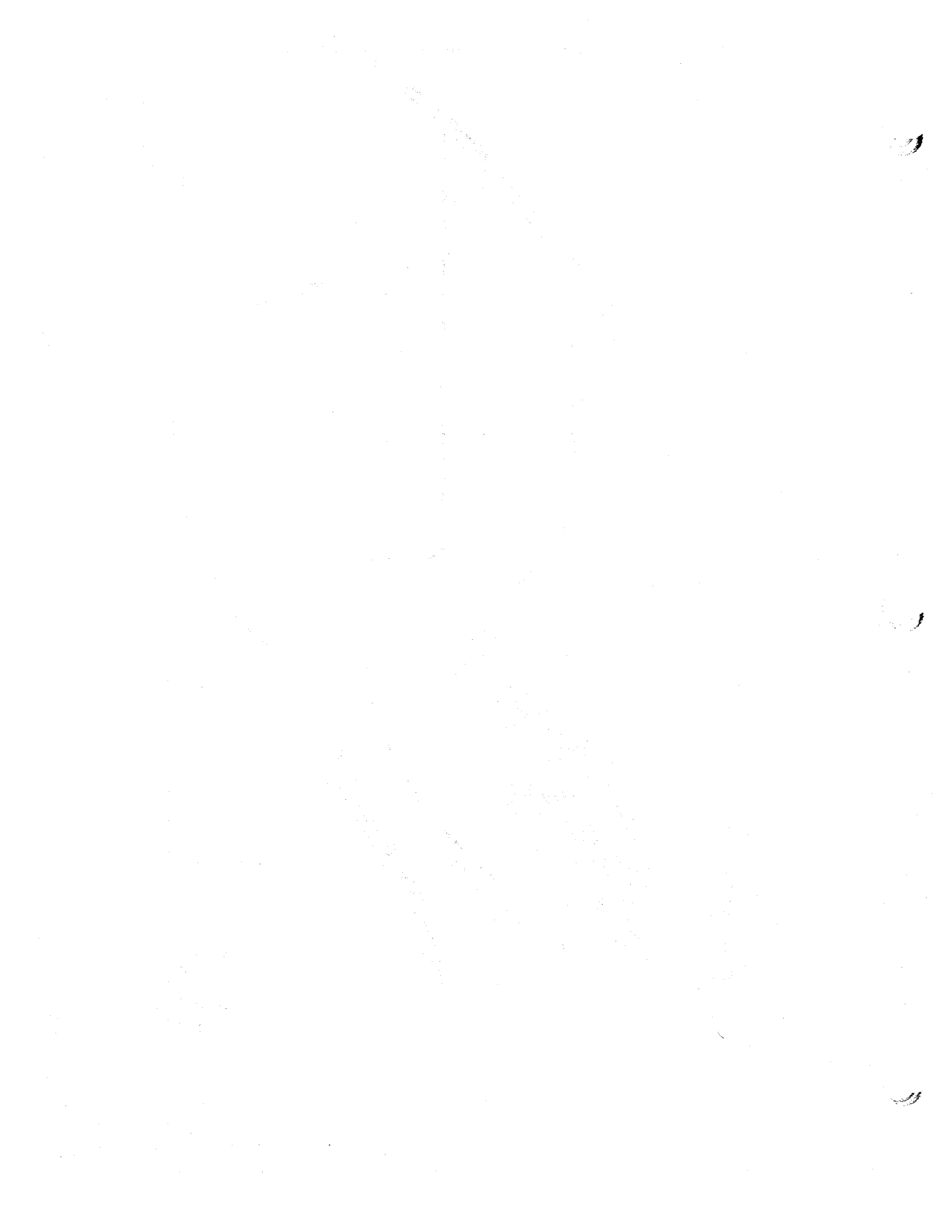


Figure C.1.4



c. THRESHOLDS OF SIGNIFICANCE

The potential impacts associated with development of the proposed project are considered significant if the project:

- exposes people or structures to major geologic and seismic hazards, including but not limited to: strong ground motion, faulting, ground rupture, slope instability, liquefaction, soil settlement and/or expansion, erosion, and/or seismic induced flooding;
- permits development in areas of unsuitable geologic conditions; and/or
- creates substantial erosion or otherwise diminishes soil as a natural resource.

Potentially Significant Impacts

Impact C1.1 On-site structures will be exposed to potential high ground shaking hazards associated with the San Andreas, San Jacinto, and Banning fault zones and/or other tectonic features. Adherence to State recommended standards for peak ground acceleration and regulations of the Uniform Building Code and Riverside County will reduce potential ground shaking impacts to a less than significant level.

The proposed project area is located in a seismically active area (within Riverside County groundshaking Zones IV and V). Major and potentially active faults in the vicinity of the proposed project site include the San Andreas, San Jacinto, San Gorgonio Pass, Beaumont Plain, and the Crafton Hills faults. Consequently, there is a potential hazard from strong groundshaking. The proposed project area is susceptible to ground motion capable of causing major damage.

The maximum probable earthquake is the maximum earthquake which is likely to occur in a 100-year period or the largest historical earthquake, whichever is greatest. Calculation of maximum probable earthquake values consider fault dimension properties, slip rates, and regional seismic parameters. The maximum credible earthquake is the largest earthquake that a fault appears to be capable of generating under present conditions. These values are calculated using empirical relationships between fault rupture length versus magnitude or in the case of the San Andreas Fault Zone, the largest historical earthquake on the fault zone. The magnitude of the maximum probable earthquake and/or maximum credible earthquake for nearby faults is detailed in Table C.1-A.

Earlier studies estimated mean peak accelerations ranging from 0.50 (g) to 0.65 (g) for maximum credible earthquakes, and 0.45 (g) to 0.50 (g) for maximum probable earthquakes on faults near the proposed project site. These values assume strike-slip activity on local faults. If detailed subsurface investigations reveal the presence of active thrust or normal faults on site, these maximum acceleration values would be higher. Since probabilities of earthquakes along the San Andreas and San Jacinto faults (strike-slip faults) are much higher than for any faults in the vicinity of the proposed project site, the mean accelerations values used are appropriate for general planning purposes.

Table C.1-A - Summary of Fault Data

Fault	Distance From Specific Plan area (miles)	Maximum Credible Earthquake (MCE)	Mean Ground Acceleration (MGE) (g)	Maximum Probable Earthquake (MPE)	Mean Ground Acceleration (MPE) (g)
San Andreas	7.5 north	8.0+ ¹	0.50	8.0+ ¹	0.50
San Jacinto	3.0 southwest	7.5	0.55	7.0	0.45
San Gorgonio Pass	2.0 north	7.0	0.65	6.0	0.45
Beaumont Plain	0.5 east	6.25	0.50	—	—
Crafton Hills	2.0 north	6.75	0.60	—	—

Source: Oak Valley Specific Plan No. 216 & 216A EIR, Technical Appendix "A"
Notes: MCE and MPE based on magnitude of 1857 Fort Tejon earthquake.

The proposed project is within the 1997 Uniform Building Code's (UBC) Seismic Zone 4. The land uses proposed in Oak Valley SP #318 are classified as "Normal-Low Risk" (single-family residential; multi-family residential of 100 units or less, small-scale commercial, light industry, warehousing, etc.), "Normal-High Risk" (multi-family residential of 100 units or more, major commercial, health care facilities), and "Essential" (police, fire and communication systems, utility distribution systems and facilities, places of public assembly for 300 or more persons, schools) by the Riverside County General Plan. If structures are designed to meet and/or exceed 1997 UBC standards, groundshaking characteristics of the proposed project site would not preclude the type of development proposed.

The construction and occupation of structures within the proposed project site will generate potentially significant impacts associated with ground shaking events. However, the design and construction of structures and facilities to 1997 UBC standards would reduce potential impacts from ground shaking to a less than significant level.

Mitigation Measures

C1.1A Structures and facilities within the project site shall be designed and constructed to standards mandated by the Uniform Building Code (UBC) (1997) for Seismic Zone 4, and/or professional engineering standards appropriate for the level of potential seismic hazard which may occur on site. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety.

C1.1B Geotechnical investigations and additional seismic analysis shall be conducted in areas where multi-story "Normal-High Risk" and "Essential" land uses are proposed (as identified in the Riverside General Plan). The findings and results of this analysis shall be incorporated into the design of any such

structure or facilities. Any such analysis shall be completed prior to the approval of tentative tract maps creating lots for construction of residential dwelling units, as well as prior to approval of commercial plot plans for the area in question.

Level of Significance After Mitigation

Adherence to the aforementioned mitigation measures, including the design and construction of structure and facilities to 1997 UBC standards will reduce potential impacts related to ground shaking hazards to a less than significant level.

Impact C1.2 The construction of structures or facilities on sites underlain by younger alluvium increases the potential for liquefaction hazards during seismic events. Adherence to the identified mitigation measures will reduce this potential impact to a less than significant level.

Liquefaction is a phenomenon whereby loose, saturated, granular deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from cyclic loading during an earthquake. Sediments that are susceptible to liquefaction are generally water-saturated, medium-dense to loose cohesionless soil materials within 50 feet of the surface, with groundwater at similar depths. Requisite conditions for liquefaction are saturated, loose, cohesionless, granular, fine-grained soils (usually silty sands to sandy silts). Typically these conditions must be present within 30 to 35 feet of the ground surface.

Younger alluvium is present on the floor of all the major drainage courses and most of the tributary drainage courses within the proposed project site. Most of these alluvial deposits are known or suspected to have a shallow groundwater table. Other areas of younger alluvium without a shallow water table may contain local bodies of perched groundwater or may contain shallow groundwater after periods of extended or short duration high volume rainfall. Consequently, most of the areas of the proposed project site underlain by younger alluvium may be susceptible to liquefaction. Figure C.1.3 illustrates areas underlain by alluvium which may indicate an increased potential for liquefaction hazards.

Shallow groundwater (less than 30 feet below the local ground surface) is known to be present or may be present throughout much of proposed project site that is underlain by recent alluvium. Although the Riverside County Seismic Hazards Map does not indicate an on-site liquefaction hazard, the General Plan states a very high liquefaction potential exists for areas underlain by recent alluvium with groundwater shallower than 10 feet. In addition, a high liquefaction potential exists in ground shaking Zones IV and V in areas where alluvium is within 10 to 30 feet of the surface. The potential for liquefaction in areas underlain by older alluvium is inferred to be very low to none because of the greater cohesion and the lack of shallow groundwater in these deposits.

Areas which may be susceptible to liquefaction are generally planned for medium to medium-high density housing, public parks, and golf facilities (as detailed in Figure C.1.3). Any liquefaction impacts within parks and golf facilities would not be significant, owing to the lack of structures in these areas. The construction and occupation of residential units in areas with high liquefaction potential could result

in structural failure and/or injury/death in the case of a major seismic event. The potential for any such property damage and/or personal injury/death represents a significant impact.

Mitigation Measures

C1.2A The potential for a liquefaction hazard on portions of the proposed project site underlain by alluvium (as designated Qya and Qoa in Figure C.1.3) shall be assessed by a site-specific geotechnical investigation conducted by a registered engineering geologist or registered geotechnical engineer prior to submittal of a tentative tract map.

C1.2B If a liquefaction hazard is identified, adequate and appropriate measures such as (but not limited to); design foundations in a manner which limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the Riverside County Geologist and the County Department of Building and Safety for review and approval.

Level of Significance after Mitigation

Adherence to the aforementioned mitigation measures and applicable provisions of the Riverside County will reduce impacts related to liquefaction to a less than significant level.

Impact C1.3 *Development of the proposed project will increase the potential for property loss and/or injury/death resulting from slope instabilities. Implementation of identified mitigation measures will reduce potential impacts related to slope instability to a less than significant level.*

Potential slope stability impacts include slope failures caused by seismically induced ground motion, excessive loading or overwatering of slopes, removal of lateral support due to increased erosion or excavation during development, and removal of underlying support by undercutting banks on incised drainage channels. The potential for larger rotational or translational failures is greatest in areas of existing landslides, steep topography, and north-facing slopes. Debris flows and other smaller failures may occur on steep slopes and walls of incised channels.

Shallow surface landslides are generally present on steep, randomly oriented slopes and along the margins of major drainage courses in the area. The landslides average less than 10 feet in thickness, and do not appear to be structurally controlled. These landslides are typically debris flows. This manner of landslide may be expected during times of prolonged rainfall, seismic shaking, and/or where vegetation has been removed. Deep-seated landslides on site are most likely to occur where bedding (especially clay beds) dip in the same direction and at a shallower angle than the slopes. These planes represent a potentially unstable configuration. The potential for deep-seated landslides is greatest on north-facing slopes. Development of structures and facilities on or adjacent to areas prone to landslides represents a potential hazard to persons and property.

Policies within the Riverside County General discourage development on slopes in excess of 25 percent, unstable slopes, ridgelines, canyon edges, and hilltops. Figure C.1.4 depicts areas within the proposed project site with slopes exceeding 25 percent. In order to minimize the project's impact to slopes, development is principally located in areas of gentle topography. Much of the area of steep topography will be maintained as open space. The development of "Normal-Low Risk" land uses (moderate or low density single-family homes) in areas of or adjacent to steep topography, will allow flexibility in siting structures to minimize impacts to slopes.

The construction and occupation of structures adjacent to steep or unstable slopes, or in areas where the existing topography has been modified, represents a potentially significant impact.

Mitigation Measures

C1.3A All areas underlain by the San Timoteo Formation or older alluvium, north-facing slopes, steep topography (in excess of 25 percent), and existing landslides shall require a detailed slope stability analysis prior to the issuance of grading permits, demonstrating that manufactured slopes will be stable in post-grading conditions, and that proposed development will not be at risk of damage due to slope instabilities within natural open space areas.

C1.3B Development on or adjacent to steep slopes shall consist of land uses identified by the Riverside County General Plan as "Normal-Low Risk" (moderate or low density single-family residential units).

C1.3C Detailed grading plans shall be developed for each increment of development. Grading plans shall be submitted to the Riverside County Geologist for review and approval.

C1.3D The developer/construction contractor shall implement measures to mitigate potential impacts to slopes including, but not limited to, the following:

- Development shall be avoided in areas of unstable soils, poor soil conditions, and areas of high visual impact.
- Cut and fill slopes shall be blended into the natural surrounding topography.
- Cut or fill slopes shall not exceed 10 feet in height or a slope of 2:1 unless engineering analysis indicates steeper slopes are safe.
- The amount of terrain modification shall be minimized during planning and design of grading and development plans.
- Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.
- Structures shall not be sited on or below identified landslides unless slides are stabilized.
- North-facing cut slopes shall be minimized.

Level of Significance after Mitigation

Adherence to the mitigation measures detailed above will reduce potential impacts related to slope instability to a less than significant level.

Impact C1.4 Construction activities and project development will increase the potential for erosion within the project site. Accelerated erosion rates would result in soil loss, which in turn could result in damage to structures or facilities. Mitigation measures have been identified which would reduce impacts associated with erosion to a less than significant level.

Typical indicators of high erosion rates include steep slopes, sharp ridge lines, incised drainages, headward eroding gully systems, and drilling in areas of sparse vegetative cover. Areas of highest erosion rate are generally on steep slopes, at the head of gully systems, along incised drainages, and in areas of disturbed ground and sparse vegetation. As evidenced by the area's badlands topography, on-site geologic materials have a moderate to high erosion potential. High erosive rates are likely the result of recent geologic uplift along nearby active fault zones and the presence of relatively soft geologic materials.

Any activity related to the proposed project which steepens slopes, removes vegetation, exposes native materials or increases runoff will tend to accelerate the rate of erosion. The erosion of soils may occur during construction due to grading land (please refer to the Grading Plan within the Specific Plan for the project's conceptual grading plan) and other soil disturbing activities and continue after construction due to terrain modification and increased runoff. The erosion of on-site soils may occur as a result of activities related to project implementation and may significantly impact structures, facilities, and persons.

Mitigation Measures

C1.4A Prior to any development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for that planning area shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval.

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C1.4B Construction erosion and sediment control plans for minimizing erosion shall be submitted to the Riverside County Geologist and/or Department of Building and Safety for review and approval prior to the issuance of grading permits. Measures included in individual erosion control plans may include, but shall not be limited to, the following:

- Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification.
- Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.

- Structures shall not be sited on or below identified landslides unless slides are stabilized.
- The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.
- To the extent possible, the amount of cut and fill shall be balanced.
- The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices.

C1.4C Drainage design measures shall be incorporated into the final design of individual projects on site. These measures shall include, but will not be limited to:

- Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.
- Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.
- Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.
- Disturbed areas that have been identified as highly erosive shall be (re)vegetated.
- Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.
- The landscape scheme for projects within the project site shall utilize drought tolerant plants.
- Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion.

Level of Significance After Mitigation

Adherence to the aforementioned mitigation measures will reduce erosion related impacts to a less than significant level.

Impact C1.5 *Implementation of the proposed project could result in property damage to structures and facilities constructed on expansive soils and/or soils susceptible to subsidence. Implementation of the identified mitigation measures will reduce potential impacts related to these issues to a less than significant level.*

Some on-site soils may be susceptible to significant consolidation and hydrocompaction. Generally, these materials appear to be limited to the alluvium on the floors of major drainages. Settlement may be caused by consolidation or compaction of low density soils due to static or seismic loading and hydrocompaction. Hydrocompaction is typically associated with granular soils and occurs when the loose dry structure of the sand grains, held together by a clay binder or other cementing agent, collapse upon introduction of water. Differential settlement could occur at the interface of fill materials and natural materials if the fill is not placed properly.

Potential ground subsidence and subsequent surface fissure development might occur in deeper alluvial filled valley margins if groundwater levels decline more than 100 feet from their historic high. Groundwater declines have been noted in the past. Recently, some recovery of groundwater levels has taken place. Groundwater level is a regional occurrence which is affected by factors on and off the proposed project site.

The settlement potential for bedrock materials on site is low. Generally, soils present on the proposed project site typically have a low shrink-swell potential. However, site-specific soils may have a moderate to high shrink-swell potential. Construction of structures and facilities on expansive soils may result in cracking and foundation damage. Loading of compressible soils due to construction of the proposed project may cause soil settlement which could damage structures. The construction and occupation of structures and facilities on expansive soils and/or in areas susceptible to subsidence would increase the potential for property damage or loss.

Mitigation Measures

C1.5A An evaluation of settlement, hydrocompaction and expansion potential of soils shall be conducted prior to the issuance of grading permits for individual projects within the proposed project site.

C1.5B The developer/construction contractor shall implement measures to mitigate potential impacts related to expansive soils and/or subsidence. Such measures shall be submitted to the Riverside County Geologist for review and approval. Mitigation measures may include, but shall not be limited to, the following:

- Compressible soils or suitable import soils shall be over excavated and recompact.
- Soils susceptible to hydrocompaction shall be removed or presoaked.
- Granular engineered fill shall be placed over or in place of expansive soils.

Level of Significance after Mitigation

Adherence to the mitigation measures stated above will reduce impacts related to expansive soils and/or subsidence to a less than significant level.

Impact C1.6 *Implementation of the proposed project would result in the installation of on-site detention basins. During significant seismic events, a potential seiche hazard exists for structures and/or persons located downstream of on-site lakes/detention basins. Implementation of the identified mitigation measure will reduce potential impacts related to this issue to a less than significant level.*

The proposed project's Master Drainage Plan has been designed to adequately handle the storm water flows generated by a 100-year storm, while respecting the existing on-site drainage patterns. Detention basins are proposed in four locations (two of them within the existing SCPGA Golf Course). These areas will function as flow-through detention basins in order to reduce the size of downstream facilities and to mitigate the increased storm water runoff generated from the proposed development. The volume of water within these drainage features is anticipated to be greatest during/following high precipitation events. A significant seismic event may result in the uncontrolled release of water detained in two of these drainage features, resulting in the potential for property damage or loss.

Mitigation Measures

C1.6A Reservoirs, detention basins, or other water holding structures/facilities constructed within the Specific Plan area shall be sited, designed and constructed to minimize the potential for failure, overtopping or other seiche hazards. Plans for such facilities shall be subject to review and approval of Riverside County Flood Control and Water Conservation District.

Level of Significance After Mitigation

Adherence to the mitigation measure stated above will reduce impacts related to seiche hazards to a less than significant level.

2. Hydrology

This section assesses the extent and manner of development of the proposed project that will affect hydrologic features and processes. Development of the project site will result in the modification of existing topography, installation of impermeable surfaces, and the removal of native vegetation and/or planting of non-native or ornamental vegetation. Each of these action may potentially impact the direction, volume, and quality of surface and subsurface water flows.

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

The Oak Valley SP #318 (proposed project) site is located within the San Timoteo Hydrologic Area of the 2,800-square-mile Santa Ana River watershed. Surface runoff in the watershed drains westward from just east of Beaumont into the San Timoteo Creek drainage area and then into the Santa Ana River to the Pacific Ocean. The San Timoteo Hydrologic Area is bounded on the north by the San Bernardino Mountains, on the southeast by the San Jacinto Mountains, and on the southwest by the San Timoteo Badlands. Annual precipitation in the San Timoteo Hydrologic Area ranges from 17 to 39 inches, with precipitation increasing in higher elevations. The drainage area of the hydrologic area between 2,000 and 3,000 feet above mean sea level (amsl), comprising 55 percent of the basin (including the project site), receives on average, 19 inches of rainfall annually.

Surface Hydrology

The proposed project site and its immediate vicinity are drained by San Timoteo Creek. San Timoteo Creek flows in a northwesterly direction toward Redlands along the project site's western border. Little San Gorgonio Creek and Nobel Creek, tributary to San Timoteo Creek, are located east of the project site and generally flow in a southwesterly direction. These drainage courses originate in the Calimesa area northeast of the Specific Plan area, or further to the northeast in the foothills of the San Bernardino Mountains. The drainage area of the San Timoteo Creek comprises 123 square miles (90 square miles in the lowlands, and 33 square miles on the south flanks of the San Bernardino Mountains). The major portion of runoff in the vicinity of the project site is generated in the mountains and steeper alluvial slopes northeast of the site. These drainage courses generally contain water only during or following periods of intense rainfall. During storm events, water volumes in these drainage courses decrease downstream as water infiltrates into the soil.

The proposed plan is not located within an identified flood hazard zone or dam inundation area.

Subsurface Hydrology

The proposed project is underlain by the Beaumont Storage Unit of the San Timoteo (Groundwater) Subarea. This Subarea is treated as a single mass of groundwater which is flowing very slowly in a westerly to northwesterly direction. Groundwater recharge in the subarea occurs through infiltration and percolation of rainfall and surface runoff in unlined stream channels that flow from local mountains and

hills. Groundwater is stored in lenses of sand and gravel, which in places extend to depths of as much as 1,000 feet.

Groundwater is seasonally present within young alluvium at the base of drainage courses tributary to San Timoteo Creek. Groundwater present within young alluvium along the San Timoteo Creek drainage flows in a northwesterly direction from the west side of the project site toward the Santa Ana River. A substantial amount of water present within alluvium seeps into the underlying San Timoteo Formation providing a source of recharge to this unit. During periods of rainfall, rainwater percolates through the alluvium and migrates along the axis of the drainage courses.

The quality of water within this region reflects the influences of local topography, subsurface geology, and land use. The best quality groundwater is generally near the base of mountains. Downslope subsurface water is increasingly affected by local pumping, land use, and geology. The proposed project site lies within the San Timoteo Subarea of the Santa Ana Region. The Regional Water Quality Control Board has assigned beneficial uses for groundwater in this subarea as follows: municipal and domestic supply, agricultural supply, industrial service supply, and industrial process supply. Groundwater quality within the subarea is generally adequate for public usage.

Surface Drainage

A branching drainage system crosses the proposed project site in a westerly or southwesterly direction. These drainage courses have eroded surface alluvial deposits and underlying beds of the San Timoteo formation to form hills and valleys with up to 200 feet of local relief. On-site drainage courses join the northwest flowing San Timoteo Creek, located along the southwestern margin of the proposed project.

b. APPLICABLE POLICIES AND REGULATIONS

Within California, three agencies -- U.S. Army Corps of Engineers (Corps), California Department of Fish and Game (CDFG), and the Regional Water Quality Control Board (RWQCB) -- regulate activities within inland streams, wetlands, and riparian areas. Any development proposal that involves impacts to drainage courses, streams or wetlands on the site through filling, stockpiling, conversion to a storm drain, channelization, bank stabilization, road or utility crossing or any other modifications would require permits from the Corps, CDFG, and/or the RWQCB.

Federal Laws

The Clean Water Act is the principal federal law which addresses water quality. The primary objectives of the Clean Water Act are to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters," and to make all surface waters "fishable" and "swimmable." The implementation plan for these objectives includes the regulation of pollutant discharges to surface water, financial assistance for public wastewater treatment systems, technology development, and non-point source pollution prevention programs. The Clean Water Act also establishes that states adopt water quality standards to protect public health or welfare and enhance the quality of water. The use and value of state

waters for public water supplies, propagation of fish and wildlife, recreation, agriculture, industrial purposes, and navigation must also be considered by the states.

The Federal Water Pollution Control Act requires discharges (from point and non-point sources) into navigable water to meet stringent standards under the National Pollution Discharge Elimination System (NPDES). The U.S. Environmental Protection Agency (EPA) has published regulations establishing requirements for application of stormwater permits for specified categories of industries, municipalities, and certain construction activities. The regulations require that discharges of stormwater from construction activity of five acres or more must be regulated as an industrial activity and covered by a NPDES permit.

Non-point sources of water pollution consist of surface runoff from a site during or following a storm where the source of pollution cannot be traced to a specific location. When construction areas exceed 5 acres in size, the applicant must develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to control non-point pollution.

The Clean Water Act is the principal federal law which addresses water quality. The primary objectives of the Clean Water Act are to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters," and to make all surface waters "fishable" and "swimmable." The implementation plan for these objectives includes the regulation of pollutant discharges to surface water, financial assistance for public wastewater treatment systems, technology development, and non-point source pollution prevention programs. The Clean Water Act also establishes that states adopt water quality standards to protect public health or welfare and enhance the quality of water. The use and value of state waters for public water supplies, propagation of fish and wildlife, recreation, agriculture, industrial purposes, and navigation must also be considered by the states.

Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (Corps) regulates discharges of dredged or fill material into "Waters of the United States," including wetlands. "Waters of the United States" is defined 33 CFR 328.3 as:

- (1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce...;
- (2) All interstate waters including interstate wetlands;
- (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams) ...the use, degradation or destruction of which could affect interstate or foreign commerce...;
- (4) All impoundments of waters otherwise defined as waters of the United States under the definition; and
- (5) Tributaries of waters defined in paragraphs (a) (1)-(4) of this section."

The Corps typically regulates as waters of the United States any body of water displaying an "ordinary high water mark" (OHWM). Corps jurisdiction over non-tidal waters of the United States extends laterally to the OHWM or beyond the OHWM to the limit of any adjacent wetlands, if they are present (33 CFR 328.4). The OHWM is defined as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area" (33 CFR 328.3). Jurisdiction typically extends upstream to the point where the OHWM is no longer perceptible.

The Corps and the U.S. Environmental Protection Agency (EPA) define wetlands as follows:

"Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions."

In order to be considered a "jurisdictional wetland" under Section 404, an area must possess three wetland characteristics: hydrophytic *vegetation*, hydric *soils*, and wetland *hydrology*. Each characteristic has a specific set of mandatory wetland criteria that must be satisfied in order for that particular wetland characteristic to be met. Several parameters may be analyzed to determine whether the criteria are satisfied.

The California Regional Water Quality Control Board (Regional Board) is responsible for the administration of Section 401 of the Clean Water Act. The project is within the jurisdiction of the Santa Ana Regional Board. Depending on the permitting requirements of the Corps, a water quality certification issued by the regional board may be necessary.

State Laws

The California Water Code is the principle state law regulating water quality in California. The Health and Safety Code, Fish and Game Code, Harbors and Navigation Code, and the Food and Agriculture Code all contain water quality provisions which must be complied with.

The California Water Code contains provisions which regulate water and its use. Division 7 covers water quality protection and management. This Division is known as the Porter-Cologne Act, and establishes a program to protect water quality and beneficial uses of the state water resources and includes both ground and surface waters. The State and Regional Water Quality Control Boards are the principal State agencies responsible for control of water quality. The State and Regional Water Quality Control Boards establish waste discharge requirements, water quality control planning and monitoring, enforcement of discharge permits, and ground and surface water quality objectives. They also prevent waste and unreasonable use of water and adjudicate water rights.

The Health and Safety Code, Fish and Game Code, Harbors and Navigation Code, and the Food and Agriculture Code all contain provisions concerning water quality. The Health and Safety Code provides

for protection of ground and surface waters from hazardous waste and other toxic substances. The Harbors and Navigation Code provides regulations designed to prevent the unauthorized discharge of waste from vessels into surface waters. The Fish and Game Code has provisions to prevent unauthorized diversions of any surface water and discharge of any substance that may be deleterious to fish, plant, animal or bird life. The Food and Agriculture Code provides for the protection of groundwater which may be used for drinking water supplies.

The California Code of Regulations also contains administrative procedures for the State and Regional Water Quality Control Boards in Title 23 and for water quality for domestic uses, wastewater reclamation and hazardous waste management in Title 22.

The California Department of Fish and Game (CDFG), through provisions of the California Fish and Game Code (Sections 1601-1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFG.

Surface water quality is the responsibility of the RWQCB, water supply and wastewater treatment agencies, and city and county governments. The proposed project site is within the jurisdictional boundaries of the Santa Ana RWQCB. This regional board's principal means of enforcement is through the development, adoption, and issuance of water discharge permits. The basin plan established by the RWQCB-Santa Ana Region establishes water quality objectives which are defined as the limits or levels of water quality constituents or characteristics for the reasonable protection of beneficial uses of water.

Riverside County General Plan

The Riverside County General Plan states that the project site is not located within a 100-year floodplain. San Timoteo Creek flows in a northwesterly direction along the project site's western border. Little San Gorgonio Creek and Nobel Creek, tributary to San Timoteo Creek, are located east of the project site. Riverside County General Plan policies relating to development and storm runoff conditions include:

- A Master Drainage Plan should be prepared and approved for a proposed development.
- No development should occur in the 100-year floodplain.
- Flood control and drainage structures should not excessively concentrate flow or alter natural drainage courses.

c. THRESHOLDS OF SIGNIFICANCE

A project would normally have a significant impact on surface hydrology, water quality, and/or groundwater if it resulted in any of the following:

- Substantial degradation of water quality.
- Substantial interference with groundwater recharge.
- Substantial erosion or siltation.
- Placement of new development within an area subject to flooding.
- Substantial flooding as the result a change of existing flow paths, redirection of storm runoff, or construction or realignment of flood control facilities.

d. PROJECT IMPACT/RELATIONSHIP TO GENERAL PLAN POLICIES

Less than Significant Impacts

Placement of New Development in an Area Subject to Flooding

The proposed project is not located within an identified flood hazard zone or dam inundation area.

Mitigation Measures

No mitigation is required.

Potentially Significant Impacts

Impact C2.1 Implementation of the proposed project will modify existing on-site drainage. Alteration of existing watercourses is a potentially significant impact, but would be reduced to a less than significant level with implementation of proposed measures.

Currently, several natural watercourses drain the project site in a westerly to southwesterly direction (Figure C.2.1). Implementation of Oak Valley SP #318 will alter existing drainage patterns through the development of residential, commercial, and recreational uses.

The Master Drainage Plan for the Oak Valley SP #318 has been approved in concept by the Riverside County Flood Control and Water Conservation District (RCFCWCD). The Master Drainage Plan provides the framework for drainage control within the proposed project and to avoid potential hydrologic impacts in downstream areas. The design of the Master Drainage Plan anticipates potential increases in upstream flows as determined by the RCFCWCD. Development within the proposed project will be required to incorporate, as necessary and appropriate, the design criteria identified in this section and other conditions required by RCFCWCD.

The design of the facilities in this plan is based upon a 100-year design storm. This includes open channels, storm drains, and detention basins. It is intended that the detailed site planning, land uses, and development of the property will be consistent with the Master Drainage Plan. Detailed engineering of drainage facilities will be in accordance with approved engineering practices and the Master Drainage Plan for the project.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It is essential to ensure that all entries are supported by appropriate documentation, such as receipts and invoices.

3. Regular audits should be conducted to verify the accuracy of the records and to identify any discrepancies.

4. The second part of the document outlines the procedures for handling cash and credit transactions.

5. All cash receipts should be recorded immediately and deposited in a secure bank account.

6. Credit sales should be recorded at the time of sale, and the amount should be tracked until payment is received.

7. The third part of the document describes the methods for calculating and recording expenses.

8. Expenses should be categorized according to their nature, such as salaries, rent, and utilities.

9. It is important to ensure that all expenses are properly documented and supported by receipts.

10. The fourth part of the document discusses the process of reconciling the accounts and preparing financial statements.

11. Reconciliation should be performed regularly to ensure that the books are balanced and accurate.

12. Financial statements, including the balance sheet and income statement, should be prepared at the end of each accounting period.

13. The fifth part of the document provides information on the legal requirements for record-keeping and reporting.

14. Businesses are required to maintain records for a certain period of time, as specified by law.

15. It is also necessary to comply with the reporting requirements of the relevant tax authorities.

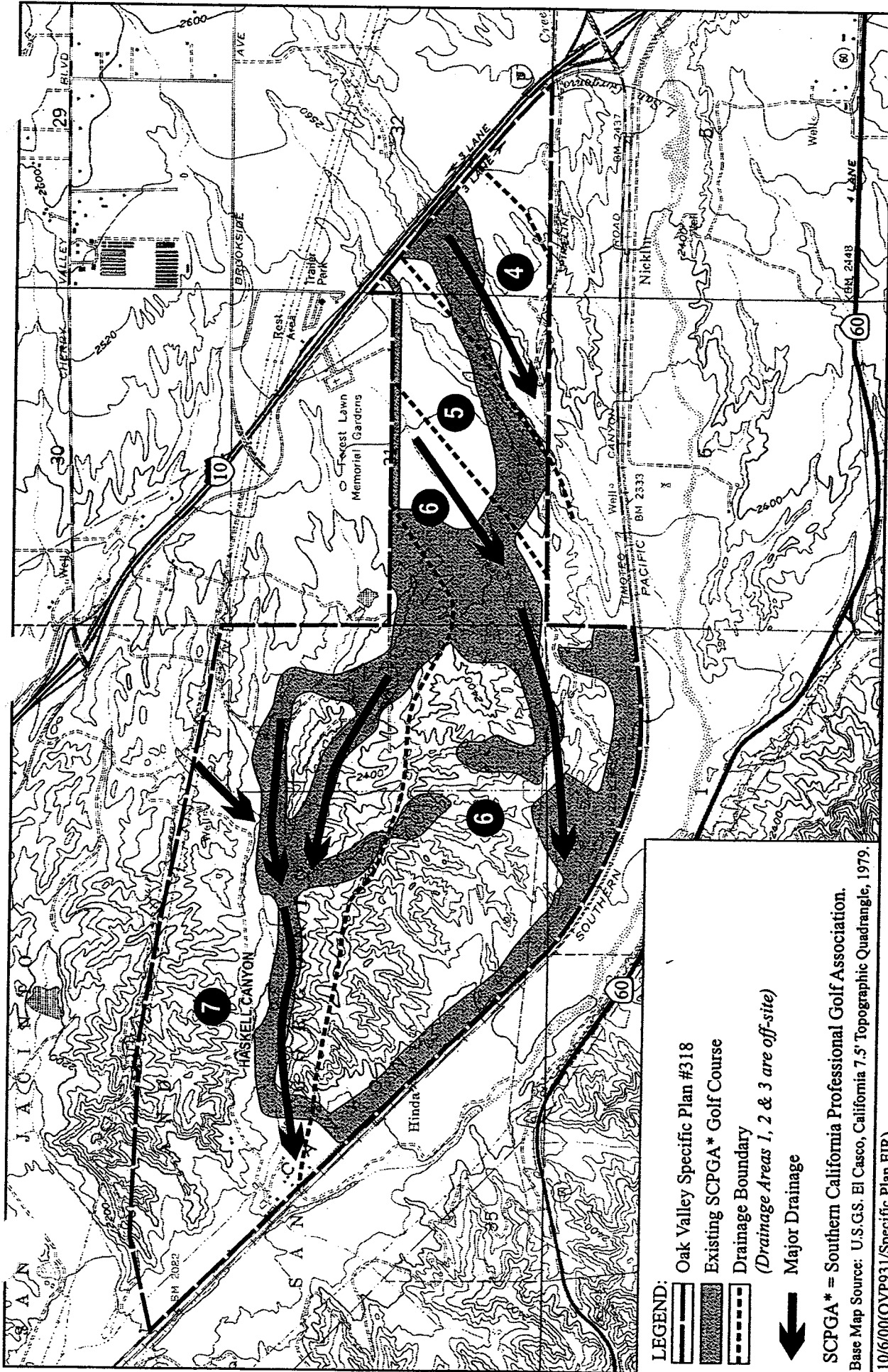
16. The sixth part of the document offers some practical tips and advice for managing the accounting process effectively.

17. Keeping records organized and up-to-date is crucial for the accuracy and reliability of the financial information.





18. Regular communication with the accounting professional is essential to ensure that the system is working smoothly.

19. Finally, it is important to stay informed about changes in accounting standards and regulations.

20. By following these guidelines, businesses can ensure that their accounting records are accurate and compliant with all applicable laws and regulations.

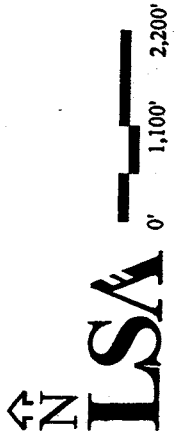


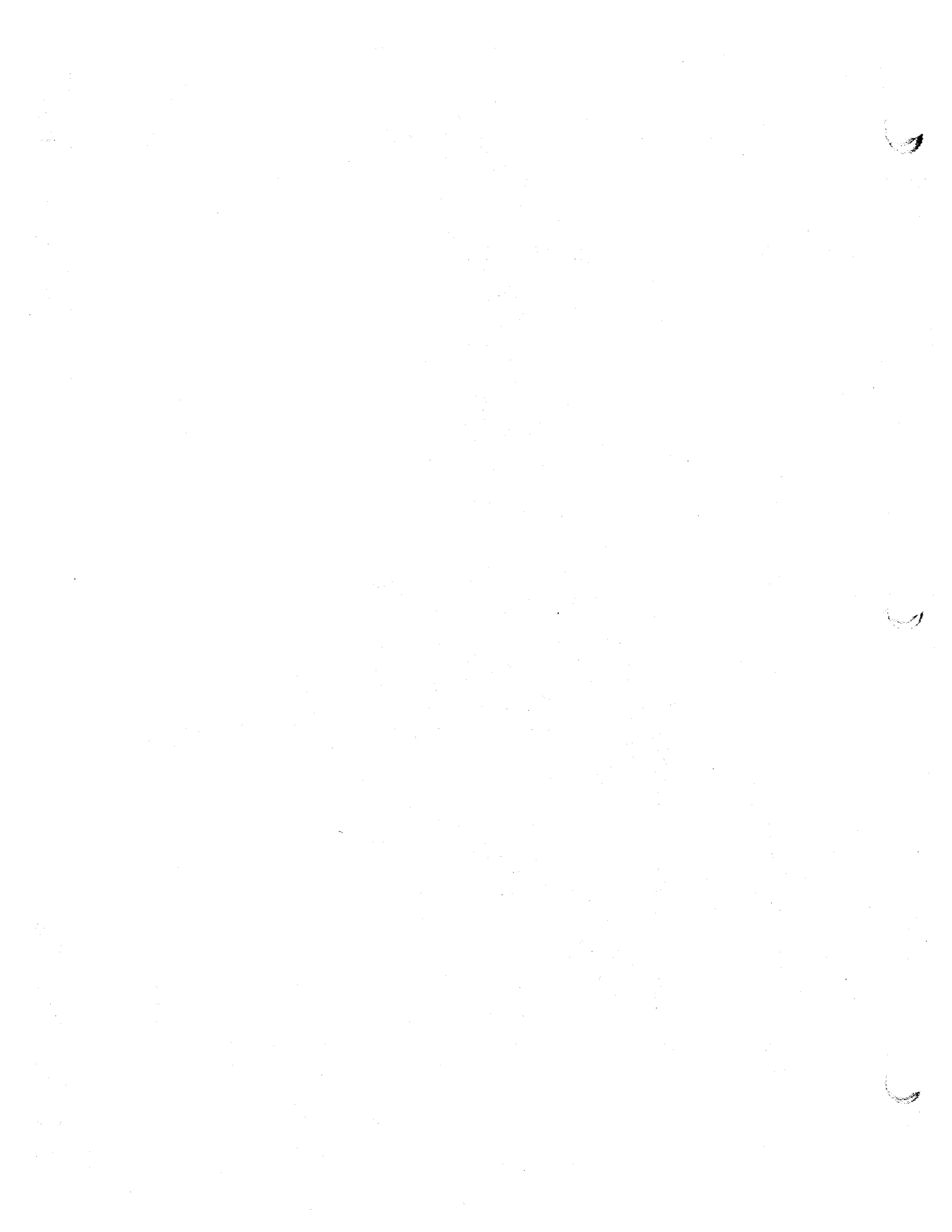
LEGEND:

-  Oak Valley Specific Plan #318
-  Existing SCPGA * Golf Course
-  Drainage Boundary
(Drainage Areas 1, 2 & 3 are off-site)
-  Major Drainage

SCPGA * = Southern California Professional Golf Association.
 Base Map Source: U.S.G.S. El Casco, California 7.5' Topographic Quadrangle, 1979.
 10/6/00(OVP931)/Specific Plan EIR

Figure C.2.1





The proposed project has been designed to receive off-site storm water at locations and volumes consistent with Riverside County policies for drainage. The drainage has been designed to adequately handle the storm water flows generated by the 100-year storm, while respecting the existing on-site drainage patterns.

The drainage plan for the proposed project has been designed, wherever possible to direct storm flows into managed channels or through corridors of open space (please refer to the Drainage Plan in Section III.A.4a of the Specific Plan). Four types of facilities are proposed to convey storm water through the Specific Plan area. Flows from storm drains are proposed to outlet to grass lined channels which have been constructed within the project's existing golf facilities, and will then be conveyed to detention basins. A riparian channel adjacent to San Timoteo Canyon Road will convey flows along the project's southern boundary. Large flows will spread into the riparian channel to be provided between San Timoteo Canyon Road and the golf course. Specific drainage facilities are discussed below.

□ **Grass Lined Channels.** The existing golf facilities within the proposed project site have been located in areas where major flows are concentrated. To enhance the golfing environment, grass lined channels have been constructed within these areas. These channels have shallow slopes which facilitated incorporation into golf course grading. Because the slopes of the existing watercourses produce velocities too high for grass lined channels, drop structures have been constructed to lower velocities.

□ **Detention Basins.** Detention basins are proposed in four locations (two of them in the Oak Valley SCPGA Golf Course). These areas will function as flow-through detention basins in order to reduce the size of downstream facilities and to mitigate the increased storm water runoff generated from the proposed development. Nuisance flows will bypass the lakes in small underground storm drains. Flow-by detention basins are proposed in areas outside of the existing golf course. In these areas, the detention basins could function as parks in dry weather.

□ **Underground Storm Drains.** Underground storm drains are proposed in areas where flows parallel roads. For flows less than 700 cubic feet per second (cfs), cast in place pipe (CIP) is the most economical alternative. For larger flows, reinforced concrete pipe is proposed.

□ **Riparian Channel.** San Timoteo Canyon Road parallels the proposed project along its southerly boundary. To create a scenic viewscape along this roadway, a riparian channel will be provided between San Timoteo Canyon Road and the golf course. The riparian channel is proposed to convey the 10-year storm with the 100-year storm contained in the adjoining flood plain. Drop structures are proposed to lower the velocities of flows and to enhance the habitat in the area.

Because implementation of the proposed project involves modification of existing topography and drainage courses, permit(s) from the Corps, CDFG, and/or the RWQCB.

Mitigation Measures

C2.1A The peak discharge of storm water from the Oak Valley SP #318 shall not exceed that which existed prior to project development, unless flows are conveyed to an approved flood control facility which has capacity to accept such increased flows.

Level of Significance after Mitigation

Along with the specified mitigation measure, adherence to applicable standards, regulations and provisions of the aforementioned agencies will reduce potential impacts related to this issue to below a level of significance.

Impact C2.2 *Soils within the project site are moderately to highly erosive. Implementation of the proposed project could result in short-term and long-term impacts to water quality. Grading and earth disturbance during construction will expose soils, and could create erosion hazards. Implementation of the proposed mitigation measures will reduce potential impacts related to this issue to a less than significant level.*

Implementation of the proposed project may result in both short-term and long-term impacts to water quality. Grading and earth disturbance during construction will expose soils and could create erosion hazards.

During grading and construction, there will be an increased potential for short-term erosion and transport of sediment to surrounding drainage courses. This short-term impact, can be mitigated with erosion control measures, and would be alleviated after construction and landscaping of the development is completed. Such erosion control measures are a standard condition of grading operations within Riverside County.

After completion of construction and establishment of stable landscaping, sediment production from the undeveloped areas would be reduced. In general, a reduction in long-term erosion and sediment flows from the project area may be afforded by the replacement of existing land with the proposed urban uses, managed landscaping, and drainage system improvements. Impacts resulting from increased erosion can be temporary as a result of construction or long-term impacts associated with final development. Mitigation of the existing erosion hazard at the site will involve control of runoff entering and generated within the project areas.

Mitigation Measures

C2.2A Project grading shall implement erosion control measures. Drainage design measures incorporated into the final project design which would minimize long-term erosion impacts include (but are not limited to) the following:

- Collection of runoff entering developing areas into surface and subsurface drains for removal to nearby drainage courses.
- Capture of runoff above steep slopes or poorly vegetated areas and conveyance to nearby drainage courses.
- Conveyance of runoff generated on paved or covered areas via drains and swales to natural drainage courses.
- Revegetation of disturbed areas and vegetation of non-disturbed but highly erosive areas.
- Use of drought tolerant plants and irrigation systems which minimize runoff.
- Use of other erosion control devices such as rip-rap, gabions, concrete lining, small check dams, etc. to reduce erosion in gullies and active stream channels.

C2.2B Erosion control measures during the construction phase shall include (but are not limited to) the following:

- Limit grading disturbance to essential project area.
- Limit the extent and duration of ground disturbing activities during and immediately following periods of rainfall, to avoid the potential for erosion which may be accelerated by rain on exposed soils.
- Balance, to the extent possible, the amount of cut and fill.
- Divert water entering and exiting the site through the placement of interceptor trenches or other erosion control devices.
- Spray water on disturbed areas to limit dust generation.

C2.2C Slopes exposed during grading and/or construction activities shall be revegetated or otherwise stabilized in a timely manner to prevent unnecessary siltation of streambeds and/or drainage facilities. Grading and/or construction contractors shall utilize silt fencing or other erosion control devices/equipment to limit the erosion of on-site soils.

C2.2D The applicant shall prepare and submit to the Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation Department erosion and sediment control plans for review and approval prior to the issuance of grading permits.

C2.2E Construction and/or grading contractor(s) shall establish and implement a construction Storm Water Pollution Prevention Plan (SWPPP) and post-construction Water Quality Management Plan

(WQMP) in accordance with the National Pollution Discharge Elimination System issued by the Regional Water Quality Control Board, Santa Ana Region. The NPDES permit will require the implementation of "Best Management Practices" (BMP) to minimize erosion during construction.

Level of Significance after Mitigation

Implementation of mitigation measures would reduce impacts associated with this issue to a less than significant level.

Impact C2.3 Implementation of the proposed project will increase the amount of impermeable surfaces on site. Storm runoff from these surfaces will contain pollutants typically associated with urban uses, such as oil and rubber residues, pesticides, fertilizers, detergents, and hydrocarbon particles which may incrementally degrade surface water quality downstream of the proposed project site. Adherence to the mitigation measures will reduce potential impacts related to this issue to a less than significant level.

Implementation of the proposed project will substantially increase the amount of impermeable surfaces within the Specific Plan area. Conversion of onsite open space to urban uses will result in a long-term change in the composition of the storm water runoff that is discharged. Storm runoff from the site will change from a relatively small amount of agricultural types of pollutants (e.g., pesticides, herbicides, etc.) to urban types of pollutants (such as oil, grease, heavy metals, debris etc.). Typically, the majority of these pollutants are washed off the streets during the first storm of the season. Project landscaping will also generate sediment flows and, to some extent, agro-chemicals. The introduction of these substances into surface flows may potentially alter and/or degrade the quality of surface runoff.

Mitigation Measure

C2.3A Development within the Oak Valley SP #318 shall comply with applicable provisions of any NPDES permit and the applicable standards and regulations of other responsible agencies.

Level of Significance after Mitigation

Implementation of the mitigation measure would reduce impacts associated with this issue to a less than significant level.

Impact C2.4 Implementation of the proposed project could increase the volume and/or rate of storm runoff. Such an increase may exceed the capacity of existing natural or man-made drainage features presently on site and increases the risk of downstream flooding, erosion, and drainage facility siltation. Adherence to proposed mitigation measures will reduce this impact to a less than significant level.

The project site is currently predominantly open and undeveloped, with only limited areas covered in impermeable surfaces. Development of the proposed project would substantially increase the amount of impermeable surfaces on site. Hydrology and hydraulics studies were prepared for the golf course portion of the proposed project by the project engineer, The Keith Companies, in early 1998 (see Appendix C). The studies were reviewed and approved by the Riverside County Flood Control and

Water Conservation District. These studies identified changes in future drainage within the project site which would result from development of upstream areas, as well as development of the project site itself. As noted above, several detention basins are proposed to mitigate increases in on-site flows from non-golf course uses within the Specific Plan area. These basins will be sized to detain increases in peak, post-development storm flows as compared to pre-development levels.

The Master Drainage Plan identifies four drainage areas (areas 4, 5, 6, and 7, refer to Figure C.2.1) within the project site. Within each drainage area, facilities have been divided into reaches based on the size and type of facility that is required.

Drainage Area 4

This drainage area located adjacent to I-10, as shown in Figure H-4 of the Drainage Plan in Section III.A.4a of the Specific Plan, is comprised of golf course, commercial, and residential development. Flows from the drainage area will be directed in a grass-lined channel through the golf course to an off-site detention basin in the Oak Valley property not a part of Specific Plan #318.

Drainage Area 5

As shown in Figure H-3 of the Drainage Plan in Section III.A.4a of the Specific Plan, the off-site flows will be routed from the northeastern portion of the project through the golf course. Interception of surface runoff from the proposed residential and commercial development will be limited as not to increase the peak runoff reaching San Timoteo Canyon Road. The drainage will outlet to a grass-lined channel at the golf course. The 100-year flow entering the project is 249 cfs and will be limited to 426 cfs at the golf course maintenance site, where the flow splits due to an existing undersized culvert in San Timoteo Canyon Road. The additional flows are routed to Drainage Area 6 in a grass-lined channel, parallel to San Timoteo Canyon Road which was constructed during the golf course improvements.

Drainage Area 6

Flows from off site north of the project site in the vicinity of the cemetery will be picked up in Champions Drive and routed through the residential and commercial areas of the detention basin constructed during the golf course improvements. Some surface runoff from Drainage Area 5 may be added to this alignment in order to maximize the use of the proposed detention basins. Downstream of the lake is a second detention basin in the golf course north of Planning Area 26. Outlet flows from the detention basin will merge with the split flows from Drainage Area 5 and are routed in a grass-lined channel, parallel to San Timoteo Canyon Road which was constructed during the golf course improvements. At the western limit of the golf course, the flows are intercepted by a proposed storm drain in San Timoteo Canyon Road, and flow west to Drainage Area 7.

Drainage Area 7

On-site and off-site flows in this drainage are routed to the golf course, where it will be conveyed to the existing soft bottom channel to a proposed detention basin within the golf course east of Planning Area 10. Leaving the detention basin, the flow is proposed to be placed in a storm drain beneath the arterial road confluent with the flows from Drainage Area 6 near the proposed school and park. The storm drain is then routed in a northwesterly direction through Planning Area 1 to the project boundary, where it will outlet to San Timoteo Creek.

Mitigation Measures

C2.4A Prior to final map approval, detailed drainage/hydrologic studies shall be prepared for review and approval by the Riverside County Flood Control and Water Conservation District, demonstrating that each of the areas designated for residential, commercial, and school development will be provided with adequate protection from storm water drainage per the standards of the County Flood Control District. Such studies shall also demonstrate that peak, post-development storm flows will be no greater than pre-development levels.

C2.4B All on-site flood control and drainage features shall be designed, installed, and maintained in a manner to prevent flooding hazards associated with a 100-year storm. Plans for all on-site flood control features shall be submitted to the Riverside Flood Control and Water Conservation District for review and approval.

C2.4C Drainage features such as grass lined channels and detention basins shall be maintained in a manner which maximizes the efficiency of these drainage facilities. Maintenance may include the control of vegetation and/or the installation of siltation control devices/equipment.

C2.4D Drainage features such as small check dams shall be utilized to control the volume/velocity of storm flows.

C2.4E On-site irrigation systems shall be designed, installed, and maintained in a manner as to avoid watering of impermeable surfaces.

C2.4F For each area located within the 100-year flood plain, as determined by the Master Drainage Plan, the following information shall be provided on the tentative tract maps:

- Designation and boundaries of special flood control hazards including 100-year water surface level. If no flood hazards exist, a statement to this effect shall be made.
- Designation, location, widths, and directions of flow of water courses and flood control channels.

Level of Significance after Mitigation

Adherence to the above stated mitigation measures and applicable programs, regulations, and standards of the Riverside County Flood Control and Water Conservation District will reduce impacts related to this issue to below a level of significance.

Impact C2.5 Implementation of the proposed project will decrease the amount of permeable surface area on site, limiting the potential for infiltration, and affecting the amount of water entering underground water basins. The decrease in groundwater infiltration may impact the quantity of local groundwater supplies. Implementation of mitigation measures will reduce this impact to a less than significant level.

Groundwater recharge in the project vicinity occurs through infiltration and percolation of rainfall and surface runoff in unlined stream channels that flow from local mountains and hills. Groundwater is present seasonally within young alluvium at the base of shallow tributary drainage courses to San Timoteo Creek. During periods of rainfall, rainwater percolates through the alluvium and migrates along the axis of the drainage courses. Groundwater present within young alluvium along San Timoteo Creek drainage flows in a northwesterly direction from the west side of the project site toward the Santa Ana River Drainage. A significant amount of water present within alluvium seeps into the underlying San Timoteo Formation providing a source of recharge to this unit.

Groundwater levels fluctuate based on a number of criteria, including the number and capacity of local wells, rainfall, underlying geologic structure, the amount of permeable surfaces area, and local demand. Overdraft of local groundwater supplies has occurred in past years. The installation of impermeable surfaces such as roadways, parking lots and building pads will reduce the amount of permeable surface area within the San Timoteo Subarea. The decrease in permeable surface area within this subarea may result in a decrease in the amount of water entering this local groundwater basin.

Mitigation Measures

C2.5A The proposed project shall retain approximately 756 acres in open space uses, including natural open space (218.3 acres), parks (38.0 acres), and golf facilities (500.0 acres). In addition, schools, residences, and commercial uses will devote a portion of their land area to landscaping. The retention of permeable surfaces within these areas will allow the continued infiltration of water into underground water basins.

C2.5B On-site drainage facilities shall be installed to temporarily detain storm flows. These facilities shall be sized and located in a manner to maximize groundwater infiltration. The size and location of any water detention facility shall be reviewed and approved by the Riverside County Flood Control and Water Conservation District.

Level of Significance after Mitigation

Implementation of mitigation measures would reduce impacts associated with loss of permeable surface to a less than significant level.

3. Noise

The noise assessment prepared for the Oak Valley SP #318 EIR follows Riverside County's guidelines for the preparation of noise studies, which include the County's Noise Element and Noise Control Ordinance. This section of the EIR discusses the current noise environment affecting the proposed project, evaluates short term construction noise, assesses long term noise effects from project-related mobile and stationary sources, and identifies mitigation measures and their effectiveness.

Noise impacts will be described in three levels:

- The first level of impact includes increases in noise levels that are noticeable to humans. Audible increases in noise levels generally refer to a change of 3.0 decibels (dB) or greater, since this level has been found to be barely perceptible in exterior environments.
- The second level, potentially audible, refers to a change in the noise level between 1.0 and 3.0 dB. This range of noise levels has been found to be noticeable to humans only in laboratory environments.
- The last level includes changes in noise level of less than 1.0 dB that are inaudible to the human ear.

Only audible changes in existing ambient or background noise levels are considered potentially significant. The assumptions described later in this section for analyzing decreases in noise level due to distance were also used to analyze the effects of on-site operations associated with the proposed project.

a. **EXISTING CONDITIONS/GENERAL PLAN POLICIES**

Characteristics and Measurement of Sound

Characteristics of Noise. Noise is usually defined as unwanted sound, and consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect our ability to hear. Pitch is the number of complete vibrations or cycles per second of a wave that result in the tone's range from high to low. Loudness is the strength of a sound that describes a noisy or quiet environment, and is measured by the amplitude of the sound wave. Loudness is determined by the intensity of the sound waves combined with the reception characteristics of the human ear. Sound intensity refers to how hard the sound wave strikes an object, which in turn produces the sound's effect. This characteristic of sound can be precisely measured with instruments. The analysis of a project defines the noise environment of the project area in terms of sound intensity and its effect on adjacent sensitive land uses.

Noise Measurement. Sound intensity is measured through the A-weighted scale (i.e., dBA) to correct for the relative frequency response of the human ear. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound similar to the human ear's de-emphasis of these frequencies. Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve.

For example, 10 decibels are 10 times more intense than one decibel, 20 decibels are 100 times more intense and 30 decibels are 1,000 times more intense. Thirty decibels represent 1,000 times as much acoustic energy as 1 decibel. The decibel scale increases as the square of the change, representing the sound pressure energy. A sound as soft as human breathing is about 10 times greater than zero decibels. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10-decibel increase in sound level is perceived by the human ear as a doubling of the loudness of the sound. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud).

Sound levels are generated from a source, and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from the noise source. For a single point source, sound levels decrease approximately six decibels for each doubling of distance from the source. This drop-off rate is appropriate for noise generated by stationary equipment. If noise is produced by a line source such as highway traffic or railroad operations, the sound decreases three decibels for each doubling of distance in a hard surfaced environment. Line source noise in a relatively flat, soft surfaced environment with absorptive vegetation decreases four and one-half decibels for each doubling of distance.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. Equivalent-Continuous Sound Level (Leq) is the total sound energy of time-varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the Leq and Community Noise Equivalent (CNEL) based on A-weighted decibels (dBA). CNEL is the time-varying noise over a 24-hour period, with a weighting factor applied to the hourly Leq for noises occurring from 7:00 p.m. to 10:00 p.m. and from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours) with a weighting factor of 10 dBA. The noise adjustments are added to the noise events occurring during the more sensitive hours. Other noise rating scales of importance when assessing annoyance factor include the maximum noise level, or L_{max} , and percentile noise exceedance levels, or L_N . L_{max} is the highest exponential-time-averaged sound level that occurs during a stated time period. It reflects peak operating conditions and addresses the annoying aspects of intermittent noise. L_N is the noise level that is exceeded "N" percent of the time during a specified time period. For example, the L_{10} noise level represents the noise level exceeded 10 percent of the time during a stated period. The L_{50} noise level represent the median noise level. Half the time the noise level exceeds this level and half the time it is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the lowest noise level experienced during a monitoring period. It is normally referred to as the background noise level.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Psychological and Physiological Effects of Noise. Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects our entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, and thereby affecting blood pressure, functions of the heart, and the nervous system. In comparison, extended periods of noise exposure above 90 dBA would result in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear. This is called the threshold of pain.

The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying less developed areas.

Existing Noise Environment

Existing Noise Levels. The primary existing noise sources in the project area are transportation facilities. Traffic on I-10, State Route 60 (SR-60), and San Timoteo Canyon Road near the site are the dominant source contributing to area ambient noise levels. In addition, the rail line along San Timoteo Canyon Road contributes to existing noise levels in the area.

As early as 1988, significant noise levels affecting the proposed project area were identified. The EIR prepared for OVSP 216 & 216A found that the 65 dB CNEL noise contour of the I-10 freeway extended 456 feet from the freeway centerline into the proposed project area, while the 60 dB centerline extended 980 feet from the freeway centerline into the proposed project area. Table C.3-A identifies current (1999) noise levels affecting the proposed project area. Existing traffic noise in the vicinity of Oak Valley SP #318 is generally low to moderate, with the 70 and 65 dBA CNEL noise contours confined within roadway rights-of-way along most roadway links. The primary exception is, of course, noise generated by the I-10 freeway.

Table C.3-A - Traffic Noise Under Existing Condition

Oak Valley SP #318 Existing Traffic					CNEL RESULTS			
					CNEL at 50ft C.R. (dBA)	70 dB CNEL (dL)	65 dB CNEL (dL)	60 dB CNEL (dL)
ID #	New Segment Names	ADT	Spd. (mph)	# of Lanes				
1	Singleton n/o Woodhouse	14	45	2	40.2	< RdHW	< RdHW	< RdHW
2	Singleton s/o Woodhouse	1	45	2	28.8	< RdHW	< RdHW	< RdHW
3	Woodhouse e/o Singleton	14	45	2	40.2	< RdHW	< RdHW	< RdHW
4	Woodhouse w/o Singleton	4	45	2	34.8	< RdHW	< RdHW	< RdHW
5	Singleton n/o I-10 EB Ramps	19	45	2	41.6	< RdHW	< RdHW	< RdHW
6	Singleton s/o I-10 EB Ramps	12	45	2	39.6	< RdHW	< RdHW	< RdHW
7	I-10 EB Ramps e/o Singleton	9	35	1	35.2	< RdHW	< RdHW	< RdHW
8	I-10 EB Ramps w/o Singleton	0	45	1	--	--	--	--
9	Singleton n/o I-10 WB Ramps	33	45	2	43.9	< RdHW	< RdHW	< RdHW
10	Singleton s/o I-10 WB Ramps	14	45	2	40.2	< RdHW	< RdHW	< RdHW

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Oak Valley SP #318		ONEL RESULTS						
Existing Traffic		ADT	Spd. (mph)	# of Lanes	ONEL at 50 ft C.R. (dBA)	70 dB ONEL (dB)	65 dB ONEL (dB)	50 dB ONEL (dB)
ID#	New Segment Names	ADT	Spd. (mph)	# of Lanes	ONEL at 50 ft C.R. (dBA)	70 dB ONEL (dB)	65 dB ONEL (dB)	50 dB ONEL (dB)
11	I-10 WB Ramps e/o Singleton	20	45	1	41.8	< RdHW	< RdHW	< RdHW
12	I-10 WB Ramps w/o Singleton	0	35	1	--	--	--	--
13	Singleton n/o Calimesa	87	45	2	48.2	< RdHW	< RdHW	< RdHW
14	Singleton s/o Calimesa	77	45	2	47.6	< RdHW	< RdHW	< RdHW
15	Calimesa e/o Singleton	99	45	2	48.7	< RdHW	< RdHW	< RdHW
16	Calimesa w/o Singleton	185	45	2	51.4	< RdHW	< RdHW	13
17	Cherry Valley Blvd. n/o Desert Lawn Dr.	120	45	2	49.6	< RdHW	< RdHW	< RdHW
18	Cherry Valley Blvd. s/o Desert Lawn Dr.	4	45	2	34.8	< RdHW	< RdHW	< RdHW
19	Desert Lawn Dr. e/o Cherry Valley Blvd.	123	45	2	49.7	< RdHW	< RdHW	< RdHW
20	Desert Lawn Dr. w/o Cherry Valley Blvd.	13	45	2	39.9	< RdHW	< RdHW	< RdHW
21	Cherry Valley Blvd. n/o I-10 EB Ramps	274	45	2	53.1	< RdHW	< RdHW	17
22	Cherry Valley Blvd. s/o I-10 EB Ramps	314	45	2	53.7	< RdHW	< RdHW	19
23	I-10 EB Ramps e/o Cherry Valley Blvd.	11	35	1	36.1	< RdHW	< RdHW	< RdHW
24	I-10 EB Ramps w/o Cherry Valley Blvd.	268	45	1	53	< RdHW	8	17
25	Cherry Valley Blvd. n/o I-10 WB Ramps	361	45	2	54.3	< RdHW	< RdHW	21
26	Cherry Valley Blvd. s/o I-10 WB Ramps	263	45	2	53	< RdHW	< RdHW	17
27	I-10 WB Ramps e/o Cherry Valley Blvd.	15	45	2	40.5	< RdHW	< RdHW	< RdHW
28	I-10 WB Ramps w/o Cherry Valley Blvd.	147	35	1	47.4	< RdHW	< RdHW	7
29	Cherry Valley Blvd. n/o Calimesa Blvd.	362	45	1	54.4	< RdHW	10	21
30	Cherry Valley Blvd. s/o Calimesa Blvd.	374	45	2	54.5	< RdHW	< RdHW	21
31	Calimesa Blvd. e/o Cherry Valley Blvd.	0	45	2	--	--	--	--
32	Calimesa Blvd. w/o Cherry Valley Blvd.	67	45	2	47	< RdHW	< RdHW	< RdHW
33	Nancy Ave. n/o Cherry Valley Blvd.	76	45	2	47.6	< RdHW	< RdHW	< RdHW
34	Nancy Ave. s/o Cherry Valley Blvd.	47	45	2	45.5	< RdHW	< RdHW	< RdHW
35	Cherry Valley Blvd. e/o Nancy Ave.	306	45	2	53.6	< RdHW	< RdHW	19
36	Cherry Valley Blvd. w/o Nancy Ave.	333	45	2	54	< RdHW	< RdHW	20
37	Beaumont Ave. n/o Cherry Valley Ave.	456	45	2	55.4	< RdHW	< RdHW	25
38	Beaumont Ave. s/o Cherry Valley Ave.	532	45	2	56	< RdHW	13	27
39	Cherry Valley Ave. e/o Beaumont Ave.	171	45	2	51.1	< RdHW	< RdHW	13
40	Cherry Valley Ave. w/o Beaumont Ave.	352	45	2	54.2	< RdHW	< RdHW	21
41	Brookside Ave. n/o Desert Lawn Dr.	36	45	2	44.3	< RdHW	< RdHW	< RdHW
42	Brookside Ave. s/o Desert Lawn Dr.	43	45	2	45.1	< RdHW	< RdHW	< RdHW
43	Desert Lawn Dr. e/o Brookside Ave.	32	45	2	43.8	< RdHW	< RdHW	< RdHW
44	Desert Lawn Dr. w/o Brookside Ave.	61	45	2	46.6	< RdHW	< RdHW	< RdHW
45	Brookside Ave. n/o Calimesa Blvd.	0	45	2	--	--	--	--
46	Brookside Ave. s/o Calimesa Blvd.	0	45	2	--	--	--	--
47	Calimesa Blvd. e/o Brookside Ave.	0	45	2	--	--	--	--
48	Calimesa Blvd. w/o Brookside Ave.	0	45	2	--	--	--	--
49	Nancy Ave. n/o Brookside Ave.	32	45	2	43.8	< RdHW	< RdHW	< RdHW
50	Nancy Ave. s/o Brookside Ave.	2	45	2	31.8	< RdHW	< RdHW	< RdHW
51	Brookside Ave. e/o Nancy Ave.	65	45	2	46.9	< RdHW	< RdHW	< RdHW
52	Brookside Ave. w/o Nancy Ave.	41	45	2	44.9	< RdHW	< RdHW	< RdHW
53	Beaumont Ave. n/o Brookside Ave.	579	45	2	56.4	< RdHW	13	29
54	Beaumont Ave. s/o Brookside Ave.	560	45	2	56.2	< RdHW	13	28
55	Brookside Ave. e/o Beaumont Ave.	249	45	2	52.7	< RdHW	< RdHW	16

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Oak Valley SP #318					CNEL RESULTS			
Existing Traffic					CNEL at	70 dB	65 dB	60 dB
ID #	New Segment Names	ADT	Spd (mph)	# of Lanes	50ft. C.R. (dBA)	CNEL (d)	CNEL (d)	CNEL (d)
56	Brookside Ave. w/o Beaumont Ave.	62	45	2	46.7	< RdHW	< RdHW	< RdHW
57	Desert Lawn Dr. n/o San Timoteo Cyn. Rd.	33	45	2	43.9	< RdHW	< RdHW	< RdHW
58	Desert Lawn Dr. s/o San Timoteo Cyn. Rd.	9	45	2	38.3	< RdHW	< RdHW	< RdHW
59	San Timoteo Cyn. Rd. e/o Desert Lawn Dr.	94	55	2	51	< RdHW	< RdHW	13
60	San Timoteo Cyn. Rd. w/o Desert Lawn Dr.	73	55	2	49.9	< RdHW	< RdHW	< RdHW
61	14th St. n/o I-10 EB Ramps	223	45	2	52.2	< RdHW	< RdHW	15
62	14th St. s/o I-10 EB Ramps	228	45	2	52.3	< RdHW	< RdHW	15
63	I-10 EB Ramps e/o 14th St.	49	35	1	42.6	< RdHW	< RdHW	< RdHW
64	I-10 EB Ramps w/o 14th St.	149	45	1	50.5	< RdHW	< RdHW	12
65	14th St. n/o I-10 WB Ramps	252	45	2	52.8	< RdHW	< RdHW	17
66	14th St. s/o I-10 WB Ramps	202	45	2	51.8	< RdHW	< RdHW	14
67	I-10 WB Ramps e/o 14th St.	45	45	1	45.3	< RdHW	< RdHW	< RdHW
68	I-10 WB Ramps w/o 14th St.	79	35	1	44.7	< RdHW	< RdHW	< RdHW
69	14th St. n/o Oak Valley Estates	0	45	2	--	--	--	--
70	14th St. s/o Oak Valley Estates	0	45	2	--	--	--	--
71	Oak Valley Estates e/o 14th St.	0	45	2	--	--	--	--
72	Oak Valley Estates w/o 14th St.	0	45	2	--	--	--	--
73	Nancy Ave. n/o 14th St.	0	45	2	--	--	--	--
74	Nancy Ave. s/o 14th St.	0	45	2	--	--	--	--
75	14th St. e/o Nancy Ave.	0	45	2	--	--	--	--
76	14th St. w/o Nancy Ave.	0	45	2	--	--	--	--
77	Beaumont Ave. n/o 14th St.	553	45	2	56.2	< RdHW	13	28
78	Beaumont Ave. s/o 14th St.	564	45	2	56.3	< RdHW	13	28
79	14th St. e/o Beaumont Ave.	188	45	2	51.5	< RdHW	< RdHW	14
80	14th St. w/o Beaumont Ave.	187	45	2	51.5	< RdHW	< RdHW	14
81	Elm Ave. n/o E. 8th St.	0	45	2	--	--	--	--
82	Elm Ave. s/o E. 8th St.	0	45	2	--	--	--	--
83	E. 8th St. e/o Elm Ave.	0	45	2	--	--	--	--
84	E. 8th St. w/o Elm Ave.	0	45	2	--	--	--	--
85	California Ave. n/o 6th St.	93	45	2	48.4	< RdHW	< RdHW	< RdHW
86	California Ave. s/o 6th St.	247	45	2	52.7	< RdHW	< RdHW	16
87	6th St. e/o California Ave.	632	45	2	56.8	< RdHW	14	31
88	6th St. w/o California Ave.	643	45	2	56.8	< RdHW	14	31
89	Beaumont Ave. n/o 6th St.	759	45	2	57.6	< RdHW	16	35
90	Beaumont Ave. s/o 6th St.	643	45	2	56.8	< RdHW	14	31
91	6th St. e/o Beaumont Ave.	716	45	2	57.3	< RdHW	15	33
92	6th St. w/o Beaumont Ave.	495	45	2	55.7	< RdHW	< RdHW	26
93	Beaumont Ave. n/o I-10 WB Ramps	721	45	2	57.3	< RdHW	15	33
94	Beaumont Ave. s/o I-10 WB Ramps	791	45	2	57.7	< RdHW	16	35
95	I-10 WB Ramps e/o Beaumont Ave.	465	45	1	55.4	< RdHW	11	25
96	I-10 WB Ramps w/o Beaumont Ave.	338	35	1	51	< RdHW	< RdHW	13
97	Beaumont Ave. n/o I-10 EB Ramps	1130	45	2	59.3	< RdHW	21	45
98	Beaumont Ave. s/o I-10 EB Ramps	1598	45	2	60.8	12	26	57
99	I-10 EB Ramps e/o Beaumont Ave.	391	35	1	51.6	< RdHW	6	14
100	I-10 EB Ramps w/o Beaumont Ave.	402	45	1	54.8	< RdHW	10	23
101	Potrero Road n/o SR-60 EB Ramps	0	45	2	--	--	--	--

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Oak Valley SP #318 Grading/Earthwork	Signal/Signage	ID#	Spd. (mph)	No Lanes	CNEI RESULTS			
					CNEI @ 500 FT. (dB)	70 dB CNEI (dB)	65 dB CNEI (dB)	60 dB CNEI (dB)
102	Potrero Road s/o SR-60 EB Ramps	0	45	2	--	--	--	--
103	SR-60 EB Ramps e/o Potrero Road	0	35	1	--	--	--	--
104	SR-60 EB Ramps w/o Potrero Road	0	45	1	--	--	--	--
105	Street "P" n/o SR-60 WB Ramps	0	45	2	--	--	--	--
106	Potrero Rd. s/o SR-60 WB Ramps	0	45	2	--	--	--	--
107	SR-60 WB Ramps e/o Potrero Road	0	45	1	--	--	--	--
108	SR-60 WB Ramps w/o Potrero Road	0	35	1	--	--	--	--
109	Street "P" n/o San Timoteo Cyn.	0	45	2	--	--	--	--
110	Potrero Blvd. s/o San Timoteo Cyn.	0	45	2	--	--	--	--
111	San Timoteo Cyn. e/o Potrero Road	0	55	2	--	--	--	--
112	San Timoteo Cyn. w/o Potrero Road	0	55	2	--	--	--	--
113	Street "P" n/o Desert Lawn Dr.	0	45	2	--	--	--	--
114	Potrero Rd. s/o Desert Lawn Dr.	0	45	2	--	--	--	--
115	Desert Lawn Dr. e/o Potrero Road	0	45	2	--	--	--	--
116	Desert Lawn Dr. w/o Potrero Road	0	45	2	--	--	--	--
117	Desert Lawn Dr. n/o Champions	0	45	2	--	--	--	--
118	Desert Lawn Dr. s/o Champions	0	45	2	--	--	--	--
119	Champions e/o Desert Lawn Dr.	0	45	2	--	--	--	--
120	Champions w/o Desert Lawn Dr.	0	45	2	--	--	--	--
121	"J" St. n/o San Timoteo Cyn.	0	45	2	--	--	--	--
122	"J" St. s/o San Timoteo Cyn.	0	45	2	--	--	--	--
123	San Timoteo Cyn. e/o "J" St.	0	55	2	--	--	--	--
124	San Timoteo Cyn. w/o "J" St.	0	55	2	--	--	--	--
125	"J" St. n/o Champions	0	45	2	--	--	--	--
126	"J" St. s/o Champions	0	45	2	--	--	--	--
127	Champions e/o "J" St.	0	45	2	--	--	--	--
128	Champions w/o "J" St.	0	45	2	--	--	--	--
129	"J" St. n/o "G" St.	0	45	2	--	--	--	--
130	"J" St. s/o "G" St.	0	45	2	--	--	--	--
131	"G" St. e/o "J" St.	0	45	2	--	--	--	--
132	"G" St. w/o "J" St.	0	45	2	--	--	--	--
133	"G" St. n/o San Timoteo Cyn.	0	45	2	--	--	--	--
134	"G" St. s/o San Timoteo Cyn.	0	45	2	--	--	--	--
135	San Timoteo Cyn. e/o "G" St.	0	45	2	--	--	--	--
136	San Timoteo Cyn. w/o "G" St.	0	45	2	--	--	--	--
121	Singleton n/o San Timoteo Cyn.	0	45	2	--	--	--	--
122	Singleton s/o San Timoteo Cyn.	0	45	2	--	--	--	--
123	San Timoteo Cyn. e/o Singleton	0	55	2	--	--	--	--
124	San Timoteo Cyn. w/o Singleton	0	55	2	--	--	--	--

Note: RdHW = one half width of the road

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Based upon information provided by the Southern Pacific Railroad, unattenuated 1988 noise contours from the centerline of the rail line were determined in the EIR prepared for OVSP 216 & 216A to be 115 feet to the 70 dB CNEL, 250 feet to the 65 dB CNEL, and 530 feet to the 60 dB CNEL. Since there has been no change in rail usage since that time, rail-related noise remains as it was in 1988.

Sensitive Land Uses in the Project Vicinity. The area to the north of the proposed project area is within the City of Calimesa, and is approved for mixed density residential, commercial, business/office park, public community uses, golf/recreational uses, park, and open space. Adjacent to the project boundary and west of I-10 is an existing cemetery, rural residential, and a mobile home community. East of the site is I-10 and the existing Oak Valley Golf Club. Among these uses, the residential, mobile home community, and recreational uses are considered noise sensitive.

b. EXISTING POLICIES AND REGULATIONS

The applicable noise standards governing the project site are the criteria in Riverside County's Noise Element and Noise Control Ordinance.

General Plan Policies

The County of Riverside has noise standards based on land use category in its Noise Element including the following:

- The following uses shall be considered noise sensitive and shall be discouraged in areas in excess of 65 dBA CNEL: single and multiple family residential, group homes, hospitals, schools and other learning institutions, and parks and open space lands where quiet is a basis for use.
- Business and professional offices where effective communication is essential, shall mitigate interior noise to 45 dBA.
- Proposed noise sensitive projects within noise impacted areas shall be required to have acoustical studies prepared by a qualified acoustical engineer and may be required to provide mitigation from existing noise.
- Proposed projects which are noise producers shall be required to have an acoustical engineer prepare a noise analysis including recommendations for design mitigation if the project is to be located within close proximity to a noise sensitive land use, or land zoned for noise sensitive land uses.
- In areas within close proximity to highway and roads, the road's design standard (average daily trips) shall be used to estimate maximum future noise hazard.

The Riverside County General Plan also has a land use compatibility chart for community noise. Among the various land uses, schools, single and multiple family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable between 65 and 70 dBA CNEL.

Sports arenas and outdoor spectator sports are conditionally acceptable up to 70 dBA CNEL. Recreational land uses such as open space areas with horseback riding trails are generally acceptable up to 65 dBA CNEL, and generally unacceptable between 65 and 70 dBA CNEL. The County of Riverside has stricter standards than those of State of California.

c. THRESHOLDS OF SIGNIFICANCE

A significant noise effect will be considered to occur if any of the following conditions are met.

- Sensitive land uses, including schools, single and multiple family residential uses, and open space areas designed for quiet and solitude, are located within a 65 dBA CNEL noise contour.
- Project-related traffic will increase future noise levels by 3.0 decibels or more and thereby cause applicable noise standards to be exceeded.
- Project-related traffic will increase future noise levels by 1.0 decibel or more along roadways or highways where applicable noise standards will be exceeded without development of the proposed project.

d. PROJECT IMPACT/RELATIONSHIP TO GENERAL PLAN POLICIES

Excavation, grading, and building on site during construction of the proposed project would result in short-term noise impacts by increasing ambient noise levels within and adjacent to project construction areas. Once project construction is completed in an area, this temporary impact will cease. Two types of short-term noise impacts could occur during the construction of the proposed project: (1) noise generated from vehicles transporting materials, equipment, and employees to construction sites, and (2) noise generated during excavation, grading, and building erection on the project site.

After the project is implemented, there would be long-term mobile source noise impacts associated with project related vehicular trips on off-site sensitive uses and cumulative traffic noise impacts on the proposed on-site sensitive uses. In addition, there would be long-term stationary source noise impacts associated with loading/unloading for the proposed commercial uses on sensitive uses adjacent to these commercial uses. Mitigation measures would be required for any significant noise impacts identified during this noise impact analysis process.

Less than Significant Impacts

The following potential noise impacts were analyzed and found to be less than significant.

Transportation to Construction Site Impacts. During construction of the project, there would be a need to transport construction equipment and materials to the project site. In addition, construction workers will commute on area roads leading to the project site. The proposed project would not result in significant noise impacts from transportation to construction site.

Transport of construction equipment/materials to the project site and worker commute would incrementally increase noise levels on access roads leading to the site. Although there would be relatively high single event noise exposures (up to 87 dBA L_{max} at 50 feet from passing trucks), when mixed with existing traffic and averaged over time (e.g. one hour, a work day, a 24-hour day), the effect in ambient noise levels would be negligible. Therefore, short-term construction noise impacts associated with worker commute and equipment transport would not result in significant adverse impacts on noise sensitive receptors along the access routes leading to the proposed project site.

Mitigation Measures

No mitigation is required.

On-Site Construction Impacts. Noise levels from grading and other construction activities for the proposed project may range up to 74 dBA at the closest units within the adjacent existing mobile home community when construction occurs near them. Other than the mobile home community, the nearest existing residential uses are located more than 200 feet away east of the I-10 freeway, and will not be affected. The short term noise levels at these closest residential uses would not be considered a significant impact.

Noise generated during excavation, grading, and building erection on the project site would result in potential noise impacts in areas with direct line of sight to construction activities within the proposed project area, including existing residential uses within the adjacent mobile home park and planned residential uses to the north of the proposed project area. If constructed and occupied before construction within Oak Valley SP #318 begins, planned residential areas to the north would be affected by project construction noise as well.

Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on site and, therefore, the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction noise ranges to be categorized by work phase.

Table C.3-B lists typical construction equipment noise levels recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor. Typical noise levels range up to 91 dBA at 50 feet during the highest power settings. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as back fillers, bulldozers, deadlines and front loaders, and earthmoving and compacting equipment which includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

Table C.3-B - Typical Construction Equipment Noise Levels Before and After Mitigation

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)	Suggested Sound Levels for Analysis (dBA at 50 feet)
Pile Drivers, 12,000 to 18,000 ft-lb/blow	81 to 96	93
Rock Drills	83 to 99	96
Jack Hammers	75 to 85	82
Pneumatic Tools	78 to 88	85
Pumps	68 to 80	77
Dozers	85 to 90	88
Tractors	77 to 82	80
Front-End Loaders	86 to 90	88
Hydraulic Backhoe	81 to 90	86
Hydraulic Excavators	81 to 90	86
Graders	79 to 89	86
Air Compressors	76 to 86	86
Trucks	81 to 87	86

Source: Noise Control for Buildings and Manufacturing Plants, BBN, 1987.

Construction of the proposed project is expected to require the use of earthmovers, bulldozers, and water and pickup trucks. This equipment would be transported to and used on the project site. Based on Table C.3-B, the maximum noise level generated by each earthmover on the proposed project site is assumed to be 88 dBA at 50 feet from the earthmover. Each bulldozer would also generate 88 dBA at 50 feet. The maximum noise level generated by water and pickup trucks is approximately 86 dBA at 50 feet from these vehicles. Each doubling of the sound sources with equal strength would increase the noise level by 3 dBA. The nearest residential uses are more than 200 feet from the project boundary. Therefore, construction at the project site would result in a maximum of 74 dBA (L_{max}) intermittently when construction occurs near these closest residential uses.

Riverside County requires that all construction, maintenance, or demolition activities within the County's boundary be limited to the hours of 6 a.m. to 8 p.m., Monday through Saturday, and from 10 a.m. to 6 p.m. on Sundays and federal holidays. Construction of the project will be subject to compliance with the construction hours specified by the County, which will mitigate the short-term noise impacts produced during construction of the project.

Mitigation Measures

Compliance with the County's noise ordinance construction hours restrictions would be sufficient for this impact. No additional mitigation measures are required.

Long-Term On-Site Stationary Source Impacts. The long-term non-transportation noise impacts are primarily associated with stationary sources at the proposed commercial uses. The proposed on-site commercial uses would generate noise from loading/unloading activities and other activities in the parking lot. These activities are point sources of noise that could affect noise sensitive receptors adjacent to the commercial areas. However, no significant long term noise impacts would occur from on-site stationary sources.

Long-term noise impacts at the project site would primarily be associated with any stationary or mobile equipment used by the commercial uses within the project area. Existing and planned residential areas which are adjacent to the commercial areas planned for Oak Valley SP #318 would be potentially impacted by noise-producing activities at these commercial uses. The proposed on-site commercial uses are expected to generate little or very low noise levels except at individual loading docks, where loading/unloading activities would generate moderate intermittent noise levels. As noise spreads from a source, it loses energy so that the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound level to attenuate or be reduced, resulting in a 6 decibel reduction in the noise level for each doubling of distance from a single point source of noise, such as an idling truck, to the noise sensitive receptors of concern. As a result, only those residences immediately adjacent to planned commercial uses would be affected.

Truck Delivery and Loading/Unloading

The on-site noise generating activities closest to any off-site sensitive uses would be from the loading/unloading activities associated with the proposed commercial uses. At this time, there are no site plans available for proposed commercial uses which indicate the location of their loading/unloading areas. Based on noise readings taken from loading and unloading activities at other similar commercial centers, a noise level of 75 dBA L_{max} at 50 feet was used as the source noise level. Therefore, loading/unloading activities on the project site would result in noise levels no greater than 63 dBA L_{max} . This range of maximum noise level is much lower than the County's exterior noise standards of 75 dBA L_{max} during the day (7 a.m. to 10 p.m.) or 65 dBA L_{max} during the night (10 p.m. to 7 a.m.).

Although typical truck unloading process, including detachment of an incoming full trailer, repositioning to an empty trailer, and attaching to the outgoing empty trailer, takes an average of 15 to 20 minutes, this maximum noise level occurs in a much shorter period of time in a few minutes. Therefore, maximum noise level associated with loading and unloading activities lasting less than 30 minutes cumulatively in any hour during daytime hours (7:00 a.m. to 10:00 p.m.) or less than fifteen minutes in any hour during nighttime hours (10:00 p.m. to 7:00 a.m.) would not violate the County's noise requirements at the nearest residences.

Parking Lot Activity

Representative parking activities, such as customers conversing or door closing/slamming, would generate approximately 60 dBA at 50 feet. This level of noise is much lower than that of the truck delivery and loading/unloading activities. With the noise attenuation effect of the distance between commercial parking areas and adjacent residential uses, noise in the parking lot is not anticipated to create a significant impact.

Although individual activity has the potential to generate high intermittent noise, compliance with the County's noise ordinance would ensure that short-term stationary noise events associated with the proposed project would not result in significant noise impacts on and around the project site.

Typical southern California homes with windows open would achieve a minimum of 12 dBA in exterior-to-interior noise reduction. When windows are closed, the noise attenuation increases to a minimum of 20 dBA. Interior noise levels at the nearest noise-sensitive receptor locations would, therefore, be below 45 dBA. Noise impacts from the proposed commercial activities would be below a level of significance.

Mitigation Measures

No mitigation measures are required.

Long-Term Off-Site Impacts. The Oak Valley SP #318 will ultimately generate 72,844 average daily trips, which will increase noise levels along area roadways. At build out, project-related increases in noise levels will generally be less than 3 dBA, except along Cherry Valley Boulevard south of Desert Lawn Drive (+3.7 dBA) and proposed project along Champions Drive west of Desert Lawn Drive (+5.7 dBA). However, no long-term significant noise impacts will occur off site as a result of implementation of the proposed project.

Data in Table C.3-C show that most of the roadway segments analyzed in the project vicinity under the build out with project scenario would have traffic noise similar to those under the build out without project conditions, except along Cherry Valley Boulevard south of Desert Lawn Drive (+3.7 dBA) and along Champions Drive west of Desert Lawn Drive, which would have a 5.7 dBA increase over the no project scenario. All other roadway links would have less than 3 dBA increase over their corresponding no project levels.

Future land uses south of Desert Lawn Drive along Cherry Valley Boulevard will be required by the City of Calimesa to provide noise attenuation as mitigation in Oak Valley SP 1. The land uses along Cherry Valley Boulevard in this area are planned commercial uses that will be required to have setbacks from the roadway that will attenuate any noise increases. This impact is not significant.

Existing land uses to the north and adjacent to Champions Drive, south of Desert Lawn Drive include a cemetery and mobile home community. The cemetery is not considered a sensitive land use and would not require mitigation to reduce any noise impacts. However, the mobile home community is a sensitive land use and would require mitigation to reduce noise impacts. There is an existing 6.5-foot earthen berm along the north side of Champions Drive and the mobile home community. This earthen berm will

attenuate noise generated along Champions Drive so that the 65 dBA noise contour would not extend north of the planned roadway. No further mitigation is necessary since the impact is not significant.

Mitigation Measures

No mitigation measures are required.

Potentially Significant Impacts

The following impacts which would result from implementation of the proposed project were evaluated and considered potentially significant.

Long-Term Traffic Noise Impacts

Impact C3.1 Residences within some on-site planning areas would potentially be exposed to traffic noise levels exceeding the 65 dBA CNEL threshold. Implementation of the proposed mitigation measures would reduce noise impacts to less than significant levels.

The FHWA highway traffic noise prediction model (FHWA RD-77-108), currently used throughout the United States, was used to evaluate highway traffic-related noise conditions in the vicinity of the project site. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The existing average daily traffic (ADT) volumes in the area are taken from the traffic analysis prepared for the Oak Valley SP #318 by LSA (January, 2000). The resultant noise levels were weighted and summed over 24-hour periods to determine the CNEL value. CNEL contours were derived through a series of computerized iterations to isolate the 60, 65, and 70 dBA CNEL contours for existing traffic noise levels in the area.

Table C.3-C identifies projected noise conditions at build out of in the San Geronio Pass area without development of the proposed project area, and build out with the proposed project (with mitigated traffic conditions) along area roadways. The noise levels presented in Table C.3-C represent a worst case scenario, which assumes no shielding is provided between the highway traffic and the location where the noise contours are drawn, as well as no attenuation by buildings.

Certain residential uses proposed on the project site will be exposed to potentially significant traffic noise impacts, and, depending on the location of these units, would require mitigation measures. Impacts and required mitigation measures are described below in three "impact zones."

Impact Zone A

Areas in Impact Zone A would be exposed to traffic noise exceeding 70 dBA CNEL. The locations in Impact Zone A include the following:

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Oak Valley SP #318

Table C.3.C - Traffic Noise Under Build Out Scenarios

ID#	Existing Segment Names	Build Out No. Project				Build Out With Project				CNEL Increase dBA			
		ADT	Spd. (mph)	# of Lanes	50th GR CNEL (dBA)	ADT	Spd. (mph)	# of Lanes	50th GR CNEL (dBA)				
1	Singleton n/o Woodhouse	66900	45	4	77	146	315	680	77	146	315	680	--
2	Singleton s/o Woodhouse	56000	45	4	76.2	130	279	601	76.1	128	275	592	-0.1
3	Woodhouse e/o Singleton	35700	45	4	74.3	97	208	449	74	92	199	429	-0.3
4	Woodhouse w/o Singleton	35600	45	4	74.3	97	208	449	74.4	98	212	456	0.1
5	Singleton n/o I-10 EB Ramps	58500	45	4	76.4	134	288	620	76.5	136	292	629	0.1
6	Singleton s/o I-10 EB Ramps	66900	45	4	77	146	315	680	77	146	315	680	--
7	I-10 EB Ramps e/o Singleton	24300	35	1	69.5	46	100	215	69.8	48	104	225	0.3
8	I-10 EB Ramps w/o Singleton	8900	45	1	68.3	39	83	179	68.4	39	84	182	0.1
9	Singleton n/o I-10 WB Ramps	54400	45	4	76.1	128	275	592	76.3	132	283	610	0.2
10	Singleton s/o I-10 WB Ramps	58500	45	4	76.4	134	288	620	76.5	136	292	629	0.1
11	I-10 WB Ramps e/o Singleton	24000	45	1	72.6	75	161	346	72.6	75	161	346	--
12	I-10 WB Ramps w/o Singleton	7800	35	1	64.6	22	47	101	64.5	21	46	100	-0.1
13	Singleton n/o Calimesa	52600	45	4	76	126	271	583	76.1	128	275	592	0.1
14	Singleton s/o Calimesa	54400	45	4	76.1	128	275	592	76.3	132	283	610	0.2
15	Calimesa e/o Singleton	30500	45	4	73.6	87	187	403	73.8	90	193	416	0.2
16	Calimesa w/o Singleton	28300	45	4	73.3	83	179	385	73.6	87	187	403	0.3
17	Cherry Valley Blvd. n/o Desert Lawn Dr.	47000	45	4	75.5	116	251	540	76.6	138	297	639	1.1
18	Cherry Valley Blvd. s/o Desert Lawn Dr.	18300	45	4	71.4	62	134	288	75.1	109	236	508	3.7
19	Desert Lawn Dr. e/o Cherry Valley Blvd.	20500	45	4	71.9	67	144	311	71.4	62	134	288	-0.5
20	Desert Lawn Dr. w/o Cherry Valley Blvd.	32900	45	4	73.9	91	196	422	74.1	94	202	435	0.2
21	Cherry Valley Blvd. n/o I-10 EB Ramps	43400	45	4	75.1	109	236	508	75.6	118	254	548	0.5
22	Cherry Valley Blvd. s/o I-10 EB Ramps	47000	45	4	75.5	116	251	540	76.6	138	297	639	1.1
23	I-10 EB Ramps e/o Cherry Valley Blvd.	14900	35	1	67.4	34	72	156	68	37	79	171	0.6
24	I-10 EB Ramps w/o Cherry Valley Blvd.	15200	45	1	70.6	55	118	254	71.7	65	140	301	1.1
25	Cherry Valley Blvd. n/o I-10 WB Ramps	42400	45	4	75	108	232	500	75.1	109	236	508	0.1
26	Cherry Valley Blvd. s/o I-10 WB Ramps	43400	45	4	75.1	109	236	508	75.6	118	254	548	0.5
27	I-10 WB Ramps e/o Cherry Valley Blvd.	12600	45	1	69.8	48	104	225	70.8	57	122	262	1
28	I-10 WB Ramps w/o Cherry Valley Blvd.	13700	35	1	67	32	68	146	68	37	79	171	1
29	Cherry Valley Blvd. n/o Calimesa Blvd.	33500	45	4	74	92	199	429	74.1	94	202	435	0.1
30	Cherry Valley Blvd. s/o Calimesa Blvd.	42400	45	4	75	108	232	500	75.1	109	236	508	0.1
31	Calimesa Blvd. e/o Cherry Valley Blvd.	19200	45	4	71.6	64	138	297	72	68	146	315	0.4
32	Calimesa Blvd. w/o Cherry Valley Blvd.	30500	45	4	73.6	87	187	403	73.8	90	193	416	0.2

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Oak Valley SP #318

OAK VALLEY SP #318		Build/Out No Project						Build/Out With Project										
Build/Out No Project vs		CNEL at	70 dB	65 dB	60 dB	CNEL	CNEL at	70 dB	65 dB	60 dB	CNEL	CNEL	70 dB	65 dB	60 dB	CNEL	CNEL	Increase
Build/Out with Project		(dBA)	(dB)	(dB)	(dB)	(dB)	(dBA)	(dB)	(dB)	(dB)	(dB)	(dBA)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)
ID#	Existing Segment Names	Spd. (mph)	# of Lanes	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT
33	Nancy Ave. n/o Cherry Valley Blvd.	3100	4	3100	< RdHW	63.7	41	88	2900	45	4	63.4	< RdHW	39	84	-0.3		
34	Nancy Ave. s/o Cherry Valley Blvd.	9100	4	9100	39	68.4	84	182	9000	45	4	68.3	39	83	179	-0.1		
35	Cherry Valley Blvd. e/o Nancy Ave.	32900	4	32900	91	73.9	196	422	33400	45	4	74	92	199	429	0.1		
36	Cherry Valley Blvd. w/o Nancy Ave.	26900	4	26900	80	73.1	173	374	28300	45	4	73.3	83	179	385	0.2		
37	Beaumont Ave. n/o Cherry Valley Ave.	18900	4	18900	63	71.5	136	292	19400	45	4	71.6	64	138	297	0.1		
38	Beaumont Ave. s/o Cherry Valley Ave.	24300	4	24300	75	72.6	161	346	24600	45	4	72.7	76	163	351	0.1		
39	Cherry Valley Ave. e/o Beaumont Ave.	24000	4	24000	75	72.6	161	346	24400	45	4	72.6	75	161	346	--		
40	Cherry Valley Ave. w/o Beaumont Ave.	26200	4	26200	78	72.9	168	362	26700	45	4	73	79	171	368	0.1		
41	Brookside Ave. n/o Desert Lawn Dr.	8700	4	8700	38	68.2	82	176	15900	45	4	70.8	57	122	262	2.6		
42	Brookside Ave. s/o Desert Lawn Dr.	0	4	0	--	--	--	--	0	45	4	--	--	--	--	--		
43	Desert Lawn Dr. e/o Brookside Ave.	25800	4	25800	78	72.9	168	362	26900	45	4	73.1	80	173	374	0.2		
44	Desert Lawn Dr. w/o Brookside Ave.	20100	4	20100	66	71.8	142	306	17900	45	4	71.3	61	132	283	-0.5		
45	Brookside Ave. n/o Calimesa Blvd.	12200	4	12200	47	69.6	101	218	14600	45	4	70.4	53	115	247	0.8		
46	Brookside Ave. s/o Calimesa Blvd.	8700	4	8700	38	68.2	82	176	15900	45	4	70.8	57	122	262	2.6		
47	Calimesa Blvd. e/o Brookside Ave.	1700	4	1700	< RdHW	61.1	27	59	1700	45	4	61.1	< RdHW	27	59	--		
48	Calimesa Blvd. w/o Brookside Ave.	14900	4	14900	54	70.5	116	251	17100	45	4	71.1	59	128	275	0.6		
49	Nancy Ave. n/o Brookside Ave.	9100	4	9100	39	68.4	84	182	9000	45	4	68.3	39	83	179	-0.1		
50	Nancy Ave. s/o Brookside Ave.	16200	4	16200	57	70.9	124	266	16200	45	4	70.9	57	124	266	--		
51	Brookside Ave. e/o Nancy Ave.	10900	4	10900	44	69.1	94	202	11900	45	4	69.5	46	100	215	0.4		
52	Brookside Ave. w/o Nancy Ave.	12800	4	12800	48	69.8	104	225	14100	45	4	70.3	52	113	243	0.5		
53	Beaumont Ave. n/o Brookside Ave.	27000	4	27000	80	73.1	173	374	27100	45	4	73.1	80	173	374	--		
54	Beaumont Ave. s/o Brookside Ave.	32000	4	32000	90	73.8	193	416	32500	45	4	73.9	91	196	422	0.1		
55	Brookside Ave. e/o Beaumont Ave.	6100	4	6100	30	66.6	64	138	6600	45	4	67	32	68	146	0.4		
56	Brookside Ave. w/o Beaumont Ave.	13100	4	13100	49	69.9	106	229	14100	45	4	70.3	52	113	243	0.4		
57	Desert Lawn Dr. n/o San Timoteo Cyn. Rd.	13700	4	13700	51	70.1	109	236	23900	45	4	72.5	73	158	341	2.4		
58	Desert Lawn Dr. s/o San Timoteo Cyn. Rd.	26000	4	26000	78	72.9	168	362	25700	45	4	72.9	78	168	362	--		
59	San Timoteo Cyn. Rd. e/o Desert Lawn Dr.	65500	55	65500	212	79.4	456	982	73500	55	4	79.9	229	492	1061	0.5		
60	San Timoteo Cyn. Rd. w/o Desert Lawn Dr.	31600	55	31600	130	76.2	279	601	33300	55	4	76.5	136	292	629	0.3		
61	14th St. n/o I-10 EB Ramps	59600	45	59600	136	76.5	292	629	63700	45	4	76.8	142	306	659	0.3		
62	I-10 EB Ramps e/o 14th St.	65500	45	65500	144	76.9	311	669	73500	45	4	77.4	156	335	723	0.5		
63	I-10 EB Ramps w/o 14th St.	10800	35	10800	27	66	58	126	13800	35	1	67.1	32	69	149	1.1		
64	I-10 EB Ramps w/o 14th St.	19000	45	19000	64	71.6	138	297	18700	45	1	71.5	63	136	292	-0.1		
65	14th St. n/o I-10 WB Ramps	58600	45	58600	134	76.4	288	620	59700	45	4	76.5	136	292	629	0.1		
66	14th St. s/o I-10 WB Ramps	59600	45	59600	136	76.5	292	629	63700	45	4	76.8	142	306	659	0.3		

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

OAK VALLEY SP #318		Build/Out No Project						Build/Out With Project						
Build/Out No Project		ADT	Spd (mph)	CNEL at 50ft CR (dBA)	CNEL 70dB (dB)	CNEL 65dB (dB)	CNEL 60dB (dB)	ADT	Spd (mph)	CNEL at 50ft CR (dBA)	CNEL 70dB (dB)	CNEL 65dB (dB)	CNEL 60dB (dB)	CNEL Increase (dB)
ID #	Existing Segment Names													
67	I-10 WB Ramps e/o 14th St.	12600	45	69.8	48	104	225	14400	45	70.3	52	113	243	0.5
68	I-10 WB Ramps w/o 14th St.	25100	35	69.7	48	103	222	25300	35	69.7	48	103	222	--
69	14th St. n/o Oak Valley Estates	47800	45	75.6	118	254	548	48500	45	75.6	118	254	548	--
70	14th St. s/o Oak Valley Estates	58600	45	76.4	134	288	620	59700	45	76.5	136	292	629	0.1
71	Oak Valley Estates e/o 14th St.	15100	45	70.6	55	118	254	15800	45	70.8	57	122	262	0.2
72	Oak Valley Estates w/o 14th St.	15500	45	70.7	56	120	258	15600	45	70.7	56	120	258	--
73	Nancy Ave. n/o 14th St.	25200	45	72.8	77	166	357	24800	45	72.7	76	163	351	-0.1
74	Nancy Ave. s/o 14th St.	0	45	--	--	--	--	0	45	--	--	--	--	--
75	14th St. e/o Nancy Ave.	30000	45	73.5	86	184	397	31300	45	73.7	88	190	410	0.2
76	14th St. w/o Nancy Ave.	47800	45	75.6	118	254	548	48500	45	75.6	118	254	548	--
77	Beaumont Ave. n/o 14th St.	31400	45	73.7	88	190	410	31500	45	73.7	88	190	410	--
78	Beaumont Ave. s/o 14th St.	31800	45	73.8	90	193	416	31700	45	73.8	90	193	416	--
79	14th St. e/o Beaumont Ave.	33100	45	74	92	199	429	33600	45	74	92	199	429	--
80	14th St. w/o Beaumont Ave.	26200	45	72.9	78	168	362	26900	45	73.1	80	173	374	0.2
81	Elm Ave. n/o E. 8th St.	13600	45	70.1	51	109	236	14000	45	70.2	52	111	239	0.1
82	Elm Ave. s/o E. 8th St.	23000	45	72.4	72	156	335	23900	45	72.5	73	158	341	0.1
83	E. 8th St. e/o Elm Ave.	21200	45	72	68	146	315	22000	45	72.2	70	151	325	0.2
84	E. 8th St. w/o Elm Ave.	12400	45	69.7	48	103	222	12900	45	69.9	49	106	229	0.2
85	California Ave. n/o 6th St.	13000	45	69.9	49	106	229	12900	45	69.9	49	106	229	--
86	California Ave. s/o 6th St.	26300	45	73	79	171	368	26600	45	73	79	171	368	--
87	6th St. e/o California Ave.	19300	45	71.6	64	138	297	19600	45	71.7	65	140	301	0.1
88	6th St. w/o California Ave.	23200	45	72.4	72	156	335	23900	45	72.5	73	158	341	0.1
89	Beaumont Ave. n/o 6th St.	28100	45	73.3	83	179	385	28300	45	73.3	83	179	385	--
90	Beaumont Ave. s/o 6th St.	43400	45	75.1	109	236	508	43700	45	75.2	111	239	516	0.1
91	6th St. e/o Beaumont Ave.	35400	45	74.3	97	208	449	35700	45	74.3	97	208	449	--
92	6th St. w/o Beaumont Ave.	21800	45	72.1	69	149	320	21900	45	72.2	70	151	325	0.1
93	Beaumont Ave. n/o I-10 WB Ramps	43400	45	75.1	109	236	508	43700	45	75.2	111	239	516	0.1
94	Beaumont Ave. s/o I-10 WB Ramps	49700	45	75.7	120	258	557	50400	45	75.8	122	262	565	0.1
95	I-10 WB Ramps e/o Beaumont Ave.	15200	45	70.6	55	118	254	14900	45	70.5	54	116	251	-0.1
96	I-10 WB Ramps w/o Beaumont Ave.	22500	35	69.2	44	95	205	22800	35	69.3	45	97	208	0.1
97	Beaumont Ave. n/o I-10 EB Ramps	49700	45	75.7	120	258	557	50400	45	75.8	122	262	565	0.1
98	Beaumont Ave. s/o I-10 EB Ramps	62700	45	76.7	140	301	649	62800	45	76.7	140	301	649	--
99	I-10 EB Ramps e/o Beaumont Ave.	15700	35	67.6	35	75	161	15700	35	67.6	35	75	161	--
100	I-10 EB Ramps w/o Beaumont Ave.	22600	45	72.3	71	153	330	23700	45	72.5	73	158	341	0.2

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

ID #	Existing Segment Names	Build/Out With Project				Build/Out No. Project				Build/Out With Project										
		ADT	Spd (mph)	# of Lanes	CNEL at 50ft.C.R. (dBA)	ADT	Spd (mph)	# of Lanes	CNEL at 50ft.C.R. (dBA)	ADT	Spd (mph)	# of Lanes	CNEL at 50ft.C.R. (dBA)	ADT	Spd (mph)	# of Lanes	CNEL at 50ft.C.R. (dBA)	ADT	Spd (mph)	# of Lanes
101	Potrero Rd. n/o SR-60 EB Ramps	62400	45	4	76.7	140	301	649	63400	45	4	76.8	142	306	659	0.1				
102	Potrero Rd. s/o SR-60 EB Ramps	51800	45	4	75.9	124	266	574	53000	45	4	76	126	271	583	0.1				
103	SR-60 EB Ramps e/o Potrero Rd.	8100	35	1	64.8	23	48	104	8000	35	1	64.7	22	48	103	-0.1				
104	SR-60 EB Ramps w/o Potrero Rd.	30900	45	1	73.7	88	190	410	31000	45	1	73.7	88	190	410	--				
105	Potrero Rd. n/o SR-60 WB Ramps	70200	45	4	77.2	151	325	701	73400	45	4	77.4	156	335	723	0.2				
106	Potrero Rd. s/o SR-60 WB Ramps	62400	45	4	76.7	140	301	649	63400	45	4	76.8	142	306	659	0.1				
107	SR-60 WB Ramps e/o Potrero Rd.	8500	45	1	68.1	37	80	173	9300	45	1	68.4	39	84	182	0.3				
108	SR-60 WB Ramps w/o Potrero Rd.	21600	35	1	69	43	92	199	22700	35	1	69.2	44	95	205	0.2				
109	Street "p" n/o San Timoteo Cyn.	24300	45	4	72.6	75	161	346	25700	45	4	72.9	78	168	362	0.3				
110	Potrero Rd. s/o San Timoteo Cyn.	57500	45	4	76.4	134	288	620	62300	45	4	76.7	140	301	649	0.3				
111	San Timoteo Cyn. e/o Potrero Rd.	31600	55	4	76.2	130	279	601	31800	55	4	76.3	132	283	610	0.1				
112	San Timoteo Cyn. w/o Potrero Rd.	14400	55	4	72.8	77	166	357	20700	55	4	74.4	98	212	456	1.6				
113	Street "p" n/o Desert Lawn Dr.	0	45	4	--	--	--	--	0	45	4	--	--	--	--	--				
114	Potrero Rd. s/o Desert Lawn Dr.	28300	45	4	73.3	83	179	385	30100	45	4	73.6	87	187	403	0.3				
115	Desert Lawn Dr. e/o Potrero Rd.	13700	45	4	70.1	51	109	236	21300	45	4	72	68	146	315	1.9				
116	Desert Lawn Dr. w/o Potrero Rd.	28100	45	4	73.3	83	179	385	35700	45	4	74.3	97	208	449	1				
117	Desert Lawn Dr. n/o Champions	25300	45	4	72.8	77	166	357	27200	45	4	73.1	80	173	374	0.3				
118	Desert Lawn Dr. s/o Champions	0	45	4	--	--	--	--	0	45	4	--	--	--	--	--				
119	Champions e/o Desert Lawn Dr.	28100	45	4	73.3	83	179	385	35700	45	4	74.3	97	208	449	1				
120	Champions w/o Desert Lawn Dr.	3800	45	4	64.6	< RdHW	47	101	14100	45	4	70.3	52	113	243	5.7				
121	"J" St. n/o San Timoteo Cyn.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7300	45	4	67.4	34	72	156	N/A				
122	"J" St. s/o San Timoteo Cyn.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	45	4	--	--	--	--	N/A				
123	San Timoteo Cyn. e/o "J" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18500	55	4	73.9	91	196	422	N/A				
124	San Timoteo Cyn. w/o "J" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13300	55	4	72.5	73	158	341	N/A				
125	"J" St. n/o Champions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20000	45	4	71.8	66	142	306	N/A				
126	"J" St. s/o Champions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11300	45	4	69.3	45	97	208	N/A				
127	Champions e/o "J" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12400	45	4	69.7	48	103	222	N/A				
128	Champions w/o "J" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	45	4	--	--	--	--	N/A				
129	"J" St. n/o "G" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37200	45	4	74.5	100	215	463	N/A				
130	"J" St. s/o "G" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	23800	45	4	72.5	73	158	341	N/A				
131	"G" St. e/o "J" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	45	4	68.4	39	84	182	N/A				
132	"G" St. w/o "J" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12800	45	4	69.8	48	104	225	N/A				
133	"G" St. n/o San Timoteo Cyn.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9600	45	4	68.6	40	87	187	N/A				
134	"G" St. s/o San Timoteo Cyn.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	45	4	--	--	--	--	N/A				

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Oak Valley SP #318

OAK VALLEY SP #318		Build/Out No Project						Build/Out With Project								
Build/Out No Project Vs. Build/Out with Project		ADT	Spd. (mpb)	# of Lanes	CNEL at 50% C.R. (dBA)	70dB CNEL (Eq)	65dB CNEL (Eq)	60dB CNEL (Eq)	ADT	Spd. (mpb)	# of Lanes	CNEL at 50% C.R. (dBA)	70dB CNEL (Eq)	65dB CNEL (Eq)	60dB CNEL (Eq)	CNEL Increase (dB)
ID #	Existing Segment Names															
135	San Timoteo Cyn. e/o "G" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13300	45	4	70	50	108	232	N/A
136	San Timoteo Cyn. w/o "G" St.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18800	45	4	71.5	63	136	292	N/A
137	Singleton n/o San Timoteo Cyn.	34600	45	4	74.2	95	205	442	33000	45	4	73.9	91	196	422	-0.3
138	Singleton s/o San Timoteo Cyn.	16300	45	4	70.9	57	124	266	16400	45	4	70.9	57	124	266	--
139	San Timoteo Cyn. e/o Singleton	11000	55	4	71.6	64	138	297	23300	45	4	72.4	72	156	335	0.8
140	San Timoteo Cyn. w/o Singleton	33000	55	4	76.4	134	288	620	36200	45	4	74.4	98	212	456	-2
141	I-10 s/o 14th St.	185300	65	6	85.8	565	1218	2624	194300	65	6	86	583	1256	2706	0.2
142	I-10 n/o 14th St.	205900	65	6	86.3	610	1315	2833	210100	65	6	86.4	620	1335	2877	0.1
143	I-10 n/o Cherry Valley Blvd.	207400	65	6	86.3	610	1315	2833	214000	65	6	86.4	620	1335	2877	0.1
144	SR-60 ew/o Potrero Rd.	122200	65	6	84	429	924	1991	125200	65	6	84.1	435	938	2021	0.1
145	SR-60 w/o Potrero Rd.	158200	65	6	85.1	508	1094	2357	161500	65	6	85.2	516	1111	2393	0.1
146	SR-60 w/o Jack Rabbit Trail	144500	65	6	84.7	477	1029	2216	146700	65	6	84.8	485	1045	2251	0.1
														Average=	0.3194	

- Within 78 feet of the roadway centerline of Potrero Road north of San Timoteo Canyon Road.
- Within 87 feet of the roadway centerline of Potrero Road south of Desert Lawn Drive.
- Within 52 feet of the roadway centerline of Champions Drive west of Desert Lawn Drive.
- Within 34 feet of the roadway centerline of "J" Street north of San Timoteo Canyon Road.
- Within 91 feet of the roadway centerline of San Timoteo Canyon Road east of "J" Street.
- Within 73 feet of the roadway centerline of San Timoteo Canyon Road west of "J" Street.
- Within 66 feet of the roadway centerline of "J" Street north of Champions Drive
- Within 45 feet of the roadway centerline of "J" Street south of Champions Drive.
- Within 48 feet of the roadway centerline of Champions Drive east of "J" Street
- Within 73 feet of the roadway centerline of "J" Street south of "G" Street.
- Within 48 feet of the roadway centerline of "G" Street west of "J" Street.
- Within 40 feet of the roadway centerline of "G" Street north of San Timoteo Canyon Road.
- Within 50 feet of the roadway centerline of San Timoteo Canyon Road east of "G" Street.
- Within 63 feet of the roadway centerline of San Timoteo Canyon Road west of "G" Street.
- Within 72 feet of the roadway centerline of San Timoteo Canyon Road east of Singleton Road.
- Within 620 feet of the centerline of I-10 north of 14th Street.

Residential homes with outdoor use areas in Impact Zone A would require a freestanding sound wall or sound wall and berm combination with an effective height of 8 feet above grade along the property line. This 8-foot sound wall or sound wall/berm combination would provide 7 dBA or more in noise reduction for ground floor receptors, when the direct line of sight to the traffic is blocked. Ground floor bedrooms

facing the road would receive 7 dBA or more in noise attenuation provided by the sound wall or sound wall/berm combination. With a combination of walls, doors, and windows, standard construction for Southern California residential buildings would provide more than 20 dBA in exterior to interior noise reduction with windows closed and 12 dBA or more with windows open. With windows closed, interior noise level in ground floor units would be 45 dBA CNEL or lower. Therefore, no building facade upgrades would be required. However, with windows open, there is a potential for interior noise in the ground floor units to exceed the 45 dBA CNEL standard (e.g., 63 dBA - 12 dBA = 51 dBA). Therefore, an air conditioning system, or form of mechanical ventilation, would be required to ensure that windows can remain closed for a prolonged period of time.

For second-story bedrooms exposed to 70 dBA CNEL or higher traffic noise, the 8-foot sound wall would not provide sufficient noise mitigation. Therefore, second-story bedrooms with windows exposed to the traffic require building facade upgrades, such as double paned (or dual glazing) windows. In addition, mechanical ventilation, such as an air conditioning system, would be required.

Impact Zone B

Areas in Impact Zone B would be exposed to traffic noise between 65 and 70 dBA CNEL. Impact Zone B includes dwelling units located outside of Impact Zone A where there are no residential dwellings or other structures constructed between the roadway and the residences. The locations in Impact Zone B include the following:

- Within 168 feet of the roadway centerline of Potrero Road north of San Timoteo Canyon Road.
- Within 187 feet of the roadway centerline of Potrero Road south of Desert Lawn Drive.
- Within 113 feet of the roadway centerline of Champions Drive west of Desert Lawn Drive.
- Within 72 feet of the roadway centerline of "J" Street north of San Timoteo Canyon Road.
- Within 196 feet of the roadway centerline of San Timoteo Canyon Road east of "J" Street.
- Within 158 feet of the roadway centerline of San Timoteo Canyon Road west of "J" Street.
- Within 142 feet of the roadway centerline of "J" Street north of Champions Drive.
- Within 97 feet of the roadway centerline of "J" Street south of Champions Drive.

- Within 103 feet of the roadway centerline of Champions Drive east of "J" Street.
- Within 158 feet of the roadway centerline of "J" Street south of "G" Street.
- Within 104 feet of the roadway centerline of "G" Street west of "J" Street.
- Within 87 feet of the roadway centerline of "G" Street north of San Timoteo Canyon Road.
- Within 108 feet of the roadway centerline of San Timoteo Canyon Road east of "G" Street.
- Within 136 feet of the roadway centerline of San Timoteo Canyon Road west of "G" Street.
- Within 156 feet of the roadway centerline of San Timoteo Canyon Road east of Singleton Road.
- Within 1,335 feet of the centerline of I-10 north of 14th Street.

Residential homes with outdoor active use areas within Impact Zone B will require a freestanding sound wall or sound wall and berm combination with an effective height of 6 feet above grade along the property line. This 6-foot sound wall or sound wall/berm combination would provide 5 dBA or more in noise reduction for ground floor receptors when the direct line of sight to the traffic is blocked. Ground floor bedrooms facing the road would receive 5 dBA or more in noise attenuation provided by the sound wall or sound wall/berm combination. With a combination of walls, doors, and windows, standard construction for Southern California residential buildings would provide more than 20 dBA in exterior to interior noise reduction with windows closed and 12 dBA or more with windows open. With windows closed, interior noise level in ground floor units would be 45 dBA CNEL or lower. Therefore, no building facade upgrades beyond those required by the Uniform Building Code will be required. However, with windows open, there is a potential for interior noise in the ground floor units to exceed the 45 dBA CNEL standard (e.g., 60 dBA - 12 dBA = 48 dBA). Therefore, an air conditioning system, or other form of mechanical ventilation, shall be provided to ensure that windows can remain closed for a prolonged period of time.

For second-story bedrooms exposed to 65 to 70 dBA CNEL traffic noise, the 6-foot sound wall would not provide sufficient noise mitigation. Therefore, second-story bedrooms with windows exposed to the traffic require building facade upgrades, such as double paned (or dual glazing) windows. In addition, an air conditioning system, a form of mechanical ventilation, would be required.

Impact Zone C

Areas in Impact Zone C would be exposed to traffic noise between 57 and 65 dBA CNEL. Impact Zone C includes dwelling units located outside of Impact Zones A and B where there are no residential dwellings or other structures constructed between the roadway and the residences. The locations in Impact Zone C include the following:

- Within 362 feet of the roadway centerline of Potrero Road north of San Timoteo Canyon Road.
- Within 403 feet of the roadway centerline of Potrero Road south of Desert Lawn Drive.
- Within 243 feet of the roadway centerline of Champions Drive west of Desert Lawn Drive.
- Within 156 feet of the roadway centerline of "J" Street north of San Timoteo Canyon Road.
- Within 422 feet of the roadway centerline of San Timoteo Canyon Road east of "J" Street.
- Within 341 feet of the roadway centerline of San Timoteo Canyon Road west of "J" Street.
- Within 306 feet of the roadway centerline of "J" Street north of Champions Drive.
- Within 208 feet of the roadway centerline of "J" Street south of Champions Drive.
- Within 222 feet of the roadway centerline of Champions Drive east of "J" Street.
- Within 341 feet of the roadway centerline of "J" Street south of "G" Street.
- Within 225 feet of the roadway centerline of "G" Street west of "J" Street.
- Within 187 feet of the roadway centerline of "G" Street north of San Timoteo Canyon Road.
- Within 232 feet of the roadway centerline of San Timoteo Canyon Road east of "G" Street.
- Within 292 feet of the roadway centerline of San Timoteo Canyon Road west of "G" Street.

- Within 335 feet of the roadway centerline of San Timoteo Canyon Road east of Singleton Road.
- Within 2,877 feet of the centerline of I-10 north of 14th Street.

Residential dwellings within Impact Zone C do not require mitigation measures for their outdoor active use areas, such as backyards or barbecue areas. Standard building construction for residential structures in Southern California will provide a minimum of 20 dBA in noise reduction from outdoors to indoors, with windows closed. However, with windows open, this outdoors to indoors noise reduction drops to 12 dBA. Therefore, Group C homes would potentially experience interior noise levels exceeding the 45 dBA CNEL (e.g., 60 dBA - 12 dBA = 48 dBA) standard adopted by the State of California and the County of Riverside. Mitigation measures, such as an air conditioning system, or other form of mechanical ventilation, shall be provided to ensure that windows can remain closed for a prolonged period of time. No building facade upgrades beyond those required by the Uniform Building code are needed.

Elementary School Adjacent to Champions Drive

An elementary school is planned along the south side of Champions Drive to the west of Desert Lawn Drive. The 65 dBA CNEL noise contour would extend to 113 feet from the roadway centerline in this location. If classrooms or school play areas are proposed within 113 feet of the centerline of Champions Drive, a 6-foot high sound barrier along the property line will need to be provided. However, if non-noise-sensitive uses, such as parking, landscaping, or school administration building, are proposed within this area, no mitigation is needed.

Mitigation Measures

C3.1A A free standing sound wall along the residential property line with a minimum of 8 feet effective height from the residential grade shall be constructed for the residential units located in the Group A Impact Zone. The following mitigation measures are required for all residences within the Group A Impact Zone.

- Sound walls (Plexiglass with a minimum height of 6 feet) shall be required for any second floor balconies constructed for the residential units that are directly exposed to traffic noise exceeding 70 dBA CNEL.
- Double paned windows shall be required for both ground floor and second floor bedrooms in the above units that are exposed to traffic noise exceeding 70 dBA CNEL.
- Mechanical ventilation (i.e., air conditioning systems) shall be required to ensure that windows can remain closed for a prolonged period of time to comply with the fresh air exchange requirements by the Uniform Building Code.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

C3.1B A 6-foot-high sound barrier consisting of a concrete block wall or earthen berm or a combination of the two shall be provided along the property line for residential units that fall within the Group B Impact Zone, as identified herein, to reduce the traffic noise level in the outdoor activity area to below 65 dBA CNEL.

- Sound walls (Plexiglass with a minimum height of 5 feet) shall be required for any second floor balconies directly exposed to traffic noise exceeding 65 dBA CNEL.
- Double paned windows shall be required for the second floor bedrooms in these units directly exposed to traffic noise exceeding 65 dBA CNEL.
- Mechanical ventilation, such as air conditioning systems, is also required for bedrooms exposed to traffic noise exceeding 65 dBA CNEL to ensure that windows can remain closed for a prolonged period of time.

C3.1C Mitigation measures such as air conditioning systems shall be required for the development areas that would fall within Group C Impact Zone to achieve the 45 dBA CNEL interior noise standard. A freestanding sound barrier with a minimum 6 feet effective height can be used in lieu of the mechanical ventilation mitigation to reduce both the ground floor exterior and interior noise levels for the residential units. However, second floor bedrooms directly exposed to the traffic would need to have the mechanical ventilation mitigation, i.e., air conditioning system, to achieve the interior noise standard.

C3.1D A 6-foot sound barrier wall shall be required if school classrooms or play areas are proposed within 113 feet of the centerline of Champions Drive.

Level of Significance after Mitigation

Impacts to the proposed residential uses have been reduced to a less than significant level with implementation of the mitigation measures.

4. Air Quality

The air quality assessment includes an estimation of emissions associated with short-term construction and long-term operation of the proposed project. Long-term impacts include impacts from regional pollutants and localized pollutant concentrations. Long-term regional air quality impacts are further divided into stationary and mobile emissions associated with the proposed project. Long-term stationary emissions include on-site electrical and natural gas consumption. Long-term mobile emissions include vehicle trips associated with the proposed project. Long-term localized air quality impacts (i.e., carbon monoxide hot spot concentrations near intersections or roadway segments) could occur as a result of project-related vehicle trips. The impact analysis contained in this section was prepared in accordance with the methodologies provided by the South Coast Air Quality Management District (SCAQMD) in its *CEQA Air Quality Handbook*.

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

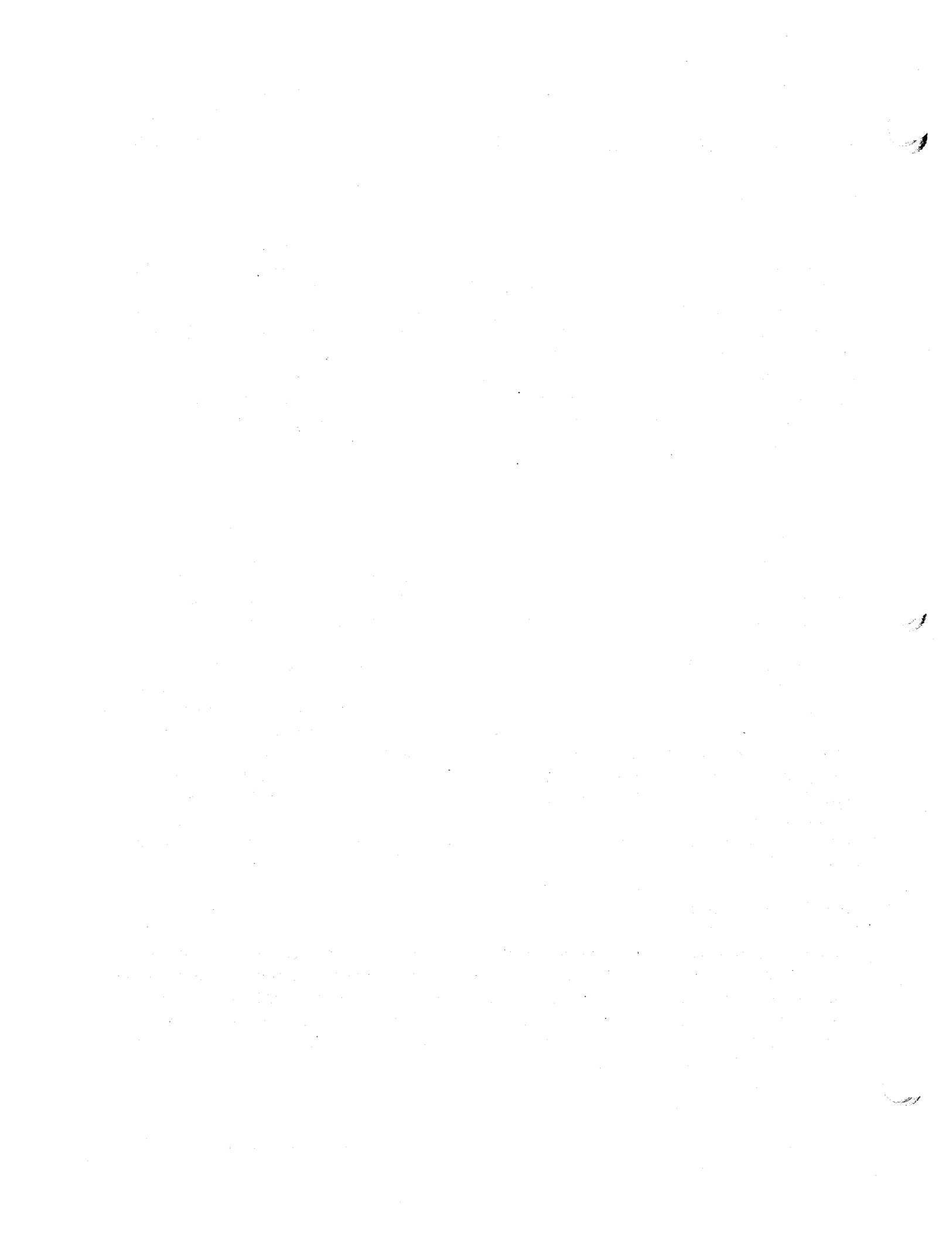
Regional Air Quality

Oak Valley SP #318 is located within the South Coast Air Basin (Basin), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, as well as all of Orange County. Air quality management and regulation in the Basin are under the jurisdiction of the SCAQMD.

Both the state and federal governments have established health based Ambient Air Quality Standards (AAQS) for six air pollutants: carbon monoxide, ozone, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter. The Basin is currently designated as “non-attainment” for ozone, carbon monoxide (CO), and particulate matter (PM₁₀), and “maintenance” for nitrogen dioxide (NO₂), relative to the federal standards. The Basin is in compliance with federal sulfur dioxide and lead standards, and is in attainment under the California standards for CO, NO₂, SO₂, lead (Pb), and sulfates. The Basin is in non-attainment under the California standards for ozone and particulate matter (PM₁₀). Figure C.4.1 lists the sources, primary health effects, and status of meeting the standards of these six criteria air pollutants. These health effects would not occur unless the standards are exceeded by a large margin or for a prolonged period of time.

Area Climate/Meteorology

The Basin’s climate is determined by its terrain and geographical location. The Basin is a coastal plain with connecting broad valleys and low hills. The Pacific Ocean forms the southwestern border and high mountains surround the rest of the Basin. The region lies in the semipermanent high pressure zone of the eastern Pacific. The resulting climate is mild and tempered by cool ocean breezes. This climatological pattern is rarely interrupted. However, there do exist periods of hot weather, winter storms, or Santa Ana wind conditions.



Pollutants	Sources	Health Effects	Meeting the Standards
Ozone (O ₃)	Ozone forms when nitrogen oxides and hydrocarbons (emitted from mobile and stationary sources) combine and chemically react in the sunlight.	Ozone reduces breathing capacity, causes inflammation of lung tissue, may increase asthma attacks, and may accelerate the lung's aging process. Some people experience chest pains, coughing, wheezing, labored breathing and nausea. Ozone also can irritate eyes and reduce the respiratory system's ability to fight infections.	Exceedances of state and federal standards have decreased significantly from 1976 to 1998. The Basin's 1998 maximum ozone level (.24 ppm*) was slightly higher than in 1997 when it was .21 ppm (a record low.) State and federal standards were exceeded in 1998 on, 114 and 62 respectively. As of mid-August the 1999 peak ozone level was .17 ppm.
Particulate Matter (PM ₁₀)	Natural and man-made substances finer than the diameter of a human hair make up PM ₁₀ , e.g. soil dust, soot, vehicle exhaust, sea salt, rubber from tire wear and organic materials.	Ambient PM ₁₀ levels are associated with an increase in respiratory infections, asthma attacks, and cancer, and decreased life-expectancy (up to three years) and breathing capacity. Fine particles also reduce visibility.	PM ₁₀ levels in the basin are consistently decreasing. The maximum annual average PM ₁₀ concentration in 1998 was 112% of the federal standard, lower than any previous years.
Carbon Monoxide (CO)	Motor vehicles emit more than two-thirds of the man-made CO released into the air. Burned wood and charcoal decaying plants also emit carbon monoxide.	A colorless, odorless gas, CO replaces the oxygen in the body's red blood cells. Exposure to high levels of CO can slow reflexes, cause confusion and drowsiness and result in death. People with heart disease are more susceptible to developing chest pains when exposed to low levels of CO.	Levels of CO continue to exceed federal standards by nearly 142%. Unlike summer smog, CO levels peak in winter months in coastal areas near freeways. The standard was exceeded 13 days in 1998.
Nitrogen Dioxide (NO ₂)	Motor vehicles, factories and power plants that burn fossil fuels (gas and oil) produce nitrogen oxide. Decaying plants and lightning flashes also are natural emitters of NO ₂ .	This gas, which gives smog its brownish hue, irritates the lungs and can increase susceptibility to respiratory infections - like the flu, bronchitis and pneumonia. Ozone effects may be exaggerated in combination with NO ₂ .	Based on the last three years of air monitoring data, the Southland has fully met the federal health standard for NO ₂ .
Sulfur Dioxide (SO ₂)	This colorless gas is emitted from vehicles, refineries, power plants, and other facilities that burn fossil fuels.	SO ₂ can narrow airways and make it difficult for people to breathe - particularly those who have asthma.	Since 1991, the South Coast Air Basin has had SO ₂ levels well below the federal and state standards.
Lead (Pb)	AQMD rules limit lead emissions from smelters; but lead also is found in old paints and coatings, plumbing and a variety of other materials.	Once in the blood stream, lead can cause damage to the brain, nervous system and other body systems. Children are highly susceptible to the effects of lead.	The basin has met federal and state standards for lead since 1983.

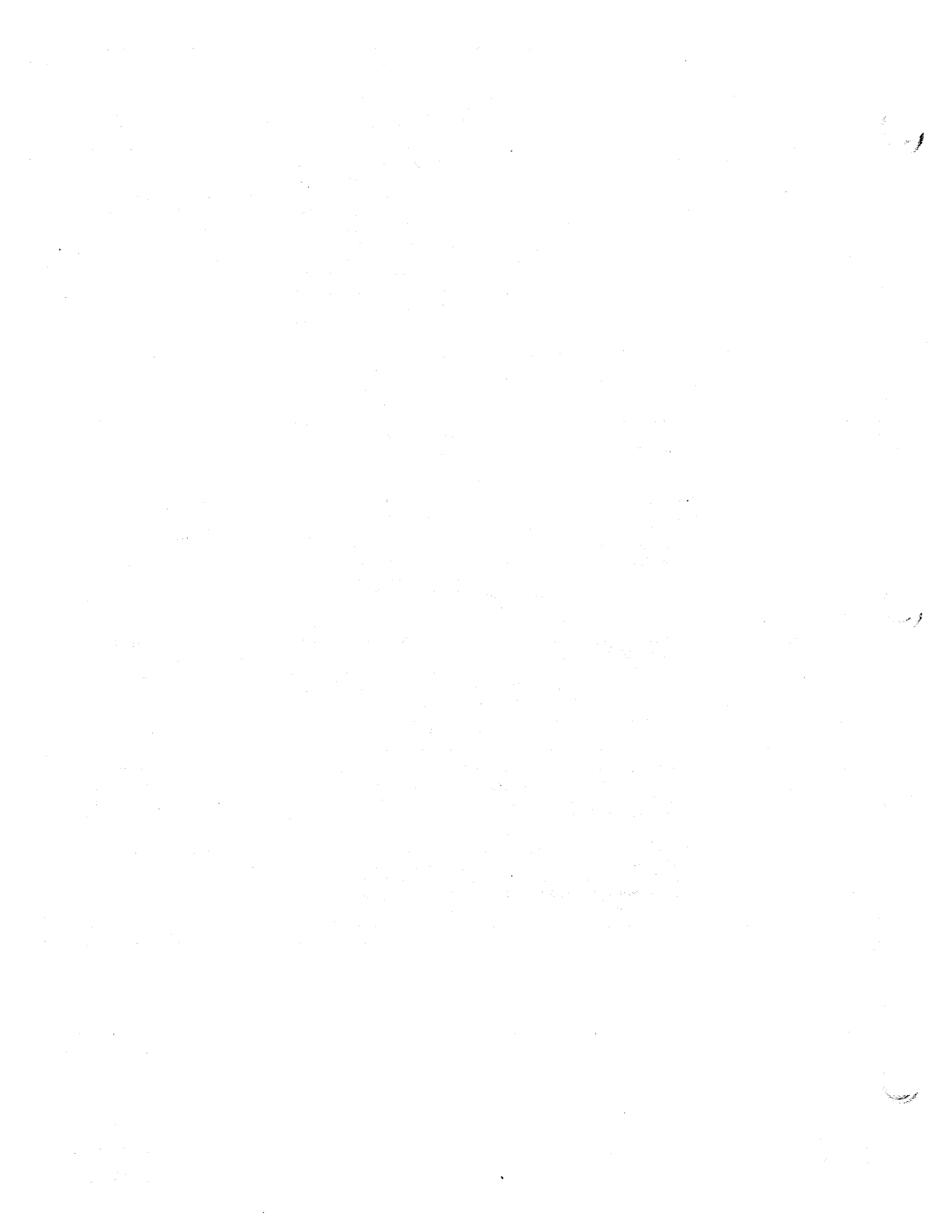
*ppm = parts of pollution per million parts of air

Source: SCAQMD, September 1999.

10/6/00(OVP931/Specific Plan EIR)

Figure C.4.1





The annual average temperature varies little throughout the Basin, ranging from the low to middle 60s, measured in degrees Fahrenheit. With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas.

Even though the Basin has a semi-arid climate, air near the surface is generally moist because of the presence of a shallow marine layer. With very low average wind speeds, there is a limited capacity to disperse air contaminants horizontally. The dominant daily wind pattern is an onshore daytime breeze and an offshore night-time breeze. The typical wind flow pattern fluctuates only with occasional winter storms or strong northeasterly Santa Ana winds from the mountains and deserts north of the Basin. Summer wind flow patterns represent worst-case conditions, as this is the period of higher temperatures and more sunlight which result in ozone formation.

During spring and early summer, pollution produced during any one day is typically blown out of the Basin through mountain passes or lifted by warm, vertical currents adjacent to mountain slopes. Air contaminants can be transported 60 miles or more from the Basin by ocean air during the afternoons. From early fall to winter, the transport is less pronounced because of slower average wind speed and the appearance of drainage winds earlier in the day. During stagnant wind conditions, offshore drainage winds may begin by late afternoon. Pollutants remaining in the Basin are trapped and begin to accumulate during the night and the following morning. A low morning wind speed in pollutant source areas is an important indicator of air stagnation and the build-up potential for primary air contaminants.

With persistent low inversions and cool coastal air, morning fog and low stratus clouds are common. However, 73 percent sunshine is recorded in downtown Los Angeles. This is an extremely important climatological factor considering the role of sunshine in the photochemical smog production process. Cloudy days are less likely in the eastern portions of the Basin and about 25 percent greater along the coast.

The vertical dispersion of air pollutants in the Basin is limited by temperature inversions in the atmosphere close to the earth's surface. Temperature normally decreases with altitude and a reversal of this atmospheric state, where temperature increases with altitude, is called an inversion. The height from the earth to the inversion base is known as the mixing height.

Inversions are generally lower in the nighttime when the ground is cool than during the daylight hours when the sun warms the ground and in turn, the surface air layer. As this heating process continues, the temperature of the surface air layer approaches the temperature of the inversion base causing heating along its lower edge. If enough warming takes place, the inversion layer becomes weak and opens up to allow the surface air layers to mix upward. This can be seen in the middle to late afternoon on a hot summer day when the smog appears to suddenly clear up. Winter inversions typically break earlier in the day, preventing excessive contaminant build-up.

The combination of stagnant wind conditions and low inversion produces the greatest pollutant concentrations. On days of no inversion or high wind speeds, ambient air pollutant concentrations are lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino Counties. In the winter,

the greatest pollution problems are carbon monoxide and oxides of nitrogen because of extremely low inversion and air stagnation during the night and early morning hours. In the summer, the longer daylight hours and the brighter sunshine combine to cause a reaction between hydrocarbons and oxides of nitrogen to form photochemical smog.

Air Pollution Constituents

Both the State of California and the federal government have established health based ambient air quality standards (AAQS) for six air pollutants. These pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulate matter (PM₁₀), and lead.

In July 1997, the U.S. EPA adopted a new national ambient air quality standards (NAAQS) for particulate with a size less than 2.5 microns in diameter (PM_{2.5}). In addition, the state has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

In addition to primary and secondary AAQS, the State of California has established a set of "episode criteria" for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and particulate matter. These criteria refer to episode levels representing periods of short-term exposure to air pollutants which actually threaten public health. Health effects are progressively more severe as pollutant levels increase from Stage One to Stage Three.

□ **Ozone.** Ozone (smog) is not emitted directly into the air, but is formed by photochemical reactions between oxides of nitrogen and reactive organic gases. Ozone is a pungent, colorless gas typical of the Southern California smog. Elevated ozone concentrations result in reduced lung function, particularly during vigorous physical activity. This health problem is particularly acute in sensitive receptors such as the sick, elderly, and young children. Ozone levels peak during the summer and early fall months.

□ **Carbon Monoxide.** Carbon monoxide (CO) is formed by the incomplete combustion of fossil fuels, almost entirely from automobiles. It is a colorless, odorless gas that can cause dizziness, fatigue, and impairments to central nervous system functions. CO passes through the lungs into the blood stream where it interferes with the transfer of oxygen to body tissues.

□ **Nitrogen Oxides.** Nitrogen oxides (NO_x) contribute to other pollution problems, including a high concentration of fine particulate matter, poor visibility, and acid deposition. Nitrogen dioxide (NO₂), a reddish-brown gas; and nitric oxide (NO), a colorless, odorless gas, are formed from fuel combustion under high temperature or pressure. These compounds are referred to as nitrogen oxides, or NO_x. NO_x is a primary component of the photochemical smog reaction. NO₂ decreases lung function, and may reduce resistance to infection.

□ **Sulfur Dioxide.** Sulfur dioxide (SO₂) is a colorless gas formed primarily from incomplete combustion of sulfur-containing fuels. Industrial facilities also contribute to gaseous sulfur dioxide

levels in the Basin. Sulfur dioxide irritates the respiratory tract, can injure lung tissue when combined with fine particulate matter, and reduces visibility and the level of sunlight.

□ **Reactive Organic Compounds.** Reactive organic compounds (ROC) are formed from combustion of fuels and evaporation of organic solvents. ROC is a prime component of the photochemical smog reaction. Consequently, ROC accumulates in the atmosphere more quickly during the winter when sunlight is limited and photochemical reactions are slower.

□ **Particulate Matter.** Particulate matter (PM₁₀) refers to small suspended particulate matter with an aerodynamic diameter of 10 microns or less which is not readily filtered out by the lungs. Nitrates and sulfates, as well as dust particulate, are major components of PM₁₀. These small particles can be directly emitted into the atmosphere as byproducts of fuel combustion, through abrasion, such as tire or brake lining wear, or through fugitive dust (wind or mechanical erosion of soil). They can also be formed in the atmosphere through chemical reactions. Particulate may transport carcinogens and other toxic compounds that adhere to the particle surfaces, and can enter the human body through the lungs.

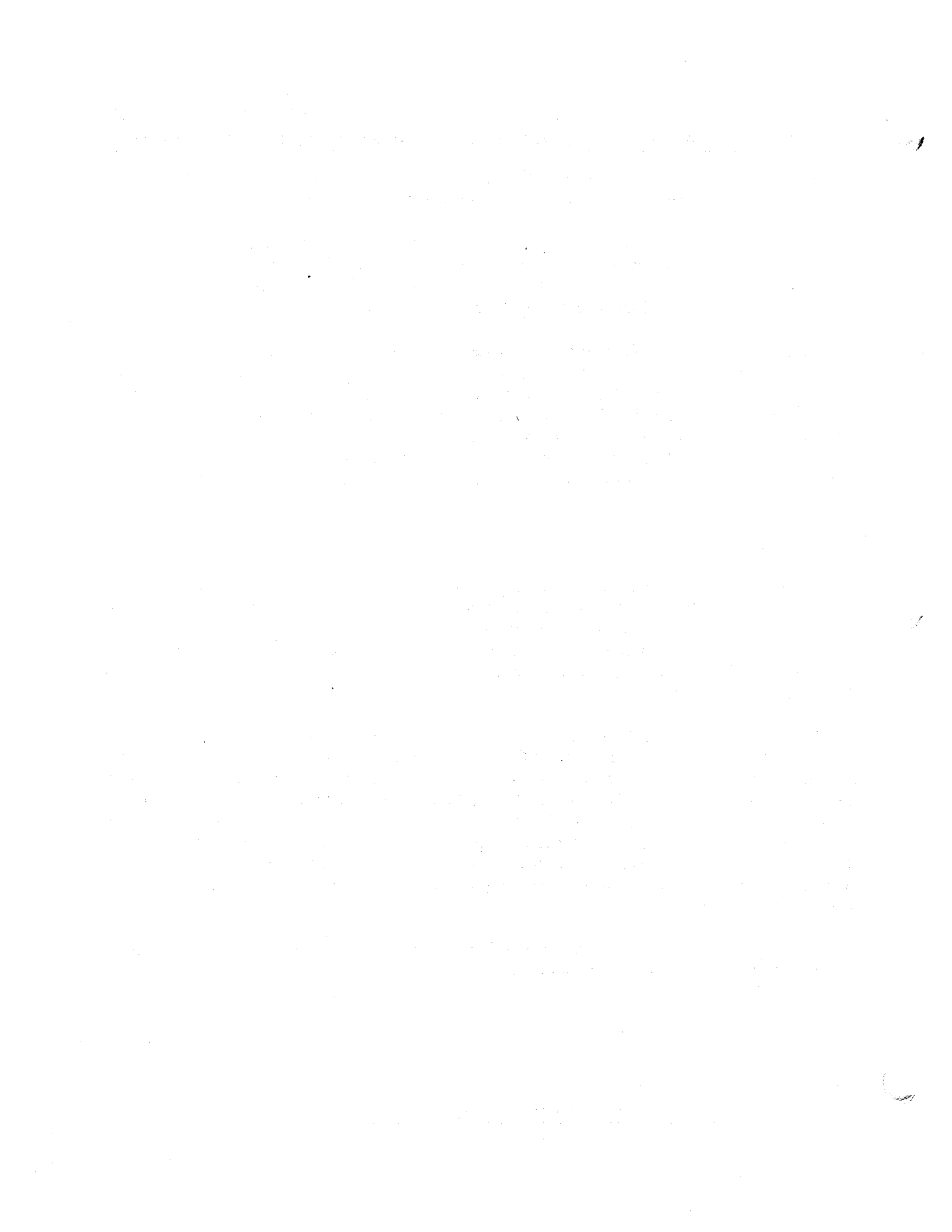
Local Air Quality

The proposed project is located within the jurisdiction of the SCAQMD, which maintains ambient air quality monitoring stations throughout the basin as shown in Figure C.4.2. The Banning-Allesandro air monitoring station monitors ozone and particulate matter (PM₁₀).¹ Carbon monoxide and nitrogen dioxide levels are not monitored at this station, but are monitored at the Riverside-Magnolia or Riverside-Rubidoux monitoring stations. Ozone and PM₁₀ levels prior to 1995 were also obtained at the Riverside-Rubidoux monitoring station.

Air quality trends identified from data collected at these air monitoring stations in the project area between 1993 and 1997 are listed in Table C.4-A and are discussed below. Carbon monoxide levels have not equaled or exceeded the relevant state and federal standards in the past five years. Although no complete data were collected for nitrogen dioxide, the collected data show that the State standard was exceeded once in 1997 for nitrogen dioxide. Ozone has exceeded state and federal standards in each of the five years. The federal and state standards for particulate matter finer than ten microns, or the PM₁₀ level, in the areas surrounding the project area exceeded both state standard in each of the five years and exceeded federal standards in three of the five years, although the trend shows improvement in the concentrations of these pollutants.

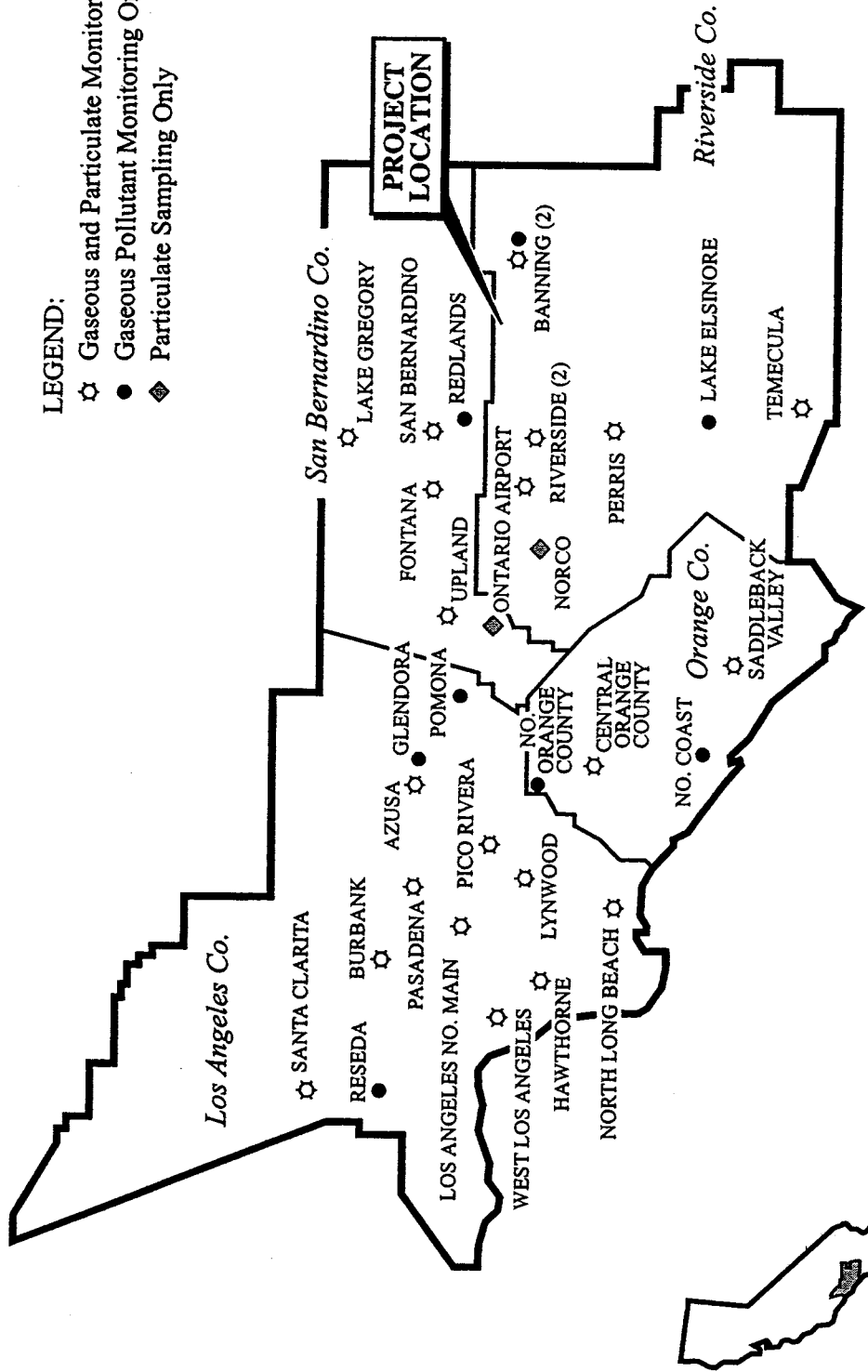
Ozone exceeded the state 1-hour standard from 36 to 134 days a year during the last five years and the federal 1-hour standard from 2 to 77 days a year.

¹ Air Quality Tables, 1993, 1994, 1995, 1996, 1997; South Coast Air Quality Management District.



LEGEND:

- ☆ Gaseous and Particulate Monitoring Site
- Gaseous Pollutant Monitoring Only
- ◆ Particulate Sampling Only



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Scale in Miles

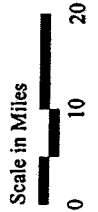
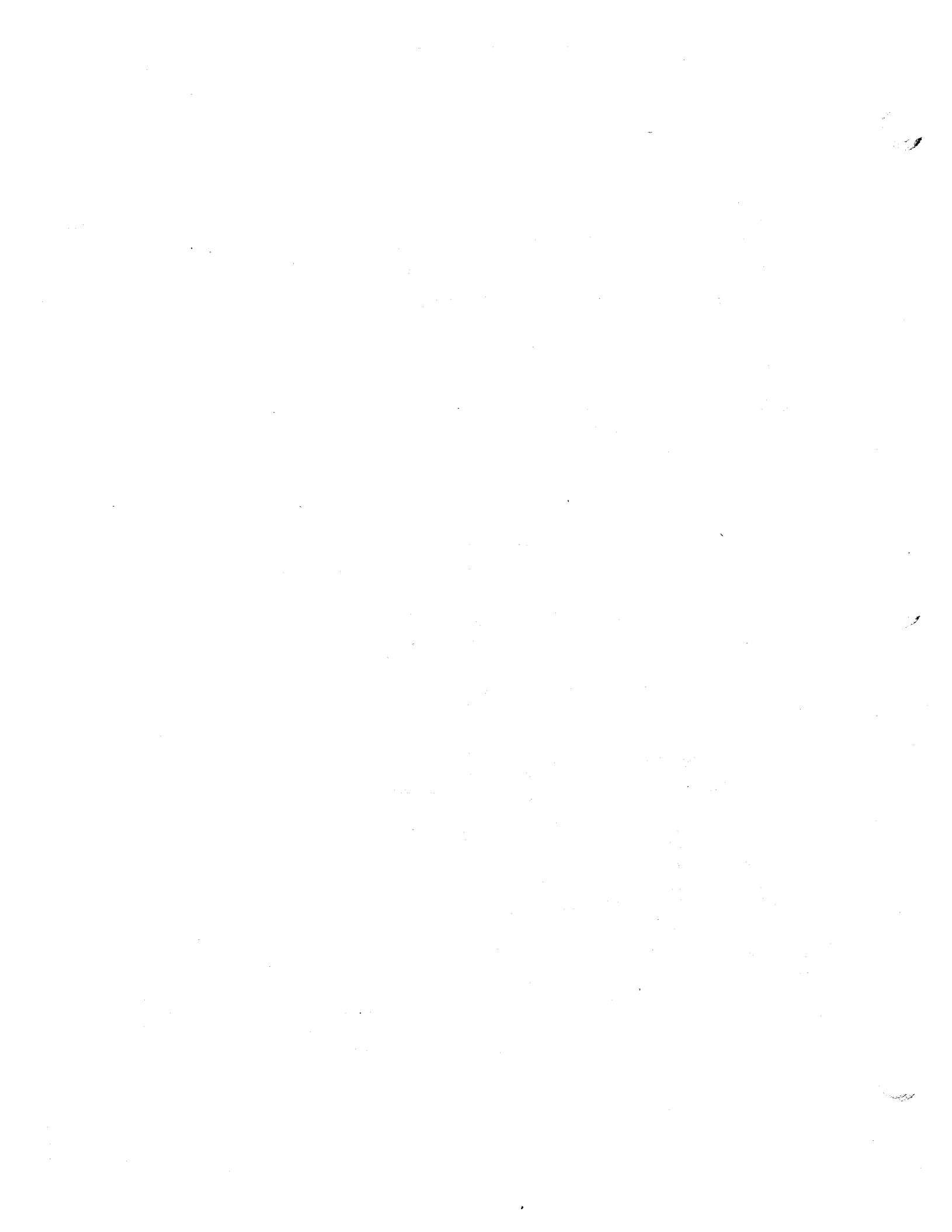


Figure C.4.2



**Table C.4-A - Ambient Air Quality
Banning-Allesandro Air Monitoring Station**

	Carbon Monoxide				Ozone		Particulate Matter 10 micron		Nitrogen Dioxide ^a	
	Maximum 1-Hour Conc. (ppm)	No. of Days Exceeded	Maximum 8-Hour Conc. (ppm)	No. of Days Exceeded	Maximum 1-Hour Conc. (ppm)	No. of Days Exceeded	Annual 1 st High Conc. (ug/m ³)	No. of Days Exceeded	Maximum 1-Hour Conc. (ppm)	No. of Days Exceeded
State Stds.	> 20 ppm/1-Hour	≥ 9.1 ppm/8-Hour	> .09 ppm/1-Hour				50 Ug/m ³		> .25 ppm/1-Hour	
1997	11.0	0	5.5	0	.13	36	227	14	.31 ^a	1
1996	9.0	0	5.4	0	.19	47	122	10	.11 ^c	0
1995	9.0	0	6.5	0	.18	48	138	7	.15 ^c	0
1994	11.0	0	7.3	0	.25 ^c	134	161 ^c	41	.18 ^c	0
1993	10.0	0	6.3	0	.26 ^c	132	231 ^c	42	.14 ^{a,c}	0
Maximum	11.0		7.3		.26		231		.20	
Federal Stds.	> 35 ppm/1-Hour	≥ 9.5 ppm/8-Hour	> .12 ppm/1-Hour				150 Ug/m ³		0.053 ppm, annual average	
1997	11.0	0	5.5	0	.13	2	227	1	0.0160 ^a	0
1996	9.0	0	5.4	0	.19	11	122	0	0.0290 ^c	0
1995	9.0	0	6.5	0	.18	15	138	0	0.0300 ^c	0
1994	11.0	0	7.3	0	.25 ^c	77	161 ^c	1	0.0320 ^c	0
1993	10.0	0	6.3	0	.26 ^c	71	231 ^c	4	0.0300 ^{a,c}	0
Maximum	11.0		7.3		.26		231		0.0464	

Notes: ^a Monitored at Riverside-Magnolia Station.
^b Monitored at Banning-Alessandro monitoring station.
^c Monitored at Riverside-Rubidoux monitoring station.
^{*} Less than 12 full months of data. May not be representative.

The state and federal one-hour and eight-hour carbon monoxide standards were not exceeded in any of the previous five years at the Riverside-Magnolia station, which is the closest station that monitors carbon monoxide levels. Eight-hour carbon monoxide concentrations ranged from 5.4 parts per million (ppm) to 7.3 ppm between 1993 and 1997, while the maximum 1-hour level measured during this period was 11.0 ppm in both 1994 and 1997. The federal nitrogen dioxide standard was not exceeded during this five-year time frame but the State standard was exceeded once in 1997.

b. EXISTING POLICIES AND REGULATIONS

Regional Air Quality Planning Efforts

The 1976 Lewis Air Quality Management Act established the SCAQMD and other air districts throughout California. The Federal Clean Air Act Amendments of 1977 required that each state adopt

an implementation plan outlining pollution control measures to attain the federal standards in non-attainment areas of the state. This requirement led to the local air quality planning processes in areas like the Basin.

The California Air Resources Board (CARB) oversees activities of local air quality management agencies and is responsible for incorporating air quality management plans (AQMPs) for local air basins into a State Implementation Plan (SIP) for U.S. Environmental Protection Agency (EPA) approval. CARB maintains air quality monitoring stations throughout the state in conjunction with local air districts. Data collected at these stations are used by the CARB to classify air basins as "attainment" or "non-attainment" with respect to each pollutant and to monitor progress in attaining air quality standards.

The SCAQMD and Southern California Association of Governments (SCAG) is responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the Basin. Regional AQMPs were adopted for the Basin in 1979, 1982, 1989, 1991, 1994, and 1997. The SCAQMD Governing Board adopted the 1997 AQMP on November 15, 1996. The Plan was adopted by CARB on January 23, 1997, and the Plan was incorporated in the State Implementation Plan (SIP) and was sent to the EPA for approval in February 1997.

The 1997 AQMP was prepared pursuant to federal and state clean air legislation. The Plan addresses 1990 Clean Air Act (CAA) requirements with respect to particulate matter standards. Under the CAA, the AQMP must demonstrate attainment of PM_{10} standards by 2006 for both 24-hour and annual average ambient air quality standards. The 1997 AQMP responds to this requirement, relying on the control measures outlined in the 1994 AQMP.

The 1997 AQMP carries forth the approach and key elements in the 1994 AQMP by focusing on market-based strategies and incentives versus command-and-control regulation. New elements to the 1997 Plan include: (1) improved emission inventory and current air quality information, (2) refined control strategy which allows for alternative approaches, (3) elimination of future indirect source measures, (4) amendments to the federal Post-1996 Rate of Progress Plan and Federal Attainment Plans for ozone and CO, (5) a maintenance plan for NO_x , and (6) an attainment demonstration and SIP revision for PM_{10} .

Implementation of the AQMP is based on a series of control measures that vary by source type, such as stationary or mobile, as well as by the pollutant targeted. Similar to the 1994 AQMP, the Plan proposes two tiers of control measures, based on the availability and readiness of technology. Short and immediate term measures rely on known technologies and are expected to be implemented between 1997 and 2005. Long-term measures rely on the advancement of technologies and control methods that can be reasonably expected to occur between 2000 and 2010.

In January 1999, the EPA proposed to approve some of the elements of the ozone portions of the 1997 AQMP submittal and disapprove others. Separate parts of the 1997 AQMP related to CO and NO_2 have been previously approved, and EPA has yet to take action relative to the fine particulate (PM_{10}) portions of the 1997 SIP submittal. Figure C.4.3 lists the federal and State AAQS.

General Plan Policies

The Environmental Hazards and Resources Element of the Riverside County General Plan address air quality, with the objective of supporting local regional, state, and federal programs which improve air quality in the South Coast Air Basin. The General Plan also supports implementing appropriate air quality control tactics related to land use decisions, transportation practices, and energy use.

c. THRESHOLDS OF SIGNIFICANCE

A development project is considered to have a significant effect on air quality if it would violate any ambient air quality standards, contribute substantially to an existing air quality violation, expose sensitive receptors to substantial pollutants concentrations, or conflict with adopted environmental plans and goals of the community where it is located.

In addition, the SCAQMD has established quarterly and daily emissions thresholds which are used to determine whether a project will have a significant air quality impact. Thus, a significant air quality impact is presumed to exist if project-related emissions exceed any of the following.

Quarterly Emissions Thresholds

- 2.5 tons per quarter or 75 pounds per day of ROC
- 2.5 tons per quarter or 100 pounds per day of NO_x
- 24.75 tons per quarter or 550 pounds per day of CO
- 6.75 tons per quarter or 150 pounds per day of PM₁₀
- 6.75 tons per quarter or 150 pounds per day of sulfur oxides (SO_x).

Daily Emissions Thresholds

- 55 pounds per day of ROC
- 55 pounds per day of NO_x
- 550 pounds per day of CO
- 150 pounds per day of PM₁₀
- 150 pounds per day of SO_x.

Finally, air quality impacts are considered to be significant if project-related emissions cause an exceedance of either of the following standards for concentrations of carbon monoxide.

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm.

If ambient levels already exceed these standards, then project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In addition, the document outlines the procedures for handling discrepancies. If there is a difference between the recorded amount and the actual amount received or paid, it is crucial to investigate the cause immediately. This could be due to a clerical error, a missing receipt, or a change in the terms of the agreement.

The second part of the document provides a detailed breakdown of the financial data. It includes a table showing the monthly income and expenses over a period of six months. The data shows a steady increase in income, which is attributed to the successful completion of several major projects.

The following table summarizes the key financial metrics for each month. The total income for the period is \$120,000, while the total expenses amount to \$80,000. This results in a net profit of \$40,000.

Month	Income	Expenses	Net Profit
Jan	\$15,000	\$10,000	\$5,000
Feb	\$18,000	\$12,000	\$6,000
Mar	\$22,000	\$15,000	\$7,000
Apr	\$25,000	\$18,000	\$7,000
May	\$30,000	\$20,000	\$10,000
Jun	\$30,000	\$25,000	\$5,000
Total	\$120,000	\$80,000	\$40,000

The document concludes by highlighting the overall performance of the business. The consistent growth in income and the effective management of expenses have led to a significant increase in profitability. It is recommended that these successful practices be continued in the future to ensure long-term success.

<i>Pollutant</i>	<i>Averaging Time</i>	<i>State</i>	Federal	
			<i>Primary</i>	<i>Secondary</i>
Ozone	1 Hour	0.09 ppm (180 $\mu\text{g}/\text{m}^3$)	0.12 ppm (235 $\mu\text{g}/\text{m}^3$)	Same as Primary Std.
	8 Hour	--	0.08 ppm	
Nitrogen Dioxide	Annual Average	--	0.053 ppm (100 $\mu\text{g}/\text{m}^3$)	Same as Primary Std.
	1 Hour	0.25 ppm (470 $\mu\text{g}/\text{m}^3$)	--	
Carbon Monoxide	8 Hour	9.0 ppm (10 mg/m^3)	9.0 ppm (10 mg/m^3)	--
	1 Hour	20.0 ppm (23 mg/m^3)	35.0 ppm (40 mg/m^3)	--
Suspended Particulate Matter (PM_{10})	Annual Geometric Mean	30 $\mu\text{g}/\text{m}^3$	--	--
	24 Hour	50 $\mu\text{g}/\text{m}^3$	150 $\mu\text{g}/\text{m}^3$	Same as Primary Std.
	Annual Arithmetic Mean	--	50 $\mu\text{g}/\text{m}^3$	
Suspended Particulate Matter ($\text{PM}_{2.5}$)	Annual Arithmetic Mean	--	15 $\mu\text{g}/\text{m}^3$	--
	24 Hour	--	65 $\mu\text{g}/\text{m}^3$	--
Sulfur Dioxide	Annual Average	--	0.03 ppm (80 $\mu\text{g}/\text{m}^3$)	Same as Primary Std.
	24 Hour	0.04 ppm (105 $\mu\text{g}/\text{m}^3$)	0.14 ppm (365 $\mu\text{g}/\text{m}^3$)	
	3 Hour	--	--	0.5 ppm (1300 $\mu\text{g}/\text{m}^3$)
	1 Hour	0.25 ppm (655 $\mu\text{g}/\text{m}^3$)	--	--
Lead	30 Day Average	1.5 $\mu\text{g}/\text{m}^3$	--	--
	Calendar Quarter	--	1.5 $\mu\text{g}/\text{m}^3$	Same as Primary Std.
Sulfates	24 Hour	25 $\mu\text{g}/\text{m}^3$	--	--
Hydrogen Sulfide	1 Hour	0.03 ppm (42 $\mu\text{g}/\text{m}^3$)	--	--
Vinyl Chloride (chloroethene)	24 Hour	0.01 ppm (26 $\mu\text{g}/\text{m}^3$)	--	--
Visibility Reducing Particles	8 Hour (10 a.m. to 6 p.m., PST)	**	--	--

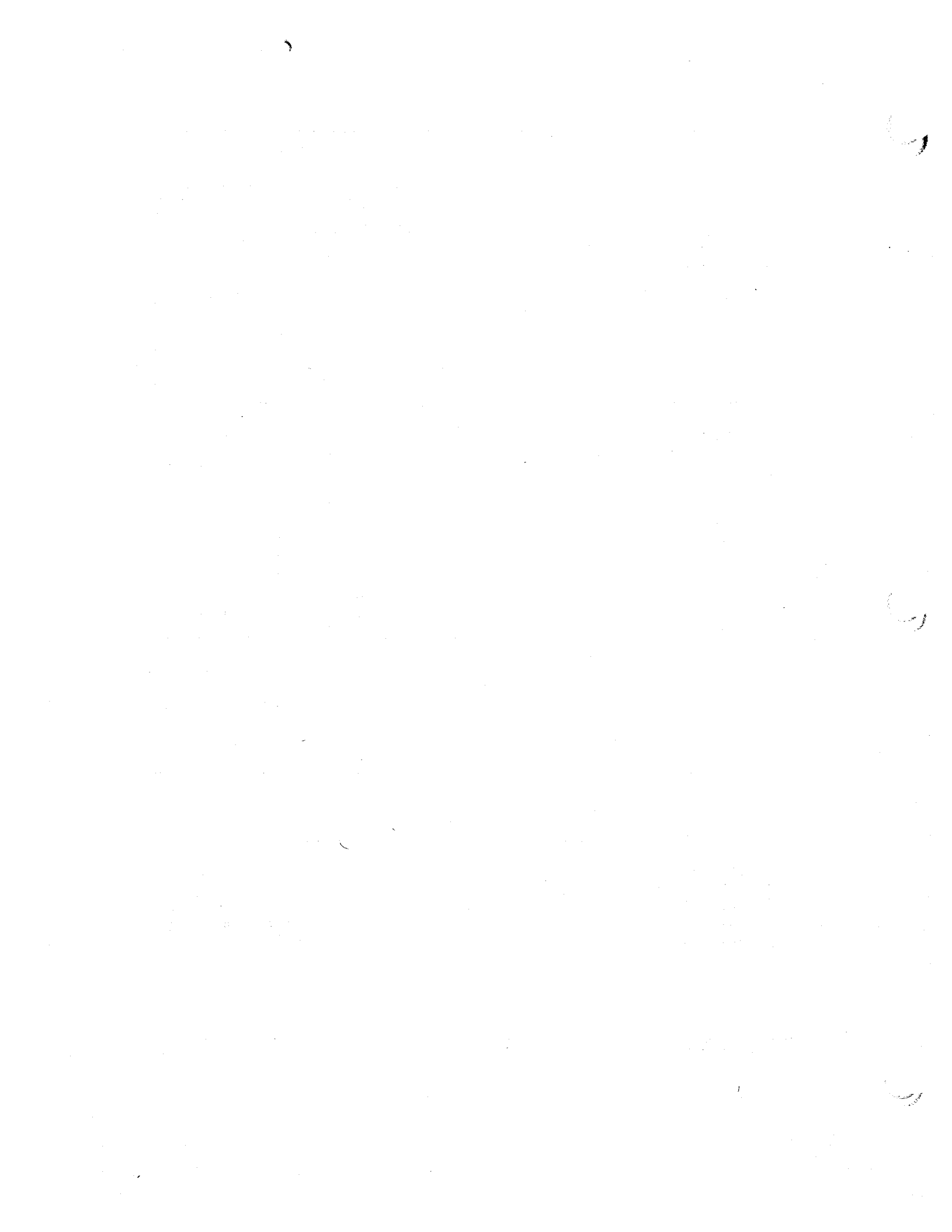
** In sufficient amount to produce an extinction coefficient of 0.23 per kilometer due to particles when the relative humidity is less than 70 %. Measurement in accordance with ARB Method V.

Source: ARB Fact Sheet 39, 1998.

1/6/00(OVP931/Specific Plan EIR)

Figure C.4.3





d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Air pollutant emissions associated with the project will occur over the short-term during site preparation, grading and construction. Long-term emissions will result from the use of energy resources by residential, commercial, and recreational uses within the proposed project, as well as by project-related traffic. In addition, there could be long-term local CO emissions associated with congested intersections or roadway segments.

Less than Significant Impacts

The following potential air quality impacts were analyzed and found to be less than significant.

Long-Term Microscale Projections

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Because the proposed project would add new vehicular trips to future traffic volumes in the project vicinity, deterioration in the level of service at adjacent intersections would occur as a result of the proposed project. Localized CO hot spot analysis is required.

Vehicular trips associated with the proposed project would contribute to the congestion at intersections and along roadway segments in the project vicinity. The primary mobile source pollutant of local concern is CO. CO concentration at a specific location (e.g. roadway intersection) is a direct function of vehicle idling time and, thus, traffic flow conditions. CO transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. However, under certain extreme meteorological conditions, CO concentrations proximate to a congested roadway or intersection may reach unhealthy levels affecting local sensitive receptors (residents, school children, the elderly, hospital patients, etc). Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentration, modeling is recommended in determining a project's effect on local CO levels.

Existing CO concentrations in the immediate project vicinity are not available. However, ambient CO levels monitored at the Riverside-Magnolia Station, the closest area with monitored CO data, are generally low, with the highest recorded 1-hour concentration of 11 ppm (state standard is 20 ppm) and 8-hour concentration of 7.3 ppm (state standard is 9 ppm) during the past five years (both in 1994, Table 4.3-A). Actual background CO concentrations in the project vicinity would likely be lower given the greater relative distance from existing urbanized areas in Riverside County.

Because the highest CO concentrations occur during peak traffic hours, CO impacts calculated under peak traffic conditions represent a worst case analysis. Modeling of the CO hot spot analysis was based on traffic volumes generated by LSA (January, 2000), which identified projected afternoon peak hour traffic levels generated in the project area with and without the proposed project at build out of the San Jorgonio Pass area. CO concentrations were calculated for the 1-hour averaging period and then compared to the state 1-hour CO standard of 20 ppm. CO 8-hour averages were extrapolated from the

1-hour CO calculations, by multiplying a persistent factor of 0.7, as recommended in the SCAQMD CEQA Air Quality Handbook for a non-attainment area. Concentrations are given in ppm at each receptor location.

The impact on local carbon monoxide levels was assessed with the CARB approved CALINE4 air quality model, which allows microscale CO concentrations to be estimated along roadway corridor or near intersection. This model is designed to identify localized concentrations of carbon monoxide, often termed "hot spots." A brief discussion of input to the model follows. The analysis was performed for the worst case wind angle and speed conditions, and is based upon the following assumptions:

- Selected modeling locations represent the intersections closest to the project site, with project-related vehicle turning movements.
- Four receptor locations with the possibility of extended outdoor exposure within 42 meters (or approximately 138 feet) of the roadway centerline near intersections were modeled to determine carbon monoxide dispersion concentrations.
- The calculations assume a meteorological condition of almost no wind (0.5 meter/second), a flat topographical condition between the source and receptor, and a mixing height of 1,000 meters, representing a worst-case scenario for CO concentrations.
- CO concentrations are calculated for the 1-hour averaging period and then compared to the 1-hour standards. CO 8-hour averages are extrapolated by multiplying the 1-hour CO level by a 0.7 persistent factor, as suggested by the SCAQMD CEQA Handbook.
- Concentrations are given in ppm at each of the receptor locations.
- The "at-grade" link option with speed adjusted based on average cruise speed and number of vehicles per lane per hour was used rather than the "intersection" link selection in CALINE4 model (Caltrans has suggested that the "intersection" link should not be used due to inappropriate algorithm based on outdated vehicle distribution). Emission factors for all vehicles based on the adjusted speed for the year 2015 were used.
- Ambient (background) CO concentrations projected in Tables 5-2 and 5-3 of the SCAQMD *CEQA Air Quality Handbook* for the Riverside-Magnolia Air Quality Monitoring Station in year 2000 were 8.9 ppm for the 1-hour CO average and 5.0 ppm for the 8-hour CO average. These CO concentrations are lower than the second highest ambient CO levels monitored in the past 5 years at the Riverside-Magnolia Air Quality Monitoring Station, which are 10.0 ppm for the 1-hour and 6.5 ppm for the 8-hour concentrations. For conservative purposes, the second highest monitored CO levels were used for the project area. It should be noted that both the monitored and the projected ambient 1-hour CO concentrations in the project area do not exceed federal or state 1-hour CO standards. Similarly, the monitored and projected 8-hour CO concentrations at the Riverside-Magnolia Station also does not exceed either state or federal standards.

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Data in Table C.4-B show that currently there is no exceedance of either the state or federal CO standards for the 1-hour or the 8-hour durations. The 1-hour CO concentration near all ten intersections analyzed ranges from 10.1 to 10.3 ppm, much lower than the 20 ppm state standard. The 8-hour CO concentration ranges from 6.6 to 6.7 ppm, also lower than the 9.0 ppm state standard.

**Table C.4-B - Carbon Monoxide Concentrations (ppm)^a
(1-hour/8-hour)**

Intersection	Distance to Roadway Centerline	Build Out Baseline Condition	Build Out With Project Condition	Project Related Increase
Singleton Road & Woodhouse Road	27	10.2/6.6	10.2/6.6	0.0/0.0
	32	10.2/6.6	10.1/6.6	-0.1/0.0
	37	10.2/6.6	10.1/6.6	-0.1/0.0
	42	10.1/6.6	10.1/6.6	0.0/0.0
Singleton Road & Calimesa Boulevard	23	10.2/6.6	10.2/6.6	0.0/0.0
	28	10.2/6.6	10.1/6.6	-0.1/0.0
	33	10.2/6.6	10.1/6.6	-0.1/0.0
	38	10.2/6.6	10.1/6.6	-0.1/0.0
Cherry Valley Boulevard & Desert Lawn Drive	17	10.3/6.7	10.2/6.6	-0.1/-0.1
	22	10.2/6.6	10.2/6.6	0.1/0.0
	27	10.2/6.6	10.1/6.6	-0.1/0.0
	32	10.2/6.6	10.1/6.6	-0.1/0.0
Cherry Valley Boulevard & Calimesa Boulevard	27	10.2/6.6	10.1/6.6	-0.1/0.0
	32	10.2/6.6	10.1/6.6	-0.1/0.0
	37	10.2/6.6	10.1/6.6	-0.1/0.0
	42	10.2/6.6	10.1/6.6	-0.1/0.0
14 th Street & Oak Valley Estates	17	10.2/6.6	10.2/6.6	0.0/0.0
	22	10.2/6.6	10.1/6.6	-0.1/0.0
	27	10.2/6.6	10.1/6.6	-0.1/0.0
	32	10.1/6.6	10.1/6.6	0.0/0.0
Beaumont Avenue & 6 th Street	23	10.3/6.7	10.2/6.6	-0.1/-0.1
	28	10.2/6.6	10.1/6.6	-0.1/0.0
	33	10.2/6.6	10.1/6.6	-0.1/0.0
	38	10.2/6.6	10.1/6.6	-0.1/0.0
Potrero Road & Desert Lawn Drive	13	10.3/6.7	10.3/6.7	0.0/0.0
	18	10.2/6.6	10.2/6.6	0.0/0.0
	23	10.2/6.6	10.2/6.6	0.0/0.0
	28	10.2/6.6	10.2/6.6	0.0/0.0
Desert Lawn Drive & San Timoteo Canyon Road	13	10.3/6.7	10.3/6.7	0.0/0.0
	18	10.2/6.6	10.3/6.7	0.1/0.1
	23	10.2/6.6	10.2/6.6	0.0/0.0
	28	10.2/6.6	10.2/6.6	0.0/0.0
Potrero Road & San Timoteo Canyon Road	23	10.3/6.7	10.2/6.6	-0.1/-0.1
	28	10.2/6.6	10.2/6.6	0.0/0.0
	33	10.2/6.6	10.1/6.6	-0.1/0.0
	38	10.2/6.6	10.1/6.6	-0.1/0.0

Intersection	Distance to Roadway Centerline	Build Out Baseline Condition	Build Out With Project Condition	Project Related Increase
Singleton Road & San Timoteo Canyon Road	20	10.2/6.6	10.2/6.6	0.0/0.0
	25	10.2/6.6	10.2/6.6	0.0/0.0
	30	10.2/6.6	10.1/6.6	-0.1/0.0
	35	10.1/6.6	10.1/6.6	0.0/0.0

Notes: * Include ambient 1-hr/8-hr CO concentrations of 11.0/7.3 ppm for build out year.
Source: LSA Associates, Inc., 2000.

Table C.4-B shows that the project traffic would add up to 0.1 ppm to the 1-hour CO concentrations and add up to 0.1 ppm to the 8-hour CO concentrations. At many receptor locations, there would be a reduction in the CO concentrations with implementation of the project. These changes in CO concentrations are so small that they would not be measurable. The composite CO levels would be below both the state and federal 1-hour and 8-hour CO standards.

Therefore, implementation of the project would not have a significant impact on local air quality. Because no CO hot spots were identified, no nearby sensitive receptors would be affected by project-related local air quality impacts.

Mitigation Measures

No mitigation is required.

Air Quality Management Plan Consistency

A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the AQMP in the following ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need undergo a consistency review due to the AQMP strategy being based on projections from local General Plans.

CEQA requires that environmental documents assess a project's consistency with local plans such as the AQMP. As such, the AQMP includes criteria for judging the consistency of projects against the state-required plan.

Consistency with the AQMP is used by the SCAQMD to assess a project's cumulative impact on regional ozone levels. Consistency of indirect emissions associated with a commercial project intended to meet the needs of the population as forecast in the AQMP is determined by comparing the estimated current population of the County or City in which the project is to be located with the applicable population forecast in the AQMP. If the estimated current population does not exceed the forecasts, indirect emissions associated with the project are deemed to be consistent with the AQMP.

As discussed in Sections E and F, the Oak Valley SP #318 is consistent with population, housing, and employment projections for the San Geronio Pass area, and is within the population forecast in the County's General Plan and in the AQMP. No significant impact would occur as result of the proposed project; therefore, no mitigation is necessary.

Mitigation Measures

No mitigation is required.

Potentially Significant Impacts

Short-Term Construction-Related Impacts

Impact C4.1 Peak grading and construction emissions would exceed the SCAQMD thresholds for the criteria pollutant of NO_x and PM₁₀. Emissions of other criteria pollutants would be below the standards. This is a potentially impact as it can not be reduced to a less than significant level even with implementation of all feasible mitigation measures¹.

Grading and construction activities will cause combustion emissions from utility engines, heavy-duty construction vehicles, haul trucks, and vehicles transporting construction workers. Exhaust emissions during grading and construction activities envisioned on site will vary on a daily basis as construction activity levels change. It is assumed that construction or building erection will not begin until after mass grading on the non-golf course portions of the proposed project is completed.² Therefore, there will be no overlap in emissions from grading or building erection/construction. The following assesses peak emissions during the grading and building erection phases.

Based on the methodology outlined in the SCAQMD CEQA Air Quality Handbook, and analysis of similar projects, construction emissions associated with grading of the proposed project have been estimated and are shown in Table C.4-C.

Fugitive dust emissions are generally associated with demolition, land clearing, exposure, vehicle and equipment travel on unpaved roads, and cut and fill operations. Dust generated during construction activities will vary substantially depending on the level of activity, the specific operations, and weather conditions. Nearby sensitive receptors and workers may be exposed to blowing dust, depending upon prevailing wind conditions. A balance of project-related soil is anticipated. Therefore, a limited amount of debris will be imported or exported from the project site, minimizing the exhaust emissions from haul trucks and dust from soil transfer.

¹ It should be noted that conversion of the proposed project from rural uses and open areas to urban uses was approved in 1990 (OVSP 216 & 216A), at which time Final EIR No. 229 was certified by the Riverside County Board of Supervisors. Final EIR No. 229 analyzed the project's impacts on air quality from stationary and mobile sources, and determined that a significant, unavoidable impact existed. The impacts described in this section are no greater than those which would result from the existing development approval. Because CEQA requires that project impacts be measured against existing conditions and not existing approvals, a detailed analysis of air quality impacts is provided in this document.

² Golf course construction has been completed pursuant to the previous approval of OVSP 216 & 216A.

Table C.4-C - Peak Grading Day Construction Emissions

Number and Equipment Type ¹	Hours of Operation	Pollutants (lbs/day)				
		CO	ROG	NOx	SO _x	PM ₁₀
4 - Off-Hwy Trucks	8	57.6	6.1	133.5	14.4	8.3
2 - Motor Graders	8	2.4	0.7	11.5	1.4	1.0
2 - Track-type Loaders	8	3.2	1.5	13.3	1.2	0.9
2 - Wheeled Dozers	8	28.8	3.1	66.8	5.6	2.7
2 - Tracked Tractors	8	5.6	2.0	20.0	2.4	2.0
2 - Scrapers	8	20.0	4.3	61.6	7.4	6.6
Worker Commute Exhausts ²		5.2	0.5	0.7	— ³	—
Subtotal Exhaust Emissions		122.8	18.3	307.4	32.4	21.4
Fugitive Dust Emissions						
Open Stock Pile ⁴						85.6
Dirt/Debris Pushing ⁵						348.8
Graded/Exposed Surface ⁶						264.0
TOTAL GRADING BEFORE MITIGATION		122.8	18.3	307.4	32.4	719.8
Threshold Significant ?		550 NO	75 NO	100 YES	150 NO	150 YES

Note: ¹ Emission factors provided by SCAQMD, 1993 CEQA Air Quality Handbook, Tables A9-8-A and A9-9.

² Based on 22 miles round trip commute length for 25 workers.

³ Negligible amount.

⁴ Emissions from one acre of open stock piles.

⁵ Emissions by 2 dozers operating 8 hours a day each.

⁶ Emissions from 10 acres of graded/exposed surface.

Source: LSA Associates, Inc., 2000.

The SCAQMD estimates that each acre of graded surface creates about 26.4 pounds of PM₁₀ per workday during the construction phase of a development project and 21.8 pounds of PM₁₀ per hour from dirt/debris pushing per dozer. Because the project area covers 1,747.9 acres (approximately 500 acres of which have been previously graded), it is not expected that the entire project site would be graded at the same time. Therefore, a staged grading program will be undertaken.

Based on discussions with grading contractors, a typical day of mass grading is assumed to consist of two "spreads" of soils (i.e. soil is cut in the early morning, and then spread as fill, with a second cut and fill operation occurring in the afternoon). This operation would typically occur within a 10-acre site on any given day. It is also assumed that two dozers would be used up to eight hours a day each. A maximum of 1.0 acre of open stock piles would typically be used within a project site, which will generate 85.6 ppd of PM₁₀. Therefore, it is estimated that a total of 720 pounds of PM₁₀ per day will be

generated from soil disturbance (without mitigation) during peak construction phase. This level of dust emission exceeds the SCAQMD threshold of 150 pounds per day.

Grading of the proposed project is required by law to comply with the rules and regulations of the SCAQMD, which will assist in reducing the short-term air pollutant emissions. SCAQMD Rule 403 requires that fugitive dust be controlled with "best available control measures" so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Implementation of these dust suppression techniques as required by the SCAQMD can reduce the fugitive dust generation (and thus the PM₁₀ component) by 50 to 75 percent. Assuming a mitigating efficiency of 50 percent by implementation of the standard mitigation, daily PM₁₀ emissions from soil disturbance would be reduced to 360 pounds. Compliance with these rules would reduce impacts on nearby sensitive receptors. However, fugitive dust impacts would remain significant.

It is assumed further, that on a peak grading day, a total of 25 workers will be working on the project site. Assuming an average 22 mile round trip commute for each worker, emissions from the daily 550 miles travel of worker commute would generate 5.2 ppd of CO, 0.5 ppd of ROC, and 0.7 ppd of NOx. Emissions of SOx and PM₁₀ from vehicle exhaust and tire wear are small and negligible. As shown, peak grading day construction equipment emissions would exceed the SCAQMD daily thresholds for the criteria pollutant of NOx and PM₁₀. Emissions of other criteria pollutants would be below the standards.

Building construction will have different types of equipment being used on the project site. Similarities exist in terms of equipment exhaust emissions and fugitive dust emissions. However, it is anticipated that emissions during building erection phase would be below peak grading day emissions. Therefore, mitigation implemented for the peak grading day emissions would be sufficient for emissions during the building erection phase.

Architectural coatings contain VOCs that are part of the ozone precursors. Because there is insufficient information at this time regarding the specific design and materials which will be used for the proposed residential units and office/commercial/golf course uses, the VOC emissions associated with architectural coatings can not be calculated. Emissions associated with architectural coating can be reduced by using precoated/natural colored building materials, water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency. For example, high volume low pressure (HVLP) spray method is a coating application system operated at air pressure between 0.1 and 10 pounds per square inch gauge (psig) with 65 percent transfer efficiency. Manual coating applications such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge, have a 100 percent transfer efficiency.

Mitigation Measures

The following mitigation measures reduce air pollutants generated during the project construction phase.

C4.1A The construction contractor shall select the construction equipment used onsite based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction

grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.

C4.1B The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines, where such vehicles are available and their use is economically feasible.

C4.1C The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use over extended periods during the work day. During smog season (May through October), the overall length of the construction period should be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.

C4.1D The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.

C4.1E Dust generated by the development activities shall be retained on site and kept to a minimum by following the dust control measures listed below.

- During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to minimize dust leaving the site, and to create a crust after each day's activities cease.
- During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to minimize dust leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.
- After clearing, grading, earth moving, or excavation is completed, the on-site areas where dust has collected (e.g., streets, staging areas, etc.) shall be kept clean by picking up accumulated soils until the area is paved or otherwise developed so that dust generation will not occur.
- Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to minimize dust generation.
- Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be covered.

C4.1F The construction contractor shall utilize, as much as feasible, precoated/natural colored building materials, water-based or low-VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce the magnitude of the impacts; however, construction activities will exceed the SCAQMD threshold of 150 lbs/day of PM₁₀. This impact would remain significant and unavoidable.

Air Pollutants with Regional Impacts

Impact C4.2 Long-term air pollutant emission impacts are those associated with changes in permanent usage of the project site. Area sources include on-site emissions such as natural gas consumption and emissions associated with consumer products. Mobile source emissions result from vehicle trips associated with the proposed project. These impacts would be potentially significant.

Energy Use-Related Emissions

Proposed on-site uses include natural open space; 4,367 dwelling units on 845.6 acres of land; a 500-acre golf course; and 131.6 acres of land for commercial, schools, and parks. These land uses would consume natural gas. In addition, consumer products such as lawn mowers would result in the emissions of criteria pollutants. The URBEMIS7G model was used to estimate the potential pollutant emissions from these area sources, as shown in Table C.4-D.

Table C.4-D shows that emissions from on-site area sources alone would exceed the emission thresholds established by the SCAQMD for NOx and ROC. However, they need to be combined with project mobile emissions for overall significance determination.

As indicated in this table, stationary source emission for ROC and NOx will be significant.

Table C.4-D - Emissions by Area Sources (pounds/day)

Source	CO	ROC	NOx	SOx	PM ₁₀
Natural Gas	36.84	6.69	87.55	NA ^a	0.17
Consumer Products	- ^b	213.65	--	--	--
Total Emissions	36.84	220.34	87.55	NA	0.17
SCAQMD Threshold	550	55	55	150	150
Significant?	No	Yes	Yes	NA	No

Note: ^a No SOx emissions are provided by URBEMIS7G.
^b Negligible amount.

Source: LSA Associates, Inc., 2000.

Mobile Sources Emissions

At build out, Oak Valley SP #318 will generate 72,844 daily vehicular trips associated with its residential, commercial, golf course, school, and park uses. Based on the latest URBEMIS7G air quality model, Specific Plan build out will generate criteria pollutant emissions as summarized in Table C.4-E.

Table C.4-E shows that emissions from project-related mobile sources will exceed the operational thresholds for CO, ROC, NO_x, and PM₁₀ established by the SCAQMD.

Table C.4-E - Emissions from Mobile Sources (pounds/day)^a

Land Use	CO	ROC	NO _x	SO _x	PM ₁₀
Single Family Homes	1081.44	108.75	322.07	NA	157.80
Condos/Townhouses General	779.64	82.51	232.19	NA	113.76
Condos/Townhouses High-rise	164.44	18.28	48.97	NA	23.99
Schools	115.67	10.28	38.56	NA	18.53
Golf Course	168.04	19.16	57.83	NA	27.45
Open Space	18.34	3.52	6.31	NA	3.00
Community Park	63.85	5.96	21.97	NA	10.43
Shopping Center < 5700 sq. ft.	676.40	60.14	234.49	NA	110.98
Shopping Center > 5700 sq. ft.	609.53	54.27	211.31	NA	100.01
Total Project Emissions	3,677	363	1,174	NA	566
SCAQMD Thresholds	550	55	55	150	150
Significant?	Yes	Yes	Yes	NA	Yes

Notes: ^a Calculated in winter for worst case scenario.
Source: LSA Associates, Inc. 2000.

Other Sources

There will also be emissions associated with certain activities that are not included in the area and mobile sources discussed above. These emission are associated with the use of maintenance equipment on the golf course, laboratory equipment at the schools, and commercial equipment that may need a permit from the SCAQMD prior to its use. Because there is no information available at this time for such emission sources, analysis of their emissions would be speculative, and were therefore not calculated.

Total Pollutant Emissions with Regional Effects

As shown in Table C.4-F, total emissions from long-term project operations at build out will be 3,714 lbs./day of CO, 583 lbs./day of ROC, 1,262 lbs./day of NO_x, and 566 lbs./day of PM₁₀. Emissions of CO, ROC, NO_x and PM₁₀ will exceed the SCAQMD threshold for long-term operations.

Table C.4-F - Total Project Emissions (pounds/day)

Source	CO	ROC	NO _x	SO _x	PM ₁₀
Area Sources	37	220	88	NA ^a	0
Mobile Sources	3,677	363	1,174	NA	566
Total Emissions	3,714	583	1,262	NA	566
SCAQMD Threshold	550	55	55	150	150
Significant?	Yes	Yes	Yes	NA	Yes

Note: ^a No SO_x emissions are provided by URBEMIS7G.
^b Negligible amount.

Source: LSA Associates, Inc., 2000.

Mitigation Measures

C4.2A The project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards.

C4.2B Transportation demand measures (TDM) shall be incorporated in the design of the commercial land uses. These measures can include, but are not limited to, preferential parking for vanpooling/carpooling, subsidy for transit pass or vanpooling/carpooling, bike racks, lockers, showers, and on-site cafeteria.

C4.2C Residential builders within the Oak Valley SP #318 shall determine with the County and Southern California Edison if it is feasible to pre-wire houses for electrical charges for EV cars and/or optic-fibers for home offices. If feasible, install EV charges and/or optic-fibers per the electrical purveyor's direction prior to Certificate of Occupancy.

Level of Significance After Mitigation

Implementation of the mitigation measures will reduce the magnitude of impacts; however, emissions of CO, ROC, NO_x and PM₁₀ will exceed the SCAQMD threshold for long-term operations after implementation of mitigation measures and would remain significant and unavoidable.

5. Open Space and Conservation

a. EXISTING CONDITIONS /GENERAL PLAN POLICIES

The Open Space and Conservation Map designates the entire proposed project site as Adopted OVSP 216 & 216A. OVSP 216 & 216A committed 27.0 acres to parks, 500.0 acres to golf facilities and 249 acres to open space.

b. EXISTING POLICIES AND REGULATIONS

Riverside County General Plan

The Open Space and Conservation objectives in the Riverside County General Plan are as follows.

- Open space which will protect County environmental resources and maximize public health and safety in areas where significant environmental hazards exist shall be preserved and maintained.
- Open space considerations shall be incorporated into urban developments in order to enhance recreational opportunities and project aesthetics.
- The utilization of natural resources including soil, water, vegetation, air, wildlife, and mineral resources shall be carefully controlled and managed.

These objectives are pursued through the Open Space and Conservation Programs including the Open Space and Conservation Map and Hazards/Resources Maps, and through Open Space and Conservation Land Use Standards. These programs and standards are described and discussed in Section V.A.1 in this EIR.

c. THRESHOLDS OF SIGNIFICANCE

The proposed project would have a significant effect on open space and conservation if it is in conflict with the Riverside County Open Space and Conservation Land Use Standards and Programs.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

A detailed discussion on the relationship of the proposed project to the standards and policies of the Open Space and Conservation Element in Section V.A of this EIR.

Less than Significant Impact

Open Space

The proposed project has committed 218.3 acres to remain in natural open space, along with 38 acres of developed park land and 500 acres of golf course. The golf course incorporates existing native habitat for the slope areas surrounding the greenways and fairways. The proposed project meets the County

standard for natural open space by incorporating into the development enhanced recreational opportunities (38.0 acres of parks and 500 acres of golf facilities) and project aesthetics (the preservation of 218.3 acres of natural open space). Therefore, the proposed project does not conflict with the open space policies of the Riverside County General Plan, and there is no significant impact.

Environmental Resources and Hazards

Oak Valley SP #318 has been designed to recognize and avoid or minimize potential significant environmental resources and hazards. Such hazards and resources are discussed in Sections V.C and V.D of this EIR. The proposed project incorporates 756.3 acres of natural and recreational open space to enhance recreational opportunities and project aesthetics. The control and management of natural resources including soil, water, vegetation/wildlife, air, and historic and prehistoric resources has also been incorporated into the project and is addressed in Sections V.C.1 through V.C.8

Mitigation Measures

No mitigation is required.

6. Wildlife/Vegetation

This section presents an evaluation of the potential impacts of Oak Valley SP #318 on biological resources. Impacts of urban development on biological resources were previously addressed in the Environmental Impact Report (EIR No. 229) prepared for the OVSP 216 & 216A. Appendix F of EIR No. 229 provides a detailed evaluation of the impacts of urban development on biological resources within the proposed project. A copy of "Biological Resources of the Oak Valley Project Area" (Dames & Moore 1987), the technical report prepared for EIR No. 229, is included in Appendix E of this document.

Subsequent to the certification of EIR No. 229, the Quino checkerspot butterfly (QCB), southwestern willow flycatcher, and the California gnatcatcher have been listed under the federal Endangered Species Act as Threatened or Endangered. In addition, coastal sage scrub, a plant community, has been identified by state and federal resource agencies as a sensitive habitat, and is currently the focus of various regional conservation programs in southern California including a multi-species habitat conservation planning effort that has recently been initiated in western Riverside County.

As an initial examination of the site conducted in March 1998, LSA reviewed available literature, examined aerial photographs, and conducted a general site assessment to identify potential issues requiring focused surveys or assessments as a means of facilitating project design. Based on the initial examination, it was concluded that focused surveys would be needed for the QCB, least Bell's vireo, southwestern willow flycatcher, California gnatcatcher, and Stephens' kangaroo rat prior to finalizing design of the proposed project that is the subject of this EIR. In addition, it was determined that vegetation surveys would be needed to more precisely classify vegetation of the site, particularly the vegetation type mapped as "inland sage scrub/chaparral." The focused surveys and vegetation assessment (see following sections for survey dates) addressed the entire 1,747.9 acres within the study area boundary (both the 1,247.9-acre subject property and the 500-acre Oak Valley SCPGA Golf Club). The results of these surveys are included in Appendix E of this EIR.

It was determined through literature review and on-site investigation that potential habitat for the QCB occurred primarily in areas vegetated by *Plantago erecta* and owls clover. These areas were surveyed extensively as well as the hills and ridgelines present on site. The QCB surveys were conducted pursuant to U.S. Fish and Wildlife Service (USFWS) *Interim Survey Protocol for the QCB* (as issued November 4, 1997). Seven QCB surveys were conducted in March and April of 1998. The USFWS subsequently issued the Year 2000 Survey Protocol for the QCB. Under this newest protocol, the subject property is about 18 miles outside of the required survey area for the species. Thus, the USFWS no longer requires that the site be surveyed for the QCB.

Quantitative vegetation surveys were conducted in August 1998 at 12.75-acre plots throughout the site. These plots were chosen at random within three habitat types on site (chaparral, coastal sage scrub, and annual grassland). Surveys consisted of recording all species of grasses, herbs, and shrubs along with their percent cover and average height. Additional habitat measures were percent of bare ground, rock cover, litter depth, etc.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Least Bell's vireo surveys were conducted in April, May, June, and July 1998; surveys for southwestern willow flycatcher were conducted in May, June, and July 1998 concurrent with survey visits for the least Bell's vireo. California gnatcatcher surveys were conducted in March, April, May, and June 1998; additional focused gnatcatcher surveys were conducted on one portion of the site in October, November, and December 1999 and January 2000. Surveys for these sensitive bird species involved carefully checking available habitat while listening and watching for any sign of the species. All surveys were conducted in accordance with applicable USFWS survey protocols.

Focused small mammal trapping surveys for the Stephens kangaroo rat were conducted in October 1999, the trapping surveys were conducted over the entire site, and followed USFWS survey protocol. A copy of the trapping survey results is attached in Appendix E.

A routine wetland delineation was conducted, and areas of potential jurisdiction were evaluated according to the U.S. Army Corps of Engineers' (Corps) 1987 Manual (i.e., Environmental Laboratory, 1987) and California Department of Fish and Game (CDFG) guidelines. Field surveys for the delineation were conducted in March 1998, with additional surveys in December 1999 and January 2000.

To evaluate habitat linkages (or wildlife corridors) on and near the proposed project site, existing corridor functions and values were analyzed. Potential habitats to be linked were first reviewed through current (1999) aerial photographs and 1 inch equals 100,000 feet (1:100,000) scale topographic maps of the project area. Potential connections to habitats both on and off site were then evaluated during a field assessment to evaluate for connectivity (unimpeded movement routes) and general habitat conditions.

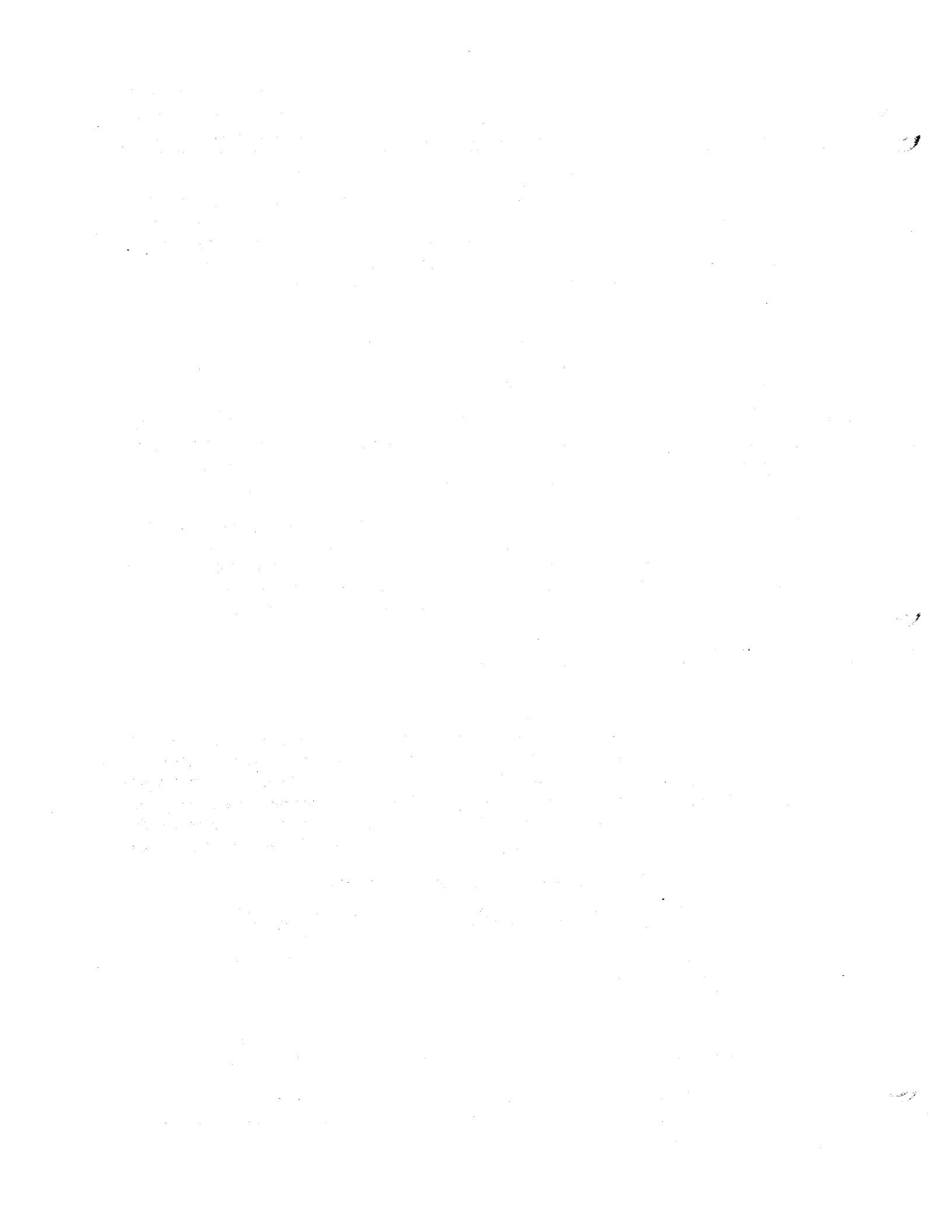
a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Vegetation and Flora

Vegetation within the proposed project consists of a diverse mix of chaparral, coastal sage scrub, grassland, oak woodland, riparian scrub, riparian woodland, wet meadow, and pasture. Some developed areas are present along the westerly boundary. The extent and distribution of vegetation on the project site is shown in Figure C.6.1. The site, especially the grassy lowland portions and the alluvial plain, has been heavily impacted by agricultural practices including farming and cattle grazing that extended over several decades. Table C.6-A lists the existing plant communities of the site and respective acreages.

Table C.6-A - Existing Plant Communities

Plant Community	Acres
Chaparral	516.9
Non-Native Grassland	446
Coastal Sage Scrub	167
Oak Woodland	20
Riparian Woodland	9
Meadow (includes cattail marsh)	9
Golf Course (including preserved natural areas)	500
Developed/Nursery	80
TOTAL	1,747.9



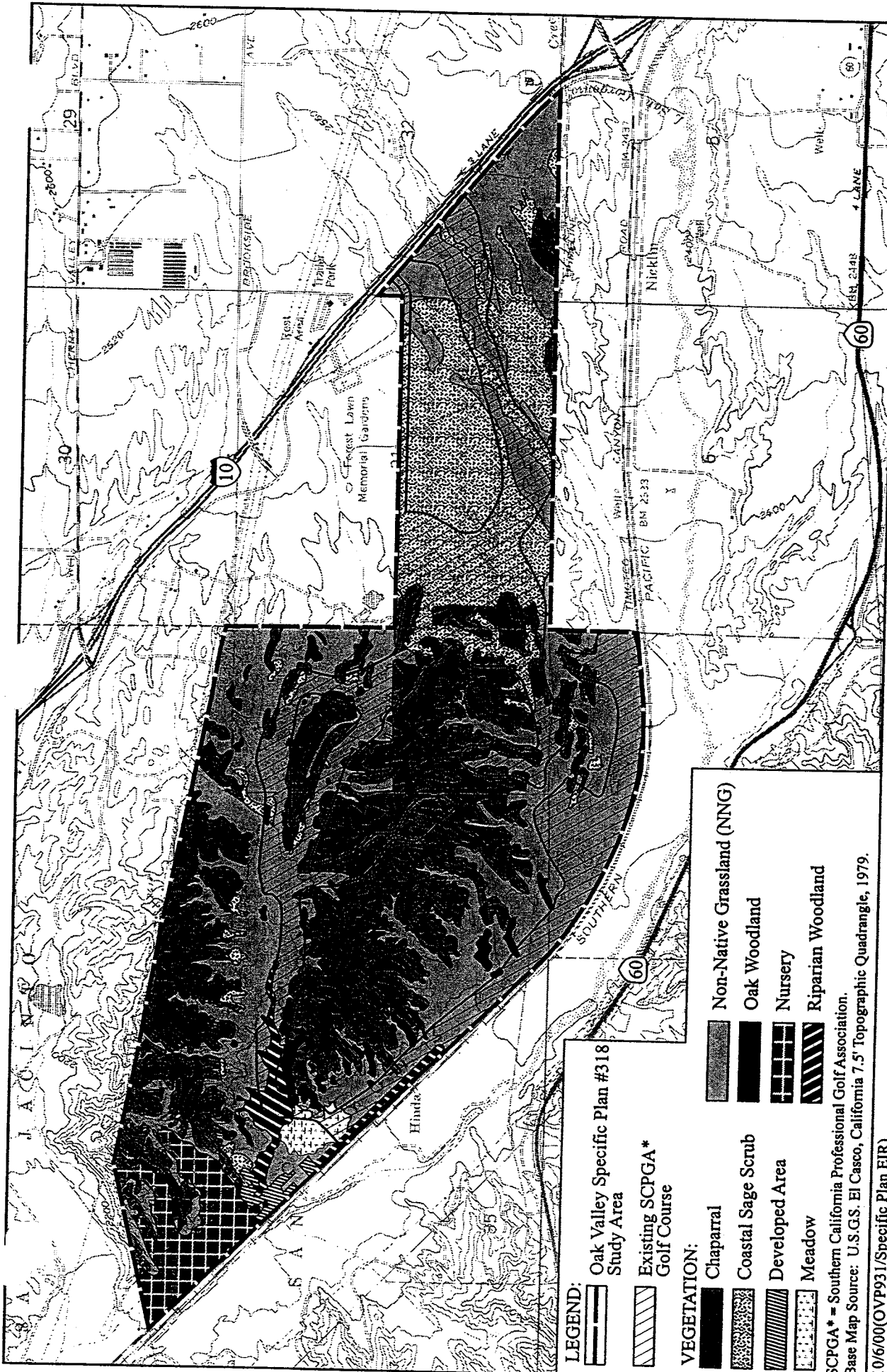

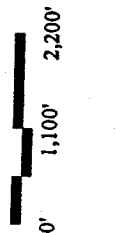
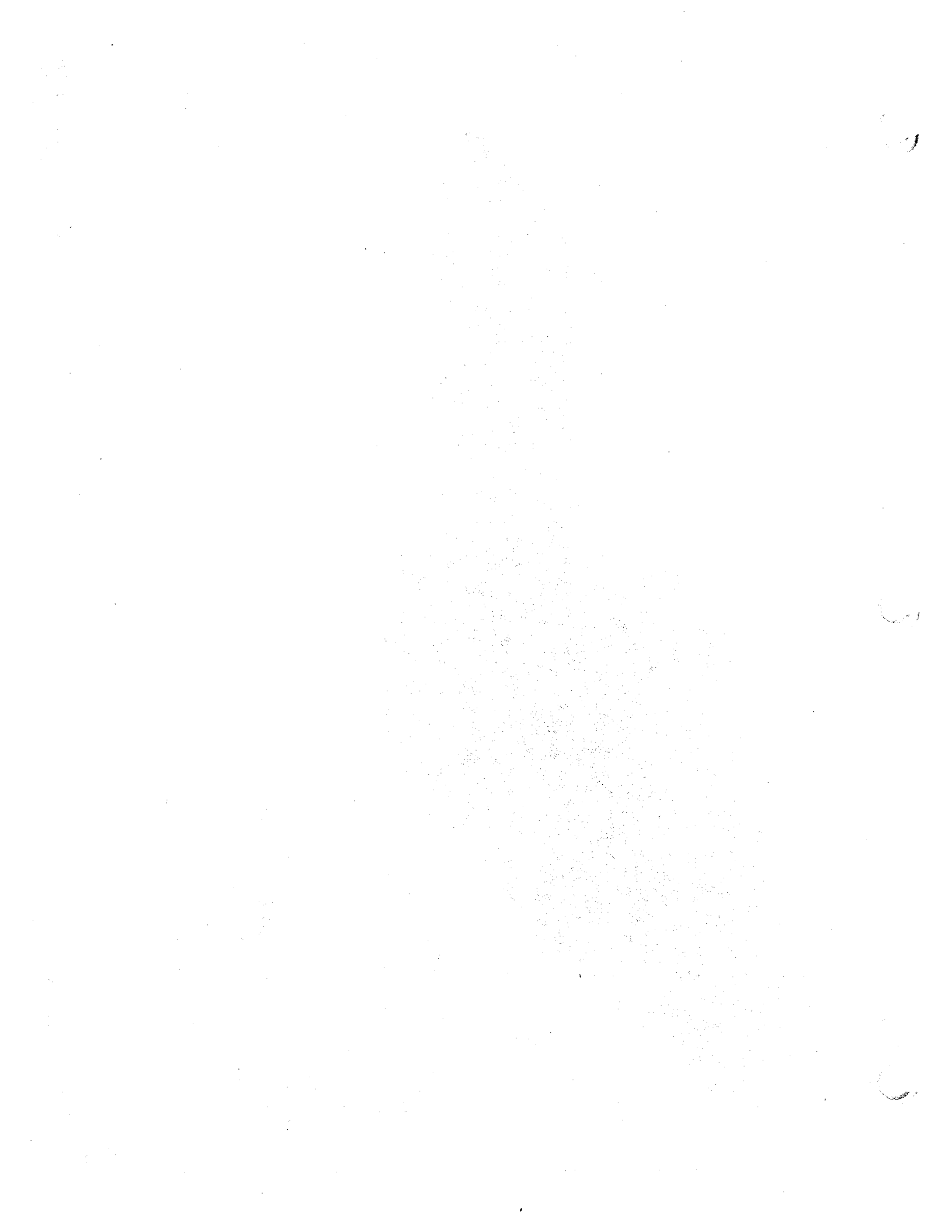


Figure C.6.1

SCPGA* = Southern California Professional Golf Association.
 Base Map Source: U.S.G.S. El Casco, California 7.5' Topographic Quadrangle, 1979.
 10/6/00(OVP931/Specific Plan EIR)



Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

The chaparral community is present on the hilly portions of the site, and is composed primarily of chamise, black sage, and California lilac. Scrub oak occurs in the chaparral community in small stands and as scattered individual shrubs.

Grasslands occupy the valley floors of the proposed project, and are composed primarily of non-native plant species including red brome, foxtail fescue, ripgut grass, and slender wild oats. The most common native grassland species is doveweed.

Although previous studies of the site (EIR No. 229) indicated that much of the area supported a mix of "inland sage scrub/chaparral," the current vegetation surveys show that differentiating between inland (coastal) sage scrub and chaparral is appropriate, and can be readily accomplished based on floristic composition and other quantifiable factors. The updated vegetation map (Figure C.6.1.) reflects this distinction. The coastal sage scrub plant community present onsite occurs most predominantly within the eastern portion in an area that was formerly under agricultural production (as identified in EIR No. 229). Coastal sage scrub on the eastern portion of the site is dominated almost exclusively by California buckwheat, with an understory of weedy annuals. In other scattered locations onsite, primarily on small portions of south-facing slopes, coastal sage scrub is composed of California buckwheat and California sagebrush.

Oak woodland, dominated by coast live oak, is largely restricted to north-facing slopes most notably along Haskell Canyon on the northwesterly portion of the site and on small "finger" ridges on the westerly portion. A few individual oak trees are present on valley floors. Many of the oaks are large, mature trees with well-developed crowns. Understory vegetation is sparse with a few species from the nearby chaparral and non-native grassland communities. Very few oak seedlings or saplings are present, possibly a result of livestock grazing and/or invasion by non-native annual grasses.

A dense stand of riparian woodland is present in Haskell Canyon within the northwesterly portion of the proposed project. Cottonwood, Gooddings black willow, and arroyo willow are the dominant trees of this community. The understory is dominated by mulefat, stinging nettle, willow herb, cocklebur, rye, and bermuda grass. In the wetter areas, cattails and bulrush are present. Several seeps are present near the base of the hills surrounding the riparian woodland stand. Most of the seeps support small stands of riparian woodland and are directly tributary to the larger area of riparian woodland. Clumps of cottonwood trees are scattered along the drainage upstream from the riparian woodland stand.

A cattail marsh is present within the meadow area located in the western area of the site. A small pocket of riparian woodland dominated by willows is contiguous to this marsh area. This area is very wet with water seeping through and out of the site and onto the adjacent meadow.

The wet meadow area has been, and continues to be, heavily grazed by livestock. The area supports salt grass, bermuda grass, rye grass, cocklebur, western ragweed, barley and pigweed. Areas along the northern boundary of the meadow support local patches of mulefat, a species found throughout the nearby riparian woodland. Water from the cattail marsh area appears to seep through portions of the meadow as evidenced by surface and subsurface moisture.

The water source for several of the various wet areas, including the seeps in the vicinity of the riparian woodland area and the cattail marsh, could be the result of a perched water table, or broken water lines from agricultural operations, or a combination of both.

Portions of the property along San Timoteo Canyon Road have been developed. Several occupied houses are located in this area. The area contains a commercial nursery operation which includes numerous buildings and irrigation facilities. Present in these areas are remnant buildings and structures previously associated with the agricultural operations.

Wildlife Habitat and Fauna

Wildlife Habitat

Wildlife habitat is the sum total of the environmental components (food, cover, and water) that a given species or a group of species needs to survive and reproduce in a given area. Each animal has specific habitat requirements, and the possible distribution and numbers of any species of animal are limited in any given area by the quality and quantity of any habitat.

All the components of wildlife habitat are present within the proposed project for a wide range of species. A wide variety of wildlife species of the local foothill ecosystem are present on site or use the site as part of a larger home range. This is attributable to the large size of the study area, the diversity of habitat, and the extensive surrounding areas of natural open space.

Several wildlife habitats were identified on the site including chaparral, coastal sage scrub, non-native grassland, oak woodland, riparian woodland, cattail marsh and wetland meadow. Of any single habitat type identified, the oak and riparian woodlands are expected to support the greatest diversity and abundance of wildlife species. However, the inherent high value of woodland habitats is due in part to their proximity and interspersed with other habitats such as chaparral and coastal sage scrub.

The most sensitive habitat community for wildlife identified within the Oak Valley SP #318 is coastal sage scrub, which supports many sensitive animal species in Southern California. However, the coastal sage scrub present on the proposed project site is isolated to several patches that have been degraded by historic agricultural and grazing practices, and fragmented by construction of the existing golf course. This community is predominantly monotypic (dominated by a single plant species), dominated by California buckwheat, and is considered to be marginal habitat for many of the sensitive wildlife species usually associated with this community.

Fauna

Many species of wildlife common to the coastal sage scrub, chaparral, non-native grasslands and woodland habitats were observed on the proposed project site. Wildlife observed included 20 butterfly and moth species, 1 amphibian species, 2 reptile species, 99 bird species, and 17 mammal species including black-tailed jack rabbit, gray fox, coyote, striped skunk, bobcat, mule deer, and bear sign (bear sign was observed on a single occasion; this species is not present on the site with any regular frequency).

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Other non-native animals present on site included cattle and feral hogs. Cattle were observed grazing on the portions of the property containing non-native grasslands. Feral hogs also use the grasslands and drainages for wallowing and rooting and the more dense shrub covered areas for cover. Both cattle and feral hogs have contributed to the degradation of native habitat on the proposed project site.

All animal species observed within the Oak Valley SP #318 are listed in Appendix E.

Sensitive Species

Quino Checkerspot Butterfly (QCB)

The QCB was listed as endangered by the USFWS on January 16, 1997 (U.S. Fish and Wildlife Service, 1997). This butterfly is a geographic race (subspecies) of *Euphydryas editha* in the family Nymphalidae. Historically, the QCB occurred in San Diego, Orange, Los Angeles, western Riverside, and southwestern San Bernardino Counties, and into northwestern Baja California, Mexico.

The QCB is presently known to exist in several, probably isolated, colonies in southwestern Riverside County, southern San Diego County, and northern Baja California. It once occurred abundantly at several sites in Riverside and San Diego Counties, as recently as the early 1980s. The Riverside County populations that are presently known are located near Hemet, Harford Springs, Temecula, Murrieta, and eastward to Anza and Aguanga. Historic locations are known from the Lake Mathews area.

Causes for the relatively sudden near extinction of the QCB remain unknown. The displacement of the primary larval food plant, California plantain (*Plantago erecta*), and the secondary larval food plant, purple owl's clover (*Castilleja exserta*), are known to have resulted in QCB habitat loss and fragmentation. This larval food plant displacement is the result of intrusion by non-native grasses, intrusion of non-native invertebrates such as earwigs and sow bugs, urban development, overgrazing, fire management practices, extreme adverse weather, and off-road vehicles.

This butterfly is associated with low elevation (sea level to 3,000 feet) meadow habitats, or clearings in the coastal sage scrub and chaparral plant communities. The highest densities of QCB colonies are typically associated with clay soils or cryptogamic crusts where dense patches of *Plantago erecta* occur. On the other hand, lowest densities of QCB are usually associated with rocky, hilly terrain that support smaller, sparse populations of larval foodplants. When present, QCB adults frequently congregate on rounded hilltops, ridge lines, and occasionally rocky outcrops that are open or sparsely vegetated (a behavior commonly referred to as "hilltopping").

QCB adults are active primarily in March and April (occasionally into May). According to Mattoni et al. (1995), "Nectar sources are almost entirely small annuals that flower in synchrony with appearance of adult QCB." Nectar sources include cryptantha, goldfields, gilia, annual lotuses, common fiddleneck, chia, ground-pink, and other small, spring flowering annuals generally associated with coastal sage scrub, chaparral, and grasslands.

No QCBs were observed during any of the seven surveys conducted on the site in 1998. The habitat onsite (*Plantago erecta* and owl's clover) occurred in several isolated small patches. The largest patch of *Plantago erecta* present was in an exposed area heavily vegetated by non-native grasses, and had been

severely impacted by cattle grazing. QCB larvae require some shrub cover and/or cracks in the soil in which to find cover during the diapause stages of development. Because this patch does not contain suitable shrub cover or suitable soils, it is considered unsuitable for QCB larval development. Other patches of *plantago erecta* and owls clover onsite did not appear extensive enough to support a viable population of QCB.

The QCB is known to occur in only a few concentrated locations, the closest of which is approximately 20 miles from the subject property. Relative to the size of the site, host plants for the species were found in only a few, small locations (less than one acre total) within the non-native grassland community. Based on the January 20, 1999 map issued by the USFWS, the site was at the outer edge, straddling the border, of the area identified as potential habitat of the QCB. The USFWS subsequently issued the Year 2000 Survey Protocol for the QCB. Under this newest protocol, the subject property is about 18 miles outside of the required survey area for the species. Thus, the USFWS no longer requires that the site be surveyed for the QCB.

The QCB does not occupy the site of Oak Valley SP #318.

Least Bell's Vireo

The least Bell's vireo is a conspicuous member of riparian habitats within its range, one of four Bell's vireo subspecies. Because of its lively, complex song and given its preference for dense vegetation, it is far more often heard than seen. During the past century, this subspecies experienced drastic declines in population numbers as a result of habitat loss and increased levels of brood parasitism by the brown-headed cowbird. In 1986, these declines led to the least Bell's vireo being listed as Endangered by both the USFWS and by the CDFG.

The least Bell's vireo arrives at its southern California breeding grounds in mid-March. Most individuals depart by September, although some remain on their breeding grounds into late November. This subspecies winters primarily in Baja California. Nesting takes place from early April through the end of July, with two broods usually being attempted. Nests are suspended from forks in dense bushes or small trees, predominantly willows. The Bell's vireo feeds almost exclusively on insects and spiders.

The Bell's vireo occurs in riparian habitats. The least Bell's vireo typically breeds in willow riparian forest supporting a dense, shrubby understory of mulefat and other mesic species. Oak woodland with a willow riparian understory is also used in some areas, and individuals sometimes enter adjacent chaparral, coastal sage scrub, or desert scrub habitats to forage. Riparian woodland habitat along San Timoteo Creek and several of its tributaries (including the western end of Haskell Canyon) is suitable for this subspecies.

The California Natural Diversity Data Base (CNDDB)(information dated 4/11/2000) was reviewed for reports of the least Bell's vireo from the USGS 7.5 minute El Casco Quadrangle and the surrounding eight quadrangles (Redlands, Yucaipa, Forest Falls, Perris, Lakeview, and San Jacinto). The only report of the species was that of a single territorial male observed in 1978 within San Timoteo Canyon, approximately 2 miles downstream of the site of Oak Valley SP #318. Dames and Moore (1987) cites a total of eight reports (including the 1978 report cited in the CNDDB) of the species over a nine-year

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

period from the surrounding region, primarily from the San Timoteo Canyon area 1 to 6 miles downstream of the project site.

In 1987, Dames & Moore conducted surveys of the Oak Valley site (approximately 7,000 acres) as part of a technical analysis for EIR No. 229. The site was surveyed for seven days over a ten-week period from late March through early June (coinciding with the breeding season of the least Bell's vireo). A total of 80 bird species were observed on the site including several riparian-dependent species. The least Bell's vireo was not observed. Dames & Moore concluded in its biological assessment for the Oak Valley site in 1987, that within the area of Oak Valley SP #318, suitable habitat for the species occurs within an area of riparian habitat at the mouth of "Haskell Canyon," the stand of riparian woodland shown in Figure C.6.1 (Vegetation Map) on the northwest portion of the site. Dames & Moore concluded that due to the limited aerial extent of this stand of habitat, its location somewhat isolated from continuous suitable habitat in San Timoteo Creek, and a lack of sightings of mated pairs in the vicinity, this area is unlikely to be used by nesting least Bell's vireos; however, the species could potentially occur there during migration.

The least Bell's vireo was also not detected within the Oak Valley SP #318 during 1998 surveys that included the stand of riparian habitat at the mouth of Haskell Canyon and other areas of riparian woodland. The time of year during which the surveys were completed was ideal for detection of this species; two singing least Bell's vireos were known to be present along San Timoteo Creek about 3 miles downstream of the site at the time on site surveys were being conducted (Michael Patten, pers. comm.). The least Bell's vireo does not currently occupy the Oak Valley SP #318.

The known reports of the least Bell's vireo in the area surrounding the site of Oak Valley SP #318 are limited to locations in San Timoteo Creek. The species was not observed during the 1987 surveys and was at that time considered unlikely to nest in the habitat available on the site (Dames & Moore 1987). Habitat conditions on site have not changed appreciably since 1987. The species was not observed during the 1998 surveys conducted by LSA. It is apparent that the area (approximately a 7-mile radius) surrounding the site of Oak Valley SP #318 supports only low numbers of the least Bell's vireo. Given the on-site survey data and the low numbers of the species known from the surrounding area, it is considered highly unlikely that the least Bell's vireo will occupy the site of Oak Valley SP #318. Therefore, the 1998 surveys are considered valid for purposes of the current CEQA review of the proposed Oak Valley SP #318 project.

In order to ensure compliance with the Endangered Species Act (ESA)(both state and federal) additional surveys following USFWS protocols are required to, and will be, performed for the least Bell's vireo within one year prior to construction of the proposed project.

Southwestern Willow Flycatcher

The southwestern willow flycatcher is a small passerine bird, one of four subspecies of the willow flycatcher recognized in North America. The southwestern willow flycatcher's breeding range includes southern California, Arizona, New Mexico, western Texas, southwestern Colorado, southern portions of Nevada and Utah, and extreme northwestern Mexico. During the breeding season, the subspecies occurs in riparian habitats along rivers, streams, open water, marshy seeps, or saturated soil where dense

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

growths of willows, mulefat, arrowweed, tamarisk, or other plants are present, sometimes with a scattered overstory of cottonwood. These riparian communities, which tend to be rare and widely separated, provide nesting, foraging, and migratory habitat for the southwestern willow flycatcher. The southwestern willow flycatcher is an insectivore that forages within and occasionally above dense riparian vegetation, taking insects on the wing and gleaning them from foliage.

In 1987, Dames & Moore conducted surveys of the site as part of a technical analysis of the previous Oak Valley #216 SP site (approximately 7,000 acres). The site was surveyed during seven days over a ten-week period from late March through early June (coinciding with the breeding season of the southwestern willow flycatcher). A total of 80 bird species were observed on the site including several riparian-dependent species. The southwestern willow flycatcher was not observed.

The CNDDDB (information dated 4/11/2000) was reviewed for reports of the southwestern willow flycatcher from the USGS 7.5 minute El Casco Quadrangle and the surrounding eight quadrangles (Redlands, Yucaipa, Forest Falls, Perris, Lakeview, and San Jacinto). The only report of the species was from 1997 of two pairs nesting in Mill Creek Canyon in the San Bernardino National Forest, approximately 9 miles north of the site of Oak Valley SP #318.

The southwestern willow flycatcher was not detected within Oak Valley SP #318 during the 1998 surveys. Riparian woodland habitat in the west end of Haskell Canyon appears suitable for the species although, it has not recently been documented from the San Timoteo Canyon area. The southwestern willow flycatcher does not currently occupy the site of Oak Valley SP #318.

The known reports of the southwestern willow flycatcher in the area surrounding the site of Oak Valley SP #318 are limited to a single report of two nesting pairs from a location nine miles north of the site of Oak Valley SP #318. The species was not observed during the 1987 surveys (Dames & Moore 1987), habitat conditions on site have not changed appreciably since 1987. The species was not observed during the 1998 surveys conducted by LSA. It is apparent that the area (approximately a seven-mile radius) surrounding the site of Oak Valley SP #318 supports very low numbers of the southwestern willow flycatcher. Given the on-site survey data and the low numbers of the species known from the surrounding area, it is considered highly unlikely that the southwestern willow flycatcher will occupy the site of SP #318. Therefore, the 1998 surveys are considered valid for purposes of the current CEQA review of the proposed Oak Valley SP #318 project.

In order to ensure compliance with the ESA (both state and federal) additional surveys are required to, and will be, performed for the southwestern willow flycatcher within one year prior to construction of the proposed project.

California Gnatcatcher

The California gnatcatcher is a small, drably-colored, insectivorous songbird which is endemic to the valleys and foothills of Southern California. This species occurs almost exclusively in coastal sage scrub habitat, generally below 2,000 feet in elevation. Because of the small population size, estimated at around 2,000 pairs in Southern California in 1990, and limited extent of remaining coastal sage scrub habitat, the California gnatcatcher was listed as Threatened under the federal Endangered Species Act in 1993. In western Riverside County, coastal sage scrub supporting California gnatcatchers is typically

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

dominated by California sagebrush, California buckwheat, brittlebush, white sage, and yellow bush-penstemon.

Coastal sage scrub habitat on the site appears suitable for the California gnatcatcher in terms of both structure and vegetative composition (see above). The modest expanses of California buckwheat and California sagebrush on the gentle south-facing slopes near the eastern end of the property appear particularly well-suited to the species. However, the California gnatcatcher has not been recorded as a nesting species in the San Geronio Pass/northern Badlands region in several decades. This lack of recent nesting records in areas such as the study site may be a result of agricultural practices, grazing, and invasion by non-native grasses and weeds or, may be attributable to other factors.

In 1987, Dames & Moore conducted surveys of the site as part of a technical analysis of the previous Oak Valley #216 SP site (approximately 7,000 acres) as part of the preparation of EIR No. 229. The site was surveyed during seven days over a ten-week period from late March through early June (coinciding with the breeding season of the California gnatcatcher). A total of 80 bird species were observed on the site. The California gnatcatcher (known in 1987 as the black-tailed gnatcatcher) was not observed.

The CNDDDB (information dated 4/11/2000) was reviewed for reports of the California gnatcatcher from the USGS 7.5 minute El Casco Quadrangle and the surrounding eight quadrangles (Redlands, Yucaipa, Forest Falls, Perris, Lakeview, and San Jacinto). The CNDDDB reports three locations of the species from the nine quadrangles: Reche Canyon (about 11 miles west of the Oak Valley SP #318 site), Box Springs Mountain (about 12 miles west of the site), and East Highlands (about 11 miles northwest of the site). Additional locations are known from the mouth of Laborde Canyon, about 5 miles south of the site (Michael Patten, pers. comm.). Prior to the 1998 surveys of the Oak Valley SP #318 site, the last time that the species was reported east of the Badlands was during the 1920s when it was found in the hills on the south side of the San Geronio Pass.

Focused gnatcatcher surveys were conducted during the 1998 nesting season (spring and early summer) for this species. No California gnatcatchers were detected on the Oak Valley SP #318 site during the focused surveys.

However, during small mammal trapping surveys (conducted September 7 through 12, 1998 for the SCPGA Golf Club project), a single, female juvenile California gnatcatcher was observed within the Oak Valley SP #318 area. The bird was observed in a location that had been surveyed as part of the earlier focused survey effort. As stated above, no California gnatcatchers were detected during the focused survey effort. It was concluded that the bird observed was a dispersing juvenile that had moved onto the site at the end of the 1998 nesting season.

The gnatcatcher was observed on site four times during the six weeks following the initial observation. Since each observation was of a juvenile bird, and only a single bird was detected each time, it was presumed to be the same individual first detected on the site in early September. This pattern is not unusual, as young birds disperse after gaining independence from their parents. These observations suggest that the site was not used by nesting gnatcatchers in 1998, but that the single juvenile dispersed onto the site later in the season.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

All observations of the juvenile gnatcatcher were within the easterly portion of the site in a patch of coastal sage scrub comprised of approximately 13 acres. The bird was most commonly observed in a patch of coastal sage scrub that is composed of a much higher percentage of California sagebrush than are the surrounding areas (that are dominated primarily by California buckwheat). Focused surveys of the same 13-acre area were conducted in late 1999 and early 2000, the gnatcatcher was not detected. The California gnatcatcher does not currently occupy the site of Oak Valley SP #318.

The number of recent records of the California gnatcatcher in the area surrounding the site of Oak Valley SP #318 is limited to locations on the opposite side (south or west) of the Badlands and from the bed of the Santa Ana River, locations varying between 5 and 12 miles from the site. The species was not observed during the 1987 surveys (Dames & Moore 1987), and habitat conditions on site have not changed appreciably since 1987. The species was not observed during the site-wide 1998 surveys conducted by LSA during the spring and early-summer breeding season. A single juvenile female California gnatcatcher was observed on the site in late 1998 in an area of about 13 acres. The location where the single individual was observed during late 1998 was resurveyed in late 1999 and early 2000 following USFWS protocol, the species was not observed. It is apparent that the area (approximately a 7-mile radius) surrounding the site of Oak Valley SP #318 supports very low numbers of the California gnatcatcher. Given the on-site survey data and the low numbers of the species known from the surrounding area, it is considered highly unlikely that the California gnatcatcher will occupy the site of Oak Valley SP #318. Therefore, the 1998 surveys and the partial resurvey in 1999/2000 are considered valid for purposes of the current CEQA review of the proposed Oak Valley SP #318 project.

In order to ensure compliance with the ESA, additional surveys are required to, and will be, performed for the California gnatcatcher within one year prior to construction of the proposed project.

Stephens' Kangaroo Rat

The Stephens' kangaroo rat (SKR) is a small nocturnal mammal; one of several species of burrowing, grain-eating kangaroo rats found in arid regions of North America. The SKR typically inhabits well drained gravelly soils, and avoids areas high in clay content. The species also uses fine-grained soils for dust bathing as necessary to keep its fur clean. SKR forage at night collecting primarily seeds and sometimes fresh vegetation or insects which are carried back to and cached at their burrows. As with most species of kangaroo rats, they metabolize water from seeds and do not require a water source. The geographic range of the SKR includes the Anza, Perris, and San Jacinto Valleys and other areas of western Riverside and northwestern San Diego Counties.

The nearest known occurrence of the SKR is approximately 1 mile south of the Oak Valley SP #318 on the south side of SR-60 (RCHCA 1995). The SKR was not detected during the recent (October, 1999) focused trapping surveys, nor was it detected during previous trapping surveys conducted as part of EIR No. 229. It is considered to be absent from the site of Oak Valley SP #318.

Other Sensitive Species

Information on threatened or endangered species and all other species considered to be sensitive that potentially occur on the site of the proposed project is included in Appendix E.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Wetlands

The wetland delineation determined that a total of 10.89 acres within the Oak Valley SP #318 meet the Corps criteria for wetland characteristics (i.e., hydrophytic vegetation, hydric soils, and wetland hydrology). Four very small wetland areas were determined to exist in close proximity to the seeps with an additional two areas located in the meadow. These micro-wetlands varied in size and shape from about 6-foot diameter circles to an oblong shaped area, approximately 50 feet long by 23 feet wide. In total, they accounted for 0.03 acre of the wetlands.

Non-wetland waters of the U.S. encompass 2.97 acres thus, a total 13.86 acres of waters of the U.S. (including wetlands) are present within the Oak Valley SP #318. A total of 17.10 acres are considered to be jurisdictional by CDFG through the provisions of the California Fish and Game Code (Sections 1601-1603). Of the 17.10 acres of CDFG jurisdiction, 8.70 acres meet the Corps' definition of wetlands and 2.97 acres of non-wetland waters/streambed; the other 5.43 acres of CDFG jurisdictional area are riparian woodland/scrub habitat associated with the streambeds on site (Figure C.6.2).

Table C.6-B gives a further breakdown of jurisdictional vegetation types.

**Table C.6-B - Existing Habitat Types in Areas of Wetlands,
Non-Wetland Waters, and Streambeds**

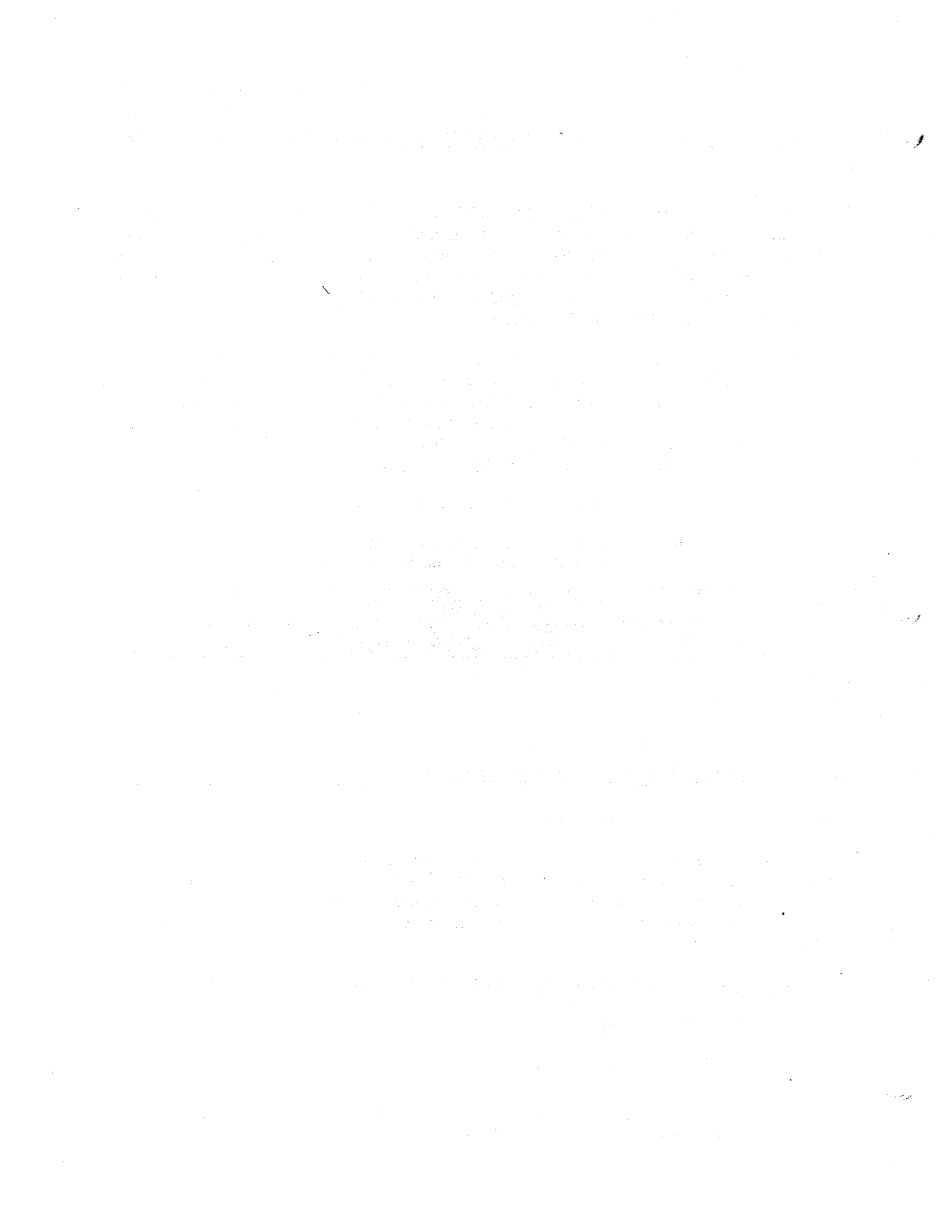
	Meadow (acres)	Cattail Marsh (acres)	Riparian Woodland (acres)	Micro- Wetland (acres)	Dry Wash/ Streambed (acres)	TOTAL
Corps Wetlands	2.05	0.11	8.70	0.03	0.0	10.89
Corps non-wetlands	0.0	0.0	0.0	0.0	2.97	2.97
CDFG	0.0	0.0	14.13 ¹	0.0	2.97	17.10

Note: ¹ Includes entire 8.70 acres of Corps wetlands riparian woodland.

Wildlife Corridors and Regional Setting

Habitat corridors provide a connection between areas of a single habitat type or from one habitat type to another. Corridors are generally used to maintain connectivity among contiguous habitat(s) or to create a wildlife movement corridor out of formerly contiguous habitat(s). Corridors can either serve localized or regional wildlife movement. The main functions of a wildlife corridor according to Beier and Loe (1992) are to:

- provide a wide range of wildlife with a place to travel, migrate and meet mates;
- promote plant propagation;
- promote genetic interchange;



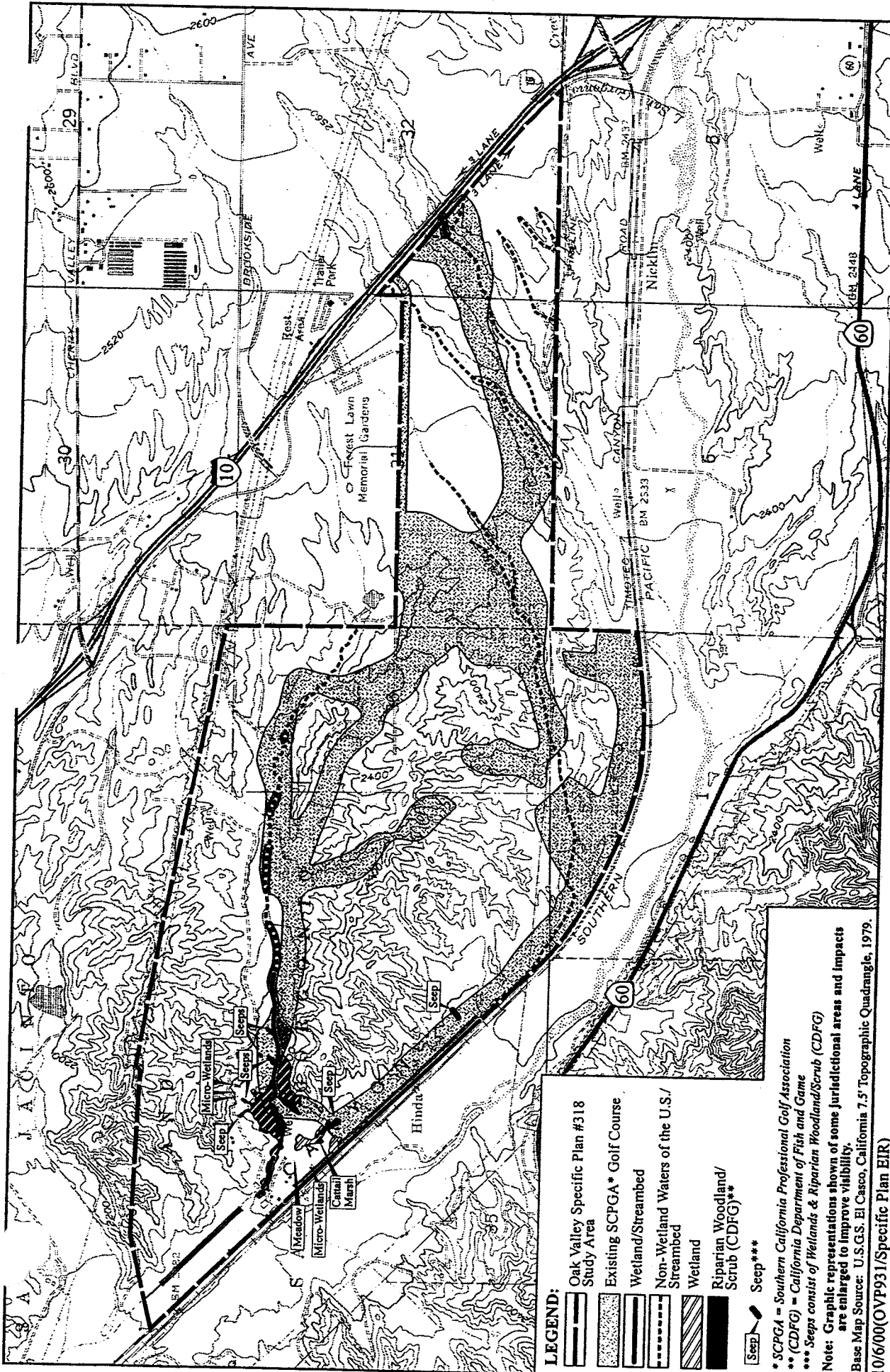
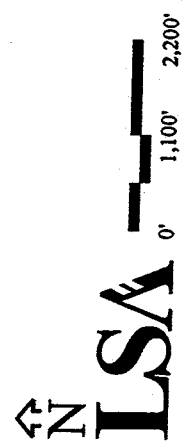
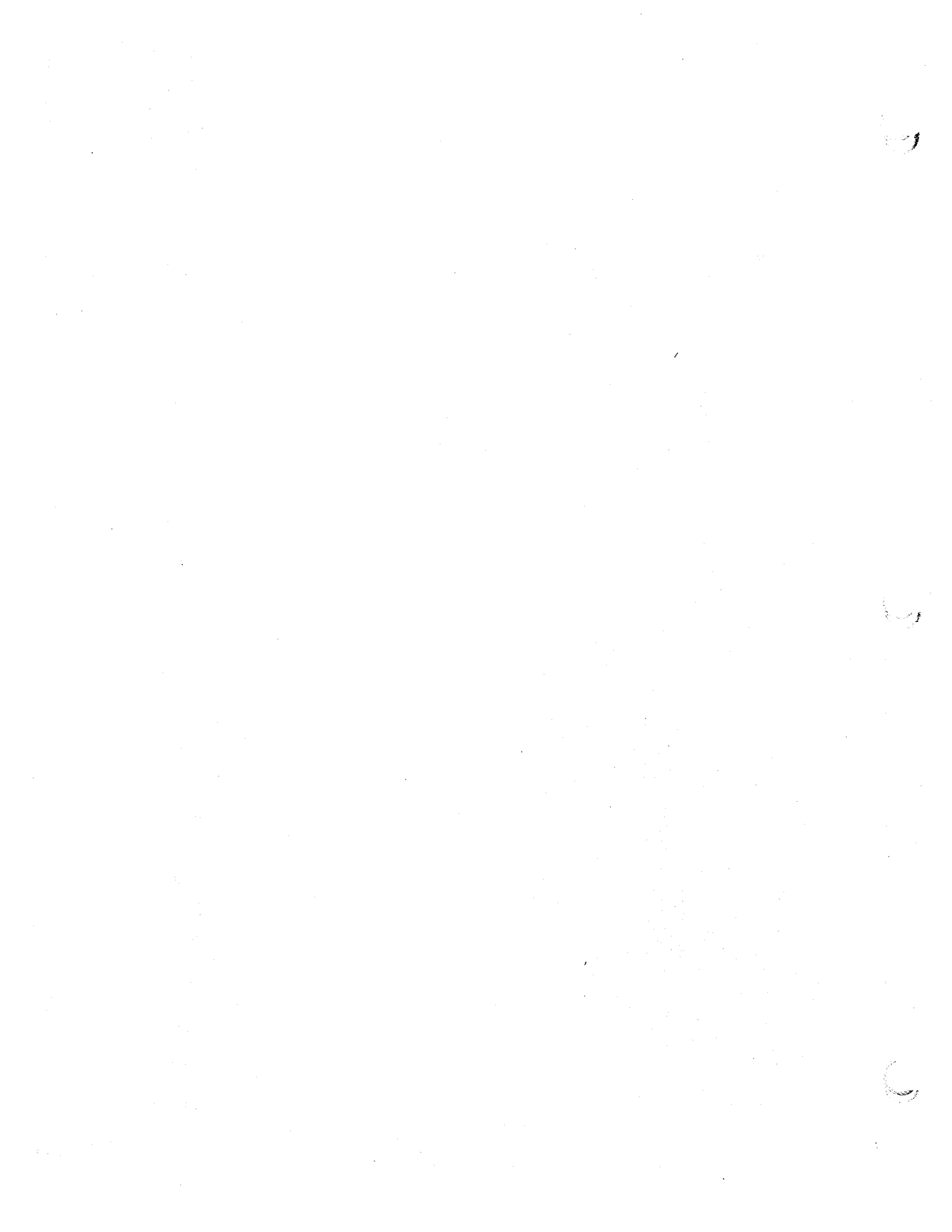


Figure C.6.2

Oak Valley & SCPGA Golf Course Specific Plan #318
 Wetlands, Non-Wetland Waters of the U.S.
 & California Department of Fish & Game Jurisdictional Areas





Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

- provide a place where populations can move in response to environmental changes and natural disaster and;
- provide a path to which individuals can recolonize habitats from which local populations have been extirpated.

Based on the evaluation, the major regional habitats areas in the vicinity of the proposed project were determined to be (1) the San Bernardino National Forest, and (2) the Badlands including the foothills of the San Jacinto Mountains, San Jacinto Wildlife Reserve, and the Box Springs Mountains. Three primary regional corridor connections to these habitat areas have been determined by LSA Biologists, based on habitat continuity and unimpeded movement routes and general habitat conditions, to be:

- San Timoteo Creek
- Noble Creek
- Live Oak Canyon.

Species expected to use these major corridors range from local and migratory bird species to small to large sized predator and prey species (i.e., small rodents, coyotes, bobcats, and deer).

Secondary corridors were also evaluated and were limited to smaller drainage courses, and undeveloped open space areas. These secondary corridors serve as localized wildlife movements rather than as regional connections. Figure C.6.3 shows the primary habitats to be linked, the primary and secondary corridors evaluated, as well as other potential habitat connections in the vicinity of the proposed project.

Wildlife habitat on site includes chaparral, coastal sage scrub, grasslands, and riparian habitats and the 500-acre golf course (construction recently completed). Movement by wildlife on and off the Oak Valley SP #318 will primarily occur via drainage courses within the golf course in a general east to west direction and on adjacent ridgelines.

The Oak Valley SP #318 area provides some localized corridor value for wildlife movement; however, regional wildlife movement is already restricted by I-10 to the east. Another major wildlife barrier in the project vicinity is the SR-60 freeway located just south and west of the Oak Valley SP #318. Regional wildlife movement in the project vicinity is best served, both currently and in the future, by San Timoteo Creek, which is located immediately west and south of the Oak Valley SP #318, and Noble Creek located east of the site. Live Oak Canyon, which is located approximately 5 miles north of the Oak Valley SP #318 is also a primary regional corridor connecting the San Bernardino National Forest with San Timoteo Creek.

As previously stated, regional wildlife movement east of the proposed project site is limited by I-10. However, localized wildlife movement in this area is likely to take place through three concrete box culverts that pass under I-10. These are referred to as culverts A through C (Figure C.6.3) for purposes of this report. The potential for localized movement through these corridors is discussed below.

Culverts A and B are approximately 6-foot by 6-foot concrete box culverts, and Culvert C is a dual, concrete box culvert that is approximately 4 feet high and 8 feet wide at each opening. These culverts would be utilized by small to medium sized predatory mammals such as coyotes, bobcats, raccoons, and

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

skunks. All three culverts connect the proposed project site with the existing Oak Valley Golf Club in the City of Beaumont on the east side of I-10, including an adjacent 500-acre area approved for development. Culvert B is a direct connection from the SCPGA golf course development within the Oak Valley SP #318 to the existing golf course east of I-10. Culvert B provides a direct habitat linkage between the golf course greens for those species currently utilizing this corridor. Ultimate localized corridor value may be limited for culverts A and C because of the approved 500-acre development east of I-10 surrounding the existing golf course in Beaumont. These culverts, if left in place, would continue to have some connectivity to the golf courses and may, therefore, provide a limited connection.

The corridor route with the least impediments and highest value habitat (food, cover, water) in the project vicinity is San Timoteo Creek near the western border of the project site and its tributary Noble Creek near the southeastern corner of the Oak Valley SP #318 (see Figure C.6.3).

Although San Timoteo and Noble Creeks have been altered as a result of various agricultural practices, the Union Pacific Railroad, paved roadways and off-road vehicle use, they still remain as a continuous swath of undeveloped land without severe disruption. San Timoteo Creek serves as a habitat linkage to the Badlands to its south. The Badlands are mostly undisturbed, and provide a relatively uninterrupted connection to the Box Springs Mountains on the northwest and the foothills of the San Jacinto Mountains on the southeast. Noble Creek drains out of the foothills of the San Bernardino Mountains and passes under the I-10 via a large bridge crossing. Noble Creek provides the best available corridor between San Timoteo Creek and the foothills of the San Bernardino Mountains.

Live Oak Canyon may serve as a primary corridor between the Badlands and the San Bernardino Mountains. However, this creek is channelized east of the I-10 where it runs through urbanized development and may decrease its corridor value for some wildlife species.

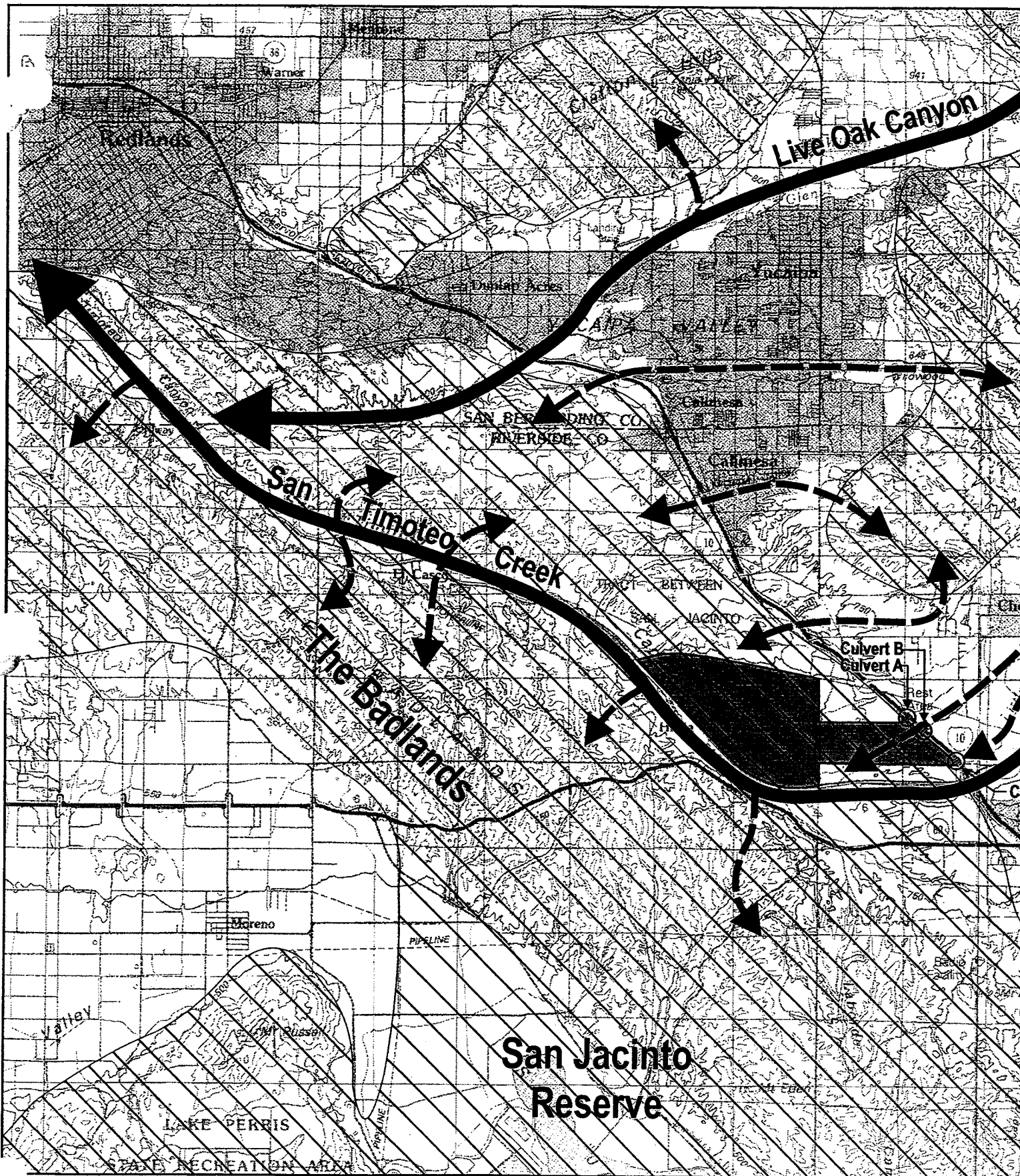
The proposed project site allows for localized wildlife movement on and off the Oak Valley SP #318 area via San Timoteo, Noble Creek, existing culverts along I-10 and open space to the north. The site also provides for a large expanse of wildlife habitat. Wildlife species routinely move throughout the on-site habitat as part of their normal behavior patterns. However, the proposed project site does not serve as a significant regional wildlife corridor in the immediate project vicinity nor does it infringe on any of the large wildlife corridors identified in the project vicinity (i.e., San Timoteo Creek and Noble Creek). Regional wildlife movement on the site is severely limited by the I-10 to the east.

Wildlife habitat on site, after completion of the proposed development, would include an 218.3-acre open space area and the 500-acre golf course including some limited riparian habitat. Movement by wildlife on and off the site would primarily occur via the golf course. However, some movement of wildlife may occur through proposed low density residential land uses on this portion of the site.

b. EXISTING POLICIES AND REGULATIONS

Federal Endangered Species Act

The federal ESA was promulgated to protect any species of plant or animal which is endangered or threatened with extinction. "Take" of endangered species is prohibited under Section 9 of the ESA. Take as defined under the ESA means to "harass, harm, pursue, hunt, wound, kill, trap, capture, collect, or attempt to engage in any such conduct" [16 U.S.C. § 1532(19)].



00(OVP931/Specific Plan EIR)



Scale is Approximate
 0 0.75 1.5 Miles

Section 7 of the Act requires federal agencies to consult with the USFWS on proposed federal actions (actions authorized, funded, or carried out by federal agencies) which may affect threatened or endangered species or result in the destruction or adverse modification of critical habitat. Section 7 also requires federal agencies to confer with the USFWS if the agency determines that its action is likely to jeopardize the continued existence of any proposed species or result in the destruction or adverse modification of proposed critical habitat.

Section 10 of the ESA provides the regulatory mechanism which allows the incidental take of a listed species by private interests and non-federal government agencies during lawful land, water, and ocean use activities. Under these conditions, habitat conservation plans (HCPs) for the impacted species must be developed, approved by the USFWS, and implemented by the permitted. It is the goal through the HCP to minimize impacts to the species and develop viable mitigation measures to offset the unavoidable impacts.

California Endangered Species Act

The State of California has promulgated the California Endangered Species Act. This Act is similar to the federal ESA in that its intent is to protect species of fish, wildlife, and plants that are in danger of, or threatened with, extinction because their habitats are threatened with destruction, adverse modification, or severe curtailment, or because of overexploitation, disease, predation, or other factors.

The threshold for take under the federal ESA is lower than that under the California ESA. "Take" as defined under the California ESA means hunt, pursue, capture, or kill, or attempt to hunt, pursue, capture, or kill. Under certain conditions, the California ESA has provisions for take through a 2081 permit or a 2081 Memorandum of Understanding. The impacts of the authorized take must be minimized and fully mitigated. No permit may be issued if the issuance of the permit would jeopardize the continued existence of the species.

Clean Water Act

Section 404

The Corps regulates discharges of dredged or fill material into *waters of the U.S.* These *waters* include *wetlands* and non-wetland bodies of water that meet specific criteria. Corps regulatory jurisdiction pursuant to Section 404 of the Federal Clean Water Act is founded on a connection or *nexus* between the water body in question and interstate commerce. This connection may be direct, through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce, or may be indirect, through a nexus identified in the Corps regulations. The following definition of waters of the U.S. is taken from the discussion provided at 33 CFR 328.3:

"The term waters of the U.S. means:

- (1) all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce...;
- (2) all interstate waters including interstate wetlands;

- (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams) ...the use, degradation or destruction of which could affect interstate or foreign commerce...;
- (4) all impoundments of waters otherwise defined as waters of the U.S. under the definition; and
- (5) tributaries of waters defined in paragraphs (a) (1)-(4) of this section.”

The Corps typically regulates as *waters of the U.S.* any body of water displaying an *ordinary high water mark* (OHWM). Corps jurisdiction over non-tidal waters of the U.S. extends laterally to the OHWM or beyond the OHWM to the limit of any adjacent wetlands, if present. The OHWM is defined as “that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area.” Jurisdiction typically extends upstream to the point where the OHWM is no longer perceptible.

Section 401

The California Regional Water Quality Control Board is responsible for the administration of Section 401 of the Clean Water Act. The site of the proposed project is within the jurisdiction of the Santa Ana Regional Board. Typically, the areas subject to jurisdiction of the Regional Board coincide with those of the Corps (i.e., waters of the United States including any wetlands). The Regional Board’s responsibility is to ensure that the quality of down stream areas (“receiving waters”) are not adversely impacted.

California Fish and Game Code, Section 1603

The CDFG, through provisions of the California Fish and Game Code (Section 1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water.

CDFG regulates wetland areas only to the extent that those wetlands are a part of a river, stream, or lake as defined by CDFG. While seasonal ponds are within the CDFG definition of wetlands, they are not part of a river, stream, or lake and are not subject to jurisdiction of CDFG under Section 1603 of the Fish and Game Code.

Riverside County Oak Tree Management Guidelines

In March 1993, the County of Riverside issued Oak Tree Management Guidelines intended to address the treatment of oak woodlands in areas where zoning and/or general plan density restrictions will allow the effective use of clustering. The guidelines are generally considered to be the most effective where minimum lot sizes of 2.5 acres or larger or where oak woodlands are concentrated in a relatively small

portion of a project site. The guidelines include recommendations for oak inventories, land use designs to cluster home sites in order to reduce impacts to oaks, and mitigation measures for oak conservation.

c. **THRESHOLDS OF SIGNIFICANCE**

The effects of a development project on vegetation and wildlife resources are considered to be significant if the proposed project will:

- Have a substantial adverse effect, either directly or indirectly or through habitat modification, on any species listed as threatened or endangered under the California or the federal endangered species act or on any species that can be shown to meet the criteria for such listing.
- 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 CDFG or the USFWS .
- 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.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native or resident migratory wildlife corridors, or substantially diminish wildlife habitat.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

d. **PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES**

Less Than Significant Impacts

The following potential land use impacts were analyzed and found to be less than significant.

Loss of Habitat for Threatened or Endangered Species

Construction of the proposed project will result in the loss of habitat that is potentially suitable for, but not occupied by, species listed as threatened or endangered (QCB, least Bell's vireo, southwestern willow flycatcher, California gnatcatcher, and Stephens' kangaroo rat).

Focused surveys for these various sensitive species have revealed that they do not currently occupy the site. As with most wildlife, these are mobile species whose populations fluctuate over time in response to local and regional changes in habitat conditions. Under such circumstances, any area of apparently suitable habitat within the overall range of a species might, at some point in time become occupied by

the species. Conversely, the same area might never be occupied by the species. An area of suitable habitat is only considered to be occupied by a threatened or endangered species if that species is shown to be present on the subject area. When such species are not present within a subject area (as in the case of the site of the proposed project), then the loss of habitat areas that are potentially suitable for the species is not considered to be a significant impact in and of itself (see further discussion under loss of habitat).

Thus, impacts to 1,110 acres of natural habitat are not considered to constitute significant impacts to threatened or endangered species.

In order to ensure compliance with the ESA (both federal and California), focused surveys are required to be conducted within one year prior to construction of a proposed project. Surveys will also be required for any species that are listed as threatened or endangered subsequent to the date of this EIR and supporting technical documents. In the event that such surveys reveal, at that time, the presence of threatened or endangered species then, mitigation would be required at that time for compliance with the ESA. It is anticipated that the mitigation described below for impacts to wetlands will also provide sufficient mitigation for the least Bell's vireo and southwestern willow flycatcher, if either of these species is subsequently found on site. This would require that the impacts to the habitat (if either species is present) occurs outside the March 1 through August 31 breeding season. The wetlands mitigation described below would provide for a 2:1 replacement ratio to offset impacts to wetlands, resulting in a net gain of wetlands on the site. It is anticipated that the wetlands created would provide potential habitat for the least Bell's vireo and southwestern willow flycatcher and, therefore, offset impacts to either species (should they be present on the site).

Wildlife Movement Corridors

Construction of the proposed project will alter on-site movement patterns of wildlife utilizing the habitat onsite during foraging and other day-to-day behaviors but will not alter regional wildlife movement corridors and, therefore, will not interfere substantially with wildlife movement or interfere substantially with established wildlife corridors.

Although the proposed project will alter onsite wildlife movement patterns as a result of ultimate habitat loss (see discussion below), it will not interfere with regional wildlife movement in the project vicinity. Also, because no threatened or endangered species were identified on the site, no impacts to movements of endangered or threatened species movements are anticipated.

Therefore, because the proposed project will not interfere with regional wildlife movement or endangered or threatened species movement, the impacts to on-site wildlife movement patterns are considered to be less than significant.

Dry Streambeds

Impacts to dry streambed are not considered to constitute significant resource impacts. These areas are not considered riparian habitats and currently support habitats similar to the adjacent areas. In certain instances, these streambeds show evidence of a high degree of erosiveness. A total of 2.97 acres of this habitat is present within the proposed project area.

Riverside County Tree Preservation Ordinance

The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Oak woodlands will be impacted by the project; however, the Riverside County Oak Tree Management guidelines will be applied where feasible.

Adopted Habitat Conservation Plans

The proposed project will not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. No such plans encompassing the site are currently in existence.

Potentially Significant Impacts

The following impacts which would result from implementation of the proposed project were evaluated and considered significant.

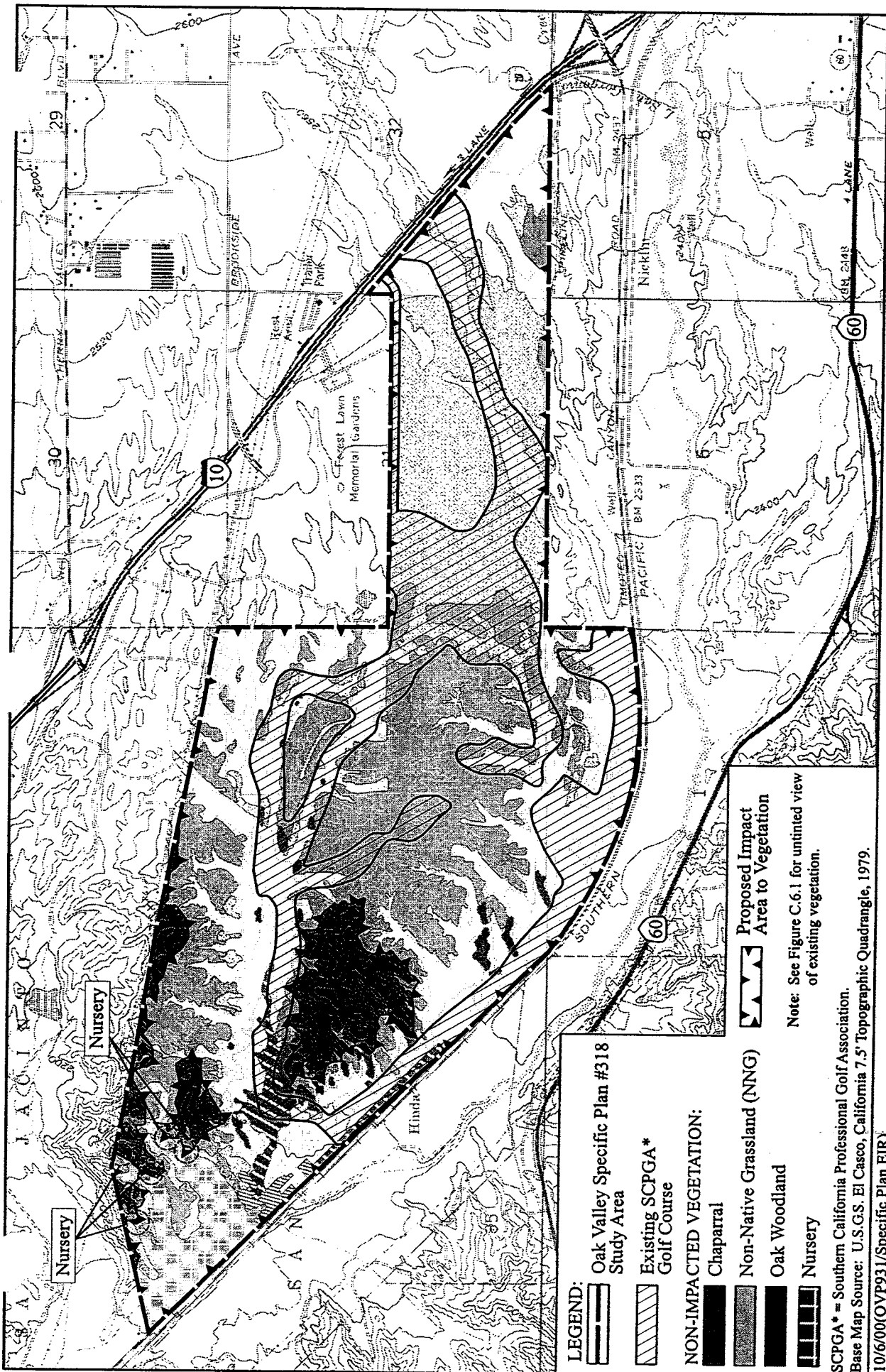
Impact C6.1 Construction of the proposed project will result in the loss of 8.74 acres of riparian woodland habitat, including 4.10 acres of Corps of Engineers' jurisdictional wetland. This loss represents 62 percent of the riparian woodland habitat within the Oak Valley SP #318 (see Figure C.6.4). This is considered a significant impact to a sensitive habitat type. Construction of the proposed project will result in the loss of 6.29 acres of wetlands. This includes the total losses from all categories of impacted wetlands which represents 58 percent of the wetlands within the Oak Valley SP #318 (see Figure C.6.5).

Impacts to riparian woodland and wetland habitats are summarized in Table C.6-C.

Table C.6-C - Impacts of Proposed Project to Wetlands and Riparian Habitats

	Meadow	Cattail Marsh	Riparian Woodland	Micro-Wetland	Dry Wash / Streambed	TOTAL
Corps Wetlands	2.05	0.11	4.10	0.03	0.0	6.29
Corps Non-Wetlands	0.0	0.0	0.0	0.0	2.67	2.67
CDFG	0.0	0.0	8.74 ¹	0.0	2.67	11.41

Note: ¹ The 8.74 acres of CDFG riparian woodland includes all 4.10 acres of Corps wetlands riparian woodland.



LEGEND:

- Oak Valley Specific Plan #318 Study Area
- Existing SCPGA* Golf Course

NON-IMPACTED VEGETATION:

- Chaparral
- Non-Native Grassland (NNG)
- Oak Woodland
- Nursery

Proposed Impact Area to Vegetation

Note: See Figure C.6.1 for untinted view of existing vegetation.

SCPGA* = Southern California Professional Golf Association.

Base Map Source: U.S.G.S. El Casco, California 7.5' Topographic Quadrangle, 1979.

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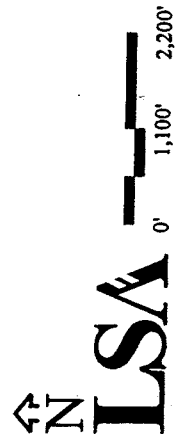
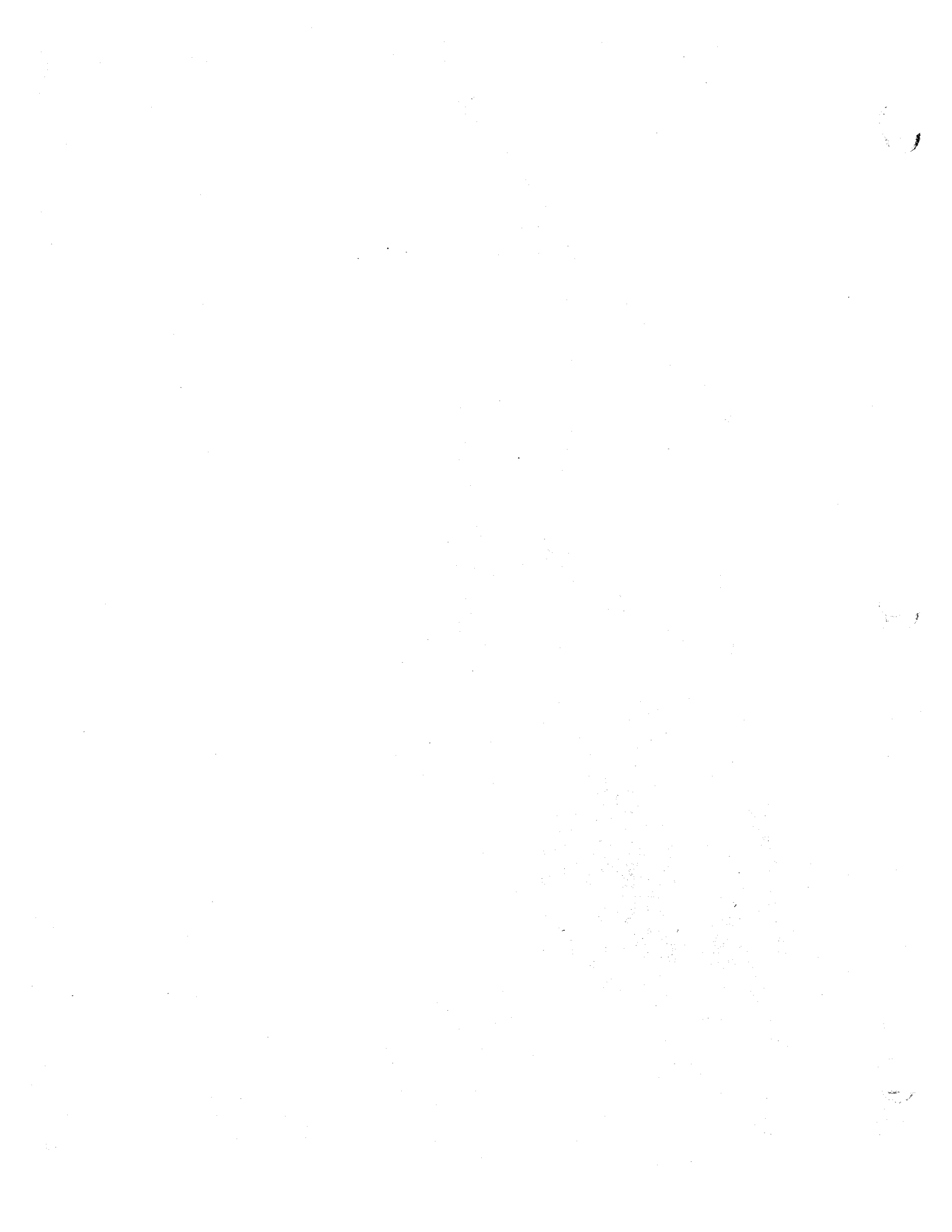


Figure C.6.4



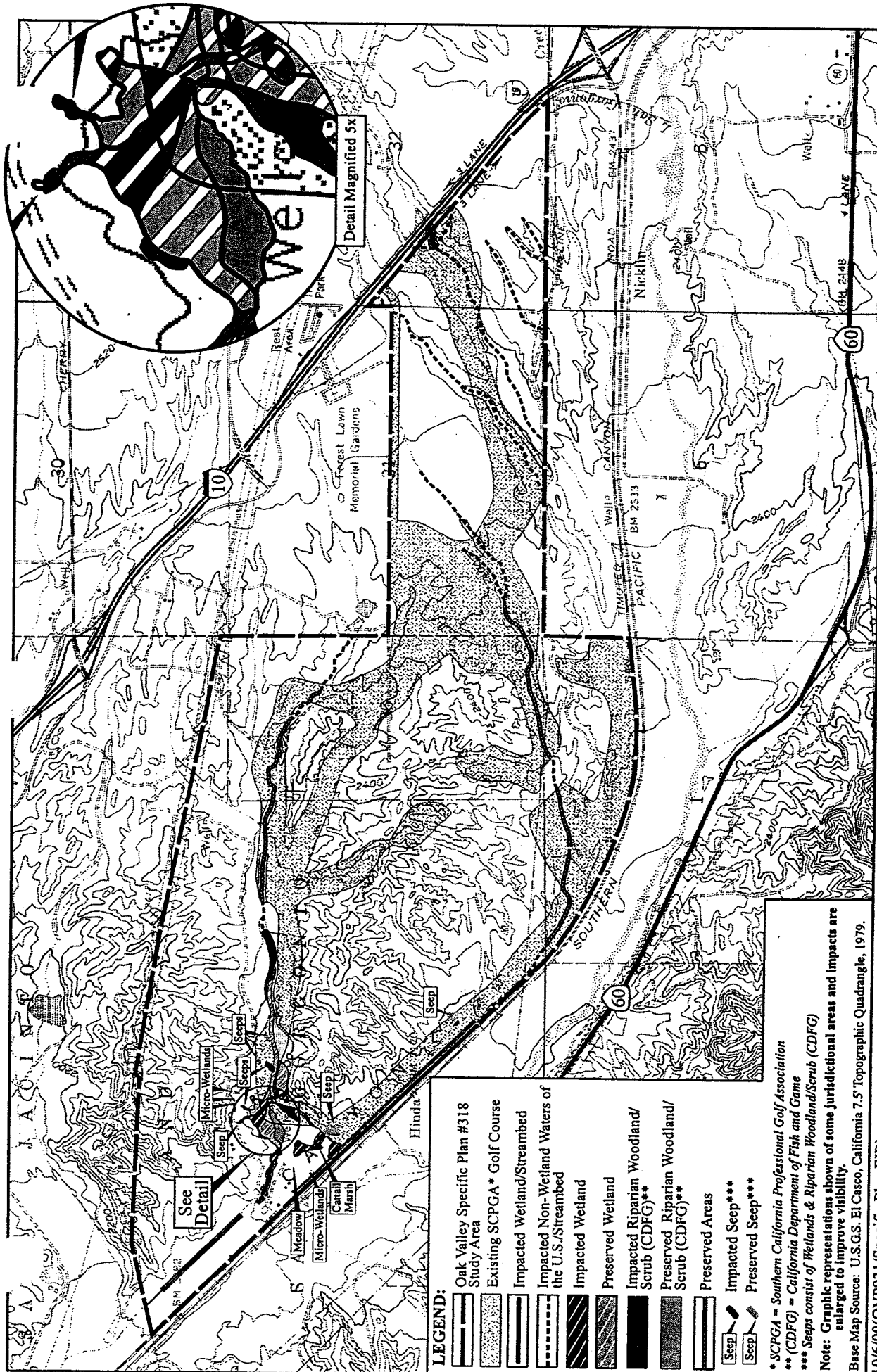
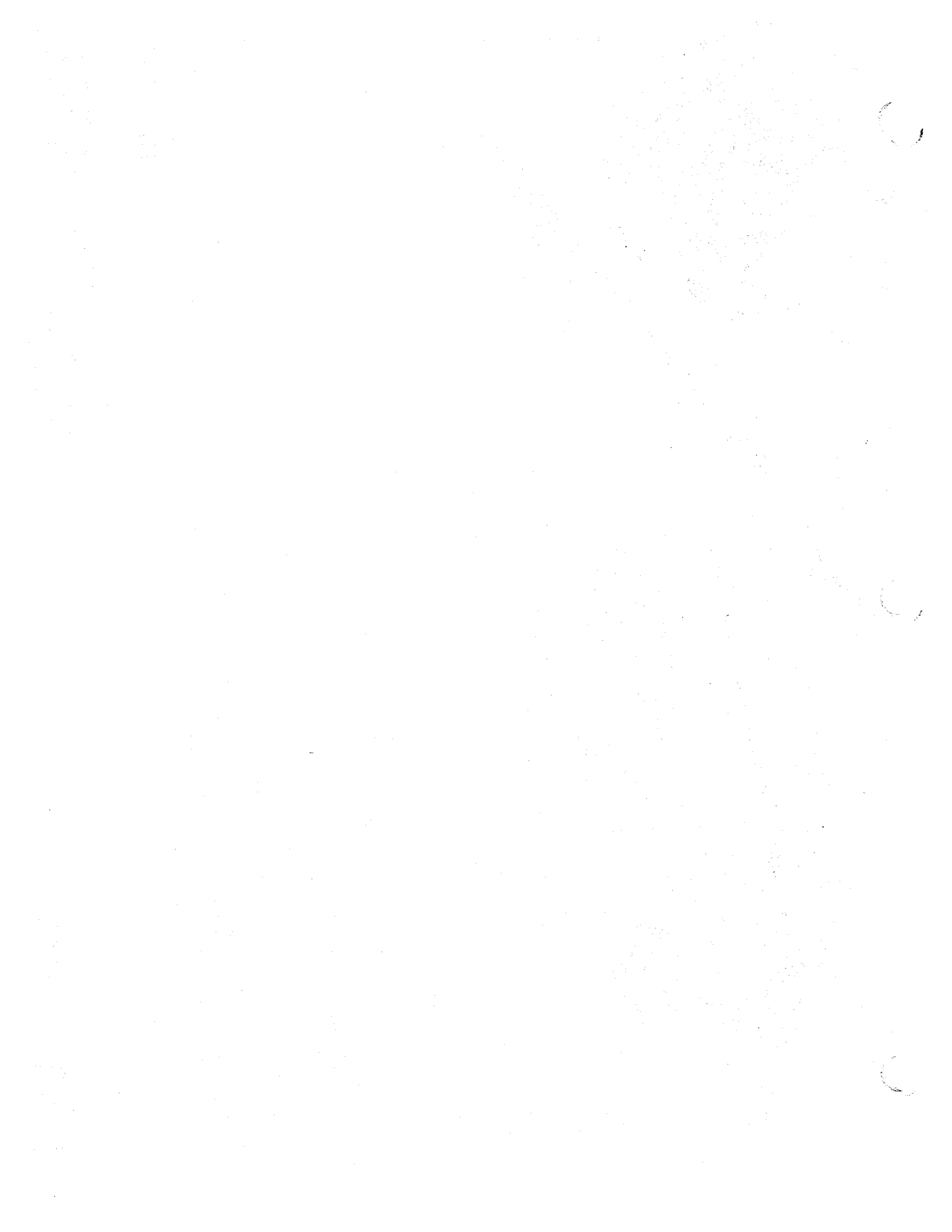


Figure C.6.5

Oak Valley & SCPGA Golf Course Specific Plan #318
 Impacts to Wetlands, Non-Wetland Waters of the U.S.
 & California Department of Fish & Game Jurisdictional Areas

ISA



Mitigation Discussion

On-site mitigation will be accomplished through the creation or enhancement of wetlands (including cattail marshes) and riparian woodland habitats at a replacement ratio of 2:1 (i.e., create or enhance 2 acres for each acre impacted). Using this ratio (with a 1:1 ratio for impacted dry streambed acres) the total on-site mitigation required for the proposed project would be 24.83 acres.

Approximately 7.0 acres of potential wetland mitigation area has been identified onsite, with an additional 4.0 acres identified as a potential mitigation area for non-wetland oak woodland/riparian scrub. Most of the mitigation areas will be within the SCPGA Golf Course area within existing and reconstructed drainage courses which will convey local storm flows as well as urban flows from the newly constructed residential sites. Approximately 14 additional acres of onsite mitigation would need to be accommodated in order to satisfy mitigation under this option.

A second option is off-site mitigation. The replacement ratio for this type of mitigation is usually higher than for on-site mitigation, typically a 3:1 or higher ratio. Regional mitigation banks are available in which mitigation credits may be purchased to satisfy the requirements for impacts to jurisdictional areas. One example is the "Team Arundo" mitigation program. Currently the price of 1 acre of mitigation credit is approximately \$46,000.

The third mitigation option is the combination of the two options discussed above whereby both on-site and off-site mitigation is utilized to satisfy all mitigation requirements.

A potential variation of the second option for the proposed project would be to establish mitigation sites on adjacent lands owned by the Oak Valley Partners, L.P. that are not part of Oak Valley SP #318. Under this approach, it would be possible to establish mitigation sites prior to project construction. The advantage to this approach can be a lower replacement ratio required by the Corps, potentially a 1:1 mitigation ratio, in exchange for a mitigation wetland site that is established prior to the initiation of project construction. This option would require advance coordination and approval by the Corps of Engineers to obtain an agreement to a lower mitigation ratio.

Mitigation Measures

Mitigation for impacts to riparian woodland will be accomplished through a combination of on-site and off-site measures.

C6.1A The design of the project shall include the creation of 24.83 acres of waters of the U.S. and riparian woodland habitat on-site to mitigate for loss of these habitats by the proposed project or the project proponent shall satisfy mitigation requirements for impacts to jurisdictional areas by purchasing the required mitigation credits in a regional mitigation bank acceptable to the U.S. Army Corps of Engineers.

Level of Significance after Mitigation

Implementation of the mitigation measure will reduce impacts to wetlands and riparian woodland to a less than significant level.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

Impact C6.2 *The loss of 1,034 acres of overall wildlife habitat is considered to be a significant impact because it will substantially diminish wildlife habitat within the Oak Valley SP #318, as well as within the project vicinity.*

Table C.6-D summarizes the impacts to each onsite plant community.

Table C.6-D - Summary of Impacts to Plant Community

Vegetation Type	Total Acres Existing	Total Acres Impacted
Chaparral	516.9	400.9
Non-native grassland	446	436
Coastal sage scrub	167	167
Oak Woodland	20	17
Riparian Woodland	9	4
Meadow (includes cattail marsh)	9	9
Developed/Nursery	80	80
TOTAL	1,247.9	1,113.9

Impacts to oak woodland will result from construction of houses within the oaks in Planning Area 23B, oak trees and habitat values will be partially preserved. On-site preservation of 134 acres of habitat will partially mitigate for impacts to wildlife habitat on the proposed project site.

Mitigation Measures

C6.2A The project design shall preserve 134 acres of wildlife habitat within on site open space areas to aid in alleviating impacts to the loss of approximately 1,034 acres of wildlife habitat as a result of the proposed project.

Further mitigation of the overall habitat loss is not feasible.

Level of Significance after Mitigation

Impacts resulting from habitat loss are partially reduced through the on-site preservation of 134 acres of habitat. However, these impacts would remain significant and unavoidable.

Oak Valley SP #318 will contribute to the ongoing loss of several native habitats in the region: chaparral, coastal sage scrub, meadow, oak woodland, and riparian woodland. The loss of 167 acres of coastal sage scrub and four acres of riparian woodland constitutes the loss of habitat, or potentially suitable (but unoccupied) habitat for various sensitive species including the Stephens' kangaroo rat, California gnatcatcher, QCB, and least Bell's vireo and southwestern willow flycatcher, respectively. These species are not, however, present within the Oak Valley SP #318.

The proposed project would constitute the loss of approximately 1,034 acres of wildlife habitat in the region, and reduce localized wildlife movement within the proposed project itself. Although there is a significant loss of wildlife habitat, the proposed project would not sever any regional habitat corridors.

It is concluded that the proposed project will result in cumulative impacts to biological resources in the region through the loss of wildlife habitats, especially coastal sage scrub and riparian woodland habitats that are potential habitat for sensitive species.

Potential mitigation for cumulative impacts would be participation in the Riverside County Multi-Species Plan. However, the efficacy of participation in the plan as a mitigation measure is undefined at this time as the plan is in its early formative stage.

7. Scenic Highways

This section assesses the effects of Oak Valley SP #318 on existing landform features. The analysis considers the existing land uses, visual quality of the site and the vicinity, and relevant policies of the County of Riverside General Plan.

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Portions of Oak Valley SP #318 are located in an area of hills and valleys. Elevations on site range from approximately 2,100 to 2,520 feet above mean sea level. Branching drainage systems cross the project in a westerly or southwesterly direction, and have eroded the surface to form hills and valleys with up to 200 feet of local relief. These drainage courses join the northwest flowing San Timoteo Creek, located along the proposed project's western boundary. Most of the larger canyon floors within the proposed project site are generally flat with gentle downstream slopes. Some of the canyons that branch off the larger canyons have steep to moderate slopes.

As stated above, the Specific Plan area is situated north of San Timoteo Canyon. The canyon extends along the southern edge of the proposed project, and forms a long broad corridor bounded by steep ridges on both sides, with a series of valleys opening up to the east forming viewsheds toward I-10 and the San Bernardino Mountains. Open grasslands and a riparian corridor along San Timoteo Creek change to chaparral and scrub on steeper slopes below the ridges. San Timoteo Canyon Road and the Southern Pacific railroad tracks follow the center of this canyon. Except for the view up valleys to the east, views from San Timoteo Canyon Road are somewhat limited by the ridgelines that are strongly oriented along the canyon.

The most prominent urban feature on the proposed project site is the existing SCPGA golf course. Views of the golf course can be seen from I-10 and along San Timoteo Canyon Road. The golf course, in areas, parallels San Timoteo Canyon Road. Existing vegetation surrounding the golf course consists of chaparral communities, non-native grasslands, riparian habitats including willow and cottonwood, and oak groves.

An evaluation of slopes within the project boundaries indicates that slopes along the western boundary of the project site and in the central portion of the site exceed 25 percent. The location and extent of these areas are illustrated in Figure C.1. 4 in Section V.C.1 Geology in this EIR.

b. EXISTING POLICIES AND REGULATIONS

Riverside County Comprehensive General Plan

The General Plan recognizes the important aesthetic and scenic value of open space and scenic vistas. Scenic highways and important open space are included in the County Open Space and Conservation Inventory. General Plan land use standards state "whenever possible, the natural terrain of the County shall be used to separate and define urban communities of the County." Also, "natural features such as prominent hillsides, major rock outcroppings, major stands of trees, unique scenic features, and other characteristics which contribute to the natural beauty of an area shall be preserved and incorporated into

the design of any development occurring in these areas, whenever possible.” I-10 is listed by the State as an Official Designated State Scenic Highway (from San Bernardino/Riverside County line to the junction of State Highway 62), and San Timoteo Canyon Road (from Redlands Boulevard to SR-60) is listed as an Eligible County Scenic Highway in recognition of the area’s scenic characteristics. The General Plan includes land use standards to protect the scenic qualities of the State Scenic Highway and corridors and are noted as follows:

- Preservation of outstanding scenic vistas and visual features.
- Design of new structures to be compatible with scenic setting.
- 50-foot setback from highway edge of development.
- Landscaping to protect and enhance the view from the road.
- Vegetation shall be reestablished after grading for a natural appearance.

Riverside County Hillside Development Standards

Riverside County Hillside Development Standards also relate to visual resources with regard to slope standards and grading practices. These regulations require grading and project design to follow the natural contour of the site, with uniform coverage of landscape planting. Cut and fill slopes, with some exceptions, are limited to 10 feet in height.

c. THRESHOLDS OF SIGNIFICANCE

There would be a significant impact on aesthetics and visual quality if the proposed project would result in any of the following:

- A substantial obstruction of significant public views and view corridors.
- Significant light and glare that could impact surrounding resident(s).
- Substantial terrain modifications.
- A conflict with Riverside County policies regarding community design.

The determination of a “substantial, demonstrable negative aesthetic effect” is based on several criteria for this EIR, such as observer position, view corridors, existing and proposed screening, backdrop, and characteristics of the proposed development. The existing visual character of the surroundings is also taken into account in applying this definition. There is no quantitative method for assessing visual quality and aesthetic impacts that can be applied to this analysis. Thus, judgements of the significance of a particular effect may be expected to differ among viewers.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Potentially Significant Impacts

The following impacts which would result from implementation of the proposed project were evaluated and considered potentially significant.

Impact C7.1 The proposed project replaces rural uses and open areas with urban uses, and requires modification of natural landforms. This will alter potential views from San Timoteo Canyon Road and

I-10, which are designated as a County Scenic Highway and Scenic State Highway, respectively. To mitigate this impact, the proposed project must adhere to the County standards for hillside development, provide landscape buffers, ensure the timely implementation of parkland, and preserve onsite open space. This mitigation would reduce impacts as much as possible, but land use change from rural to urban is a significant, unavoidable impact.¹

Oak Valley SP #318 will result in the construction of new buildings in the foreground of many views of the site as seen from public roads such as the San Timoteo Canyon Road which is designated as a County Scenic Highway (from Redlands Boulevard to SR-60) and adjacent to I-10, which is designated as a State Scenic Highway (from San Bernardino/Riverside County line to the junction of SR-62).

A majority of the existing steep slopes (those which are in excess of 25 percent) will be retained as natural open space. Planning areas which include or border steep topography are proposed for moderate or low density single family homes. This will allow flexibility in siting specific structures to minimize slope impact. A preliminary grading plan has been prepared for the proposed project (Figure Grading Plan in Section III.A.7 of the Specific Plan). More detailed grading plans will be developed in the precise planning of individual areas.

The proposed project's grading guidelines and development/design standards in conjunction with the review and approval process of the County are intended to minimize grading impacts. However, due to the undeveloped nature of the site, any development proposal would result in unavoidable landform alterations and a change in the existing character of the project site from rural to urban.

I-10 and San Timoteo Canyon Road are major east-west corridors which provide prominent views of the native slopes areas and open space surrounding the proposed development and existing golf course. The majority of the residential development areas will not be seen due to topography and screening of foreground structures. Oak Valley SP #318 provides design guidelines which complement the existing golf course and the native slopes surrounding it. The golf course and design guidelines, in combination with the proposed open space and parklands paralleling San Timoteo Canyon Road will reduce viewshed impacts along San Timoteo Canyon Road. The implementation of contour grading, landscaped buffers, and implementation of proposed parklands and open space would adequately mitigate the impacts of the project site as viewed from east-west public corridors of I-10 and San Timoteo Canyon Road.

¹ It should be noted that conversion of the Specific Plan area from rural uses and open areas to urban uses was approved in 1990 (OVSP 216 & 216A), at which time Final EIR No. 229 was certified by the Riverside County Board of Supervisors. Final EIR No. 229 analyzed the impacts of this conversion of land use types, and determined that a significant, unavoidable impact related to landform modifications existed. The impacts described in this section are no greater than those which would result from the existing development approval. Because CEQA requires that project impacts be measured against existing conditions and not existing approvals, a detailed analysis of visual impacts is provided in this document.

Mitigation Measures

To reduce the proposed project's impacts on landform modification and viewshed, the following mitigation measures will be implemented.

C7.1A Development on hillside areas shall be designed to minimize visual impacts from the I-10 and San Timoteo Canyon Road, through the use of contour grading to imitate the existing on-site variable slopes.

Level of Significance after Mitigation

The design of the proposed project will result in landform changes that are considered potentially significant to views from designated scenic highways. Implementation of the mitigation measures would reduce the magnitude of the impacts; however, the land use change from rural to urban is a significant unavoidable impact.

Impact C7.2 The project site is currently developed with a SCPGA golf facility, scattered with ranch structures, with few existing light sources on site. The project will create light and glare impacts resulting from the additional lighting required for urban development such as street lights, residential and commercial lighting, and vehicular lighting. To mitigate this impact, the proposed project provides regulations and provision to minimize light and glare that may adversely affect day or nighttime views in the area. Implementation of the mitigation will reduce impacts due to light and glare to a less than significant level.

Light and glare could be created by light of parking lots, landscaped areas, interior building lights, and/or use of exterior building materials that could be reflective. Design review of the proposed development is assumed to address this issue when more details about project design are known. The most significant impact would occur from commercial uses proposed adjacent to residential areas, lighting for school facilities proposed adjacent to residential, and lighting for park facilities near residential areas.

Light fixtures will be well integrated into the visual environment and appropriate architectural theme, and will comply with the following regulations and provisions.

- All outdoor lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas shall be focused, directed, and arranged to minimize glare and illumination of streets or adjoining property. Low intensity, energy conserving night lighting is preferred.
- Although all exterior lighting design for parking lots, pedestrian walkways, and entrances shall be well lit for security, lights will be shielded, where feasible, and focused to minimize spill light into the night sky or adjacent properties.
- Lighting concepts for entry monuments shall illuminate sign graphics and gently wash the walls and pilasters with light. Trees and other landscaping shall be illuminated by concealed uplight fixtures.

- All community landscaped common areas, public facilities, commercial sites, streetscapes, parks, schools, and other areas may, at the discretion of the project developer or builder, contain area, accent sports, or other night lighting entities.

Mitigation Measures

C7.2A The design review process for commercial establishments shall ensure that no significant light or glare impacts shall result from the proposed project. Specific issues to be evaluated at the time of design review shall include the following:

- Proposed exterior lighting and landscaping of parking areas to reduce visible lighting from outside these areas.
- Use of shielding on exterior lights to focus light onto the ground.
- Proposed architectural materials to ensure that reflective materials are minimized.

C7.2B The Beaumont Unified School District shall determine lighting and landscape standards on school property, but shall be encouraged to follow proposed design guidelines to mitigate effects of light and glare.

Level of Significance after Mitigation

With implementation of the proposed mitigation measure, all potentially significant effects associated with the proposed project from light and glare would be reduced to below the level of significance.

8. Historic and Prehistoric Resources

CULTURAL RESOURCES

a. **EXISTING CONDITIONS/GENERAL PLAN POLICIES**

Oak Valley SP #318 encompasses a portion of large, east-west tending valley separating two groups of ridges. Topographic elevation ranges from 2,100 to 2,520 feet above mean sea level.

The geology is composed primarily of Pleistocene non-marine sedimentary deposits and recent alluvial deposits (Rogers 1965). The project area lacks source material that would typically be exploited by prehistoric inhabitants of the region. Therefore, any crystalline, basalt, volcanic, or granitic material present would have been transported to the site by the prehistoric inhabitants.

Cultural Background

The Oak Valley SP #318 area is located between the boundaries of the Serrano, Cahuilla, and the Luiseno (Bean and Smith 1978; Kroeber 1925; White 1963). With the Spanish intrusion came a drastic change in lifestyle for the Indians occupying southern California. Incorporation of the Indians into the mission system led to the disruption of native cultures and changes in subsistence and land-use practices.

Mission San Gabriel, established in 1771, probably had a limited effect on the Serrano population until an *asistencia* near Redlands was established in 1819. Ranchos were established on or near Indian villages, primarily in the major drainage courses conducive to horticulture and animal husbandry. Within a short time, the missions controlled many ranchos, where Indians lived and worked. In 1834, most of the Serrano in the San Bernardino Valley were moved to the mission. Land near ancestral villages was cleared for farming and water was diverted for irrigation and stock. The mission's expansion drastically effected native plants and animals, and human populations were decimated by European-introduced diseases, conflicts, and forced labor. Further declines in local population occurred as Indians fled to isolated sanctuaries in the mountains.

According to a review of Harrington's unpublished notes, the original inhabitants of the San Bernardino Valley were decimated by smallpox and other problems caused by missionization. Harrington notes that the group associated with the Oak Valley SP #318 area, the Serrano territory of the *Yucaipaiem*, remained in the area until the 1860s, when the remaining inhabitants were removed to Banning by James Waters.

Early exploration of the Riverside County area began slowly. On January 8, 1774, Juan Bautista de Anza began an exploring expedition from the Mission in Tubac, (Tucson) headed west seeking a practical overland route to Alta California. Anza crossed the Colorado River and entered California. By the time he reached the San Gabriel Mission on March 21, Viceroy Antonio Bucareli and Carlos III were already making plans for a second expedition, to establish a pueblo at San Francisco Bay. Anza's second excursion into Riverside County included 29 soldiers, their wives and children who would form the new community at the Presidio of San Francisco (Beattie 1925).

Early settlement in Riverside County was slow and sporadic. During the Mission Period (1769-1833), Riverside County proved to be too far inland to include any Missions or Asistencias within its limits although San Luis Rey claimed a large part of southwestern Riverside County for livestock grazing.

In 1821, Mexico successfully overthrew Spanish rule, and missions lost Spain's financial and political backing which was required to keep them going. By 1833, the Mexican Government passed the Secularization Act. The missions, reorganized as parish churches, lost their vast land holdings and released their neophytes.

As travel along the Sante Fe Trail brought more settlers, the pattern of settlement developed along the Santa Ana and San Jacinto waterways including San Timoteo Canyon. With the 1848 signing of the Treaty of Guadalupe Hidalgo, California entered into the American Period. Explorations and surveys of the San Gorgonio Pass area were made in 1853 in an effort to determine the most practical and economical railroad route to the Pacific Ocean. The Butterfield Overland Mail operated along the San Bernardino to Sonora Road from 1858 to 1861, crossing through the region. The pattern of growth remained slow until after the Civil War and the completion of the transcontinental railroad. Transportation, agriculture, and the control of water are central themes in the settlement, development, and growth of Riverside County.

The Southern Pacific Railroad completed its line from Los Angeles through the San Gorgonio Pass in 1876, utilizing the travel corridor through San Timoteo Canyon for its route. The trains were eventually used to transport prospective land buyers into the area, creating a period of agricultural and land development, ultimately resulting in the establishment of Riverside County in 1893.

The Haskell Ranch (33-7295) is an important local example of ranching and farming that developed in San Timoteo Canyon. The ranch is located on the site of Newton Noble's Ranch. In 1866, Noble maintained a mail line from San Bernardino to La Paz with his adobe house as a stage station. A portion of the original foundation is still present under the northeast edge of the Haskell milk house. Ranch structures remain from the Clough Ranch era (1877-1911), and these include a bunkhouse, foremans house, and blacksmith shop dating to the 1890s.

Buildings from the Haskell Ranch period (1911 - 1950) include the James S. Haskell house, the milk house (1913 - 1938) and the hay barn (1911), all part of the original Haskell Ranch and dairy operation. With the dairy operation a success, expansion included the J. W. Haskell residence (1923), five silos (1924-1930), and a milk storage building (1938). Grain bins and a reservoir (1948) and a feed mixing operation (1950) were added. The Haskell family also grew, and houses for L. W. Haskell and H. K. Haskell were added in the 1950s.

The 23 buildings, structures and sites of buildings that constitute the Haskell Ranch are considered to be a historic complex of local significance. The buildings and associated features on the ranch illustrate events that have made a significant contribution to the history in San Timoteo Canyon region over 130 years.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

In addition to the Haskell Ranch complex, the Oak Valley SP #318 site contains five prehistoric archaeological sites (33-9780, 33-9781, 33-9782, 33-9783, and 33-10791) and two historic resource sites, 33-10792 and 33-10794).

- Prehistoric Site 33-9780.** The site contains lithics, calcined bone, and pottery fragments indicative of a late period prehistoric occupation. This site is considered sensitive given its proximity to localities included in the California Inventory of Historic Resources. Per CEQA, the site holds potential for listing in the State register until further investigation.
- Prehistoric Site 33-9781.** The site contains lithics, including obsidian and jasper, indicative of late period prehistoric occupation. This site is sensitive given its proximity to listed sites. Per CEQA, the site holds potential for listing in the State register until further investigation.
- Prehistoric Site 33-9782.** The site contains a variety of lithic materials. Per CEQA, the site holds potential for listing in the State register until further investigation.
- Prehistoric Site 33-9783.** In addition to lithic debitage, the site contains milling stones unusual drilled and incised stones. Per CEQA, the site holds potential for listing in the State register until further investigation.
- Prehistoric Site 33-10791.** The site contains milling stones and lithic fragments. Per CEQA, the site holds potential for listing in the State register until further investigation.
- Historic Site 33-10792** is a flood control structure located adjacent to San Timoteo Canyon Road was probably constructed before 1950. However, it does not appear to meet the criteria for listing in the California Register of Historic Sites.
- Historic Site 33-10794** is a collapsed historic shed wired for electricity and is associated with fruit crates. It does not appear to meet the criteria for listing in the California Register of Historic Sites.

b. EXISTING POLICIES AND REGULATIONS

Historic properties are comprised of prehistoric or historic archaeological resources. The National Register of Historic Places defines an archaeological site as “the place or places where the remnants of a past culture survive in a physical context that allows for the interpretation of these remains” (National Register Bulletin 36, Guidelines for evaluating and Registering Historical Archaeological Sites and Districts, 1993, p.2).

Historic properties and resources are protected under a wide variety of policies and regulations including: Riverside County Ordinance Number 6263 Title 20, the California Environmental Quality Act (Title 14, Chapter 3), the Federal Register (36 CFR Part 800), the United States Army Corps of Engineers (33 CFR 325, Appendix C), and the National Environmental Policy Act (33 CFR Part 325, Appendix B).

The historic resources present in the project area were evaluated to determine their eligibility for inclusion in the California Register of Historic Resources, and were provided with National Register site rankings.

Cultural resources of the State of California are recognized as non-renewable resources that require management to assure their benefit to present and future Californians. In the protection and management of the cultural environment, CEQA guidelines provide definitions and standards for cultural resource management. The term "historical resource" is defined as follows:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources.

(2) A resource included in a local register of historical resources or identified as significant in an historical resource survey . . . shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. V.C-115

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources . . . including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources . . . , or identified in an historical resources survey . . . does not preclude a lead agency from determining that the resource may be an historical resource [Title 14 CCR Section 15064.5(1)].

The eligibility of the five prehistoric archaeological sites present in the project area needs to be established by further testing to substantiate inclusion in the California Register under criterion D.

The two historic sites (33-7295 and 33-10792) do not appear eligible under any of the above criteria.

Haskell Ranch (33-7295) is a point of local interest associated with early settlement and ranching in Riverside County. Although the individual buildings, structures and objects within the Haskell Ranch

Complex do not appear eligible for inclusion in the California or National Register, the entire Complex, when viewed as an historic district, does appear to qualify under Criterion A (Association with Events) and possibly Criterion D (Data Potential). The integrity of the Haskell Ranch Complex has been substantially compromised as buildings were demolished, modifications were made to the remaining buildings, and as buildings were added over the operational life of the Ranch. "The Haskell Ranch serves as a primary example of agricultural development in San Timoteo Canyon.....The significance..... is supported by....(its being) designated a historic state site by the California Inventory of Historic Resources. When viewed in a combined form, as the various elements which create a historic site, they portray a significant illustration of a late 19th - 20th century dairy ranch." (Wooley, 1987). Therefore, the Haskell Ranch Complex is considered to be potentially eligible for listing in the California and/or National Register as an historic district. The Haskell Ranch Complex and its environs was also evaluated as a rural historic landscape. Based on the lack of integrity of the surrounding property, the Complex does not appear to qualify as a rural historic landscape.

c. THRESHOLDS OF SIGNIFICANCE

An adverse effect is found when a project may alter, directly or indirectly, any of the characteristics of a historic resource that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (California Environmental Quality Act, Title 14, Chapter 3, p78; Federal Register, 36 CFR Part 800).

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Oak Valley SP #318 will have direct impacts on the historic and prehistoric resources present in the project area. A description of these resources and the appropriate mitigation measures follows.

Potentially Significant Impacts

Buried Archaeological and Historical Resources

Impact C8.1 *The construction of the proposed project will have direct adverse impacts on five prehistoric sites and two historic sites and the historic Haskell Ranch complex. Implementation of the proposed mitigation will reduce the proposed project impacts on cultural resources to less than significant levels.*

The five prehistoric sites and the three historic sites identified within the Oak Valley SP #318 are within areas identified for development, and would thus be disturbed by implementation of the specific plan. Such disturbance, in the absence of appropriate mitigation, would be considered to be a significant impact.

Mitigation Measures

C8.1A Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is

possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.

C8.1B If avoidance and/or preservation in place of cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:

- a. A participant-observer from the Morongo Band of Mission Indians shall be used during archaeological testing or excavation in the project site.
- b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource.
- c. After approval of the research design and prior to the issuance of a grading permit, the project proponent shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report that follows the County of Riverside outline for Archaeological Testing. The Test Level Report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment. If cultural resources that shall be affected by the project are found ineligible for listing on the California or National Register, test level investigations will have depleted the scientific value of the sites and the project can proceed.
- d. If the resource is identified as being potentially eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a treatment program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.
- e. After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. Typically a treatment program involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as

being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report, following the outline of the County of Riverside for Archaeological Mitigation or Data Recovery, shall be developed. This data recovery report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.

C8.1C If burials or sacred objects are anticipated, a monitor from the Morongo Band of Mission Indians shall accompany the archaeologist.

C8.1D If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the descendent may inspect the site of the discovery. The descendent shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

C8.1E Any archaeological materials collected during any phase of cultural resource work shall be given, upon approval of the County of Riverside Regional Park and Open-Space District, to the Morongo Band of Mission Indians for permanent archival storage and preservation.

C8.1F Prior to the issuance of a grading permit, the project proponent shall provide written assurance to the County that a qualified archaeologist, acceptable to the County of Riverside Regional Park and Open-Space District, has been retained to conduct cultural resource monitoring during project grading.

C8.1G A qualified archaeological monitor shall be present during ground disturbing activities in culturally sensitive sediments. The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until the find can be evaluated by the project archaeologist.

C8.1H A report, detailing the results of the monitoring program and following the Archaeological Monitoring Report Outline of the County of Riverside, shall be developed. This report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.

C8.1I Any archaeological materials collected during any phase of cultural resource work shall be given upon approval of the County of Riverside Regional Park and Open-Space District, to the Morongo Band of Mission Indians for permanent archival storage and preservation.

C8.1J Any historic materials collected during any phase of cultural resource work shall be offered to the County of Riverside Regional Park and Open-Space District or its designee on a first right of refusal basis.

Level of Significance After Mitigation

The above mitigation measures will reduce the project impacts to archaeological resources to a level less than significant level.

Standing Historic Structures/Buildings

Impact C8.2 The construction of the proposed project will have a direct adverse impact on standing historic structures and buildings associated with the Haskell Ranch complex. Implementation of the proposed mitigation measures will reduce the proposed project's impact on historic resources to less than significant levels.

The proposed construction will have a significant direct adverse impact on the Haskell Ranch Complex by removing associated features as part of project development. In 1979 the Haskell Ranch was listed as a historic site by the California Inventory of Historic Resources because its integrity, location, setting, workmanship and association portrays a significant illustration of a late 19th - early 20th century dairy ranch. The same criteria make it appear eligible for inclusion in the National Register under Criterion A, which is that Haskell Ranch is associated with events that have made a significant contribution to the broad patterns of our history. The Haskell Ranch Complex does not appear to qualify as a rural historic landscape because more than 75% of the lands associated with the property have been substantially altered since the period of its significance.

Mitigation Measures

C8.2A Preservation in place is the preferred manner of mitigating impacts to historical structures. If preservation in place is not possible, elements of historic buildings and structures within the project site may be incorporated as feasible as part of the Oak Valley development. If reuse is not feasible, the following mitigation measures shall be undertaken for each standing building, structure, or object identified as a contributing element to the District. The following buildings have been identified as being potentially contributing elements to the Haskell Ranch Historic District:

- | | |
|------------------------|-------------------------|
| A. Noble Adobe | M. Grain Bins |
| C. Blacksmith Shop | O. Calf Pens |
| F. Hay Barn | P. Ranch Workers Houses |
| G. Bunk House | Q. Silos |
| H. Foreman's House | R. J. W. Haskell House |
| I. J. S. Haskell House | S. L. W. Haskell House |
| J. Milk House | T. H. K. Haskell House |
| L. Milk Storage | |

For each of these resources, a full HABS I-style documentation, including photographs, oral history, and selected plans, will be developed. This documentation shall be coordinated with Mitigation Measures C8.1B to insure that constituent relationships are adequately documented, particularly in relation to subsurface resources such as foundations, floors, privies, road margins and irrigation systems. The data recovery program shall fully address the California Register and National Register eligibility of the cultural resources. The documentation shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.

Oak Valley SP #318

C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

C8.2B Any historic materials collected during any phase of cultural resource work or still standing after County review of the resource documentation (Mitigation Measure C8.2B), shall be offered to the County of Riverside Regional Park and Open-Space District or its designee on a first right of refusal basis.

C8.2C Prior to the approval of the Plot Plan for the commercial development within Planning Area 9, an interpretive display about the cultural resource history of the area shall be developed. This interpretive display is subject to approval of the County of Riverside Regional Park and Open-Space District and shall be coordinated with them. The interpretive display, at a minimum, will consist of one or more sign discussing the historic setting of the project area relative to the historic resources documented for the project area.

Level of Significance After Mitigation

The above mitigation measures will reduce the project impacts to historic resources to a level less than significant level.

PALEONTOLOGICAL RESOURCES

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Geological mapping and paleontological studies in the vicinity of the Oak Valley SP #318 site indicate that it contains two sedimentary units, both of which have potential to contain significant paleontological resources. The younger of the two sedimentary units is Pleistocene older alluvium, and is associated with off-site sediments below a major erosional surface that may average 0.5 million years (my) in age. The older sediments are the San Timoteo Formation, which, in the project vicinity, range in age from 0.8 to 1.5 my. These older sediments are known to contain large or small vertebrate fossils, or a mixture of vertebrate and invertebrate fossils. On average, five paleontological localities can be observed in the area containing Oak Valley SP #318 on natural ground surfaces per square mile, with additional paleontological localities below the natural ground surface.

A paleontological resource records search was conducted through the San Bernardino County Museum, Section of Geological Sciences (Appendix G). This search indicates that approximately 67 paleontological resource localities occur within a 2-mile radius of the Specific Plan area, an area which consists of approximately 1,700 acres (2.7 square miles).

The recent grading for the SCPGA Golf Course within Oak Valley SP #318 encountered areas of low, as well as high frequency of fossil localities. Based on onsite surface surveys, as well as the results of paleontological monitoring of grading operations for the golf course, a projection can be made, based on the number of sites which were found in surveyed areas, that as many as 27 subsurface paleontological localities could be encountered during proposed grading within Oak Valley SP #318.

Preliminary examination of the fossils recovered from five new localities during the SCPGA Golf Course excavation monitoring program, the first step in a five-phase mitigation program, include the remains of a very large mammal, such as mammoth or sloth, and the remains of a complete fossil horse skull and associated limbs, along with extinct deer, pigmy antelope, and kangaroo rat. These are

associated with the remains of birds, lizards, pond snails, and banana slugs. The pigmy pronghorn antelope (*Capromeryx*), the banana slug, and the planorbid pond snail are all new records from the San Timoteo Formation.

b. EXISTING POLICIES AND REGULATIONS

Paleontologic remains are recognized by county, state and federal agencies as non-renewable resources significant to our culture, and as such are protected under provisions of the Antiquities Act of 1906 and subsequent related legislation, policies, and enacting responsibilities. The January 1, 1979 "Clean Water Grant Program for the Protection and Preservation of Cultural Resources" (California State Water Resources Control Board, Rev. 6-11), for example, defines cultural resources to include paleontologic values, and provides guidelines for their preservation. A summary of legislation is presented in Appendix G.

A memorandum from Grissold E. Petty, Acting Associate Director of the Bureau of Land Management (1978) stated: "There is no universally accepted definition for a significant scientific paleontologic resource. A definite determination can only be made by a qualified, trained paleontologist. Using the following guidelines, a paleontologic resource is of significant, scientific, and educational value if it:

- Provides important information of the evolutionary trends among organisms, relating living inhabitants of the earth to extinct organisms.
- Provides important information regarding development of biological communities or interaction between botanical and zoological biotas.
- Demonstrates unusual or spectacular circumstances in the history of life.
- Is in short supply and in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and is not found in other geographic locations.

All vertebrate fossils have been categorized as being of significant scientific value" (Petty 1978).

c. THRESHOLDS OF SIGNIFICANCE

Significance of impacts will occur to paleontologic resources if the proposed project alters or destroys any significant paleontologic resource.

Significant paleontologic resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, diagnostically or stratigraphically important, and those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy, and assemblages of fossils that might aid stratigraphic

correlations, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, paleoclimatology, and the relationships of aquatic and terrestrial species.²

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Potentially Significant Impacts

The following impacts which would result from implementation of the proposed project were evaluated and considered to be potentially significant.

Impact C8.3 Significant paleontological resources may be present in the project area. Destruction of such resources during project construction could be a potentially significant impact. Implementation of the mitigation measures will reduce the impacts to less than significant.

Sediments within the Oak Valley SP #318 area probably range in age between 1.4 and 1.0 my, and represent a period of time during the deposition of the San Timoteo Formation. As a result, the area has the potential to produce vertebrate fossils, the unmitigated destruction of which during project grading and development would be considered to be a direct adverse impact to significant non-renewable paleontological resources.

In addition, indirect adverse impacts to significant non-renewable paleontological resources may occur after construction has ceased. Fossils that remain may be impacted as a result of increased erosion and runoff. Unauthorized collecting of significant fossil resources by site visitors not involved in the impact mitigation program might also occur.

Due to the potential for discovery of paleontological resources during site preparation, as well as excavation and grading, mitigation measures will be implemented to assure the protection of potential sub-surface paleontological resources that may be unearthed.

Mitigation Measures

C8.3A The applicant shall retain a qualified vertebrate paleontologist, to be approved by the County of Riverside Planning Department, to develop a Paleontological Resources Impact Mitigation Program (PRIMP). The PRIMP shall be designed to investigate the potential for encountering paleontological resources in areas of excavation and shall be reviewed by the County of Riverside Planning Department for consistency with the paleontology resource impact mitigation guidelines from both Riverside County and the Society of Vertebrate Paleontology. Riverside County's generic mitigation program as adopted for the Oak Valley SP #318 site follows :

1. A pre-construction field assessment to locate fossils at surface exposures. Salvage of fossils from known localities, including processing standard samples of matrix for the recovery of small vertebrate fossils, and (if appropriate) trackway replication.

The fossils found in the first phase of impact mitigation on the SCPGA Golf Course in the project site are rare vertebrates that provide information about evolutionary trends of million year old biological communities and thus meet the criteria of being significant.

2. Monitoring of excavation by a qualified vertebrate paleontologic monitor within those portions of the site likely to contain resources. The vertebrate paleontologic monitor shall be present full time during grading excavations in the San Timoteo Formation and Pleistocene alluvium to inspect fresh excavation and to recover paleontological resources. The monitor must be empowered to temporarily divert construction equipment away from fossil resource localities to other work areas. The monitor must be equipped to rapidly remove fossils to avoid prolonged delays to construction schedules. If large mammal fossils or large concentrations of fossils are encountered, the developer shall consider using heavy equipment on site to assist in the removal of large materials. The results of excavation monitoring shall be reviewed on a quarterly basis, and if certain formations such as the Pleistocene old alluvium are not producing fossils, the monitoring in that unit can be reduced by 50 percent until fossils are again located, at which time monitoring will return to 100 percent.
3. Preparation of recovered specimens to a point of identification, including washing of standard samples (a standard sample equals 12 cubic meters/yards, or 6,000 lbs) of sediments to recover small fossil vertebrates. Removal of surplus sediment from around the specimens reduces the volume of storage for the repository institution and the storage cost for the developer.
4. Identification and curation of specimens into an established and recognized institutional repository with retrievable storage. The repository institution may be a local museum or university that can retrieve the specimens on request. The storage facility must have climate control and controlled entry. Examples of facilities that *do not* meet the qualifications of a repository are public schools and public storage units.
5. Preparation of a report of findings with an appended, itemized inventory of specimens. The report and inventory, when submitted to the lead agency, signifies the completion of the program to mitigate impacts to paleontological resources.

A detailed paleontologic impact mitigation program that is tailored to the Oak Valley, SP #318 and is consistent with the county program continues below:

C8.3B The project paleontologist shall conduct a pre-construction field assessment to locate fossils at surface exposures.

C8.3C The pre-construction field assessment shall be followed by pre-excavation salvage of fossils from known localities, which includes processing standard samples of paleosol matrix for the recovery of small vertebrate fossils.

C8.3D During construction excavation, a qualified vertebrate paleontologic monitor shall be present full time during grading in the San Timoteo Formation and Pleistocene alluvium to inspect fresh excavation and to recover paleontological resources. The monitor shall be empowered to temporarily divert construction equipment away from fossil resource localities to other work areas. The monitor shall be equipped to rapidly remove fossils to avoid prolonged delays to construction schedules. Areas separated because of simultaneous excavations may require several monitors. If large mammal fossils

or large concentrations of fossils are encountered, the developer shall consider using heavy equipment on site to assist in the removal of large materials. The results of excavation monitoring shall be reviewed on a quarterly basis, and if certain formations such as the Pleistocene old alluvium are not producing fossils, the monitoring in that unit can be reduced by 50 percent until fossils are again located, at which time monitoring will return to 100 percent.

C8.3E Specimens recovered shall be prepared to a point where they are identifiable and stabilized. Preparation includes washing standard samples of sediment (C8.4A-3, above) to recover small vertebrate fossils. Matrix samples may be collected and stockpiled off site to prevent construction delays.

C8.3F Specimens shall be identified and curated into an institutional repository with retrievable storage. The repository institutions charge a one-time fee based on volume so removing surplus sediment is important. The repository institution may be a local museum or university (University of California, Riverside; San Bernardino County Museum, Loma Linda University) that has a curator that can retrieve the specimens on request. The storage facility must have climate control and controlled entry. Examples of facilities that *do not* meet the qualifications of a repository are public schools and public storage units.

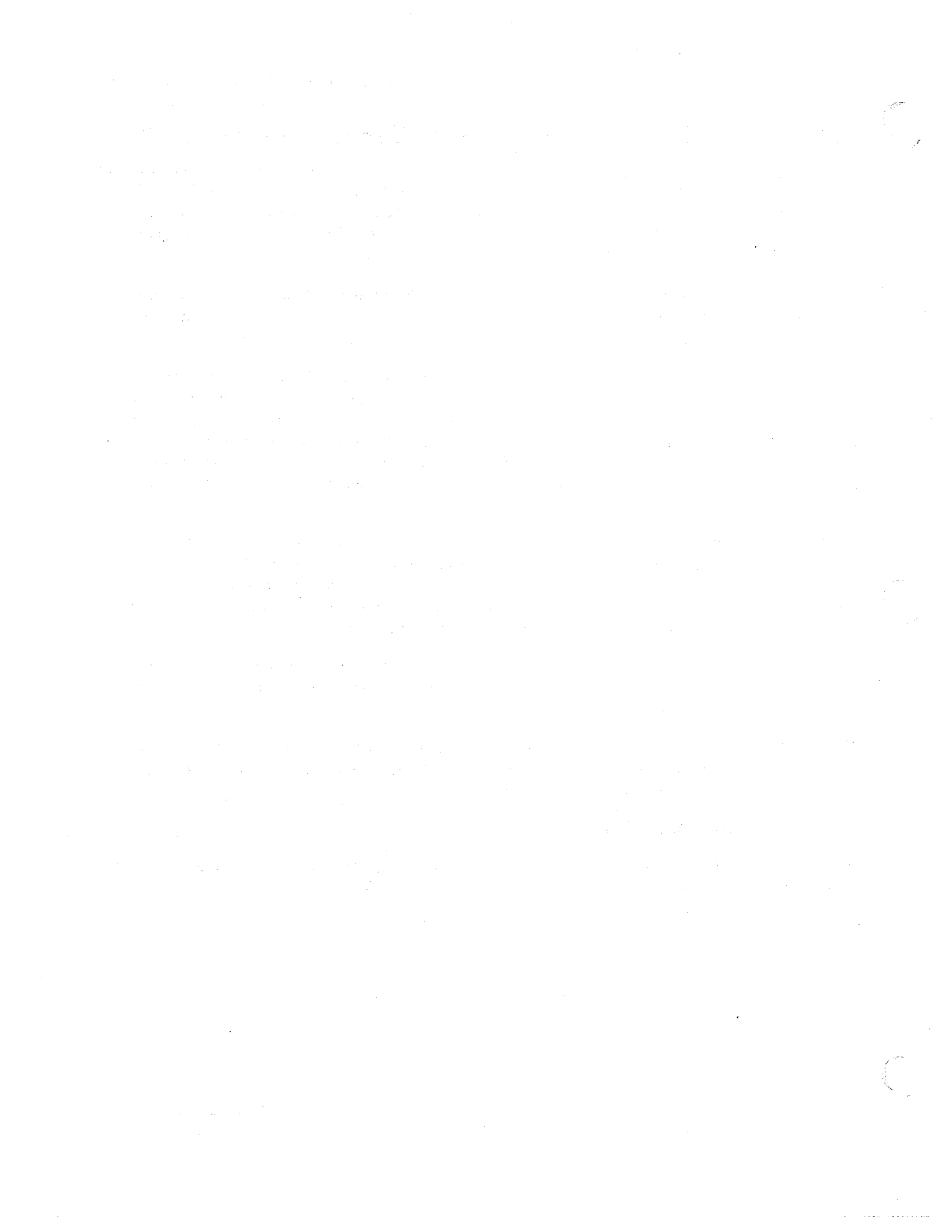
C8.3G A report shall be prepared that details the methods of the monitoring program and the results. This shall include an appended itemized inventory of identified specimens. This report shall be presented to the developer for submission to the county for review. When the review process has been completed, the revised document shall signify completion of the PRIMP. A copy of the final report and the accession inventory shall be forwarded to the repository institution.

C8.3H After the excavation monitoring program is complete, the project paleontologist shall prepare a statement of potential impacts that might occur from onsite erosion to areas with paleontologic resource potential that remain on site.

C8.3I The project paleontologist shall submit a statement to the County of Riverside Planning Department that addresses the adequacy of access control measures to be used during construction to keep unauthorized persons from collecting fossils.

Level of Significance After Mitigation

The above mitigation measures will reduce the project impacts to paleontological resources to a level less than significant level.



V. Comprehensive General Plan and Environmental Analysis

D. PUBLIC FACILITIES AND SERVICES ELEMENT

1. Traffic

The following traffic impact analysis was prepared by LSA and RKJK & Associates, Inc. in January, 2000, according to the requirements of the Riverside County Transportation Department to assess the potential circulation impacts associated with the development of the proposed Oak Valley SP #318. The traffic impact analysis is presented in this section; supporting technical information is presented in Appendix H.

In accordance with County guidelines and following consultation with Riverside County Transportation Department staff, the traffic analysis examines potential impacts of the proposed project under a "build out" scenario. As requested by the City of Beaumont and agreed to by the Riverside County Transportation Department, the forecast build out conditions are based on traffic data from the Beaumont Area Traffic Model. The forecasts contained in the Beaumont model, represent General Plan build out conditions for the cities of Beaumont and Calimesa, as well as adjacent unincorporated areas of Riverside County. For purposes of the CEQA analysis, this study represents the maximum level of future development which is permitted by applicable General Plan policies.

The study area and analysis intersections for this traffic analysis were identified based on Riverside County criteria and in consultation with Riverside County Transportation Department staff. The study area includes 21 existing intersections and an additional 14 future intersections (4 of which are within the proposed project). The locations of the analysis intersections are illustrated in Figure D.1.1.

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Existing Circulation System

An inventory of the existing study area street system was conducted by LSA during the winter of 1999/2000. The existing street network, number of mid-block lanes, and intersection traffic control are presented in Figure D.1.2. The number of mid-block arterial lanes indicates the average number of through travel lanes. Widening at intersections and acceleration/deceleration lanes are not included in the number of arterial lanes. Figures D.1.3a thru D.1.3c illustrate the existing geometrics at study area intersections.

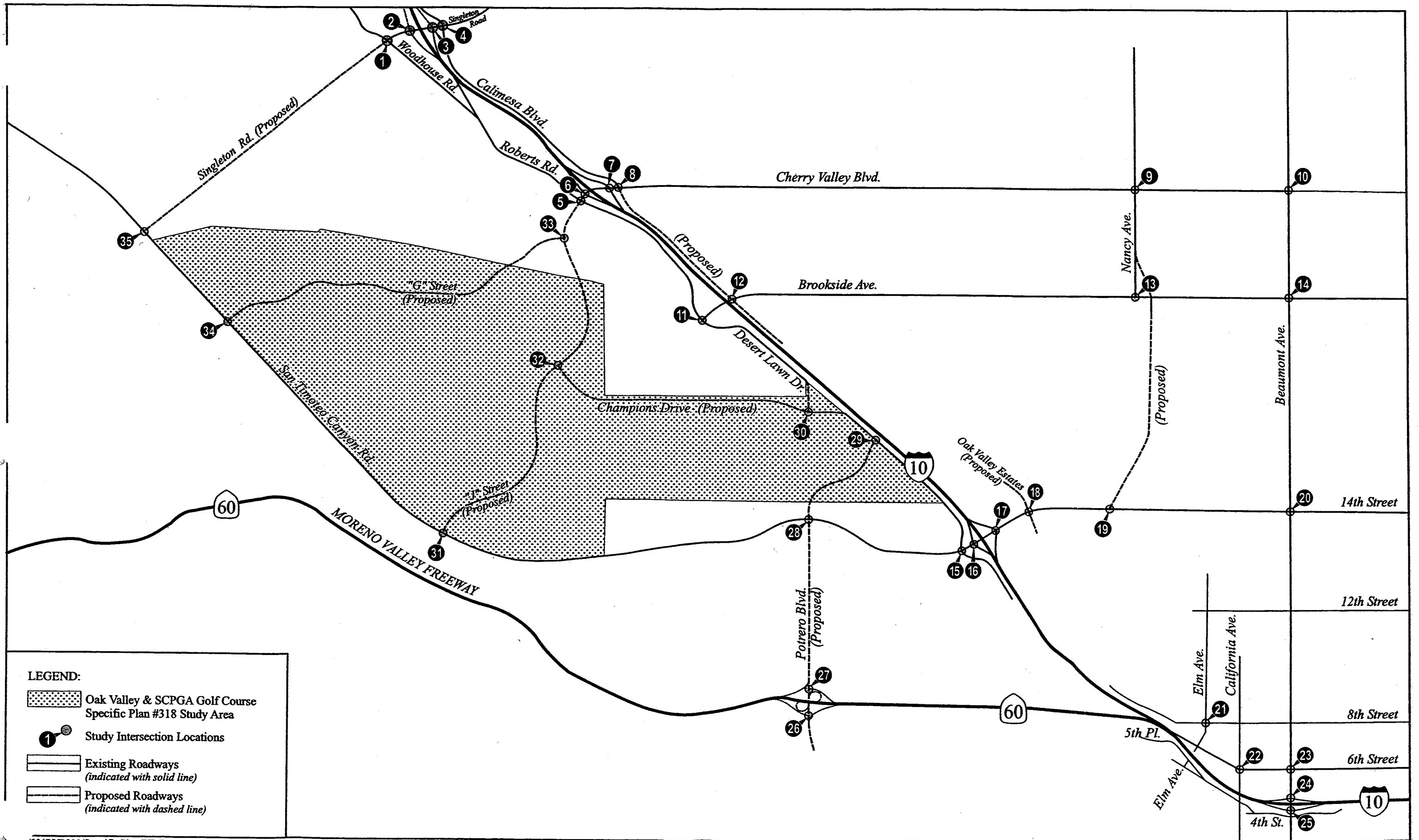
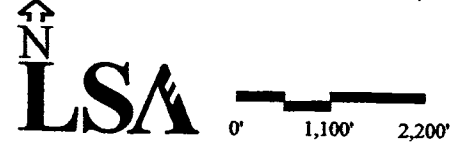
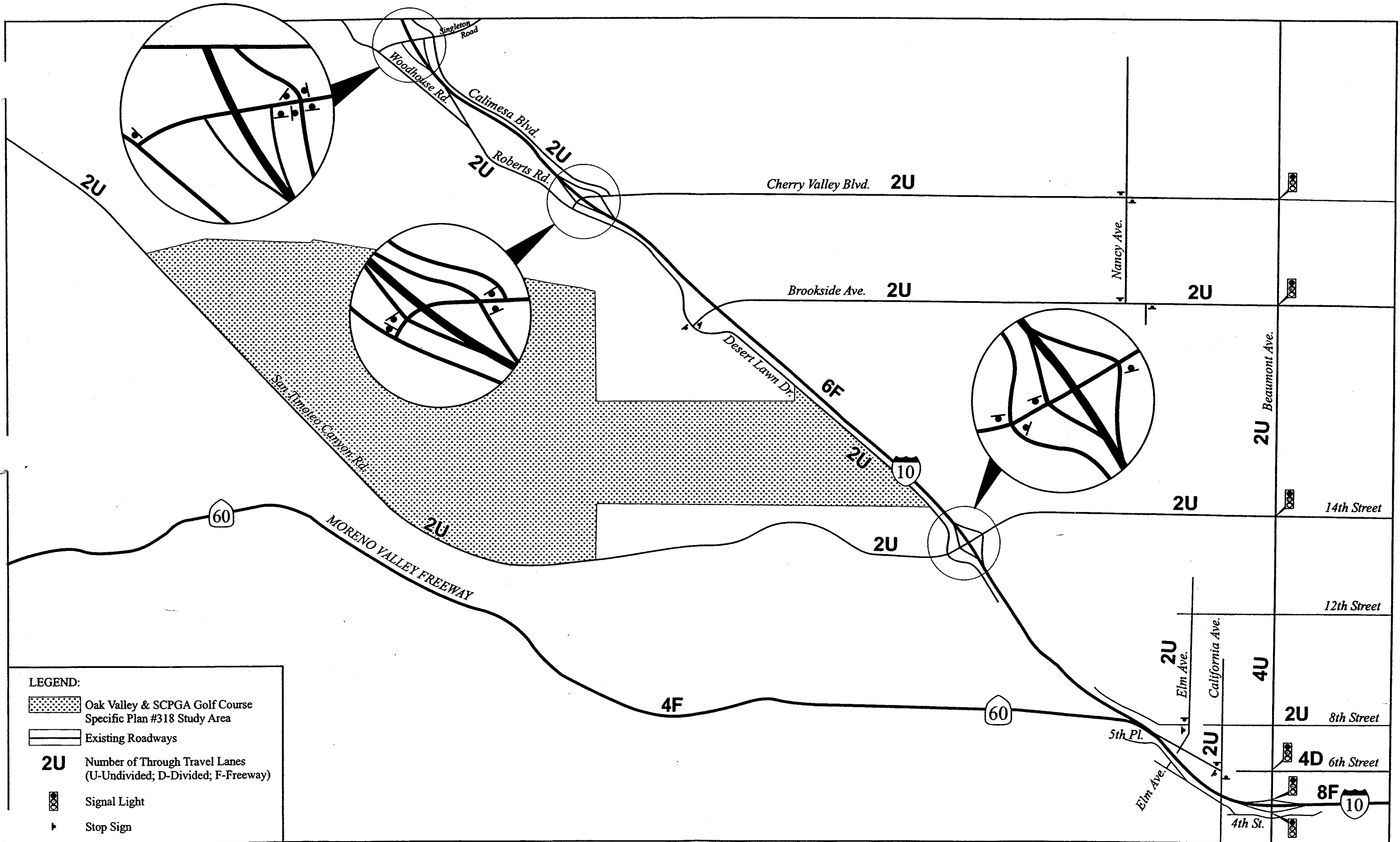


Figure D.1.1

10/13/00(OVP931/Specific Plan EIR/Traffic)





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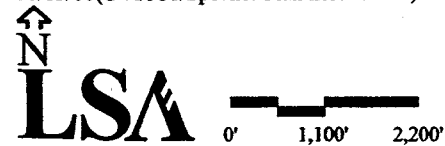


Figure D.1.2

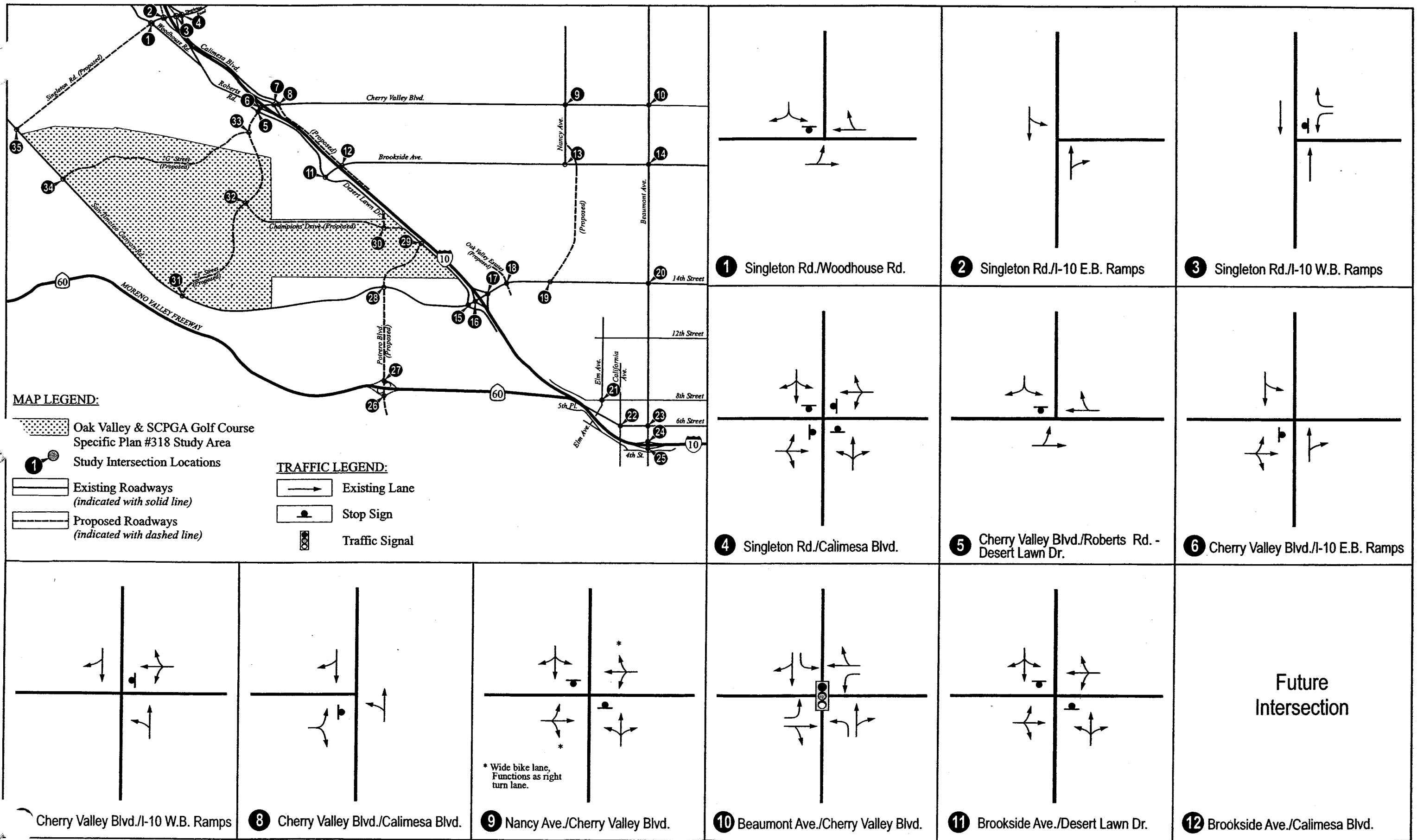
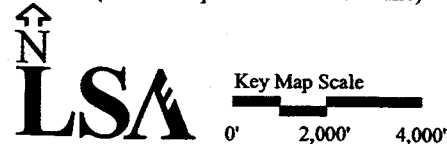


Figure D.1.3a

10/13/00(OVP931/Specific Plan EIR/Traffic)



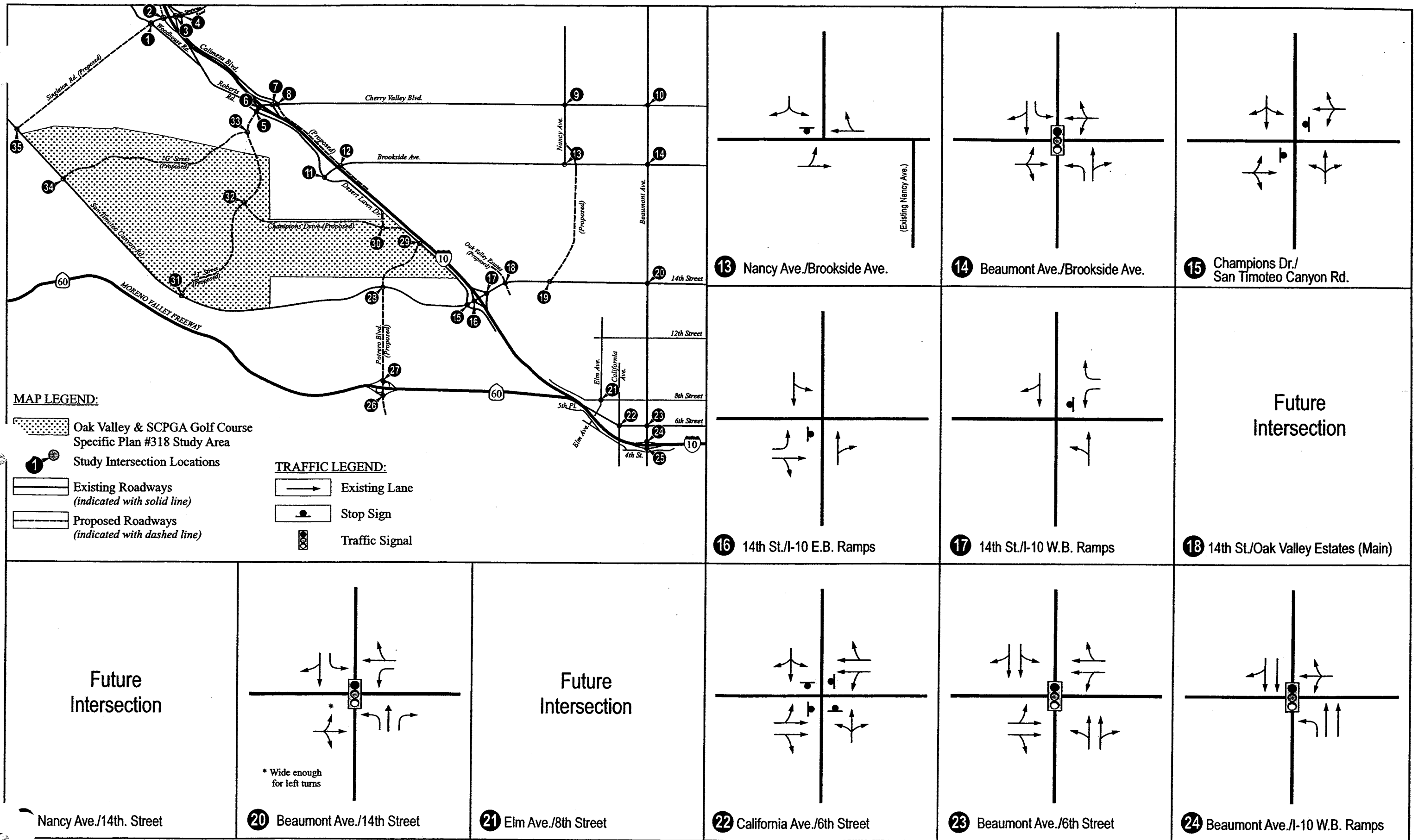


Figure D.1.3b

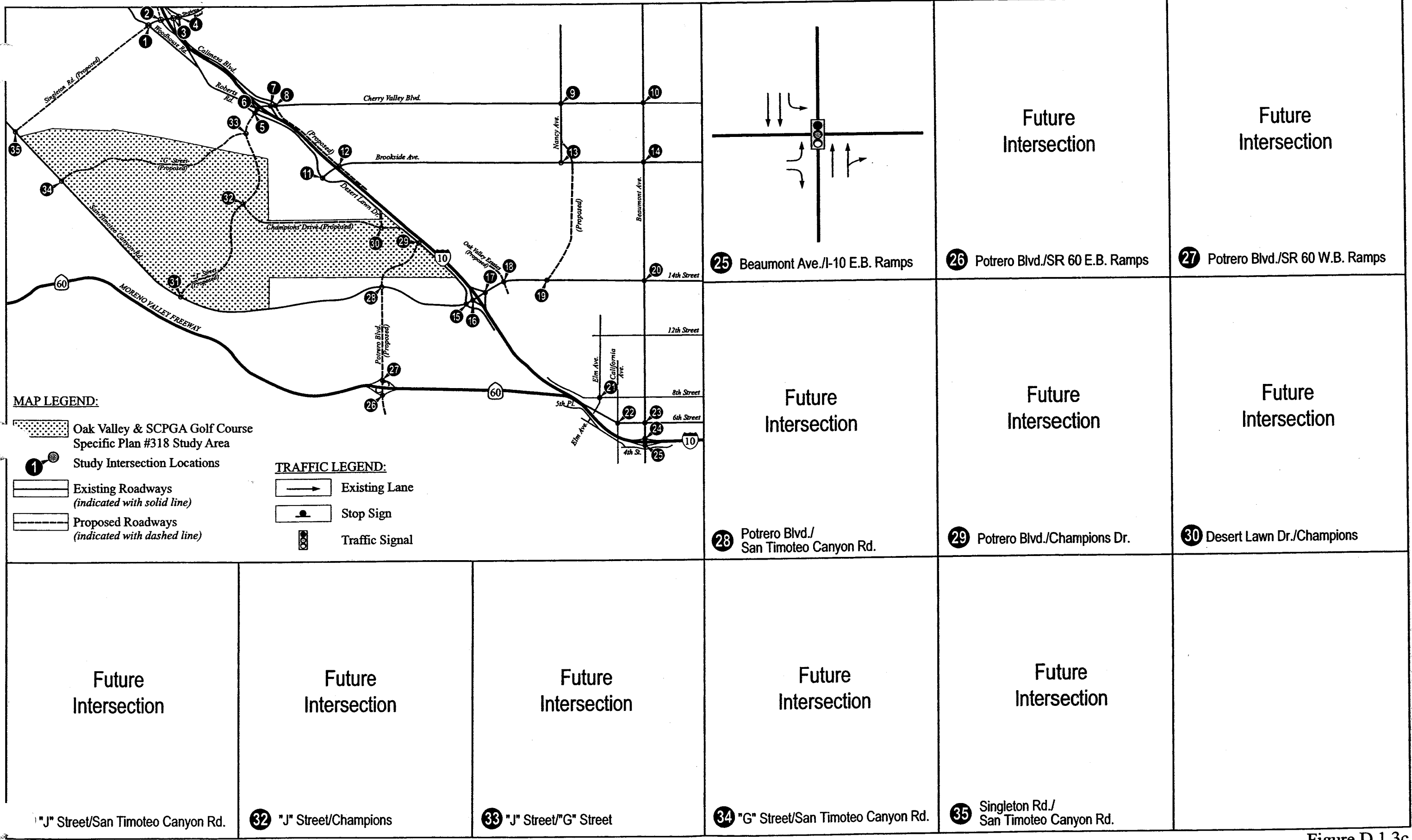
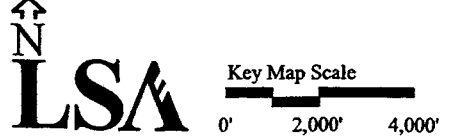


Figure D.1.3c

10/13/00(OVP931/Specific Plan EIR/Traffic)



Key roadways in the vicinity of the proposed project are as follows:

- ***I-10 Freeway.*** I-10 provides regional access to Redlands, San Bernardino, and Los Angeles to the west, and to Beaumont, Banning, the Coachella Valley, and Arizona to the east. In the vicinity of the proposed project, I-10 is a six-lane freeway with interchanges at Singleton Road, Cherry Valley Boulevard, and 14th Street.
- ***SR-60 Freeway.*** SR-60 provides regional access to Moreno Valley, Riverside, and Los Angeles to the west. SR-60 terminates at I-10 immediately east of the proposed project. In the project vicinity, SR-60 is a four-lane freeway.

There is no direct access to SR-60 in the vicinity of the proposed project. Traffic from the project vicinity must currently use either I-10 to the east or San Timoteo Canyon Road and Redlands Boulevard to the west to access SR-60.
- ***Singleton Road.*** Singleton Road is currently a two-lane roadway within the City of Calimesa, and is designated as a future four-lane roadway in the City's General Plan. At present, Singleton Road has a partial interchange (eastbound on and westbound off ramps) at I-10.
- ***Cherry Valley Boulevard.*** Cherry Valley Boulevard is currently a two-lane roadway within unincorporated Riverside County, and is designated as a future four-lane roadway in the County's General Plan.
- ***Brookside Avenue.*** Brookside Avenue is currently a two-lane roadway in portions of the City of Beaumont and unincorporated Riverside County, and is designated as a future four-lane roadway in their respective general plans.
- ***San Timoteo Canyon Road.*** San Timoteo Canyon Road is currently a two-lane roadway in portions of the City of Beaumont and unincorporated Riverside County, and is designated as a future four-lane roadway in their respective general plans. East of SR-60, San Timoteo Canyon Road becomes 14th Street¹ in the City of Beaumont.
- ***Desert Lawn Drive.*** Desert Lawn Drive is currently a two-lane roadway in portions of the cities of Calimesa and Beaumont and in unincorporated Riverside County, and is designated as a future four-lane roadway in their respective general plans.

¹ The name of 14th Street has officially been changed to Oak Valley Parkway by the City of Beaumont, although street signs in the area have not yet been changed to reflect the new name. For purposes of this analysis, "14th Street" is used.

Existing Traffic Volumes

Existing peak hour turn volumes at key intersections in the project study area are illustrated in Figures D.1.4a thru D.1.4c. An intersection level of service (LOS) analysis has been conducted for this condition to determine current circulation system performance.

Existing Levels of Service

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS). These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute. Under such conditions, congestion is experienced. There is general instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near capacity situation is labeled LOS E (levels of service are defined A through F). Beyond LOS E, capacity has been exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it.

A detailed discussion of levels of service and the methodologies used to calculate intersection levels of service is contained in Appendix H.

The intersections that have been analyzed are located in unincorporated portions of Riverside County, as well as the cities of Beaumont and Calimesa. The County and the City of Calimesa designate LOS C as the threshold of acceptability for roadway operations, while the City of Beaumont designates LOS D as the threshold of acceptability. A detailed discussion of the threshold criteria applicable to this analysis are contained in the Thresholds of Significance section.

Table D.1-A presents the existing condition intersection level of service analysis summary. The level of service calculation sheets are contained in Appendix H. As this summary indicates, all analysis intersections are currently operating at LOS A and B, which are considered satisfactory.

b. GENERAL PLAN BUILD OUT WITHOUT PROJECT CONDITION

Future year traffic conditions are based on traffic forecasts developed using the Beaumont Area Traffic Model, developed by RKJK & Associates, Inc. in 1994. This model was originally developed to examine General Plan build out conditions for the City of Beaumont. Because the model's study area includes the City of Calimesa and surrounding unincorporated areas of Riverside County, its land use assumptions are based on build out of the General Plans for the cities of Beaumont and Calimesa, as well as build out of the surrounding unincorporated areas. Thus, the model assumes build out of the previously approved OVSP 216 & 216A, including the Oak Valley SP #318 site. Figure D.1.5 illustrates the General Plan Land Use Element for the City of Beaumont and its sphere of influence (which includes the proposed Oak Valley SP #318 site).

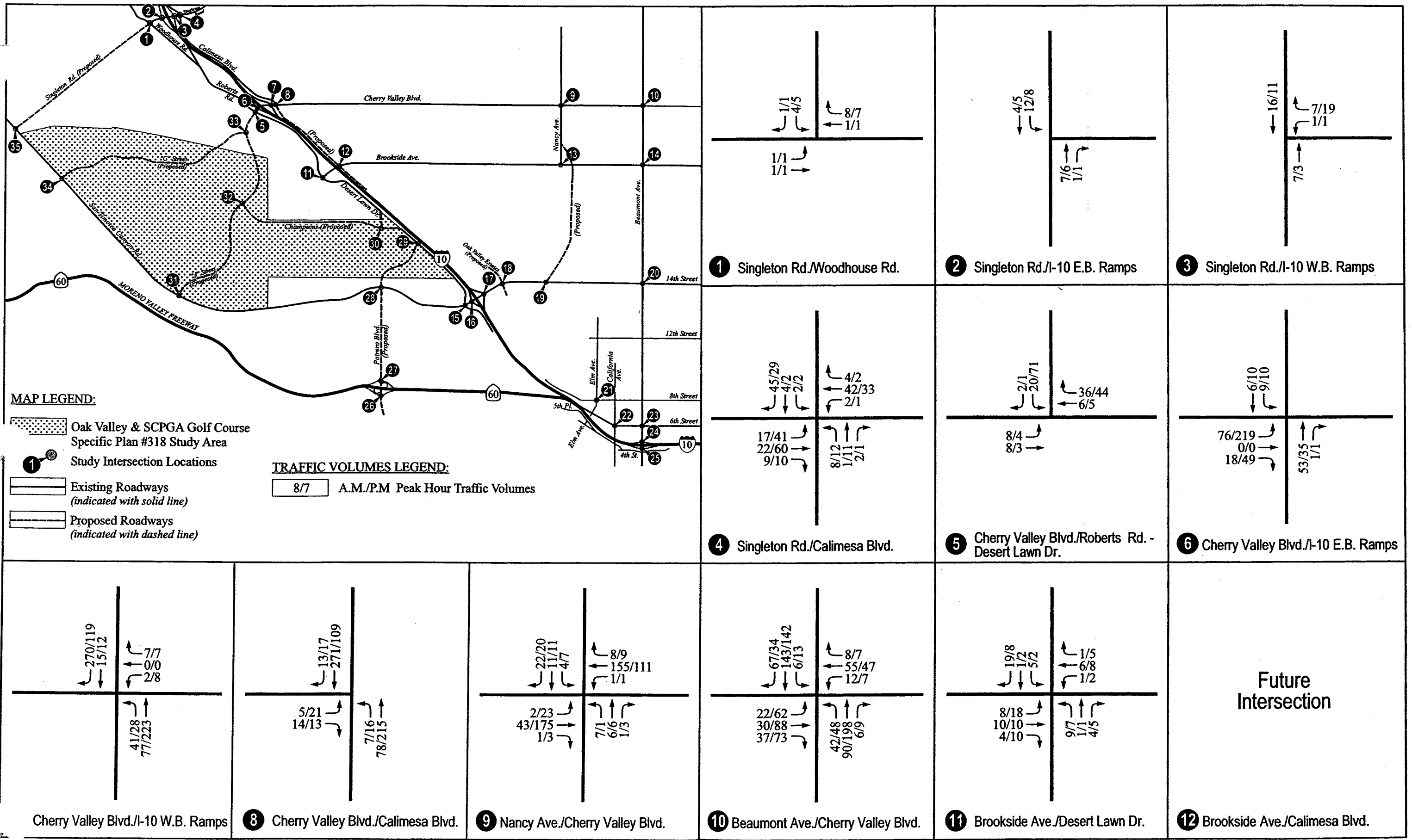


Figure D.1.4a

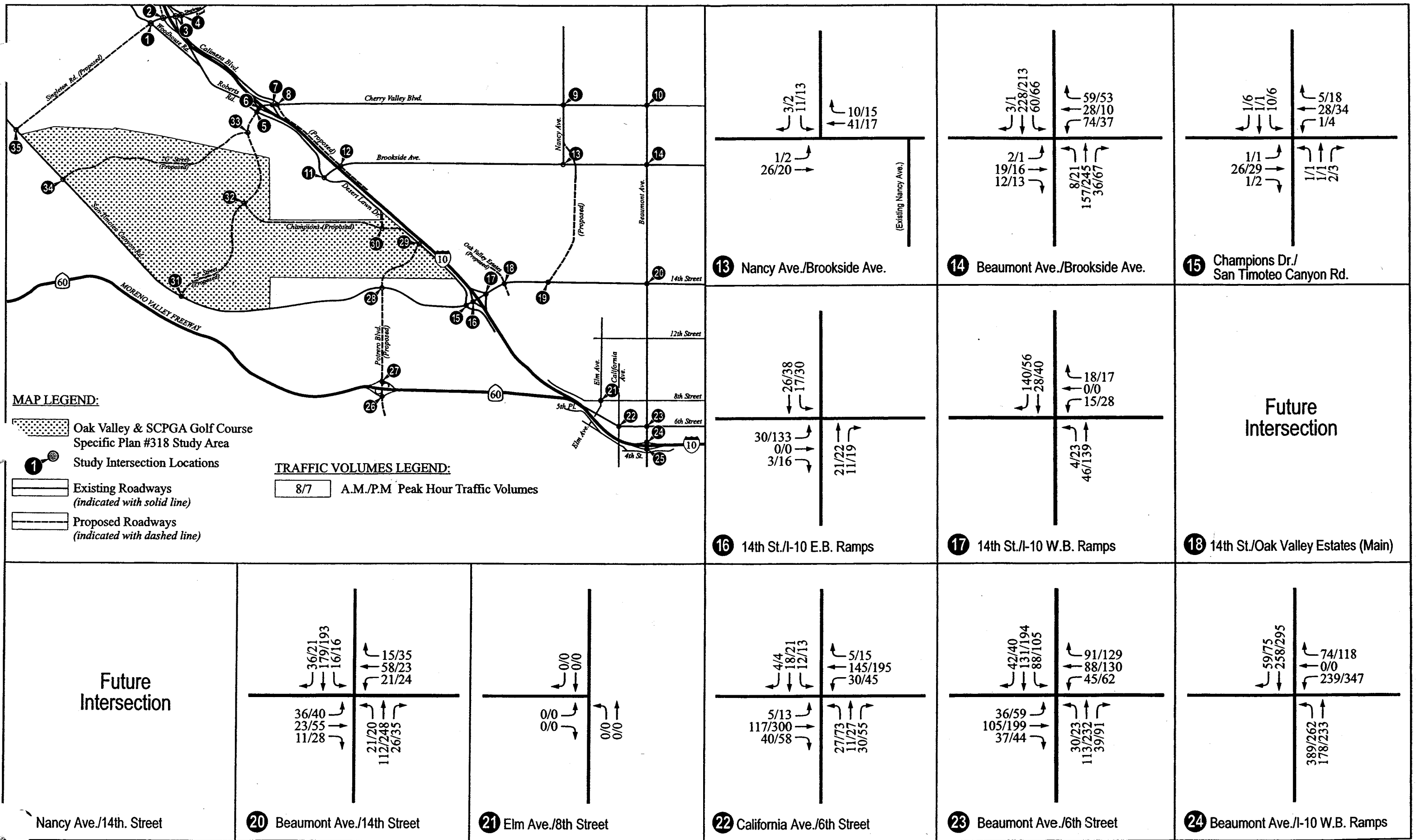
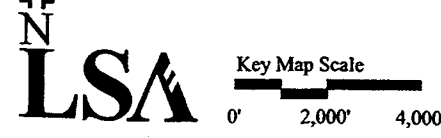


Figure D.1.4b

10/13/00(OVP931/Specific Plan EIR/Traffic)



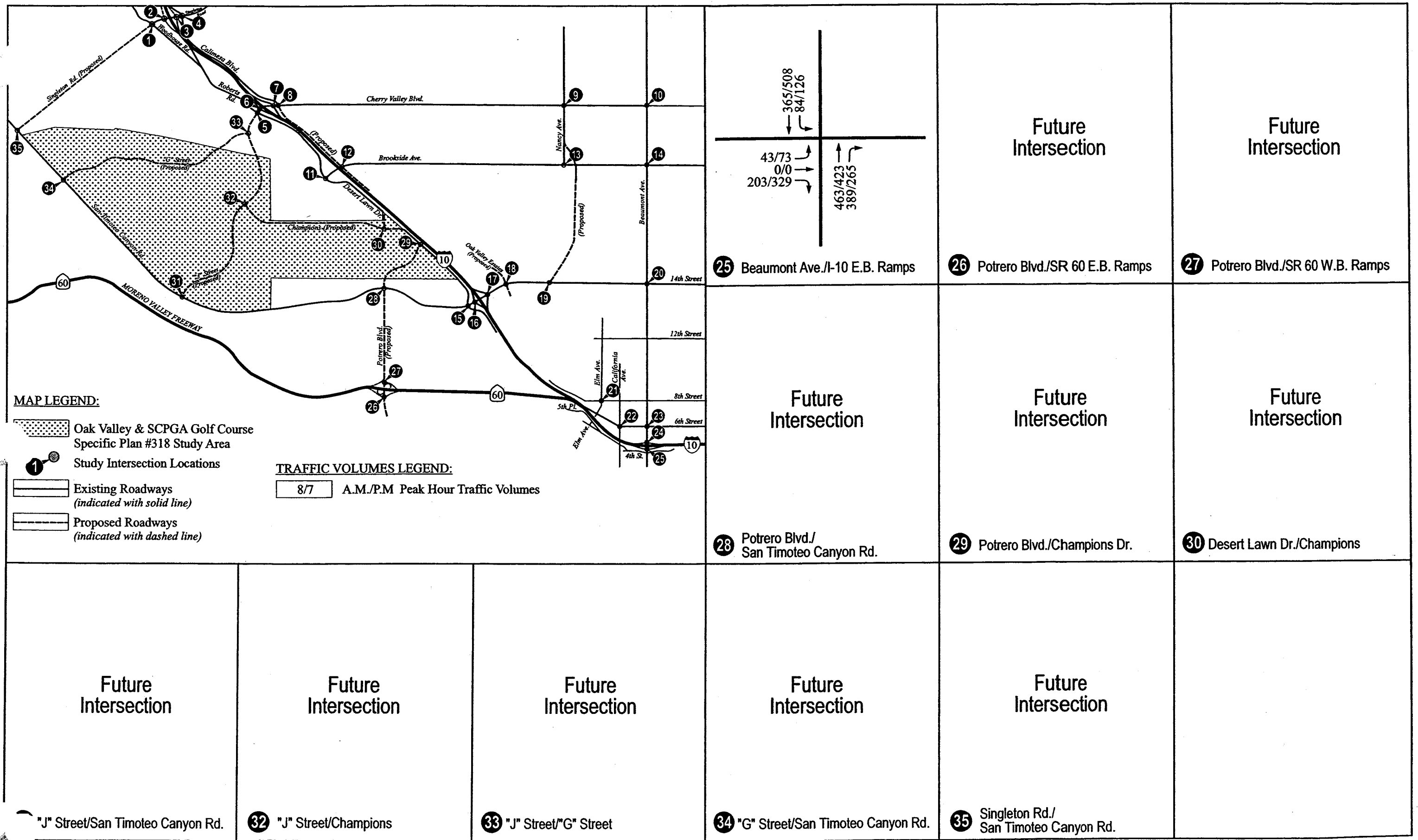
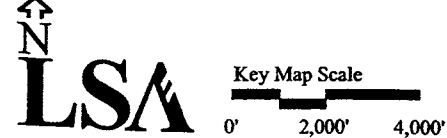
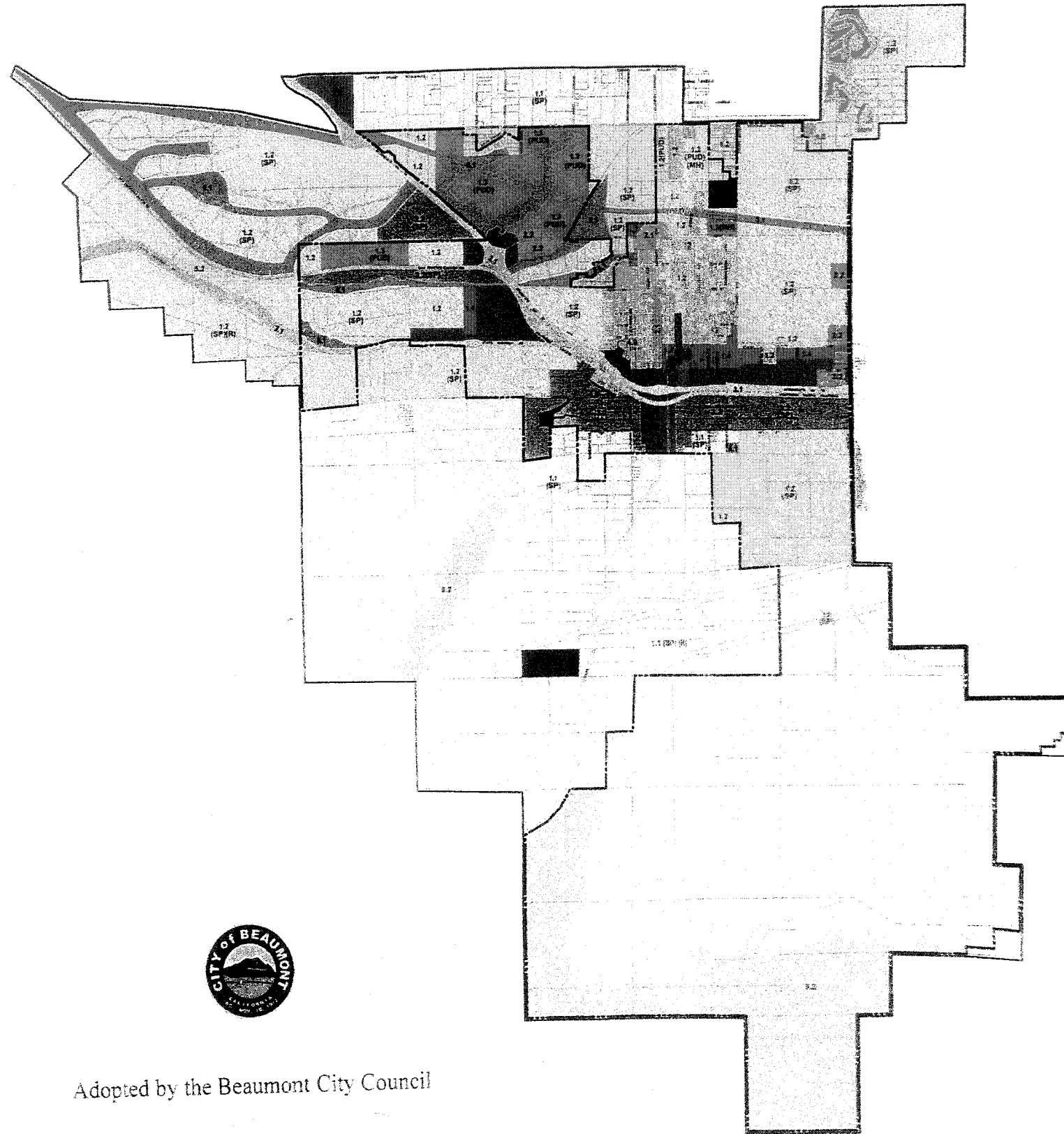


Figure D.1.4c

10/13/00(OVP931/Specific Plan EIR/Traffic)





LAND USE ELEMENT

LEGEND

RESIDENTIAL LAND USE CATEGORIES

- 1.1 Rural Density (0-2.2 Units/Acre)
- 1.2 Low Density (2.4-4.1 Units/Acre)
- 1.3 Medium Density (4.3-8.0 Units/Acre)
- 1.4 High Density (8.1-16.0 Units/Acre)

COMMERCIAL LAND USE CATEGORIES

- 2.1 Neighborhood Commercial
- 2.2 Community Commercial
- 2.3 Highway Commercial

INDUSTRIAL LAND USE CATEGORIES

- 3.1 Light Industrial
- 3.2 Business Park

PUBLIC FACILITIES LAND USE CATEGORIES

- 4.0 Public Facilities

OPEN SPACE LAND USE CATEGORIES

- 5.1 Recreation
- 5.2 Conservation

--- City Boundary

— Sphere of Influence



Adopted by the Beaumont City Council

Source: City of Beaumont, 10-01-00.

3-21-01/OVP931 Specific Plan EIR/Traffic/Beaumont



V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

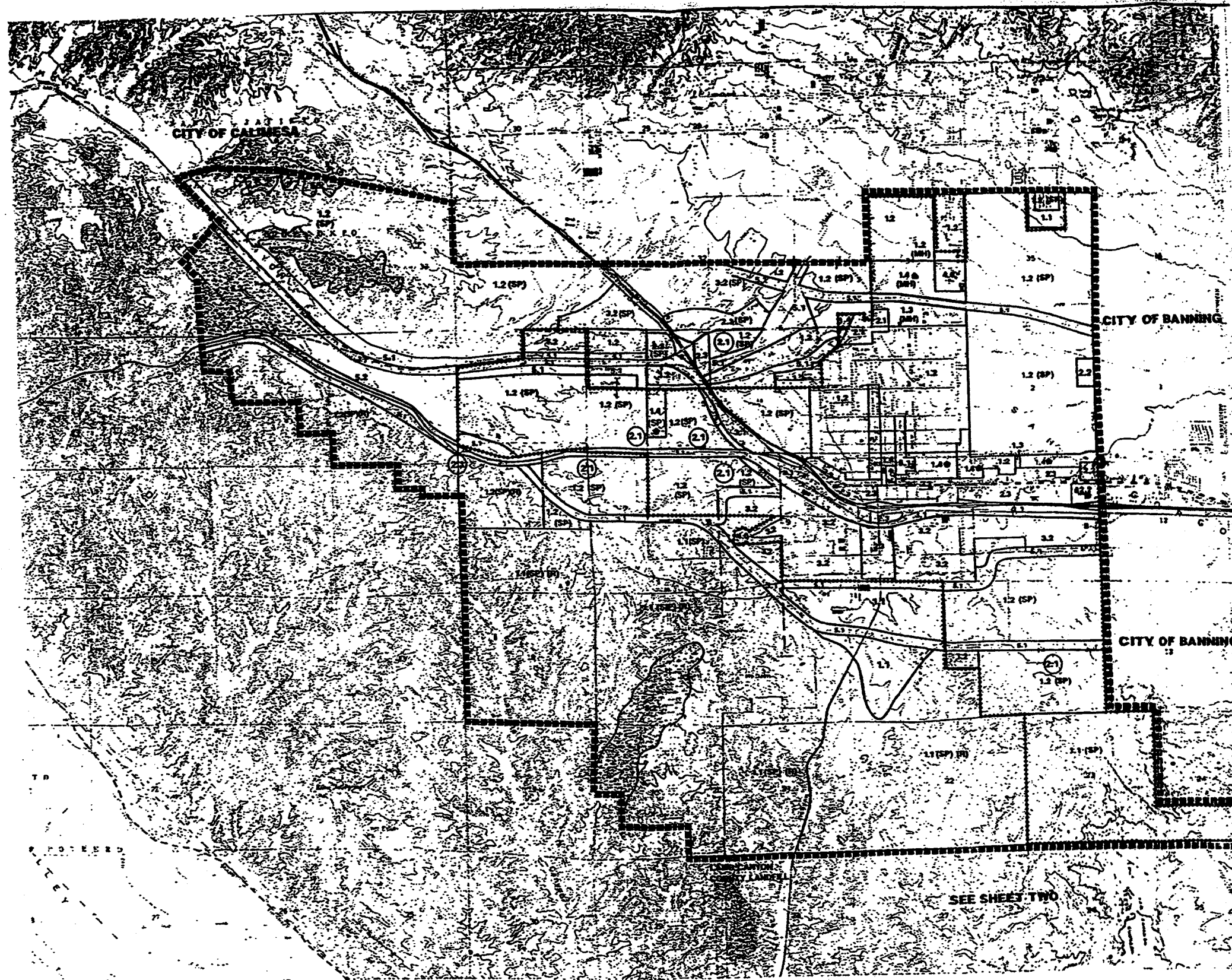
Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Table D.1.A -Existing Intersection Levels of Service

Intersection	Existing Control	A.M. Peak Hour			P.M. Peak Hour		
		Delay	V/C	LOS	Delay	VC	LOS
1. Singleton Road/Woodhouse Road	Stop Sign	2	--	A	2	--	A
2. Singleton Road/I-10 EB Ramps	Stop Sign	1	--	A	1	--	A
3. Singleton Road/I-10 WB Ramps	Stop Sign	1	--	A	1	--	A
4. Singleton Road/Calimesa Boulevard	Stop Sign	2	--	A	2	--	A
5. Cherry Valley Boulevard/Desert Lawn Drive	Stop Sign	1	--	A	1	--	A
6. Cherry Valley Boulevard/I-10 EB Ramps	Stop Sign	1	--	A	3	--	A
7. Cherry Valley Boulevard/I-10 WB Ramps	Stop Sign	1	--	A	1	--	A
8. Cherry Valley Boulevard/Calimesa Boulevard	Stop Sign	2	--	A	2	--	A
9. Nancy Avenue/Cherry Valley Boulevard	Stop Sign	1	--	A	1	--	A
10. Beaumont Avenue/Cherry Valley Boulevard	Traffic Signal	11	0.25	B	12	0.29	B
11. Brookside Avenue/Desert Lawn Drive	Stop Sign	2	--	A	2	--	A
12. Brookside Avenue/Calimesa Boulevard	--		NA ¹			NA ₁	
13. Nancy Avenue/Brookside Avenue	Stop Sign	1	--	A	1	--	A
14. Beaumont Avenue/Brookside Avenue	Traffic Signal	7	0.27	B	4	0.28	A
15. Champions Drive/San Timoteo Canyon Road	Stop Sign	1	--	A	1	--	A
16. 14th Street/I-10 EB Ramps	Stop Sign	1	--	A	2	--	A
17. 14th Street/I-10 WB Ramps	Stop Sign	1	--	A	2	--	A
18. 14th Street/Oak Valley Estates (Main)	--		NA ¹			NA ₁	
19. Nancy Avenue/14th Street	--		NA ¹			NA ₁	
20. Beaumont Avenue/14th Street	Traffic Signal	10	0.26	B	10	0.31	B
21. Elm Avenue/8th Street	--		NA ¹			NA ₁	
22. California Avenue/6th Street	Stop Sign	2	--	A	5	--	B
23. Beaumont Avenue/6th Street	Traffic Signal	8	0.20	B	8	0.29	B
24. Beaumont Avenue/I-10 WB Ramps	Traffic Signal	14	0.63	B	15	0.68	B
25. Beaumont Avenue/I-10 EB Ramps	Traffic Signal	6	0.50	B	7	0.51	B
26. Potrero Boulevard/SR 60 EB Ramps	--		NA ¹			NA ₁	
27. Potrero Boulevard/SR 60 WB Ramps	--		NA ¹			NA ₁	
28. Potrero Boulevard./San Timoteo Canyon Road	--		NA ¹			NA ₁	
29. Potrero Boulevard/Champions Drive	--		NA ¹			NA ₁	
30. Desert Lawn Drive/Champions Drive	--		NA ¹			NA ₁	
31. J Street/San Timoteo Canyon Road	--		NA ¹			NA ₁	
32. J Street/Champions Drive	--		NA ¹			NA ₁	
33. J Street/G Street	--		NA ¹			NA ₁	
34. G Street/San Timoteo Canyon Road	--		NA ¹			NA ₁	
35. Singleton Road/San Timoteo Canyon Road	--		NA ¹			NA ₁	

tes: ¹ - Future intersection, not analyzed in existing conditions.
 Delay measured in seconds
 V/C = volume-to-capacity
 LOS = level of service\



LEGEND

- Residential**
- 1.1 Rural Density (0 - 2.5 dwelling units per acre)
- 1.2 Low Density (2.6 - 4.1 dwelling units per acre)
- 1.3 Medium Density (4.2 - 9.0 dwelling units per acre)
- 1.4 High Density (9.1 - 16.0 dwelling units per acre)
- Commercial**
- 2.1 Neighborhood Commercial
- 2.2 Community Commercial
- 2.3 Highway Commercial
- Industrial**
- 3.1 General Industrial
- 3.2 Business Park (Mixed Use Development)
- Public Facilities**
- 4.0 Public Facilities
- Open Space**
- 5.1 Recreation
- 5.2 Conservation
- (MH) Mobile Home
- (R) Planning Reserve Area
- (SP) Specific Plan
- Sphere of Influence Boundary
- City Boundary
- Conservation Area
- Land Use Locations Determined by Specific Plan
- ⊙ Candidate Seniors, Congregate Care, and/or Affordable Housing Site

SEE SHEET TWO

Source: Culbertson, Adams & Associates, 2000.
10/13/00(OVP931/Specific Plan EIR/Traffic/Beaumont)



Figure D.1.5
Oak Valley & SCPGA Golf Course Specific Plan #318
City of Beaumont
General Plan
Land Use Element
Page V.D-13

To analyze the General Plan build out condition without the proposed project, it was assumed that none of the land within the proposed Oak Valley SP #318 other than the golf course was developed. Development of the 36-hole golf course facility was assumed in the without project scenario, because it has already been constructed.

The build out traffic base provides the background (without project) traffic conditions against which potential long-range project related circulation impacts are assessed.

Future Circulation Network

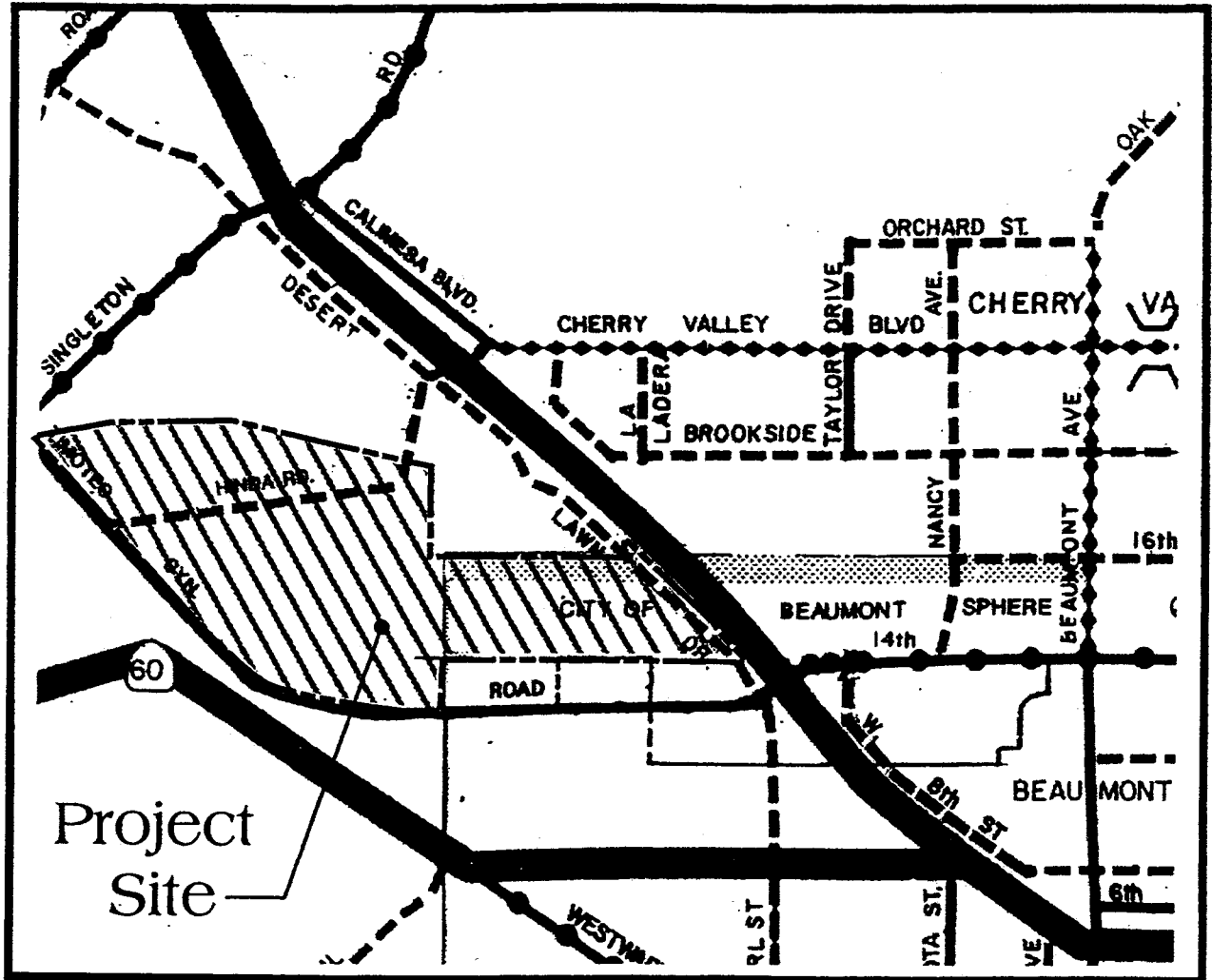
Consistent with the County's traffic study requirements for Specific Plans, the analysis of future conditions (land use build out) is based on the concurrent build out of the General Plan circulation system, regardless of the actual number of existing lanes. To resolve differences between the future circulation system assumptions of Riverside County and the City of Beaumont, the County's existing Circulation Element roadway system was assumed for unincorporated areas, while the City of Beaumont Circulation Element roadway system was assumed for the City and its sphere of influence. Figure D.1.6 illustrates the Riverside County General Plan Circulation Element for the project vicinity. This figure illustrates both the existing Circulation Element, as well as the proposed modifications to the Circulation Element being proposed as part of the current project. Figure D.1.7 illustrates the City of Beaumont General Plan Circulation Element.

Within the Oak Valley SP#318 project site, the City of Beaumont General Plan Circulation Element contains all the key roadways planned on-site. However, the Riverside County General Plan Circulation Element contains different alignments and classifications for roadways on-site. For circulation through the central part of the project site, the Riverside County General Plan Circulation Element contains future Hinda Road, which is designated as a Secondary roadway. Hinda Road follows the approximate alignment of proposed "G" Street. While it is anticipated that "G" Street will serve as the circulation link in lieu of Hinda Road, "G" Street is proposed to have a variable right-of-way, falling below criteria for inclusion as a Circulation Element roadway. In addition, the project design is proposing a minor modification to the alignment of Desert Lawn Drive. Under this proposed modification, Desert Lawn Drive would intersect with San Timoteo Canyon Road farther west than assumed in the County's Circulation Element.

Based on the following technical study of project conditions, it was also determined that the to section of Cherry Valley Boulevard between "G" Street and the I-10 interchange would need to be upgraded from a Secondary roadway to an Urban Arterial.

The proposed modifications to the Riverside County General Plan Circulation Element (GPA 568) are consistent with the City of Beaumont's General Plan Circulation Element. The City of Beaumont's Circulation Element is assumed as the base roadway network in the Beaumont Area Traffic Model. Since the Beaumont Area Traffic Model was used for forecasting future traffic conditions, the subsequent analysis of build out traffic conditions therefore includes the proposed modifications to the Riverside County General Plan Circulation Element and the associated impacts of proposed GPA 568.

Existing Circulation Element, Study Area 3



LEGEND

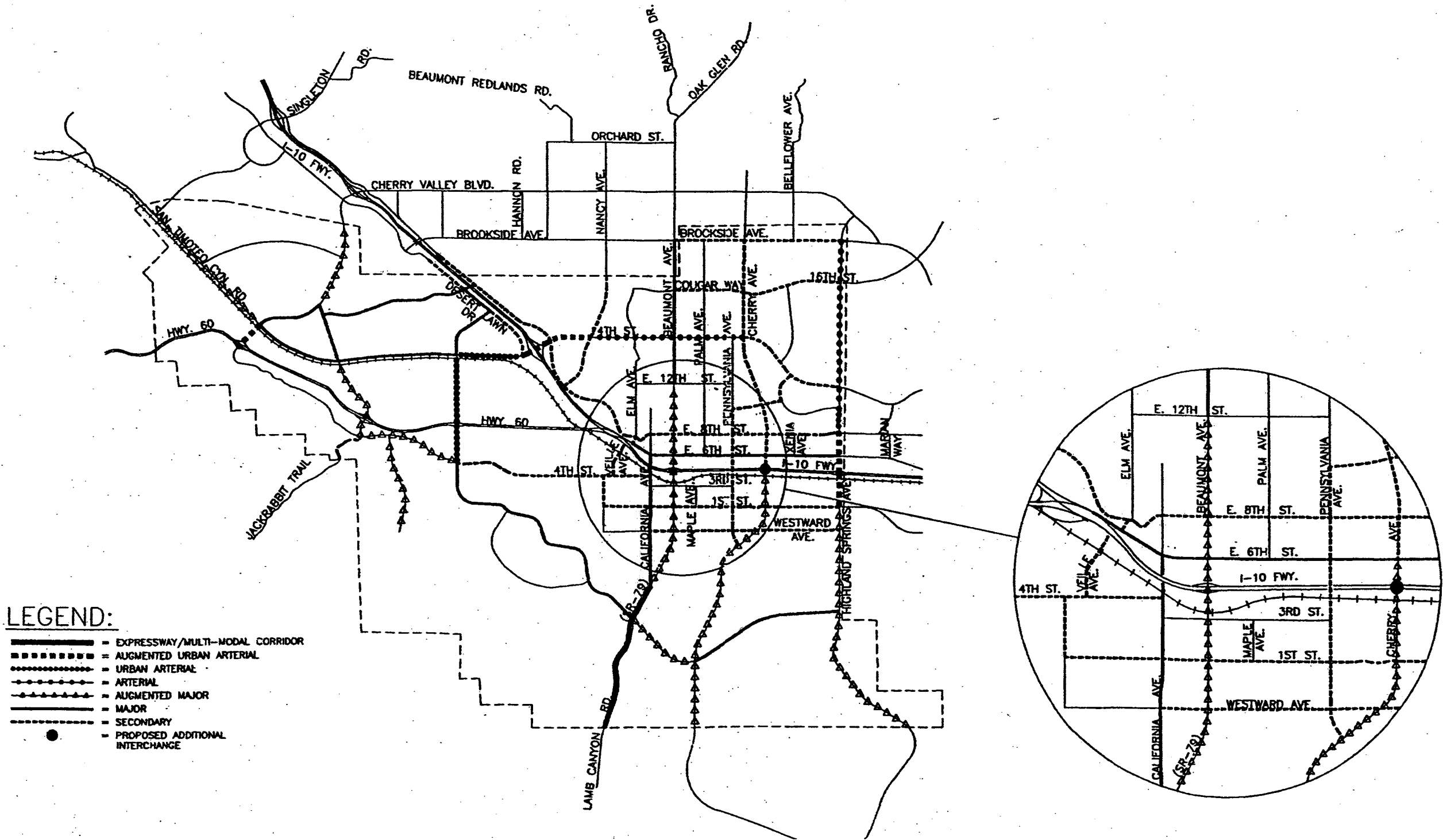
CLASSIFICATION	RIGHT OF WAY	SYMBOL
SECONDARY	88'	-----
MAJOR	100'	—————
ARTERIAL	110'	●●●●●●●●
URBAN ARTERIAL	134'	●●●●●●●●
SPECIFIC PLAN ROAD	VARIABLE	◆◆◆◆◆◆◆◆
FREEWAY	VARIABLE	—————
SPHERE OF INFLUENCE	

Source: Riverside County General Plan Circulation Element Amendment.

3/27/01(OVP931/Specific Plan EIR/Traffic/Beaumont)

LSA

Not to Scale 



LEGEND:

- EXPRESSWAY/MULTI-MODAL CORRIDOR
- - - - - AUGMENTED URBAN ARTERIAL
- URBAN ARTERIAL
- ARTERIAL
- - - - - AUGMENTED MAJOR
- MAJOR
- - - - - SECONDARY
- PROPOSED ADDITIONAL INTERCHANGE

Source: Robert Kahn, John Kain & Associates, rev 2-6-95.
 0/13/00(OVP931/Specific Plan EIR/Traffic/Beaumont)



Figure D.1.7
 Oak Valley & SCPGA Golf Course Specific Plan #318
 City of Beaumont
 General Plan
 Circulation Plan
 Page V.D-16

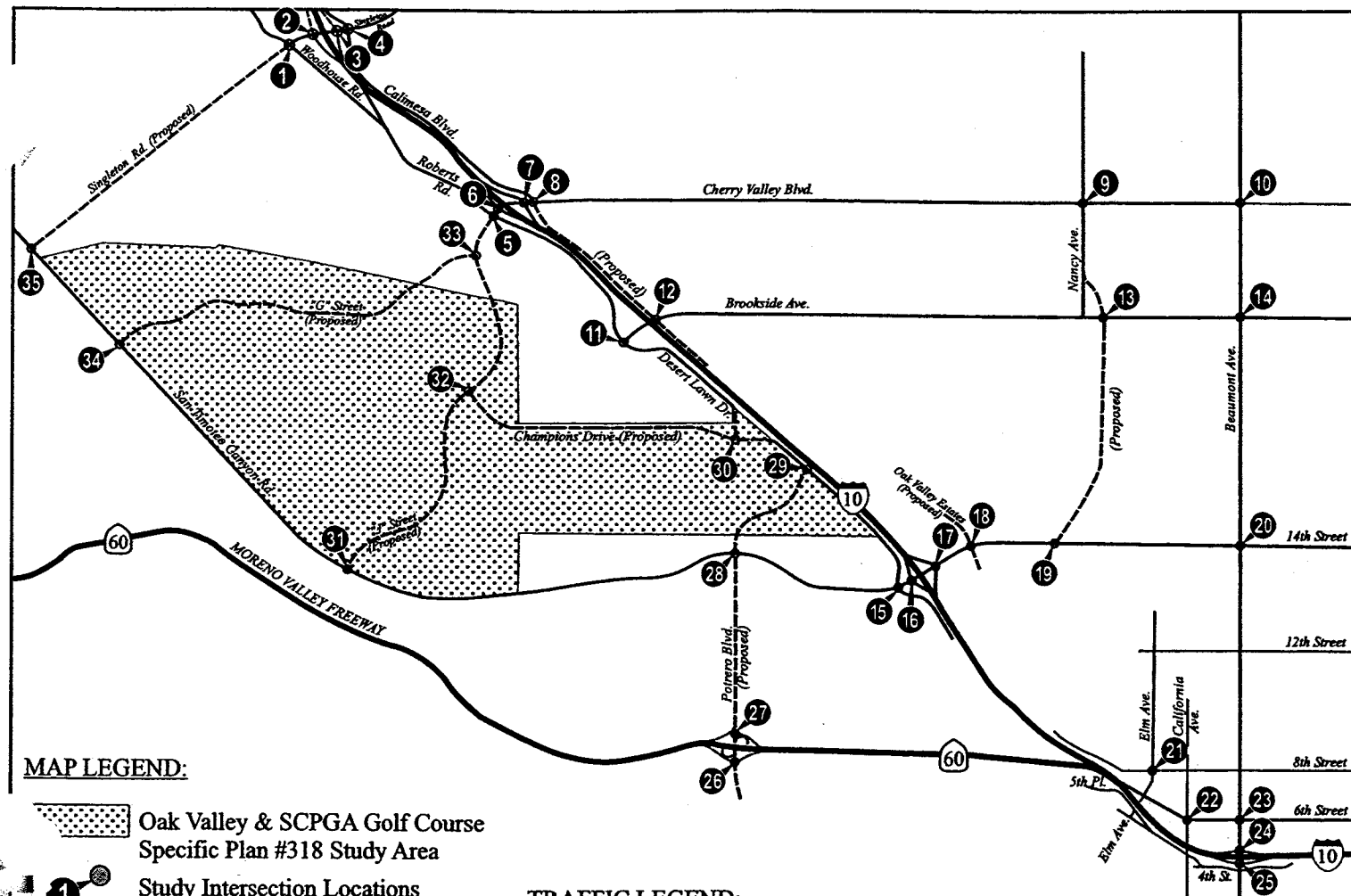
It should be noted that one of the key differences between the Riverside County and City of Beaumont circulation elements is in regard to future connections to the SR-60 freeway. The County General Plan Circulation Element identifies a future interchange of SR-60 at Pearl Street, which would be the extension of Champions Drive south of San Timoteo Canyon Road. The City of Beaumont General Plan Circulation Element does not contain the Pearl Street interchange, but does identify a future interchange at Potrero Boulevard. As noted in the introduction of this analysis, the City of Beaumont requested, and the County Transportation Department agreed, that the Beaumont traffic model be used for this analysis. Since the Beaumont model assumes the Potrero Boulevard/SR-60 interchange instead of the Pearl Street/SR-60 interchange, the Potrero Boulevard interchange is assumed in this traffic analysis.

Another consideration in using Potrero Boulevard as opposed to Pearl Street as the north-south connection between San Timoteo Canyon Road and SR-60 is the engineering and design required to accommodate this connection. For a north-south roadway to connect with San Timoteo Canyon Road, San Timoteo Canyon Road needs to be realigned to the north to accommodate bridges over the railroad tracks and San Timoteo Creek (immediately south of the roadway). It is possible to realign San Timoteo Canyon Road in the vicinity of Potrero Boulevard. However, due to the proximity to the I-10 freeway and the 14th Street interchange, realignment in the vicinity of Champions Drive/Pearl Street would be problematic. Therefore, to accommodate a north-south connector the proposed Oak Valley SP #318 includes the necessary realignment of San Timoteo Canyon Road at Potrero Boulevard.

It should be further noted that given the differences between the Riverside County and City of Beaumont General Plan assumptions regarding connections to SR-60, it is uncertain whether the City of Beaumont plan intends the Potrero Boulevard interchange to replace the Pearl Street interchange or if the Potrero Boulevard interchange is an additional freeway connection. Therefore, it is recommended that as part of the update to the Riverside County General Plan, the County work with the City of Beaumont to reconcile differences between their respective General Plan circulation elements.

Since specific future geometrics at individual intersections are not described in the General Plans of Riverside County, Beaumont, or Calimesa and are, therefore, not known, assumptions were made based on the typical General Plan curb-to-curb widths and cross-sections for intersection approaches. Figures D.1.8a thru D.1.8c illustrate the specific build out intersection geometric assumptions which were used for the analysis of intersections. As indicated in these figures, it was assumed that the number of through lanes at intersections would reflect the planned mid-block cross-sections contained in the applicable jurisdictions General Plan, and that additional turning lanes (up to double left turn lanes and a dedicated right turn lane) would be constructed as part of General Plan implementation.

Due to the level of traffic forecasted for future conditions, all intersections being analyzed will have sufficient traffic to warrant signalization. Therefore, all analysis intersections are assumed to be signalized under the build out without project condition.

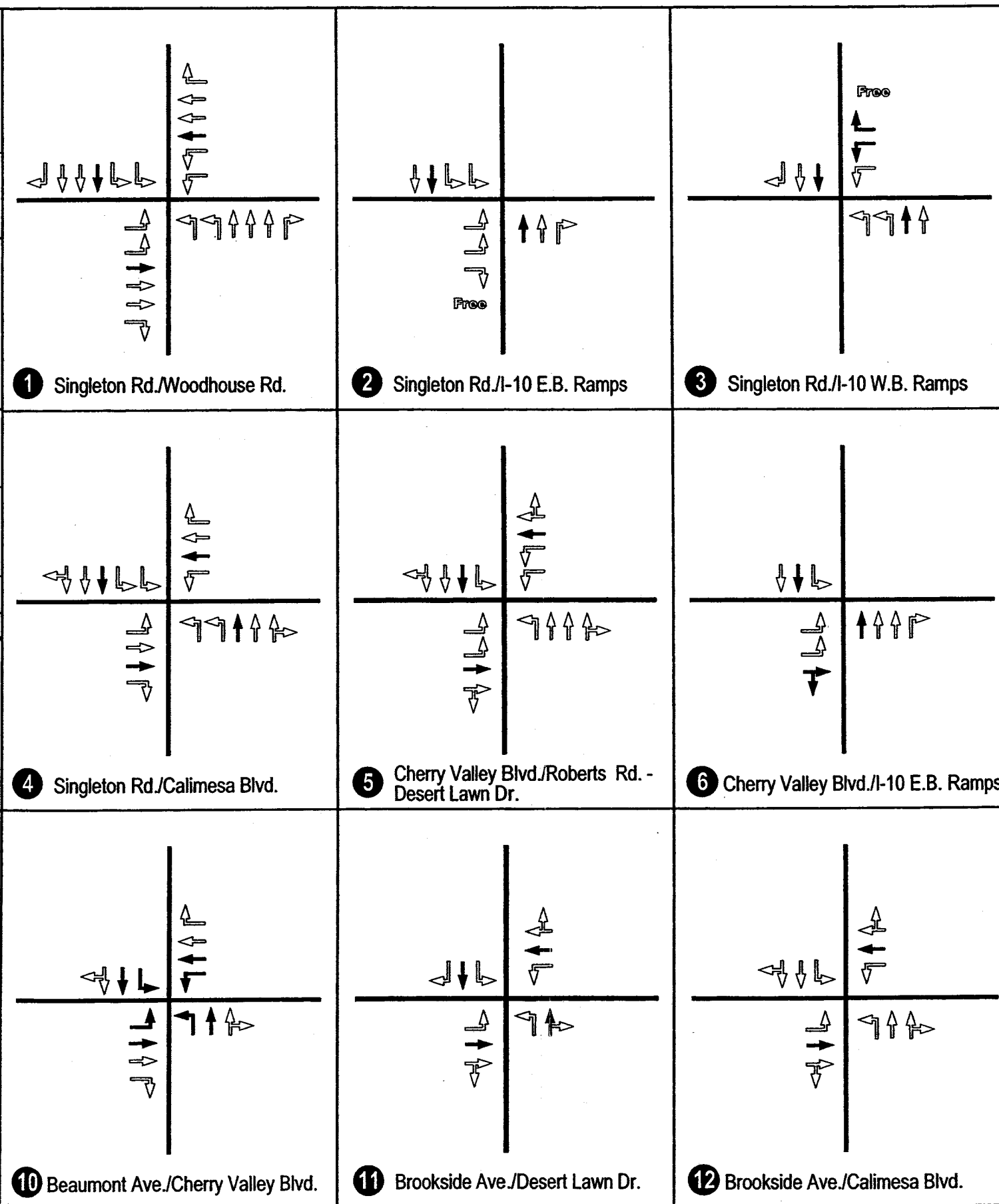


MAP LEGEND:

- Oak Valley & SCPGA Golf Course Specific Plan #318 Study Area
- Study Intersection Locations
- Existing Roadways (indicated with solid line)
- Proposed Roadways (indicated with dashed line)

TRAFFIC LEGEND:

- Existing Lane
- Future Lane



10/13/00(OVP931/Specific Plan EIR/Traffic)

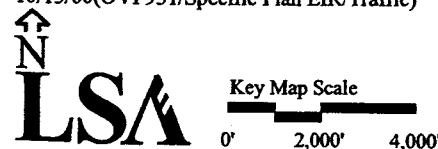
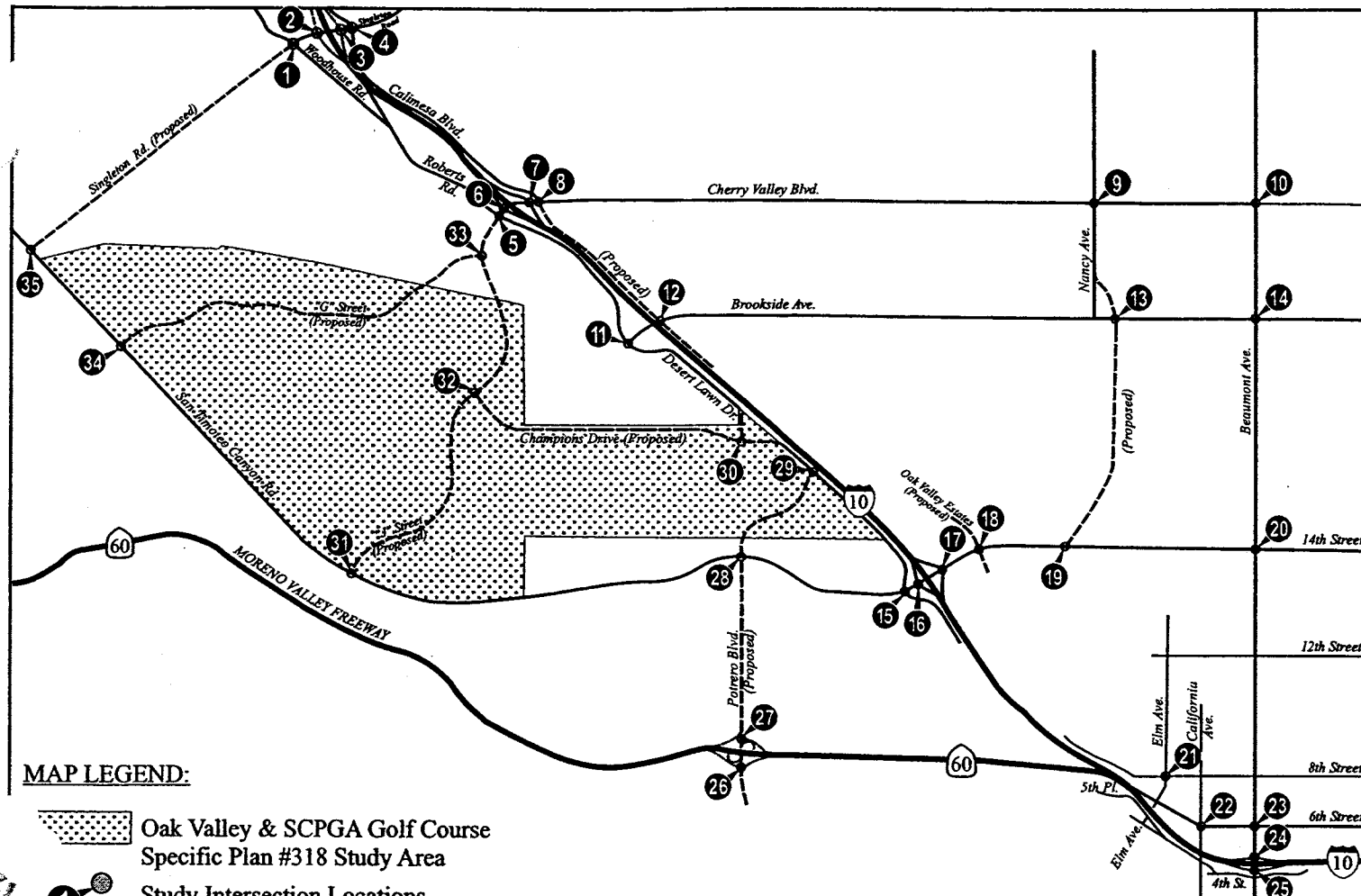


Figure D.1.8a

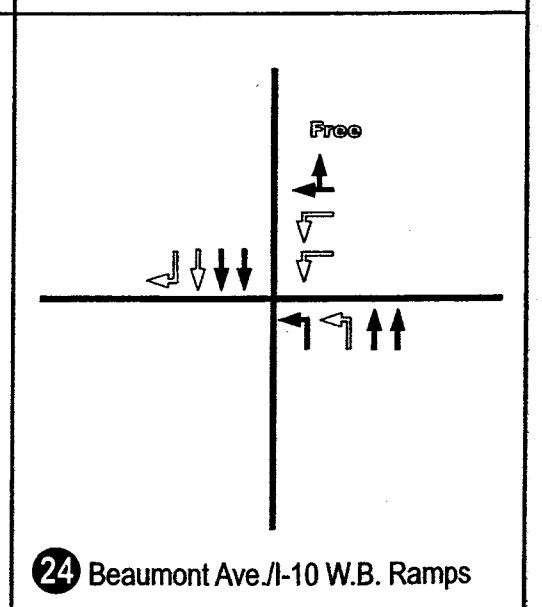
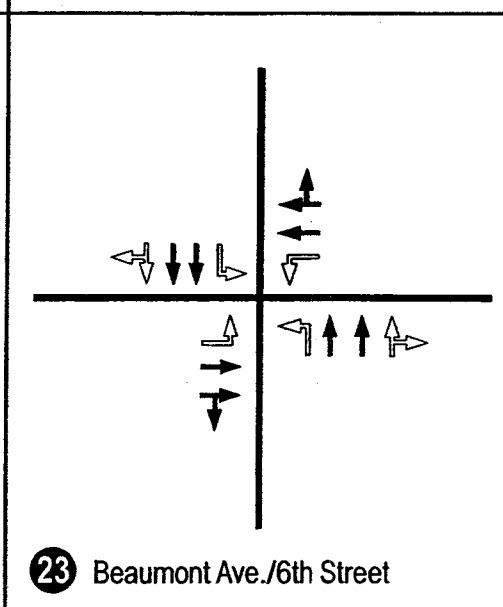
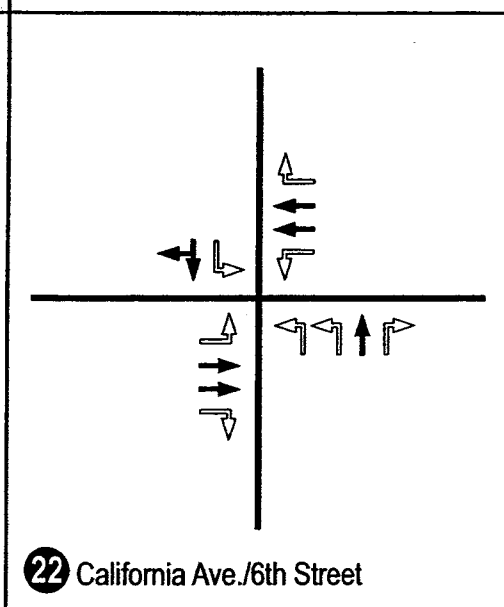
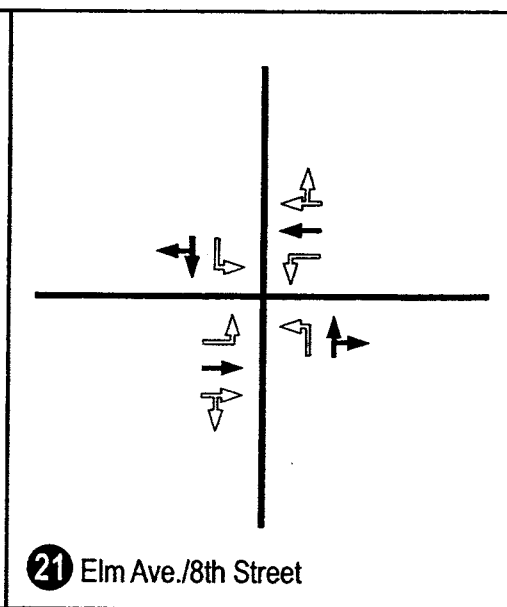
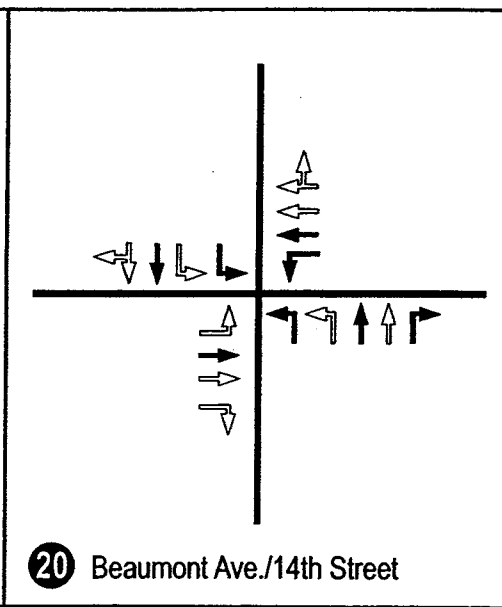
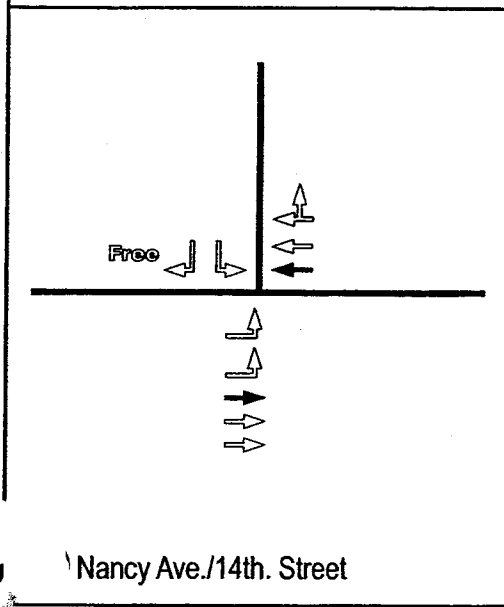
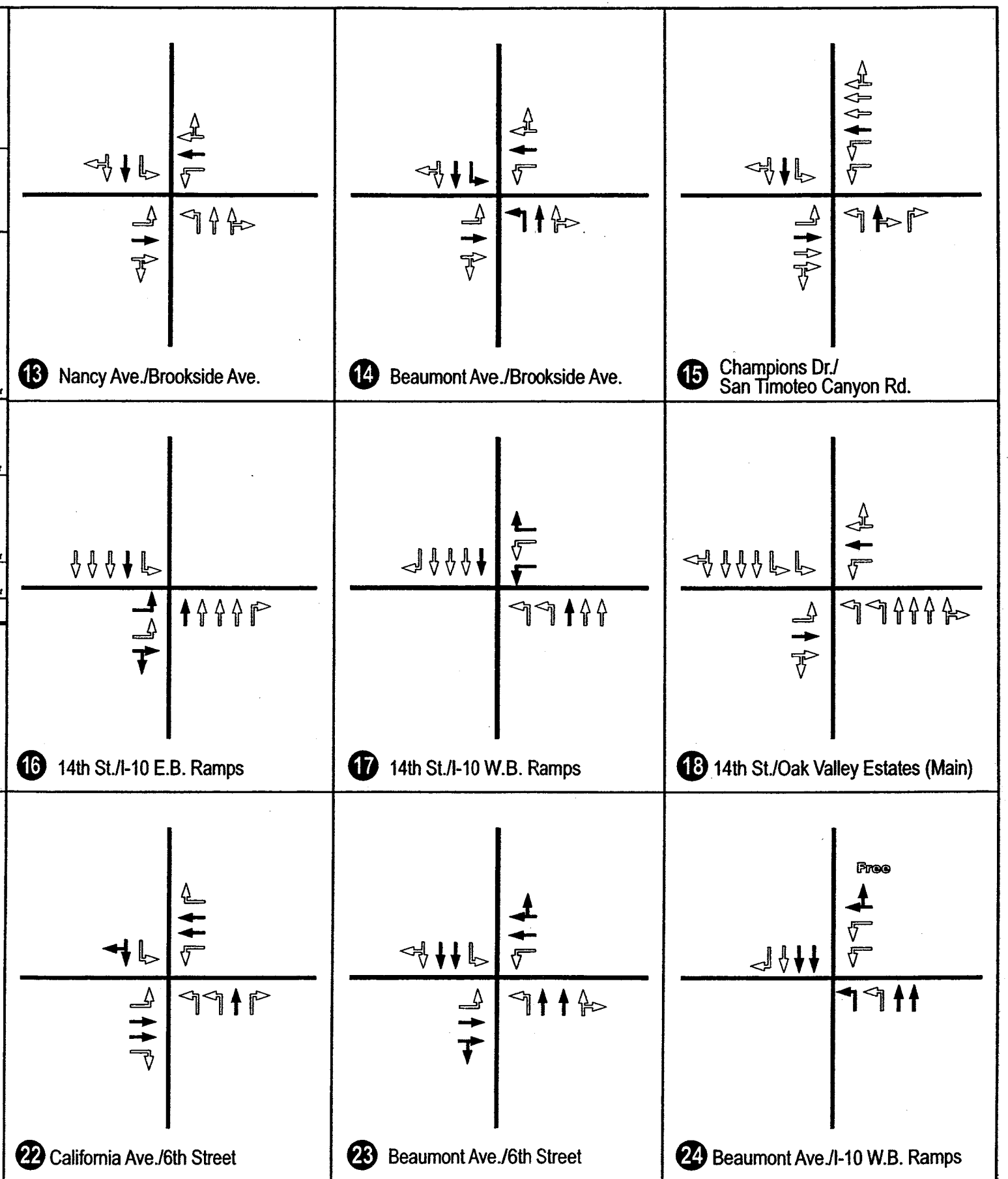


MAP LEGEND:

- Oak Valley & SCPGA Golf Course Specific Plan #318 Study Area
- Study Intersection Locations
- Existing Roadways (indicated with solid line)
- Proposed Roadways (indicated with dashed line)

TRAFFIC LEGEND:

- Existing Lane
- Future Lane



10/13/00(OVP931/Specific Plan EIR/Traffic)

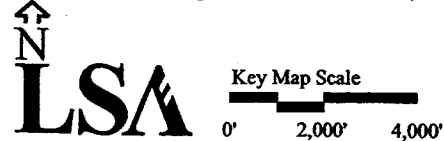


Figure D.1.8b

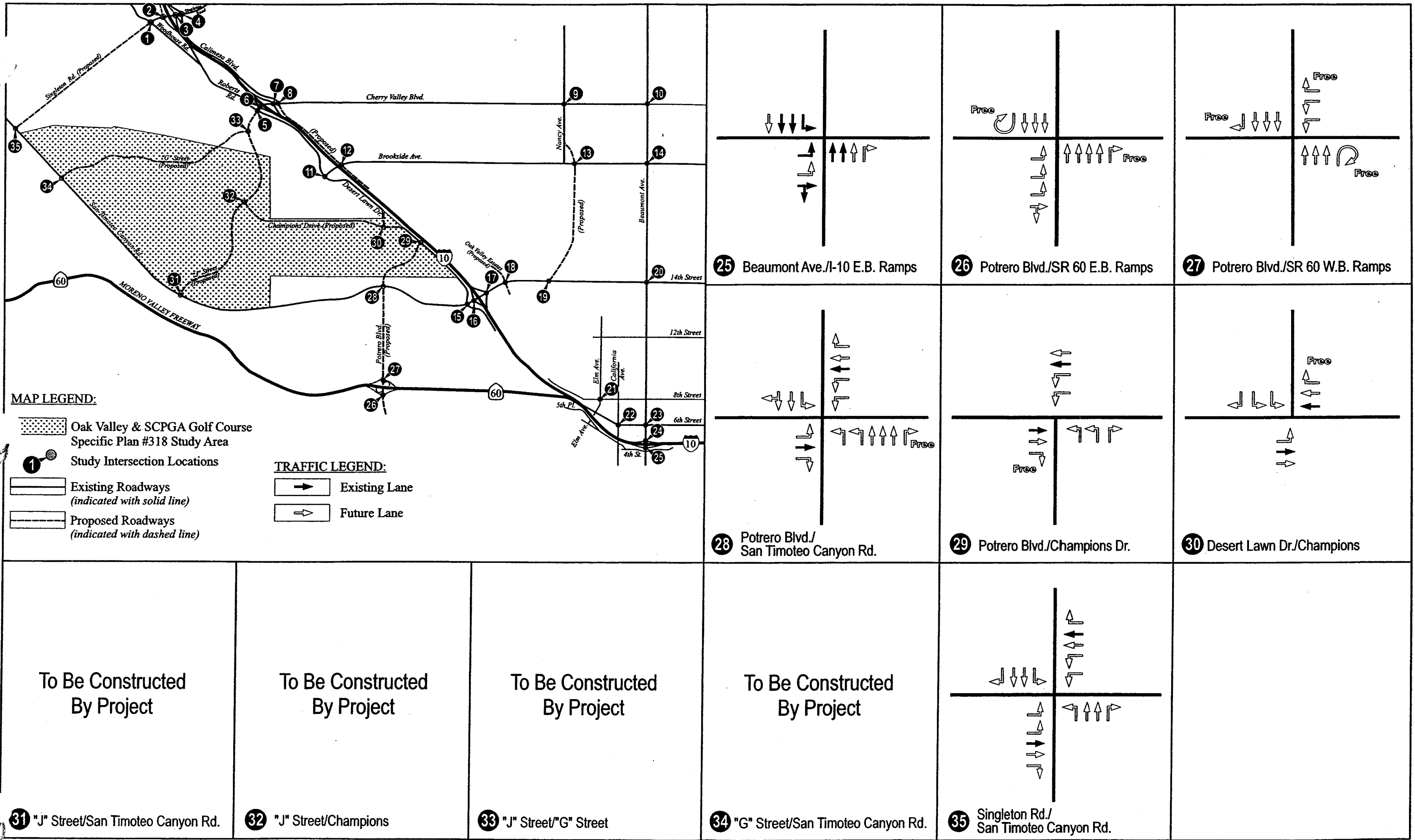
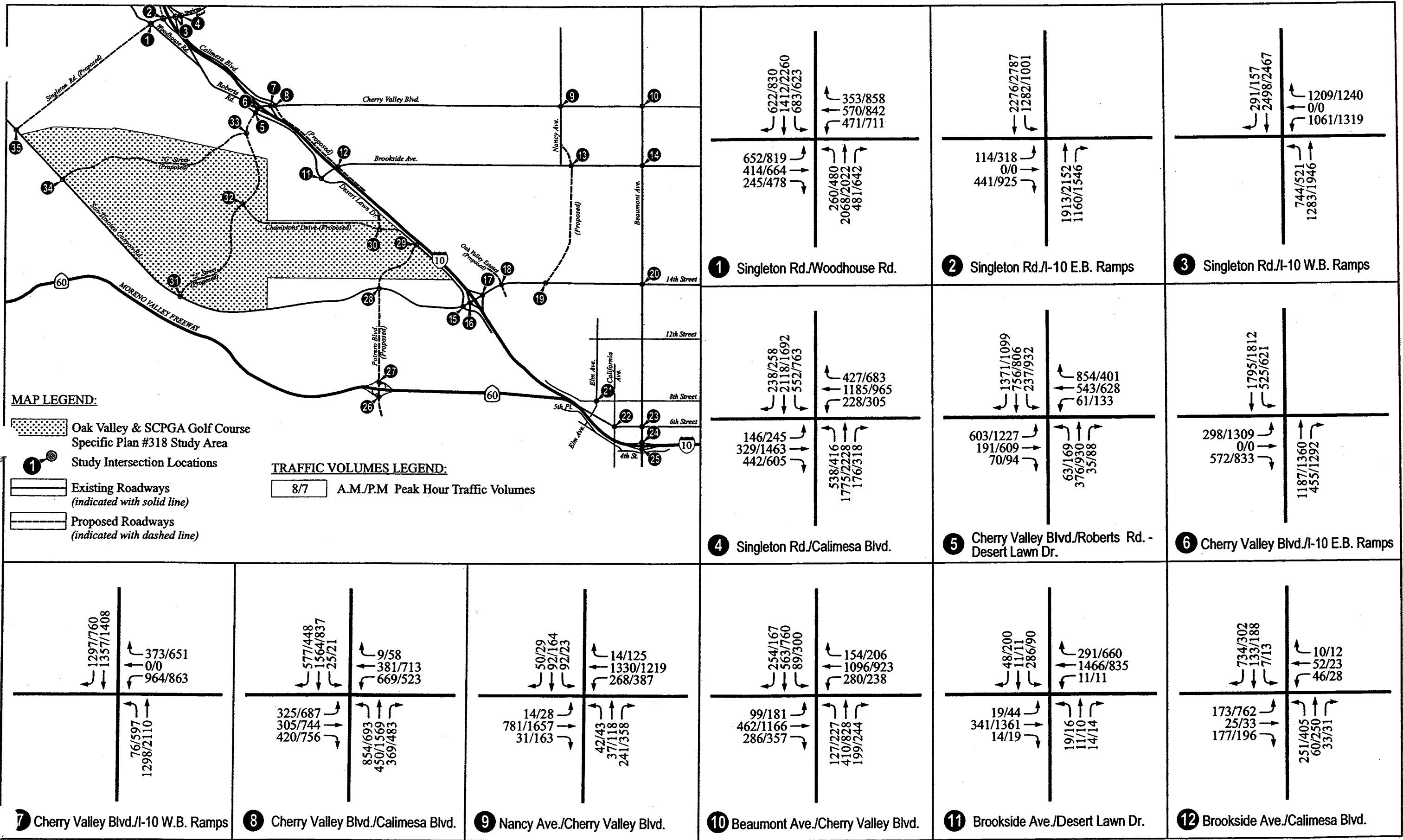


Figure D.1.8c



10/13/00(OVP931/Specific Plan EIR/Traffic)

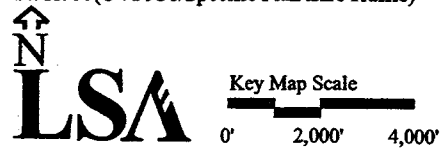
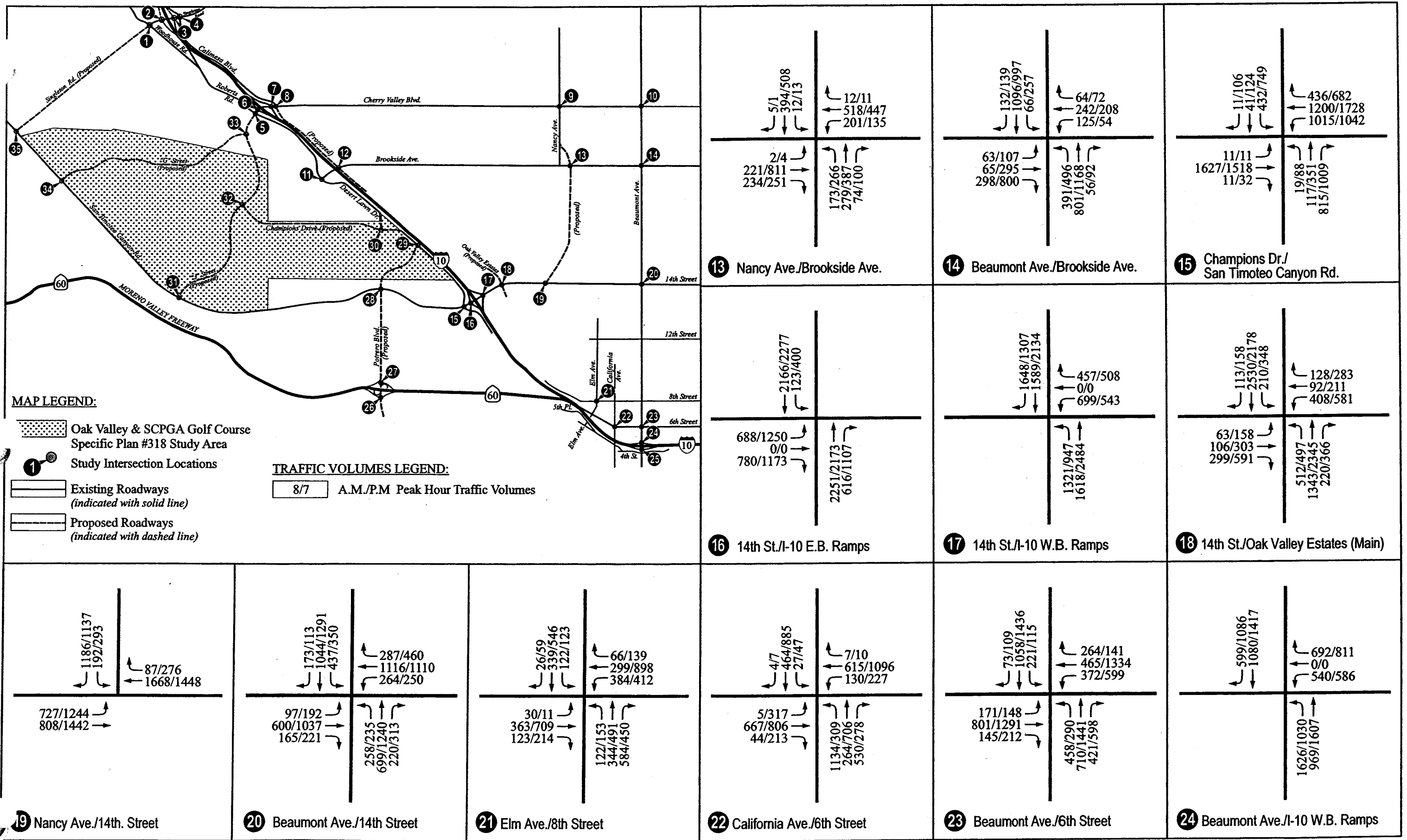


Figure D.1.9a
Oak Valley & SCPGA Golf Course Specific Plan #318
Build Out Without Project
Peak Hour Volumes
Page V.D-21



10/13/00(OVP931/Specific Plan EIR/Traffic)

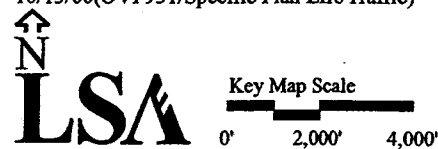
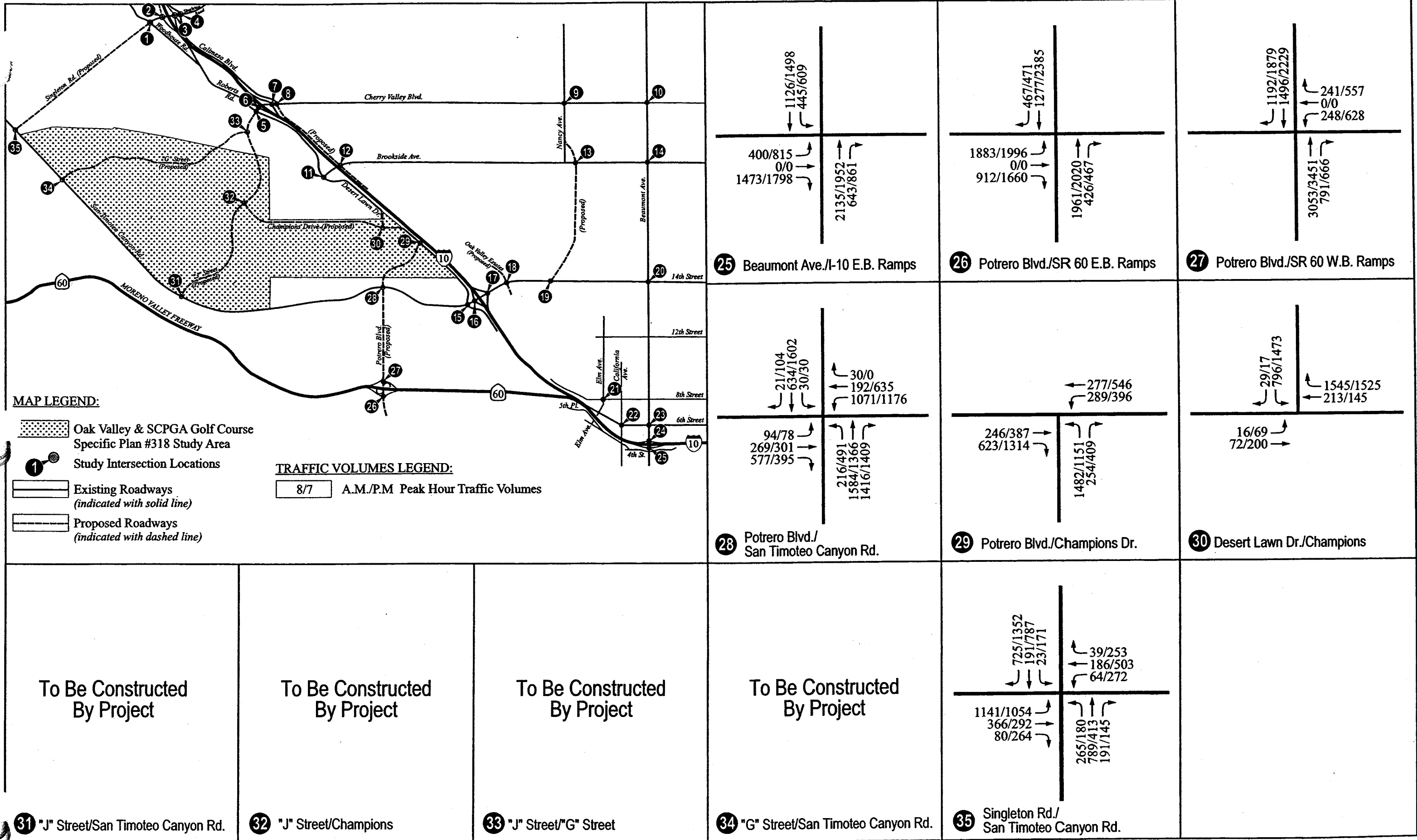


Figure D.1.9b
Oak Valley & SCPGA Golf Course Specific Plan #318
Build Out Without Project
Peak Hour Volumes
Page V.D-22



10/13/00(OVP931/Specific Plan EIR/Traffic)

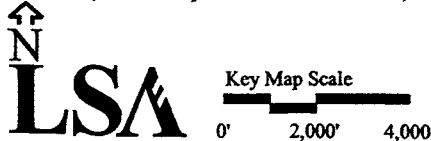


Figure D.1.9c
Oak Valley & SPCGA Golf Course Specific Plan #318
Build Out Without Project
Peak Hour Volumes
Page V.D-23

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Table D.1.B -Build Out Without Project Intersection Levels of Service

Intersection	LOS Threshold ¹	A.M. Peak Hour			P.M. Peak Hour		
		Delay	V/C	LOS	Delay	V/C	LOS
1. Singleton Road/Woodhouse Road	C	* 1.13	F		* 1.66	F	
2. Singleton Road/I-10 EB Ramps	C	* 1.28	F		* 1.54	F	
3. Singleton Road/I-10 WB Ramps	C	* 1.41	F		* 1.43	F	
4. Singleton Road/Calimesa Boulevard	C	* 1.14	F		* 1.44	F	
5. Cherry Valley Boulevard/Desert Lawn Drive	C	* 1.21	F		* 1.57	F	
6. Cherry Valley Boulevard/I-10 EB Ramps	C	* 1.05	F		* 1.89	F	
7. Cherry Valley Boulevard/I-10 WB Ramps	C	* 1.01	F		* 1.29	F	
8. Cherry Valley Boulevard/Calimesa Boulevard	C	* 1.61	F		* 1.40	F	
9. Nancy Avenue/Cherry Valley Boulevard	C	13 0.69	B		36 0.99	D	
10. Beaumont Avenue/Cherry Valley Boulevard	C	22 0.89	C		* 1.05	F	
11. Brookside Avenue/Desert Lawn Drive	C	18 0.91	C		11 0.81	B	
12. Brookside Avenue/Calimesa Boulevard	D	17 0.71	C		47 0.96	E	
13. Nancy Avenue/Brookside Avenue	D	15 0.61	B		22 0.90	C	
14. Beaumont Avenue/Brookside Avenue	D	30 0.94	D		* 1.09	F	
15. Champions Drive/San Timoteo Canyon Road	D	* 1.29	F		* 1.57	F	
16. 14th Street/I-10 EB Ramps	D	* 1.06	F		* 1.86	F	
17. 14th Street/I-10 WB Ramps	D	* 1.91	F		* 1.59	F	
18. 14th Street/Oak Valley Estates (Main)	D	* 0.99	F		* 1.23	F	
19. Nancy Avenue/14th Street	D	13 0.83	B		* 0.97	F	
20. Beaumont Avenue/14th Street	D	26 0.96	D		* 1.08	F	
21. Elm Avenue/8th Street	D	* 1.12	F		* 1.27	F	
22. California Avenue/6th Street	D	44 0.99	E		* 1.20	F	
23. Beaumont Avenue/6th Street	D	* 1.07	F		* 1.38	F	
24. Beaumont Avenue/I-10 WB Ramps	D	* 1.17	F		* 1.33	F	
25. Beaumont Avenue/I-10 EB Ramps	D	* 1.77	F		* 2.21	F	
26. Potrero Boulevard/SR 60 EB Ramps	D	32 0.96	D		* 1.60	F	
27. Potrero Boulevard/SR 60 WB Ramps	D	4 0.79	A		24 0.96	C	
28. Potrero Boulevard./San Timoteo Canyon Road	D	* 1.12	F		* 1.38	F	
29. Potrero Boulevard/Champions Drive	C	12 0.72	B		13 0.69	B	
30. Desert Lawn Drive/Champions Drive	C	7 0.37	B		8 0.63	B	
31. J Street/San Timoteo Canyon Road	C	NA ²			NA ₂		
32. J Street/Champions Drive	C	NA ²			NA ₂		
33. J Street/G Street	C	NA ²			NA ₂		
34. G Street/San Timoteo Canyon Road	C	NA ²			NA ₂		
35. Singleton Road/San Timoteo Canyon Road	C	* 1.14	F		* 1.63	F	

Notes: * Delay not calculated, volume exceeds intersection capacity.

¹ Beaumont threshold is LOS D, Riverside County and Calimesa threshold is LOS C.

² - To be constructed upon proposed project development, not analyzed in buildout no project conditions.

Delay measured in seconds V/C = volume-to-capacity. LOS = level of service

Build Out Without Project Volumes

Build out peak hour turn volume at key intersections in the project study area are illustrated in Figures D.1.9a thru D.1.9c. The model output data sheets for the build out without project condition are contained in Appendix H.

Build Out Without Project Levels of Service

Intersection level of service analysis was conducted for the build out without project peak hour traffic volume condition at key study area intersections, based on the build out base (before mitigation) geometrics. The resulting build out without project intersection levels of service are summarized in Table D.1-B. The level of service calculation sheets are contained in Appendix H.

As discussed above, as well as in the Threshold of Significance section, the County and the City of Calimesa use LOS C as the threshold of acceptability for intersection operations, while the City of Beaumont uses LOS D as the threshold acceptability. As Table D.1-B indicates, 26 of the analysis intersections are forecast to operate below local LOS threshold standards during one or both peak hour in the a.m. and p.m. periods at General Plan build out without the proposed project. These locations are as follows:

- Singleton Road/Woodhouse Road
- Singleton Road/I-10 Eastbound Ramps
- Singleton Road/I-10 Westbound Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps
- Cherry Valley Boulevard/I-10 Westbound Ramps
- Cherry Valley Boulevard/Calimesa Boulevard
- Nancy Avenue/Cherry Valley Boulevard
- Beaumont Avenue/Cherry Valley Boulevard
- Brookside Avenue/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- 14th Street/I-10 Westbound Ramps
- 14th Street/Oak Valley Estates
- Nancy Avenue/14th Street
- Beaumont Avenue/14th Street
- Elm Avenue/8th Street
- California Avenue/6th Street
- Beaumont Avenue/6th Street
- Beaumont Avenue/I-10 Westbound Ramps

- Beaumont Avenue/I-10 Eastbound Ramps
- Potrero Boulevard/SR-60 Eastbound Ramps
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road.

c. **EXISTING POLICIES AND REGULATIONS**

General Policies

According to the *Riverside County Comprehensive General Plan*, “the County has established, as a Countywide target, a Level of Service ‘C’ on all County maintained roads and conventional state Highways, except that a Level of Service ‘D’ could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and also at freeway ramp intersections.” However, the General Plan also states that “Level of Service ‘D’ would only be allowed, subject to Board of Supervisor approval, in those instances where mitigation of Level of Service ‘C’ is deemed to be impractical.”

Thresholds of Significance

This analysis uses LOS C as the threshold for roadways under County jurisdiction. In addition, the proposed project will add traffic to roadways in the cities of Calimesa and Beaumont. According to the City of Calimesa’s General Plan, the threshold of acceptability is LOS C, while the City of Beaumont’s General Plan identifies LOS D as the threshold of acceptability.

In this analysis, the level of service criteria for each jurisdiction is applied to intersections within the respective jurisdiction. In cases where an intersection is partially within two or more jurisdictions that have differing level of service standards, the less stringent of the criteria is applied. This approach is used as a jurisdiction with a less restrictive level of service standard may not be willing to provide improvements and be burdened with significant secondary funding or land use impacts to achieve a more restrictive level of service than would normally be applied elsewhere in that jurisdiction.

Intersections identified for analysis, along with responsible jurisdiction(s) and the resulting level of service standard used in this analysis, are summarized in Table D.1-C. Proposed projects are deemed to have a significant impact if they would cause intersection level of service to drop below the threshold set forth in Table D.1-C. In the case of an intersection which exceeds the above thresholds in “without project” conditions, the development project is deemed to have a significant impact if it results in a measurable increase in intersection delays or volume to capacity ratio. Thus, for purposes of this analysis, a significant impact exists if an intersection within Riverside County or the City of Beaumont would fall below LOS C or an intersection within the City of Beaumont would fall below LOS D. For intersections within two or more jurisdictions, a significant impact exists if an intersection would fall below LOS D if a portion of the intersection lies within the City of Beaumont, or below LOS C if the intersection was wholly within the City of Calimesa and unincorporated Riverside County.

Table D.1-C - Level of Service Thresholds for Significance

Intersection	Jurisdiction	LOS Threshold
1. Singleton Road/Woodhouse Road	Calimesa	C
2. Singleton Road/I-10 Eastbound Ramps	Calimesa	C
3. Singleton Road/I-10 Eastbound Ramps	Calimesa	C
4. Singleton Road/Calimesa Boulevard	Calimesa	C
5. Cherry Valley Boulevard/Desert Lawn Drive	Calimesa	C
6. Cherry Valley Boulevard/I-10 Eastbound Ramps	Calimesa	C
7. Cherry Valley Boulevard/I-10 Eastbound Ramps	Calimesa/County	C
8. Cherry Valley Boulevard./Calimesa Boulevard	Calimesa/County	C
9. Nancy Avenue/Cherry Valley Boulevard	County	C
10. Beaumont Avenue/Cherry Valley Boulevard	County	C
11. Brookside Avenue/Desert Lawn Drive	County	C
12. Brookside Avenue/Calimesa Boulevard	County/Beaumont	D
13. Nancy Avenue/Brookside Avenue	County/Beaumont	D
14. Beaumont Avenue/Brookside Avenue	County/Beaumont	D
15. Champions Drive/San Timoteo Canyon Road	Beaumont	D
16. 14 th Street/I-10 Eastbound Ramps	Beaumont	D
17. 14 th Street/I-10 Westbound Ramps	Beaumont	D
18. 14 th Street/Oak Valley Estates	Beaumont	D
19. Nancy Avenue/14 th Street	Beaumont	D
20. Beaumont Avenue/14 th Street	Beaumont	D
21. Elm Avenue/8 th Street	Beaumont	D
22. California Avenue/6 th Street	Beaumont	D
23. Beaumont Avenue/6 th Street	Beaumont	D
24. Beaumont Avenue/I-10 Westbound Ramps	Beaumont	D
25. Beaumont Avenue/I-10 Westbound Ramps	Beaumont	D
26. Potrero Boulevard/SR-60 Eastbound Ramps	Beaumont	D
27. Potrero Boulevard/SR-60 Eastbound Ramps	Beaumont	D
28. Potrero Boulevard/San Timoteo Canyon Road	Beaumont	D
29. Potrero Boulevard/Champions Drive	County	C
30. Desert Lawn Boulevard/Champions Drive	County	C
31. J Street/San Timoteo Canyon Road	County	C
32. J Street/Champions Drive	County	C
33. J Street/G Street	Calimesa	C
34. G Street/San Timoteo Canyon Road	County	C
35. Singleton Road/San Timoteo Canyon Road	County	C

d. PROJECT IMPACT/RELATIONSHIP TO GENERAL PLAN POLICIES

Build Out Plus Project Condition

As in the build out without project traffic conditions, the analysis of build out plus project conditions uses the Beaumont Area Traffic Model to develop traffic volumes associated with the proposed project. The proposed land uses for the Oak Valley SP #318 were input into the traffic analysis zones (TAZs) comprising the proposed project area, and project related traffic was added to build out without project conditions. Appendix H contains a figure illustrating the project area TAZs, as well as a summary of the land use data inputs by TAZ.

In addition to the proposed project land use information, circulation system modifications attributable to the proposed project were added to the model. The primary project facilities added were "G" Street and "J" Street.

Trip Generation, Distribution and Assignment

The Beaumont Area Traffic Model uses land use data to generate daily trips by TAZ. The model procedures then convert the daily trips to peak hour trips for use in the model's trip distribution and assignment procedures.

Table D.1-D presents a summary of the input land use assumptions and the resulting daily trip generation for the proposed project. A detailed summary of land uses and daily trip generation by TAZ is provided in Appendix H. As this summary indicates, the proposed project is expected to generate 72,844 daily trips. This project traffic generation figure does not include trips associated with the existing 36-hole golf facility, the traffic for which is included in the inventory of existing and future background traffic. For informational purposes, the traffic generated by the proposed project was compared with the forecast trip generation for the same geographic area in the previously approved OVSP 216 & 216A. Detailed trip generation calculations for this portion of OVSP 216 & 216A are contained in Appendix H. Under the previously approved OVSP 216 & 216A, the proposed project area would generate 131,425 daily trips. As noted above, the currently proposed Oak Valley SP #318 would generate 72,844 trips outside of the existing 36-hole golf course facility. For the same geographic area (i.e., the Oak Valley SP #318 project area outside of the existing 36-hole golf course facility), this equates to a reduction of 58,581 trips, or a 44.6 percent reduction from the approved OVSP 216 & 216A.

With incorporation of the proposed project's land uses and circulation improvements into the Beaumont Area Traffic Model, the distribution and assignment of project trips was then performed as part of the normal modeling procedures.

Table D.1-D - Oak Valley SP #318 Trip Generation

Land Use	Units	Daily Trips/Unit	Daily Trips
Residential - Low Density	147.00 DU	10.00	1,471
Residential - Medium Density	1,825.00 DU	10.00	18,259
Residential - Medium High Density	963.00 DU	8.00	7,705
Residential - High Density	931.00 DU	7.00	6,516
Residential - Very High Density	500.00 DU	6.00	3,000
Commercial - 3-10 Acres	23.70 Acres	700.00	16,588
Commercial - 11-25 Acres	29.90 Acres	500.00	14,949
Public School	40.00 Acres	60.00	2,400
Community Park	38.00 Acres	40.00	1,520
Open Space	218.30 Acres	2.00	436
Total oak Valley & SCPGA Golf Course Specific Plan #318			72,844

Build Out Plus Project Volumes

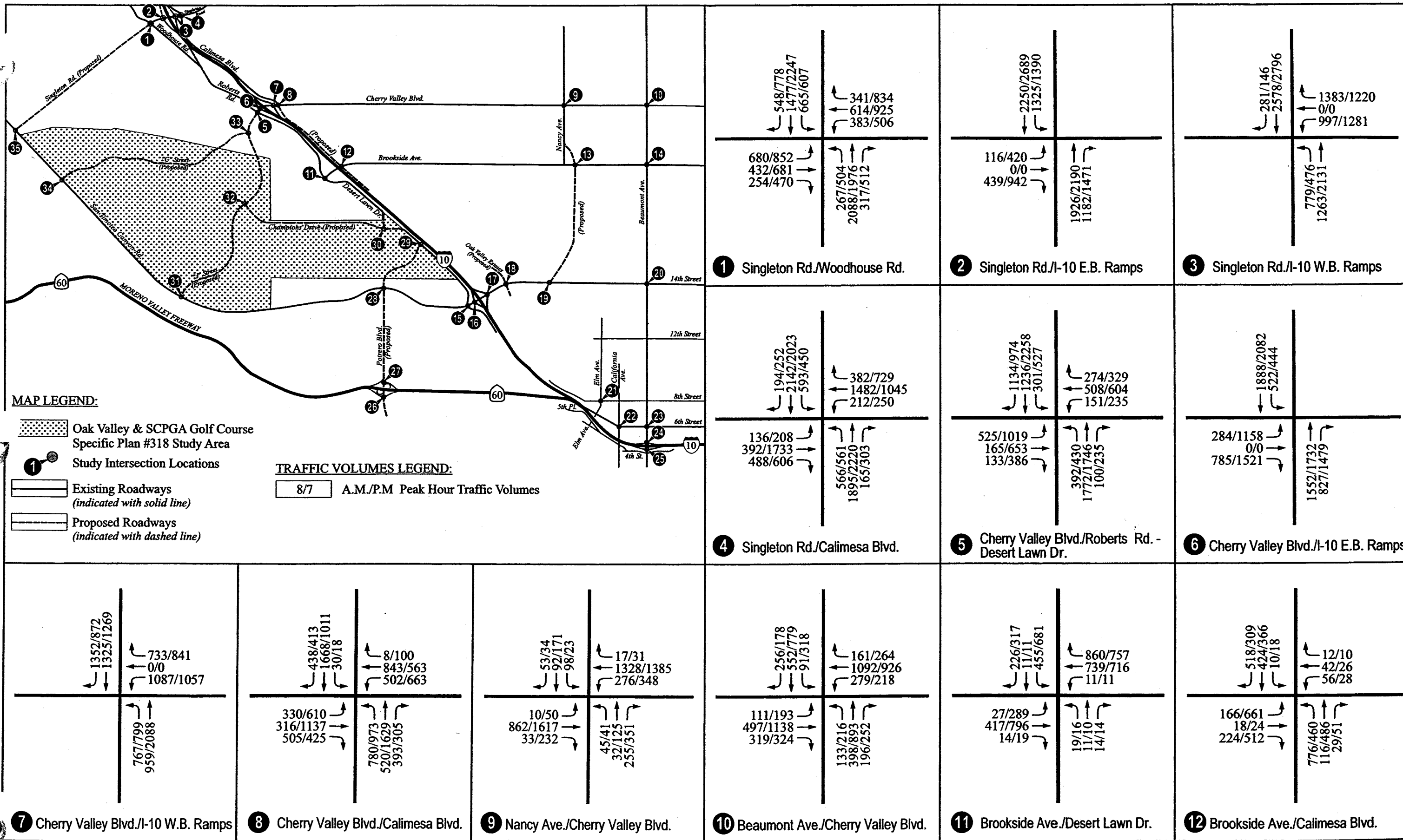
Build out plus project peak hour turn volume at key intersections in the project study area are illustrated in Figures D.1.10a thru D.1.10c. The model output data sheets for the build out plus project condition are contained in Appendix H.

Build Out Plus Project Intersection Levels of Service

Table D.1-E presents the results of the build out plus project a.m. and p.m. peak hour level of service analysis and Figure D.1.11 provides a graphic comparison of the build out without project and build out with project intersection levels of service. The level of service calculation sheets are contained in Appendix H.

As discussed under the build out without project analysis, 26 analysis intersections are forecast to operate below applicable LOS threshold standards under build out *without project* conditions. Project-related traffic will contribute to cumulatively unsatisfactory operations at these locations. These locations are as follows:

- Singleton Road/Woodhouse Road
- Singleton Road/I-10 Eastbound Ramps



10/13/00(OVP931/Specific Plan EIR/Traffic)

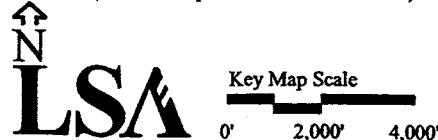
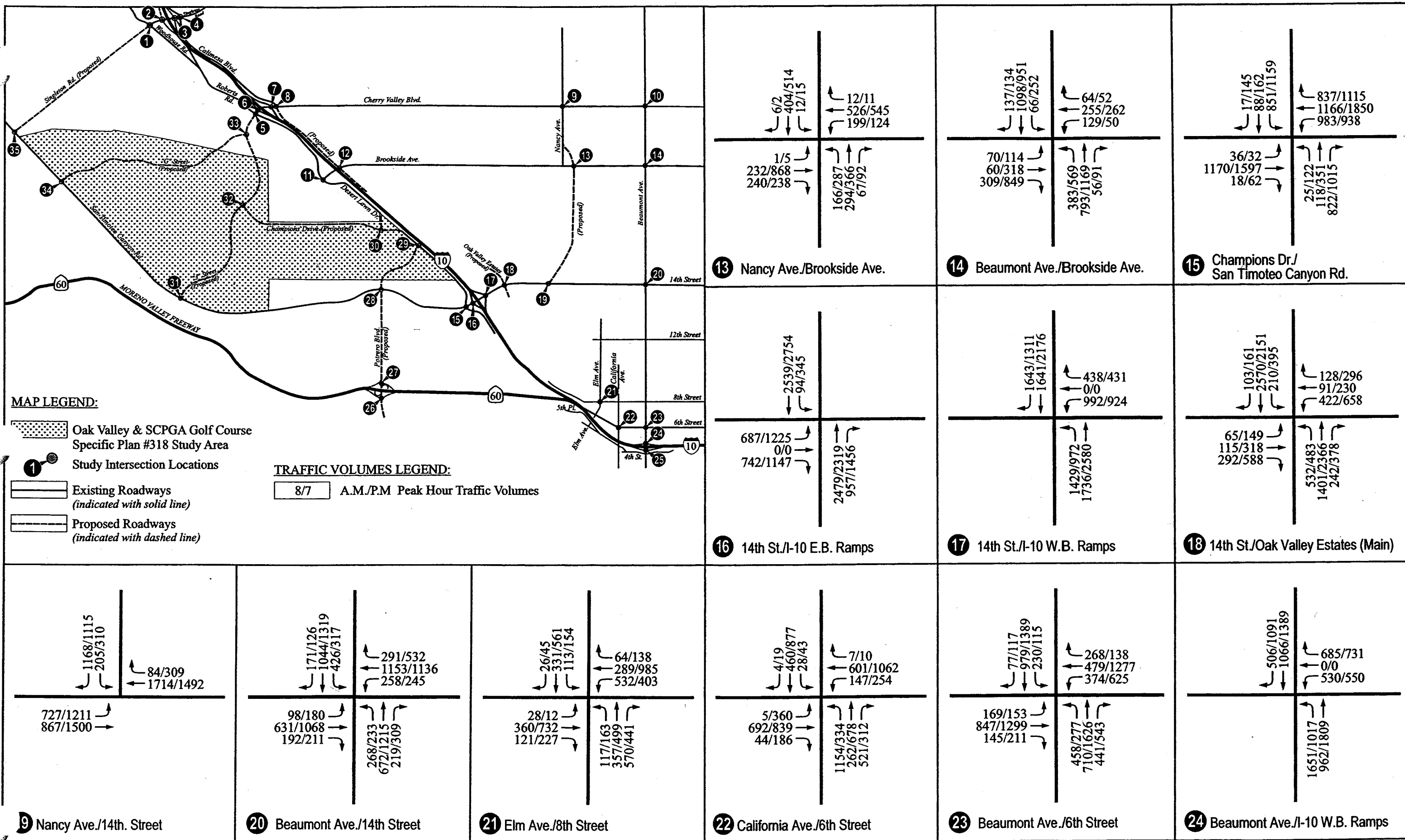


Figure D.1.10a
Oak Valley & SCPGA Golf Course Specific Plan #318
Build Out Plus Project
Peak Hour Traffic Volumes
Page V.D-30



10/13/00(OVP931/Specific Plan EIR/Traffic)

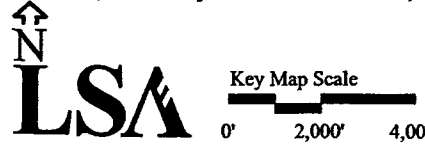
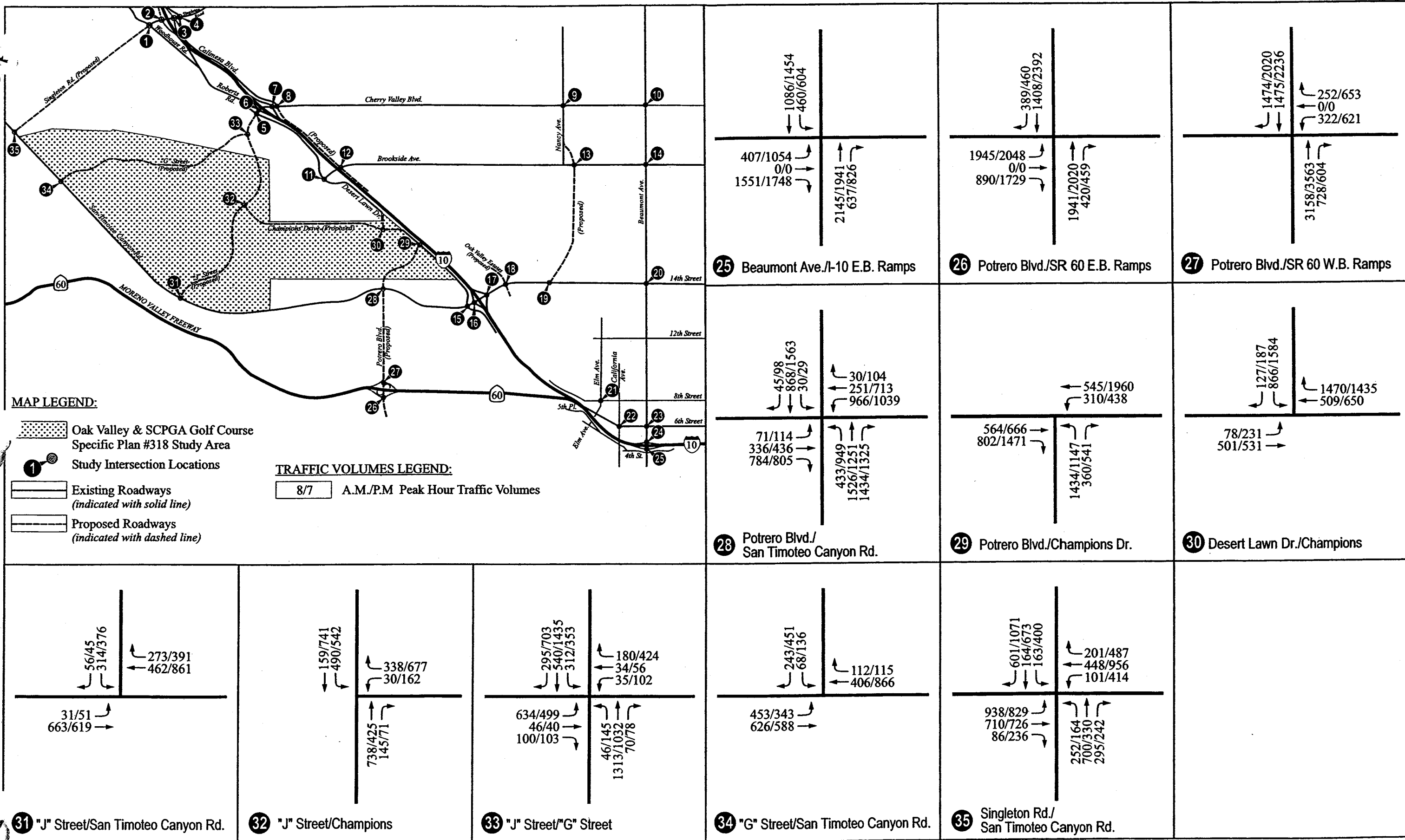


Figure D.1.10b
Oak Valley & SCPGA Golf Course Specific Plan #318
Build Out Plus Project
Peak Hour Traffic Volumes
Page V.D-31



10/13/00(OVP931/Specific Plan EIR/Traffic)

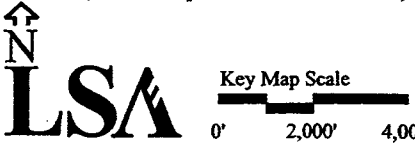


Figure D.1.10c
Oak Valley & SCPGA Golf Course Specific Plan #318
Build Out Plus Project
Peak Hour Traffic Volumes
Page V.D-32

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Table D.1-E - Build Out Plus Project Intersection Levels of Service

Intersection	LOS Threshold ¹	A.M. Peak Hour			P.M. Peak Hour		
		Delay	V/C	LOS	Delay	VC	LOS
1. Singleton Road/Woodhouse Road	C	*	1.13	F	*	1.62	F
2. Singleton Road/I-10 EB Ramps	C	*	1.31	F	*	1.66	F
3. Singleton Road/I-10 WB Ramps	C	*	1.42	F	*	1.50	F
4. Singleton Road/Calimesa Boulevard	C	*	1.22	F	*	1.38	F
5. Cherry Valley Boulevard/Desert Lawn	C	*	1.21	F	*	1.59	F
6. Cherry Valley Boulevard/I-10 EB Ramps	C	*	1.46	F	*	2.39	F
7. Cherry Valley Boulevard/I-10 WB Ramps	C	*	1.58	F	*	1.55	F
8. Cherry Valley Boulevard/Calimesa	C	*	1.47	F	*	1.70	F
9. Nancy Avenue/Cherry Valley Boulevard	C	14	0.72	B	30	0.95	D
10. Beaumont Avenue/Cherry Valley	C	23	0.90	C	*	1.06	F
11. Brookside Avenue/Desert Lawn Drive	C	27	0.94	D	*	1.14	F
12. Brookside Avenue/Calimesa Boulevard	D	56	0.98	E	47	0.99	E
13. Nancy Avenue/Brookside Avenue	D	15	0.61	B	24	0.92	C
14. Beaumont Avenue/Brookside Avenue	D	30	0.94	D	*	1.15	F
15. Champions Drive/San Timoteo Canyon	D	*	1.59	F	*	1.83	F
16. 14th Street/I-10 EB Ramps	D	*	1.26	F	*	2.05	F
17. 14th Street/I-10 WB Ramps	D	*	2.02	F	*	1.61	F
18. 14th Street/Oak Valley Estates (Main)	D	*	1.01	F	*	1.30	F
19. Nancy Avenue/14th Street	D	14	0.85	B	*	0.98	F
20. Beaumont Avenue/14th Street	D	37	0.96	D	*	1.03	F
21. Elm Avenue/8th Street	D	*	1.21	F	*	1.30	F
22. California Avenue/6th Street	D	48	1.01	E	*	1.23	F
23. Beaumont Avenue/6th Street	D	*	1.07	F	*	1.39	F
24. Beaumont Avenue/I-10 WB Ramps	D	*	1.10	F	*	1.34	F
25. Beaumont Avenue/I-10 EB Ramps	D	*	1.77	F	*	2.19	F
26. Potrero Boulevard/SR 60 EB Ramps	D	32	0.95	D	*	1.65	F
27. Potrero Boulevard/SR 60 WB Ramps	D	6	0.84	B	27	0.98	D
28. Potrero Boulevard/San Timoteo Canyon	D	*	1.12	F	*	1.77	F
29. Potrero Boulevard/Champions Drive	C	18	0.81	C	17	0.81	C
30. Desert Lawn Drive/Champions Drive	C	11	0.54	B	34	0.88	D
31. J Street/San Timoteo Canyon Road	C	10	0.46	B	11	0.61	B
32. J Street/Champions Drive	C	15	0.70	C	19	0.87	C
33. J Street/G Street	C	18	0.81	C	22	0.88	C
34. G Street/San Timoteo Canyon Road	C	12	0.65	B	20	0.90	C
35. Singleton Road/San Timoteo Canyon Road	C	*	1.06	F	*	1.51	F

Notes: * Delay not calculated, volume exceeds intersection capacity.

¹ Beaumont threshold is LOS D, Riverside County and Calimesa threshold is LOS C.

Delay measured in seconds

V/C = volume-to-capacity

LOS = level of service

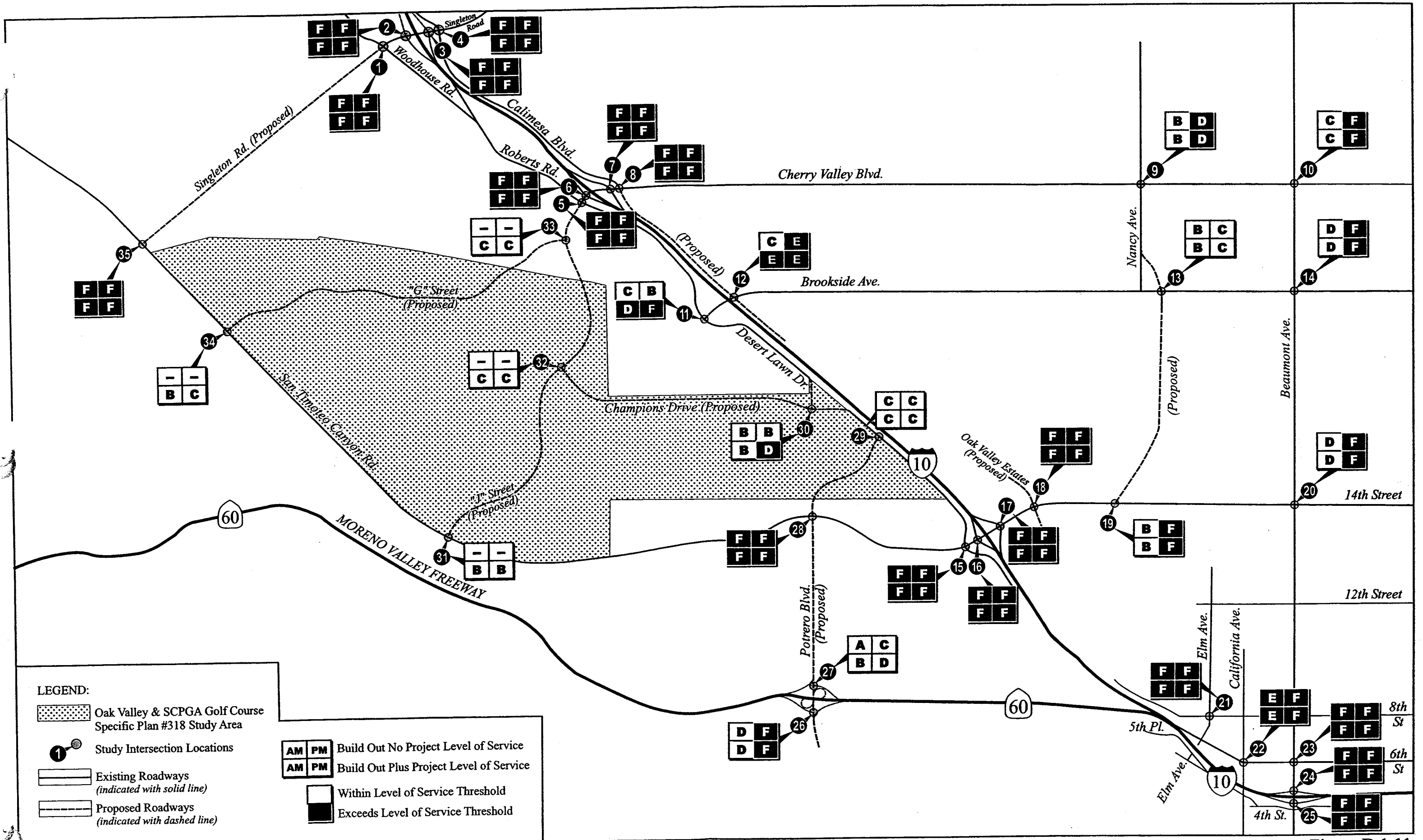


Figure D.1.11

- Potrero Boulevard/SR-60 Eastbound Ramps
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road.

Traffic generated by the proposed project will result in the addition of a.m. and p.m. peak hour traffic volumes to the build out traffic base, which results in the following intersections exceeding the minimum level of service thresholds:

- Brookside Avenue/Desert Lawn Drive
- Desert Lawn Drive/Champions Drive.

Table D.1-F summarizes the contribution of traffic generated by the proposed project to the total new traffic added to the study area intersections. The total existing and total build out plus project traffic is the sum of all turn movements for each intersection approach during the p.m. peak hour. The total new traffic is the difference between the build out and the existing peak hour traffic volumes. Total project traffic is the sum of the project incremental peak hour traffic volume through the study area intersections. The project contribution to total new traffic is calculated by dividing the project increment by the total new traffic.

Build Out Plus Project Roadway Levels of Service

To determine the adequacy of mid-block roadway sections under build out plus project conditions, a roadway link level of service analysis was performed for the p.m. peak hour. The p.m. peak hour was selected for analysis as volumes during the p.m. peak hour are greater than the a.m. peak hour volumes. In this analysis, the roadway capacities were determined by multiplying the number of lanes per direction (as identified in the County or City of Beaumont General Plan circulation elements) by 1,600 vehicles per hour. The directional build out plus project volumes for each roadway section were compared with the capacity for that roadway section to determine a volume/capacity (v/c) ratio. The level of service is determined based on the v/c ratio. Table D.1-G summarizes the results of the roadway level of service analysis. As this summary indicates, all roadway sections will operate with satisfactory levels of service, with the exception of:

- Singleton Road between the I-10 ramps
- Potrero Boulevard between San Timoteo Canyon Road and Champions Drive.

Less Than Significant Impacts

Of the 35 intersections that were examined, the proposed project will have a less than significant impact at 7 locations:

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

**Table D.1-F - Oak Valley SP #318 Contribution to Total New Traffic Volumes
at Study Area Intersections**

Intersection	Total Existing	Total Build Out Plus Project	Total New Traffic	Project Added	Ratio Proj./New Traffic
1. Singleton Road/Woodhouse Road	16	10,892	10,876	574	5.3%
2. Singleton Road/I-10 EB Ramps	20	9,102	9,082	556	6.1%
3. Singleton Road/I-10 WB Ramps	34	8,050	8,016	328	4.1%
4. Singleton Road/Calimesa Boulevard	194	10,380	10,186	575	5.6%
5. Cherry Valley Boulevard/Desert Lawn Drive	128	9,396	9,268	2,570	27.7%
6. Cherry Valley Boulevard/I-10 EB Ramps	324	8,416	8,092	2,455	30.3%
7. Cherry Valley Boulevard/I-10 WB Ramps	397	6,926	6,529	1,262	19.3%
8. Cherry Valley Boulevard/Calimesa Boulevard	391	7,847	7,456	608	8.2%
9. Nancy Avenue/Cherry Valley Boulevard	370	4,408	4,038	231	5.7%
10. Beaumont Avenue/Cherry Valley Boulevard	728	5,699	4,971	159	3.2%
11. Brookside Avenue/Desert Lawn Drive	78	3,637	3,559	764	21.5%
12. Brookside Avenue/Calimesa Boulevard	36	2,951	2,915	455	15.6%
13. Nancy Avenue/Brookside Avenue	69	3,067	2,998	217	7.2%
14. Beaumont Avenue/Brookside Avenue	743	4,811	4,068	165	4.1%
15. Desert Lawn Drive/San Timoteo Canyon Road	106	8,548	8,442	1,527	18.1%
16. 14th Street/I-10 EB Ramps	258	9,246	8,988	1,574	17.5%
17. 14th Street/I-10 WB Ramps	303	8,394	8,091	1,125	13.9%
18. 14th Street/Oak Valley Estates (Main)	252	8,173	7,921	515	6.5%
19. Nancy Avenue/14th Street	164	5,937	5,773	330	5.7%
20. Beaumont Avenue/14th Street	738	6,891	6,153	184	3.0%
21. Elm Avenue/8th Street	0	4,360	4,360	98	2.2%
22. California Avenue/6th Street	819	4,974	4,155	145	3.5%
23. Beaumont Avenue/6th Street	1,308	7,770	6,462	145	2.2%
24. Beaumont Avenue/I-10 WB Ramps	1,330	6,587	5,257	186	3.5%
25. Beaumont Avenue/I-10 EB Ramps	1,724	7,627	5,903	208	3.5%
26. Potrero Boulevard/SR 60 EB Ramps	0	9,108	9,108	846	9.3%
27. Potrero Boulevard/SR 60 WB Ramps	0	9,697	9,697	1,083	11.2%
28. Potrero Boulevard/San Timoteo Canyon Road	73	8,426	8,353	1,483	17.8%
29. Potrero Boulevard/Desert Lawn Drive	33	5,223	5,190	1,456	28.1%
30. Desert Lawn Drive/Champions	33	4,618	4,585	1,642	35.8%
31. J Street/San Timoteo Canyon Road	73	2,343	2,270	986	43.4%
32. J Street/Champions	0	2,618	2,618	1,893	72.3%
33. J Street/G Street	0	4,970	4,970	2,615	52.6%
34. G Street/San Timoteo Canyon Road	73	2,499	2,426	709	29.2%
35. Singleton Road/San Timoteo Canyon Road	73	6,528	6,455	836	13.0%

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
D. PUBLIC FACILITIES AND SERVICES ELEMENT

Oak Valley SP #318

Table D.1-G - Build Out Plus Project P.M. Peak Hour Roadway Levels of Service

Street	Alignment	Future Lanes Per Direction	Capacity Per Direction	Vol	NB or EB V/C	LOS	Vol	SB or WB V/C	LOS
Singleton Road:									
south of San Timoteo Canyon Rd	N-S	2	3200	736	0.23	A	1323	0.41	A
north of San Timoteo Canyon Rd	N-S	2	3200	1646	0.51	A	2144	0.67	B
south of Woodhouse Rd	N-S	3	4800	2992	0.62	B	3223	0.67	B
south of I-10 ramps	N-S	3	4800	3662	0.76	C	3632	0.76	C
between I-10 ramps	N-S	3	4800	2610	0.54	A	4079	0.85	D
north of I-10 ramps	N-S	3	4800	3351	0.70	B	2942	0.61	B
north of Calimesa Blvd	N-S	3	4800	3157	0.66	B	2725	0.57	A
Cherry Valley Boulevard:									
south of I-10 ramps	E-W	3	4800	3211	0.67	B	3759	0.78	C
between I-10 ramps	N-S	3	4800	2890	0.60	B	2526	0.53	A
north of I-10 ramps	N-S	3	4800	2929	0.61	B	2141	0.45	A
north of Calimesa Blvd	N-S	3	4800	2339	0.49	A	1442	0.30	A
west of Nancy Ave	E-W	2	3200	1899	0.59	A	1460	0.46	A
east of Nancy Ave	E-W	2	3200	1991	0.62	B	1764	0.55	A
west of Beaumont Ave	E-W	2	3200	1655	0.52	A	1320	0.41	A
east of Beaumont Ave	E-W	2	3200	1708	0.53	A	1408	0.44	A
Brookside Avenue:									
north of Desert Lawn Dr	N-S	1	1600	1056	0.66	B	1009	0.63	B
south of Calimesa Blvd	N-S	2	3200	997	0.31	A	906	0.28	A
north of Calimesa Blvd	N-S	2	3200	1157	0.36	A	693	0.22	A
west of Nancy Ave	E-W	2	3200	1111	0.35	A	834	0.26	A
east of Nancy Ave	E-W	2	3200	975	0.30	A	680	0.21	A
west of Beaumont Ave	E-W	2	3200	965	0.30	A	1281	0.40	A
east of Beaumont Ave	E-W	2	3200	661	0.21	A	364	0.11	A
14th Street:									
south of I-10 ramps	N-S	4	6400	3775	0.59	A	3903	0.61	B
between I-10 ramps	N-S	4	6400	3544	0.55	A	3100	0.48	A
north of I-10 ramps	N-S	4	6400	3011	0.47	A	3487	0.54	A
south of Oak Valley Estates (Main)	N-S	4	6400	3227	0.50	A	3397	0.53	A

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Oak Valley SP #318

Street	Alignment	Future Lanes ¹ Per Direction	Capacity Per Direction	Vol	NB or EB Y/C	LOS	Vol	SB or WB Y/C	LOS
north of Oak Valley Estates (Main)	N-S	4	6400	2811	0.44	A	2707	0.42	A
west of Nancy Ave	E-W	3	4800	2711	0.56	A	2607	0.54	A
east of Nancy Ave	E-W	3	4800	1810	0.38	A	1801	0.38	A
west of Beaumont Ave	E-W	2	3200	1459	0.46	A	1495	0.47	A
east of Beaumont Ave	E-W	2	3200	1694	0.53	A	1913	0.60	A
Nancy Avenue:									
north of 14th St	N-S	2	3200	1520	0.48	A	1425	0.45	A
south of Brookside Ave	N-S	2	3200	745	0.23	A	876	0.27	A
north of Brookside Ave	N-S	2	3200	382	0.12	A	531	0.17	A
south of Cherry Valley Blvd	N-S	2	3200	517	0.16	A	751	0.23	A
north of Cherry Valley Blvd	N-S	2	3200	206	0.06	A	228	0.07	A
Beaumont Avenue:									
south of I-10 ramps	N-S	3	4800	2767	0.58	A	3202	0.67	B
between I-10 ramps	N-S	3	4800	2995	0.62	B	2058	0.43	A
north of I-10 ramps	N-S	3	4800	2540	0.53	A	2480	0.52	A
south of 6th St	N-S	3	4800	2446	0.51	A	2225	0.46	A
north of 6th St	N-S	3	4800	1917	0.40	A	1621	0.34	A
south of 14th St	N-S	2	3200	1757	0.55	A	1775	0.55	A
north of 14th St	N-S	2	3200	1927	0.60	B	1762	0.55	A
south of Brookside Ave	N-S	2	3200	1829	0.57	A	1850	0.58	A
north of Brookside Ave	N-S	2	3200	1335	0.42	A	1337	0.42	A
south of Cherry Valley Blvd	N-S	2	3200	1361	0.43	A	1321	0.41	A
north of Cherry Valley Blvd	N-S	2	3200	1350	0.42	A	1275	0.40	A
Elm Avenue:									
south of 8th St	N-S	1	1600	1103	0.69	B	1191	0.74	C
north of 8th St	N-S	1	1600	649	0.41	A	760	0.48	A
California Avenue:									
south of 6th St	N-S	1	1600	1317	0.82	D	1324	0.83	D
north of 6th St	N-S	1	1600	1048	0.66	B	939	0.59	A

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
D. PUBLIC FACILITIES AND SERVICES ELEMENT

Oak Valley SP #318

Street	Alignment	Future Lanes Per Direction	Capacity Per Direction	NB of EB		SB or WB		LOS	
				Vol	V/C	Vol	V/C		
G Street:									
north of San Timoteo Canyon Rd	N-S	2	3200	458	0.14	A	587	0.18	A
west of J St	E-W	1	1600	642	0.40	A	904	0.57	A
east of J St	E-W	1	1600	471	0.29	A	582	0.36	A
J Street:									
north of San Timoteo Canyon Rd	N-S	1	1600	442	0.28	A	421	0.26	A
south of Champions Dr	N-S	1	1600	496	0.31	A	903	0.56	A
north of Champions Dr	N-S	2	3200	1102	0.34	A	1283	0.40	A
south of G St	N-S	3	4800	1255	0.26	A	1640	0.34	A
north of G St	N-S	3	4800	1955	0.41	A	2491	0.52	A
Potrero Boulevard:									
south of SR-60 ramps	N-S	3	4800	2479	0.52	A	4121	0.86	D
between SR-60 ramps	N-S	4	6400	4167	0.65	B	2857	0.45	A
north of SR-60 ramps	N-S	3	4800	4216	0.88	D	4256	0.89	D
south of San Timoteo Canyon Rd	N-S	3	4800	3525	0.73	C	3407	0.71	C
north of San Timoteo Canyon Rd	N-S	1	1600	1469	0.92	E	1690	1.06	F
south of Champions Dr	N-S	1	1600	1688	1.06	F	1909	1.19	F
Calimesa Boulevard:									
west of Singleton Rd	E-W	2	3200	2547	0.80	C	1858	0.58	A
east of Singleton Rd	E-W	2	3200	2486	0.78	C	2024	0.63	B
west of Cherry Valley Blvd	E-W	2	3200	2172	0.68	B	1949	0.61	B
east of Cherry Valley Blvd	E-W	2	3200	1460	0.46	A	1326	0.41	A
west of Brookside Ave	E-W	2	3200	1197	0.37	A	795	0.25	A
east of Brookside Ave	E-W	2	3200	93	0.03	A	64	0.02	A
Woodhouse Road:									
west of Singleton Rd	E-W	2	3200	2003	0.63	B	2207	0.69	B
east of Singleton Rd	E-W	3	4800	1800	0.38	A	2265	0.47	A
Desert Lawn Drive:									
west of Cherry Valley Blvd	E-W	2	3200	2058	0.64	B	2008	0.63	B
east of Cherry Valley Blvd	E-W	2	3200	1415	0.44	A	1168	0.37	A
west of Brookside Ave	E-W	2	3200	1104	0.35	A	1049	0.33	A

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Street	Alignment	Future Lanes ¹		Capacity Per Direction	NB or EB		SB or WB		LOS	Vol	LOS	Vol	LOS
		Per Direction	Per Direction		V/C	V/C	V/C	V/C					
east of Brookside Ave	E-W	2	3200	1491	0.47	1484	0.46	A	1484	A	1484	A	
north of Champions Dr	N-S	2	3200	1666	0.52	1771	0.55	A	1771	A	1771	A	
Champions Drive:													
east of J St	E-W	1	1600	613	0.38	839	0.52	A	839	A	839	A	
west of Desert Lawn Dr	E-W	1	1600	762	0.48	837	0.52	A	837	A	837	A	
east of Desert Lawn Dr	E-W	2	3200	2115	0.66	2085	0.65	B	2085	B	2085	B	
west of Potrero Blvd	E-W	2	3200	2137	0.67	2107	0.66	B	2107	B	2107	B	
east of Potrero Blvd	E-W	2	3200	1207	0.38	1398	0.44	A	1398	A	1398	A	
north of San Timoteo Cyn Rd	N-S	2	3200	1498	0.47	1466	0.46	A	1466	A	1466	A	
south of San Timoteo Cyn Rd	N-S	2	3200	1488	0.47	1162	0.36	A	1162	A	1162	A	
San Timoteo Canyon Road:													
west of Singleton Rd	E-W	2	3200	1791	0.56	2191	0.68	A	2191	A	2191	B	
east of Singleton Rd	E-W	2	3200	1368	0.43	1857	0.58	A	1857	A	1857	A	
west of G St	E-W	2	3200	931	0.29	1317	0.41	A	1317	A	1317	A	
east of G St	E-W	2	3200	172	0.05	981	0.31	A	981	A	981	A	
west of J St	E-W	2	3200	670	0.21	906	0.28	A	906	A	906	A	
east of J St	E-W	2	3200	995	0.31	1252	0.39	A	1252	A	1252	A	
west of Potrero Blvd	E-W	2	3200	1355	0.42	1760	0.55	A	1760	A	1760	A	
east of Potrero Blvd	E-W	3	4800	1790	0.37	1856	0.39	A	1856	A	1856	A	
west of Champions Dr	E-W	3	4800	1691	0.35	2117	0.44	A	2117	A	2117	A	
8th Street:													
west of Elm Ave	E-W	2	3200	432	0.14	509	0.16	A	509	A	509	A	
east of Elm Ave	E-W	2	3200	1327	0.41	1526	0.48	A	1526	A	1526	A	
6th Street:													
west of California Ave	E-W	2	3200	1385	0.43	1415	0.44	A	1415	A	1415	A	
east of California Ave	E-W	2	3200	1194	0.37	1326	0.41	A	1326	A	1326	A	
west of Beaumont Ave	E-W	2	3200	1663	0.52	1671	0.52	A	1671	A	1671	A	
east of Beaumont Ave	E-W	2	3200	1957	0.61	2040	0.64	B	2040	B	2040	B	

Note: ¹ Based on future roadway lanes contained in Riverside County, Calimesa and Beaumont General Plans/Outline indicates level of service exceeds local jurisdiction threshold.

Outline indicates level of service exceeds local jurisdictional threshold.

- Nancy Avenue/Brookside Avenue
- Potrero Boulevard/SR-60 Westbound Ramps
- Potrero Boulevard/Champions Drive
- J Street/San Timoteo Canyon Road
- J Street/Champions Drive
- J Street/G Street
- G Street/San Timoteo Canyon Road.

Of the 100 roadway sections that were examined, the proposed project will have a less than significant impact on 98 of these roadway sections.

While the proposed project will add traffic to these locations, build out plus project levels of service during both the a.m. and p.m. peak hours will be within local jurisdictions' standards (i.e., LOS C or better in Riverside County and the City of Calimesa and LOS D or better in the City of Beaumont) (Figures D.1.12a through D.1.12c).

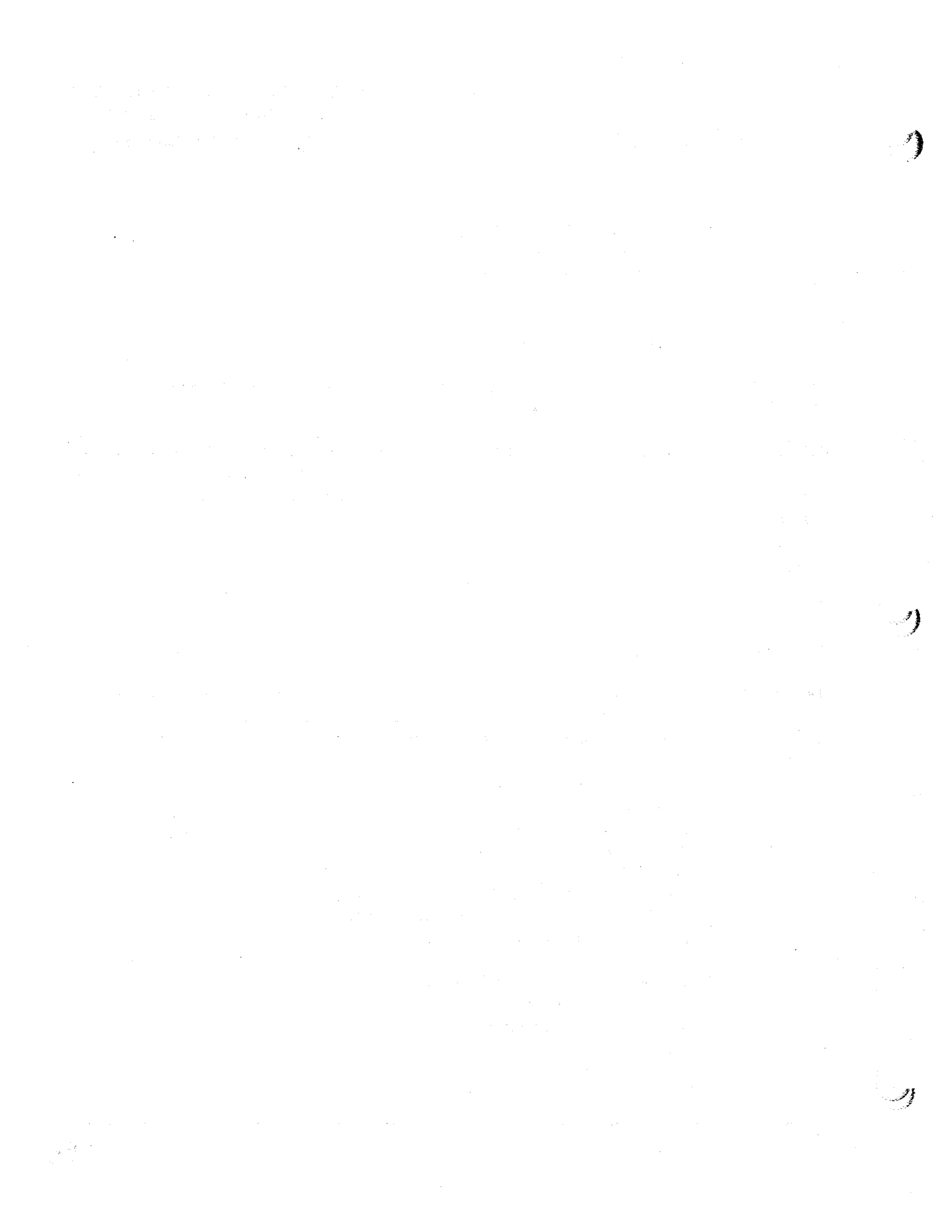
Mitigation Measures

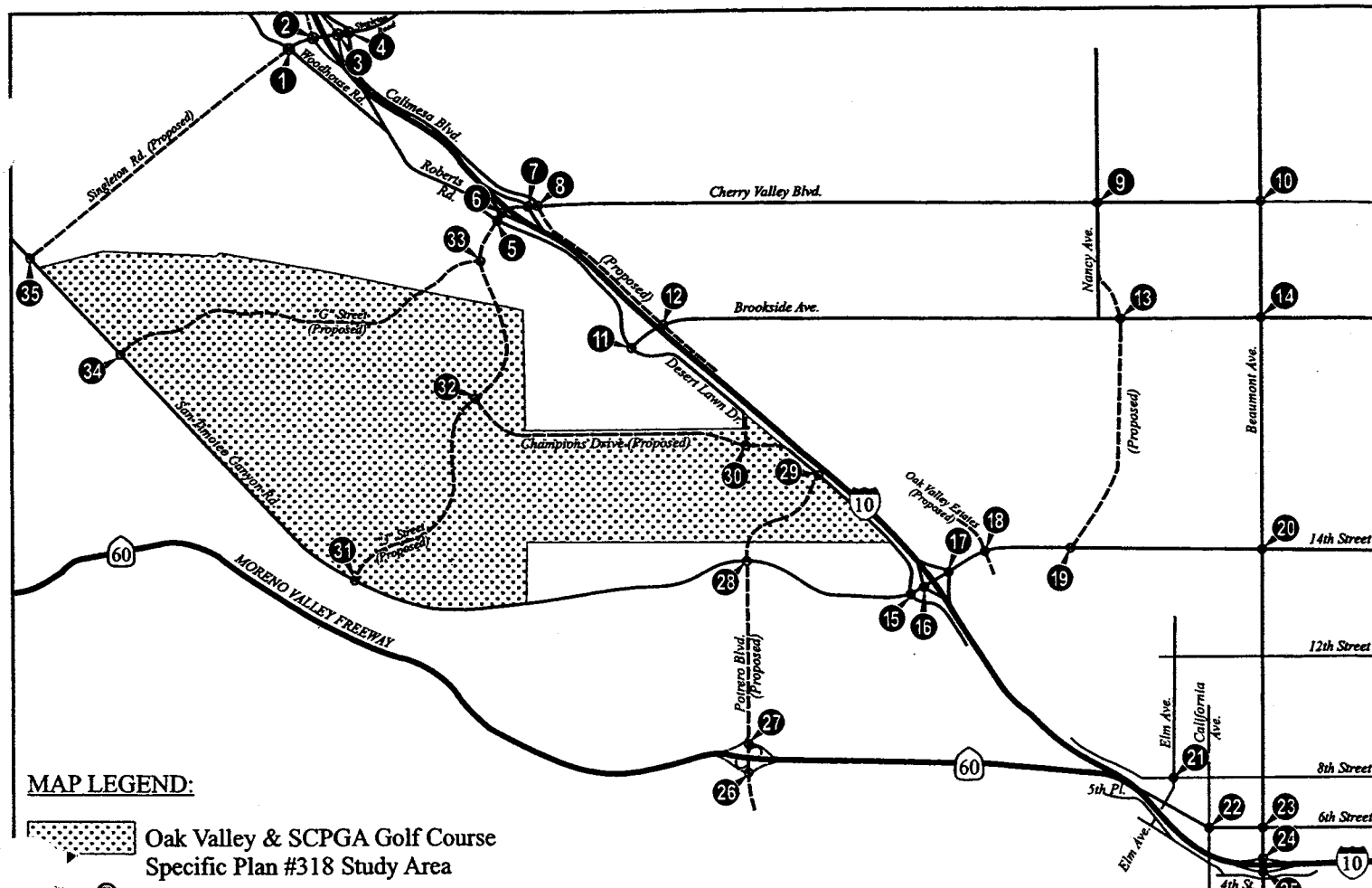
No mitigation is required.

Potentially Significant Impacts

Impact D1.1 A total of 28 intersections are forecast to fall below the minimum LOS standards (i.e., LOS C or better in Riverside County and the City of Calimesa and LOS D or better in the City of Beaumont) under build out plus project conditions in one or both peak hours. These are the following:

- Singleton Road/Woodhouse Road
- Singleton Road/I-10 Eastbound Ramps
- Singleton Road/I-10 Westbound Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps
- Cherry Valley Boulevard/I-10 Westbound Ramps
- Cherry Valley Boulevard/Calimesa Boulevard
- Nancy Avenue/Cherry Valley Boulevard
- Beaumont Avenue/Cherry Valley Boulevard
- Brookside Avenue/Desert Lawn Drive
- Brookside Avenue/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps



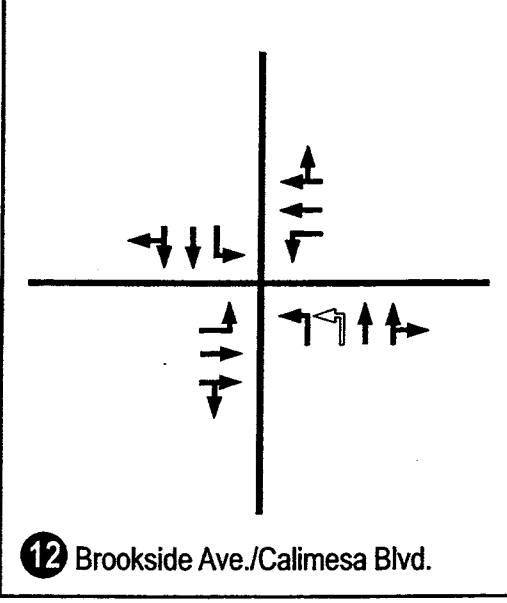
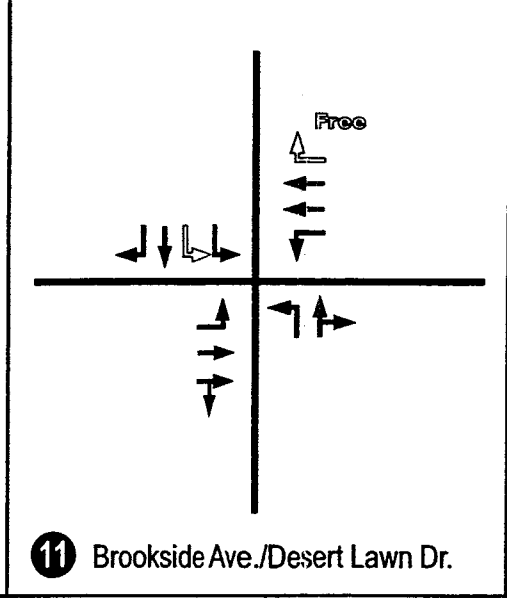
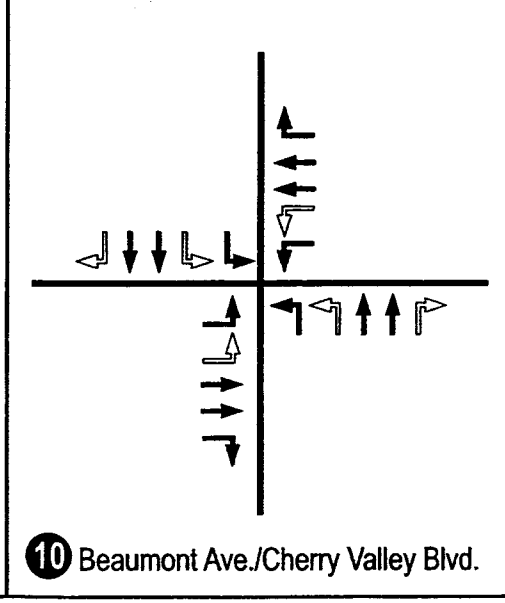
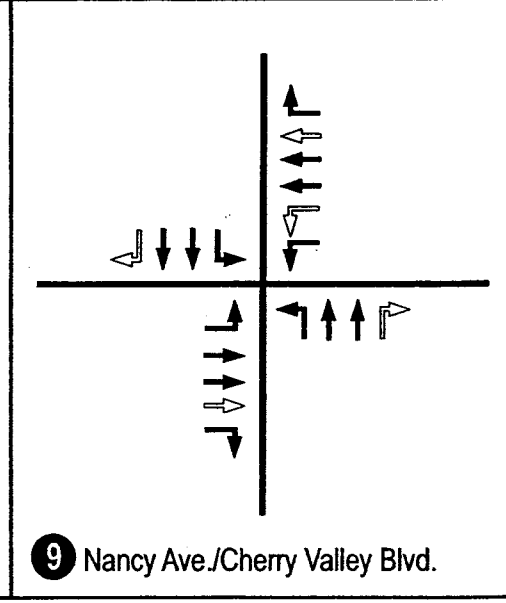
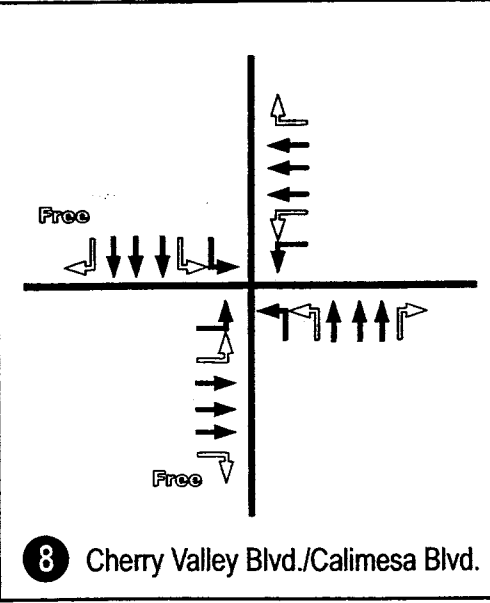
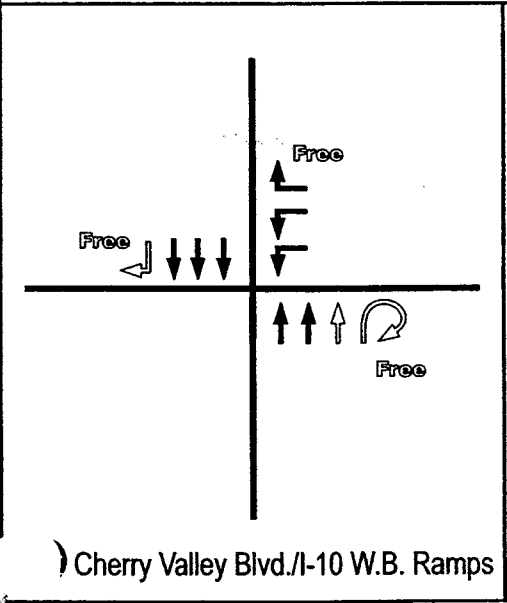
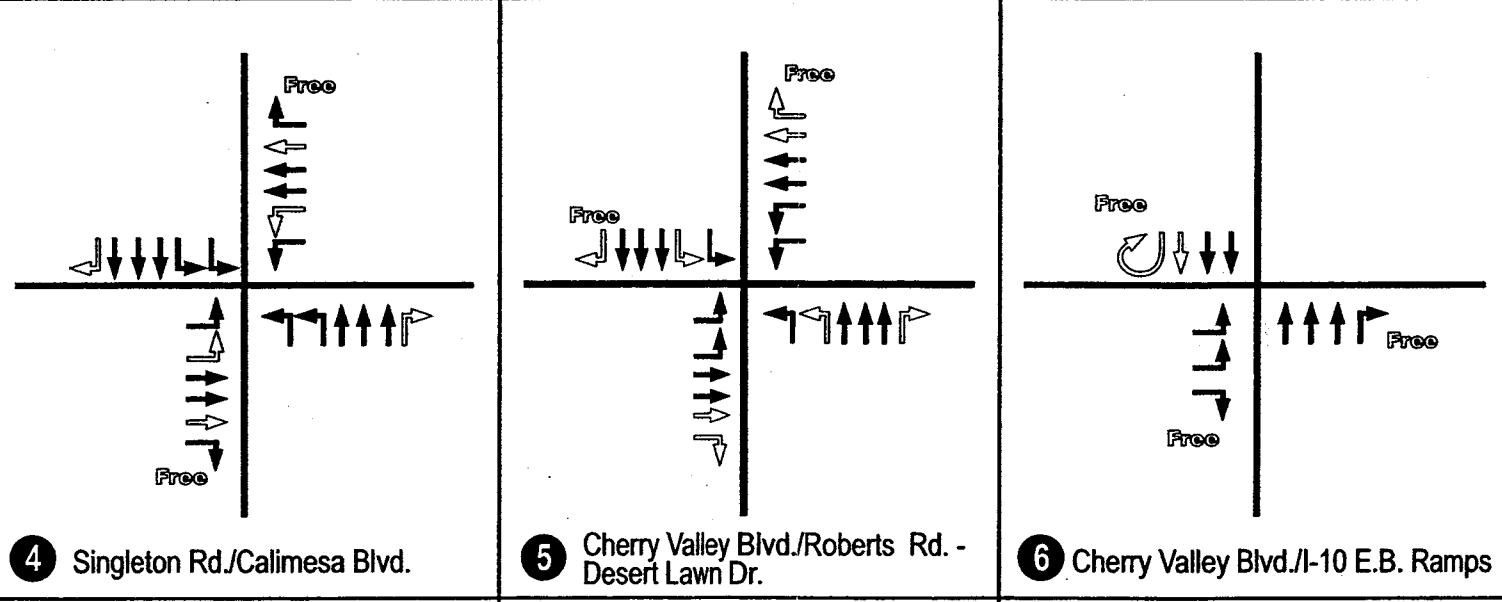
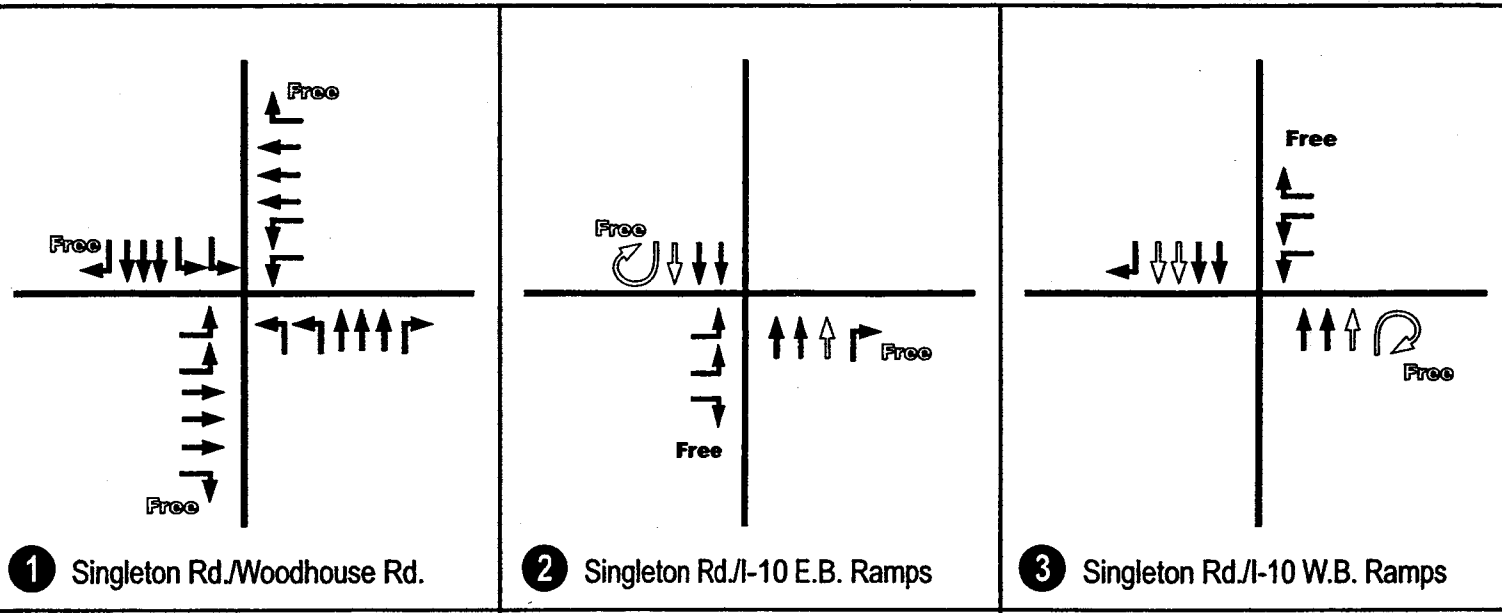


MAP LEGEND:

- Oak Valley & SPCGA Golf Course Specific Plan #318 Study Area
- Study Intersection Locations
- Existing Roadways (indicated with solid line)
- Proposed Roadways (indicated with dashed line)

TRAFFIC LEGEND:

- Existing and Base Lane
- Mitigation Lane Additions



10/13/00(OVP931/Specific Plan EIR/Traffic)

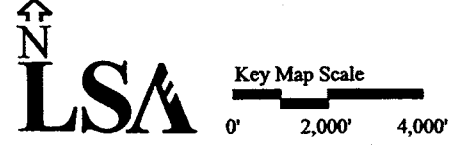
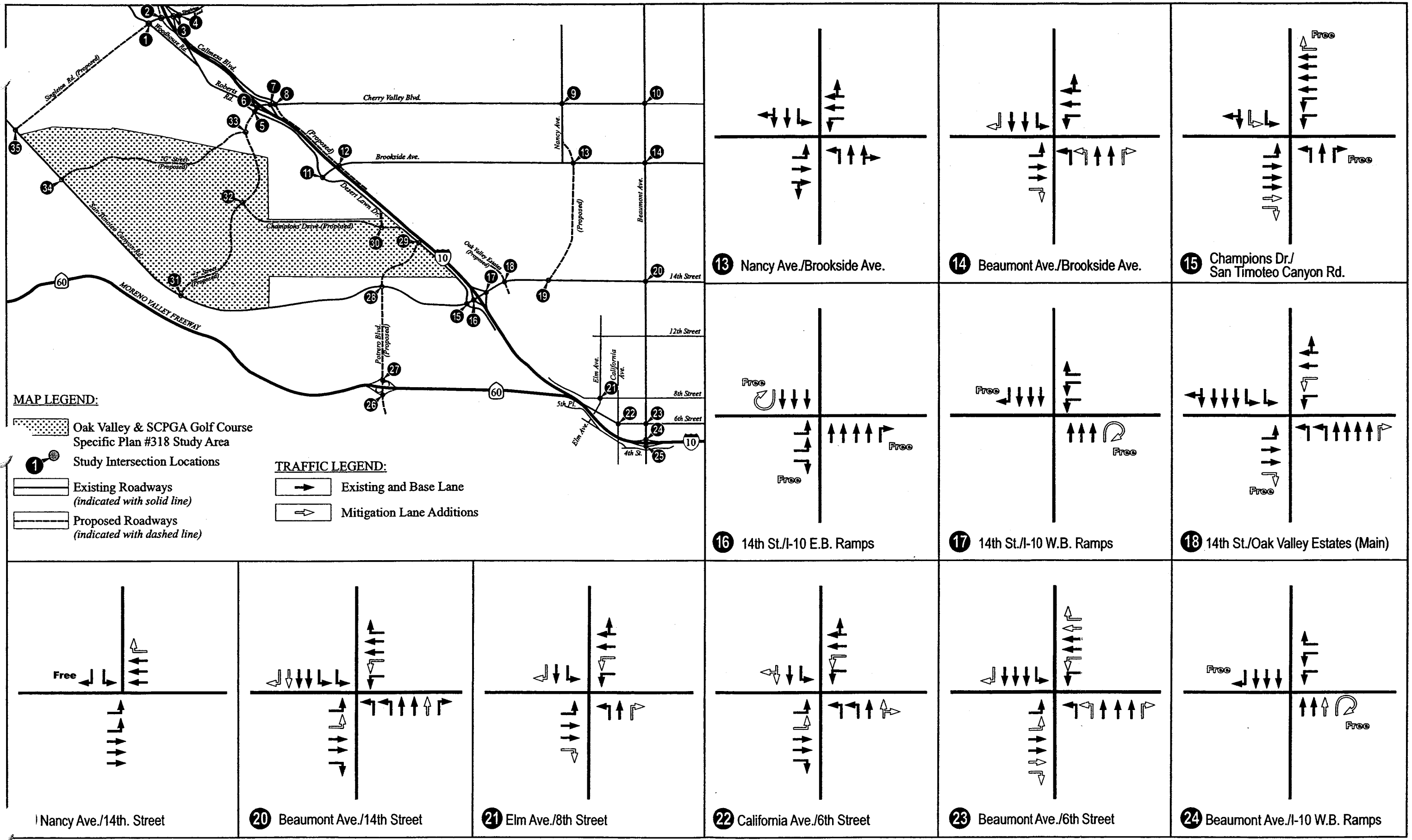


Figure D.1.12a
Oak Valley & SPCGA Golf Course Specific Plan #318
Build Out Mitigated
Intersection Geometrics
Page V.D-42



10/13/00(OVP931/Specific Plan EIR/Traffic)

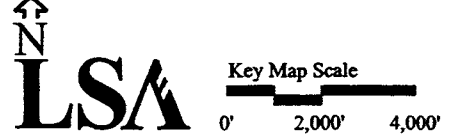
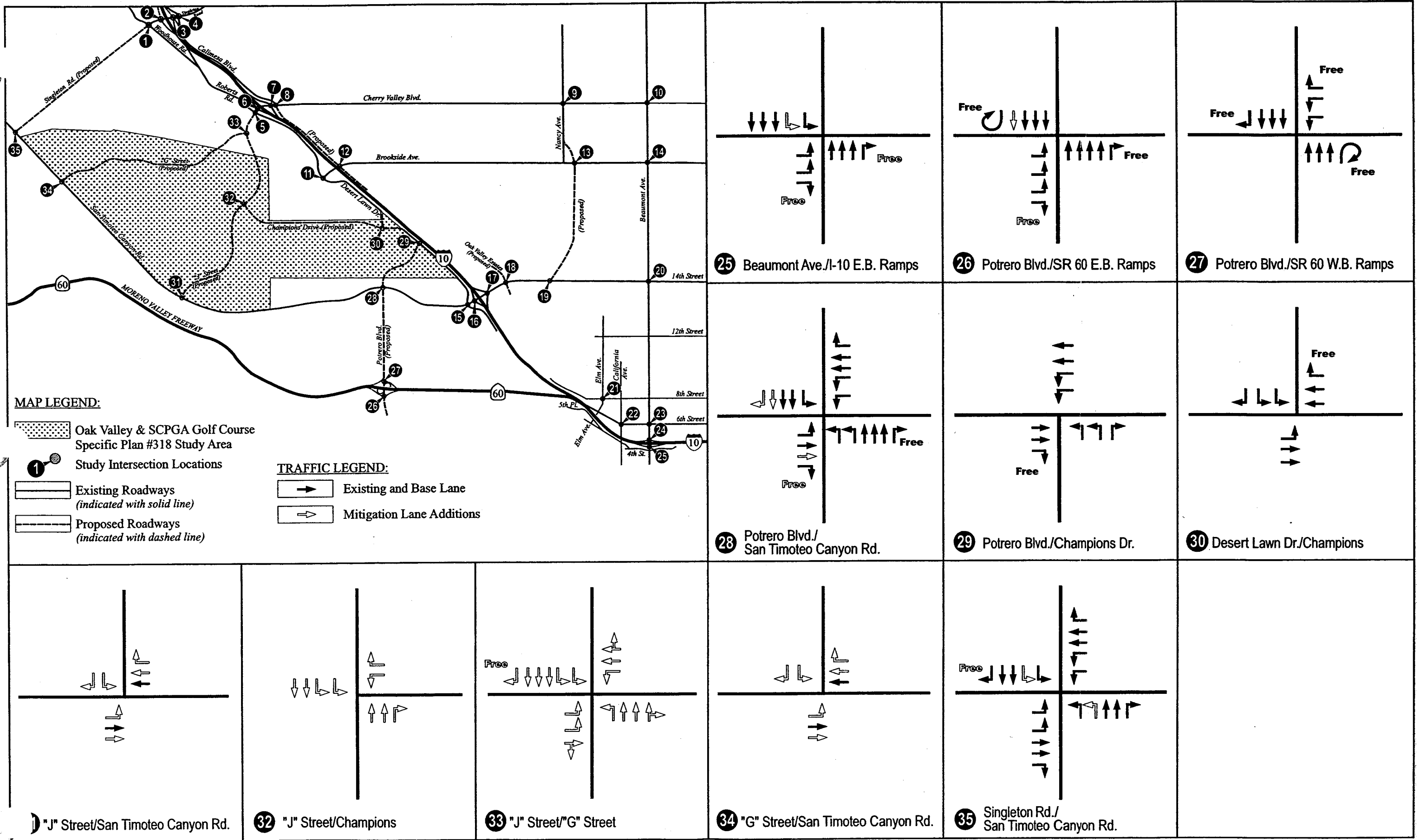


Figure D.1.12b



10/13/00(OVP931/Specific Plan EIR/Traffic)

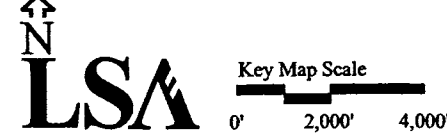


Figure D.1.12c

- 14th Street/I-10 Westbound Ramps*
- 14th Street/Oak Valley Estates*
- Nancy Avenue/14th Street*
- Beaumont Avenue/14th Street*
- Elm Avenue/8th Street*
- California Avenue/6th Street*
- Beaumont Avenue/6th Street*
- Beaumont Avenue/I-10 Westbound Ramps*
- Beaumont Avenue/I-10 Eastbound Ramps*
- Potrero Boulevard/SR-60 Eastbound Ramps*
- Potrero Boulevard/San Timoteo Canyon Road*
- Desert Lawn Drive/Champions Drive*
- Singleton Road/San Timoteo Canyon Road.*

To achieve applicable LOS standards at these intersections would require that the following intersection geometrics to be constructed over and above what would normally be provided as part of General Plan implementation.

- Singleton Road/Woodhouse Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third left turn lane and a fourth through lane; widen the southbound approach to provide a third left turn lane and a fourth through lane, and provide a free right turn lane; widen the eastbound approach to provide a third left turn lane and provide a free right turn lane; and widen the westbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on all intersection approaches and providing four through lanes on the northbound and southbound approaches would be problematic . Therefore, the following improvements are recommended: widen the southbound approach to provide a free right turn lane; widen the eastbound approach to provide a free right turn lane; and widen the westbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- Singleton Road/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third through lane and provide a free right turn lane; and modify the southbound approach to replace the dual left turn lanes with a free right turn lane (i.e., provide a loop ramp onto the freeway).

turn lane, a third through lane, and a separate right turn lane; and widen the westbound approach to provide a third through lane and a free right turn lane.

Providing triple left turn lanes and four through lanes on the northbound and southbound approaches and providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide a second left turn lane and provide a free-right turn lane; widen the eastbound approach to provide a third through lane and a separate right turn lane; and widen the westbound approach to provide a third through lane and a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Cherry Valley Boulevard/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to provide a free right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway) and provide a third through lane; and modify the eastbound approach to provide a free right turn lane.
- **Cherry Valley Boulevard/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway) and provide a third through lane; modify the southbound approach to provide a free right turn lane; and modify the westbound approach to provide a free right turn lane.
- **Cherry Valley Boulevard/Calimesa Boulevard** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a second and third left turn lane, a fourth through lane, and a separate right turn lane; widen the southbound approach to provide a second and third left turn lane, a fourth through lane, and a free right turn lane; widen the eastbound approach to provide a second and third left turn lane and provide a free right turn lane; and widen the westbound approach to provide a second and third left turn lane and a separate right turn lane.

Providing triple left turn lanes on all approaches and four through lanes on the northbound and southbound approaches would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide

approach to provide a separate right turn lane, and widen the eastbound approach to provide one right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Champions Drive/San Timoteo Canyon Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a free right turn lane; widen the southbound approach to provide two additional left turn lanes and remove one through lane; widen the eastbound approach to provide a fourth through lane and a separate right turn lane; and widen the westbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on the southbound and westbound approaches would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a free right turn lane; widen the southbound approach to provide a second left turn lane and remove one through lane; widen the eastbound approach to provide a fourth through lane and a separate right turn lane; and widen the westbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **14th Street/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a free right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., loop ramp onto the freeway) and eliminate one through lane; and widen the eastbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a free right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., loop ramp onto the freeway) and eliminate one through lane; and widen the eastbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **14th Street/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the dual left turn lanes with

standards: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide a separate right turn lane; widen the eastbound approach to provide second left turn lane, a third through lane, and a separate right turn lane; and widen the westbound approach to provide a second left turn lane, a third through lane, and a separate right turn lane.

- **Beaumont Avenue/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the dual left turn lanes with a free right turn lane (i.e., loop ramp onto the freeway) and add a third through lane; modify the southbound approach to provide a free right turn lane; and modify the westbound approach to replace the free right turn lane with a separate right turn lane.
- **Beaumont Avenue/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5c), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to provide a free right turn lane; widen the southbound approach to provide a second left turn lane; and widen the eastbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: modify the northbound approach to provide a free right turn lane; widen the southbound approach to provide a second left turn lane; and widen the eastbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Potrero Boulevard /SR-60 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5c), the following improvements would be required to achieve applicable LOS standards: widen the southbound approach to provide a fourth through lane and modify the eastbound approach to provide a free right turn lane.
- **Potrero Boulevard/San Timoteo Canyon Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5c), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third left turn lane; widen the southbound approach to provide a third through lane and a separate right turn lane; widen the eastbound approach to provide a second through lane and

D1.1C To provide mitigation for impacts on offsite intersections, individual residential and commercial planning areas shall make a fair share contribution toward the mitigation lane additions at the intersections illustrated in Figures D.1.9a thru D.1.9c. The recommended improvements for which fair share contributions shall be collected are those improvements that are over and above the General Plan build out geometrics assumed in the base condition. Prior to recordation of residential tract maps or approval of commercial site plans, a supplemental traffic analysis shall be prepared pursuant to County standards for review and approval by the Riverside County Transportation Department to update mitigation requirements and to determine specific fair share contributions.

D1.1D To mitigate deficiencies in the proposed circulation network south and east of San Timoteo Canyon Road and Potrero Boulevard, the City of Beaumont should consider additional north-south connections between San Timoteo Canyon Road and SR-60. In considering additional north-south connections, the City of Beaumont and Riverside County should coordinate to provide consistency between their respective General Plan circulation elements.

Level of Significance After Mitigation

Table D.1-H presents the build out plus project levels of service with the recommended intersection improvements. Implementation of the recommended intersection improvements would result in the minimum LOS standards being maintained at 22 of the 35 study area intersections.

Due to potentially problematic mitigation measures, full mitigation to improve operations to applicable LOS standards were not provided at the following locations:

- Singleton Road/Woodhouse Road
- Singleton Road/I-10 Westbound Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- Beaumont Avenue/I-10 Eastbound Ramps
- Beaumont Avenue/6th Street
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road.

With the recommended improvements, traffic conditions at these location would be improved as compared to General Plan build out without project conditions, but would no operate at desired levels of service (LOS C within Riverside County and the City of Calimesa and LOS D within the City of Beaumont).

In addition, the following intersection would operate at LOS D during the p.m. peak hour:

- Desert Lawn Drive/Champions Drive.

Without traffic generated within the boundaries of Oak Valley SP #318, this location would operate at LOS B.

Impact D1.2 *A total of two roadway sections are forecast to fall below the minimum LOS standards (i.e., LOS C or better in Riverside County and the City of Calimesa and LOS D or better in the City of Beaumont) under build out plus project conditions in the p.m. peak hour. These are the following:*

- Singleton Road between the I-10 ramps
- Potrero Boulevard between San Timoteo Canyon Road and Champions Drive.

To achieve applicable LOS standards for these roadway sections, intersection geometrics to be constructed over and above what would normally be provided as part of General Plan implementation are as follows:

- Singleton Road between the I-10 Ramps** - This section of Singleton Road has a General Plan cross-section of six lanes. With this cross-section, the section of Singleton Road between the I-10 ramps would operate at LOS D during the p.m. peak hour. Widening to eight lanes would be required to maintain LOS C or better operations. The mitigation measures identified for improvements at the intersections of Singleton Road/I-10 Eastbound Ramps and Singleton Road/I-10 Westbound Ramps would provide the needed eight lanes.
- Potrero Boulevard between San Timoteo Canyon Road and Champions Drive** - This section of Potrero Boulevard is planned as a two-lane roadway in the Oak Valley Specific Plan. With this cross-section, this section of Potrero Boulevard would operate at LOS F during the p.m. peak hour. Widening to four lanes would be required to maintain LOS C or better operations.

Mitigation Measures

D1.2A Construct Potrero Boulevard between San Timoteo Canyon Road and Champions Drive as a four-lane roadway.

Level of Significance After Mitigation

Implementation of mitigation measure will reduce traffic impacts to a less than significant level.

Impact D1.3 *Oak Valley SP #318 proposes to delete the extension of Potrero Boulevard between San Timoteo Canyon Road and Champions Drive from the future circulation system. In the absence of that road link, traffic will be diverted to other routes and intersections.*

- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps
- Cherry Valley Boulevard/I-10 Westbound Ramps
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- 14th Street/I-10 Westbound Ramps
- Potrero Boulevard/San Timoteo Canyon Road.

Build Out Plus Project Condition

The intersection geometrics used in the build out plus project condition with elimination of Potrero Boulevard are the same as those used in project impact analysis, with the exception of the following two on-site locations:

- Desert Lawn Drive/Champions Drive - base geometrics plus the addition of a second eastbound left turn lane.
- J Street/San Timoteo Canyon Road - base geometrics plus the addition of a second southbound left turn lane.

Build Out Plus Project Volumes

Build out plus project peak hour turn volume for the 13 analysis intersections are illustrated in Figure D.1.13. The model output data sheets for the build out plus project condition are contained in Appendix H.

Build Out Plus Project Levels of Service

Table D.1-I presents the results of the build out plus project a.m. and p.m. peak hour level of service analysis. The level of service calculation sheets are contained in Appendix H.

As discussed under the build out without project analysis, 7 of the 13 analysis intersections are forecast to operate below LOS threshold standards under build out without project conditions. The addition of traffic generated by the proposed project will contribute to unsatisfactory operations at these locations. These locations are as follows:

- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps
- Cherry Valley Boulevard/I-10 Westbound Ramps
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- 14th Street/I-10 Westbound Ramps
- Potrero Boulevard/San Timoteo Canyon Road.

- 14th Street/I-10 Westbound Ramps*
- 14th Street/Oak Valley Estates*
- Nancy Avenue/14th Street*
- Beaumont Avenue/14th Street*
- Elm Avenue/8th Street*
- California Avenue/6th Street*
- Beaumont Avenue/6th Street*
- Beaumont Avenue/I-10 Westbound Ramps*
- Beaumont Avenue/I-10 Eastbound Ramps*
- Potrero Boulevard/SR-60 Eastbound Ramps*
- Potrero Boulevard/San Timoteo Canyon Road*
- Desert Lawn Drive/Champions Drive*
- Singleton Road/San Timoteo Canyon Road.*

To achieve applicable LOS standards at these intersections would require that the following intersection geometrics to be constructed over and above what would normally be provided as part of General Plan implementation.

- Singleton Road/Woodhouse Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third left turn lane and a fourth through lane; widen the southbound approach to provide a third left turn lane and a fourth through lane, and provide a free right turn lane; widen the eastbound approach to provide a third left turn lane and provide a free right turn lane; and widen the westbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on all intersection approaches and providing four through lanes on the northbound and southbound approaches would be problematic. Therefore, the following improvements are recommended: widen the southbound approach to provide a free right turn lane; widen the eastbound approach to provide a free right turn lane; and widen the westbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- Singleton Road/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third through lane and provide a free right turn lane; and modify the southbound approach to replace the dual left turn lanes with a free right turn lane (i.e., provide a loop ramp onto the freeway).

- **Singleton Road/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the dual left turn lanes with a free right turn lane (i.e., provide a loop ramp onto the freeway); widen the southbound approach to provide two additional through lanes; and widen the westbound approach to provide a third left turn lane.

Providing triple left turn lanes on the westbound approach would be problematic. Therefore, the following improvements are recommended: modify the northbound approach to replace the dual left turn lanes with a free right turn lane (i.e., provide a loop ramp onto the freeway); and widen the southbound approach to provide two additional through lanes. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Singleton Road/Calimesa Boulevard** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third left turn lane, a fourth through lane, and a separate right turn lane; widen the southbound approach to provide a third left turn lane, a fourth through lane, and a separate right turn lane; widen the eastbound approach to provide a second and third left turn lane and a third and fourth through lane, and provide a free right turn lane; and widen the westbound approach to provide a second and third left turn lane and a third and fourth through lane, and provide a free right turn lane.

Providing triple left turn lanes and four through lanes on all approaches would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a separate right turn lane; widen the southbound approach to provide a separate right turn lane; widen the eastbound approach to provide a second left turn lane, a third through lane, and provide a free right turn lane; and widen the westbound approach to provide a second left turn lane, a third through lane, and provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Cherry Valley Boulevard/Desert Lawn Drive** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide two additional left turn lanes, a fourth through lane, and a separate right turn lane; widen the southbound approach to provide two additional left turn lanes and a fourth through lane, and provide a free-right turn lane; widen the eastbound approach to provide a third left

turn lane, a third through lane, and a separate right turn lane; and widen the westbound approach to provide a third through lane and a free right turn lane.

Providing triple left turn lanes and four through lanes on the northbound and southbound approaches and providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide a second left turn lane and provide a free-right turn lane; widen the eastbound approach to provide a third through lane and a separate right turn lane; and widen the westbound approach to provide a third through lane and a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Cherry Valley Boulevard/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to provide a free right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway) and provide a third through lane; and modify the eastbound approach to provide a free right turn lane.
- **Cherry Valley Boulevard/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway) and provide a third through lane; modify the southbound approach to provide a free right turn lane; and modify the westbound approach to provide a free right turn lane.
- **Cherry Valley Boulevard/Calimesa Boulevard** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a second and third left turn lane, a fourth through lane, and a separate right turn lane; widen the southbound approach to provide a second and third left turn lane, a fourth through lane, and a free right turn lane; widen the eastbound approach to provide a second and third left turn lane and provide a free right turn lane; and widen the westbound approach to provide a second and third left turn lane and a separate right turn lane.

Providing triple left turn lanes on all approaches and four through lanes on the northbound and southbound approaches would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide

a second left turn lane and a free right turn lane; widen the eastbound approach to provide a second left turn lane and provide a free right turn lane; and widen the westbound approach to provide a second left turn lane and a separate right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location.

- **Nancy Avenue/Cherry Valley Boulevard** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a separate right turn lane; widen the southbound approach to provide a separate right turn lane; widen the eastbound approach to provide a third through lane; and widen the westbound approach to provide a second left turn lane and a third through lane.
- **Beaumont Avenue/Cherry Valley Boulevard** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide a second left turn lane and a separate right turn lane; widen the eastbound approach to provide a second left turn lane; and widen the westbound approach to provide a second left turn lane.
- **Brookside Avenue/Desert Lawn Drive** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the southbound approach to provide a second left turn lane; and widen the westbound approach to provide a free right turn lane.
- **Brookside Avenue/Calimesa Boulevard** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5a), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a second left turn lane.
- **Beaumont Avenue/Brookside Avenue** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a second left turn lane and a separate right turn lane, widen the southbound approach to provide a separate right turn lane, and widen the eastbound approach to provide two right turn lanes.

Providing two right lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a second left turn lane and a separate right turn lane, widen the southbound

approach to provide a separate right turn lane, and widen the eastbound approach to provide one right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Champions Drive/San Timoteo Canyon Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a free right turn lane; widen the southbound approach to provide two additional left turn lanes and remove one through lane; widen the eastbound approach to provide a fourth through lane and a separate right turn lane; and widen the westbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on the southbound and westbound approaches would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a free right turn lane; widen the southbound approach to provide a second left turn lane and remove one through lane; widen the eastbound approach to provide a fourth through lane and a separate right turn lane; and widen the westbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **14th Street/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a free right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., loop ramp onto the freeway) and eliminate one through lane; and widen the eastbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a free right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., loop ramp onto the freeway) and eliminate one through lane; and widen the eastbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **14th Street/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the dual left turn lanes with

a free right turn lane (i.e., loop ramp onto the freeway) and modify the southbound approach to eliminate one through lane and provide a free right turn lane.

- 14th Street/Oak Valley Estates** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a separate right turn lane, widen the eastbound approach to provide a free right turn lane, and widen the westbound approach to provide a second left turn lane.
- Nancy Avenue/14th Street** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the westbound approach to provide a separate right turn lane.
- Beaumont Avenue/14th Street** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third through lane, widen the southbound approach to provide a separate right turn lane, widen the eastbound approach to provide a second left turn lane, and widen the westbound approach to provide a second left turn lane.
- Elm Avenue/8th Street** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a separate right turn lane, widen the southbound approach to provide a separate right turn lane, widen the eastbound approach to provide a separate right turn lane, and widen the westbound approach to provide a second left turn lane.
- California Avenue/6th Street** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to convert the separate right turn lane to a shared through-right turn lane; widen the southbound approach to provide a second through lane; widen the eastbound approach to provide a second left turn lane; and widen the westbound approach to provide a second left turn lane and convert the separate right turn lane to a shared through-right turn lane.
- Beaumont Avenue/6th Street** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS

standards: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide a separate right turn lane; widen the eastbound approach to provide second left turn lane, a third through lane, and a separate right turn lane; and widen the westbound approach to provide a second left turn lane, a third through lane, and a separate right turn lane.

- **Beaumont Avenue/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5b), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the dual left turn lanes with a free right turn lane (i.e., loop ramp onto the freeway) and add a third through lane; modify the southbound approach to provide a free right turn lane; and modify the westbound approach to replace the free right turn lane with a separate right turn lane.
- **Beaumont Avenue/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5c), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to provide a free right turn lane; widen the southbound approach to provide a second left turn lane; and widen the eastbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: modify the northbound approach to provide a free right turn lane; widen the southbound approach to provide a second left turn lane; and widen the eastbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Potrero Boulevard /SR-60 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5c), the following improvements would be required to achieve applicable LOS standards: widen the southbound approach to provide a fourth through lane and modify the eastbound approach to provide a free right turn lane.
- **Potrero Boulevard/San Timoteo Canyon Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5c), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third left turn lane; widen the southbound approach to provide a third through lane and a separate right turn lane; widen the eastbound approach to provide a second through lane and

provide a free right turn lane; and widen the westbound approach to provide a third left turn lane.

Providing triple left turn lanes on the northbound and westbound approaches would be problematic. Therefore, the following improvements are recommended: widen the southbound approach to provide a third through lane and a separate right turn lane; and widen the eastbound approach to provide a second through lane and provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Singleton Road/San Timoteo Canyon Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.5c), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a second left turn lane; widen the southbound approach to provide a second left turn lane and provide a free right turn lane; and widen the eastbound approach to provide a third left turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a second left turn lane; and widen the southbound approach to provide a second left turn lane and provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

Mitigation Measures

D1.1A Roadways links wholly within the boundaries of Oak Valley SP #318, as well as Champions Drive shall be constructed at the time of project development per the requirements of Oak Valley SP #318. Roadway links along the perimeter of the Specific Plan area (San Timoteo Canyon Road, shall be constructed to their full half width section adjacent to the Specific Plan area concurrent with development of the adjacent Oak Valley SP #318 Planning Area. Intersections located within and adjacent to the boundaries of Oak Valley SP #318 (San Timoteo Canyon Road at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn Drive) shall be constructed concurrent with roadway construction with the geometrics illustrated in Figure D.1.9c, unless subsequent traffic impact analyses demonstrate that lesser geometrics can be provided which meet applicable LOS standards, as approved by the Riverside County Transportation Department.

D1.1B Concurrent with the construction of "J" Street within the boundaries of Oak Valley SP #318, "J" Street shall be extended off site to Roberts Road with the same number of travel lanes as that provided within the Specific Plan area north of Champions Drive.

D1.1C To provide mitigation for impacts on offsite intersections, individual residential and commercial planning areas shall make a fair share contribution toward the mitigation lane additions at the intersections illustrated in Figures D.1.9a thru D.1.9c. The recommended improvements for which fair share contributions shall be collected are those improvements that are over and above the General Plan build out geometrics assumed in the base condition. Prior to recordation of residential tract maps or approval of commercial site plans, a supplemental traffic analysis shall be prepared pursuant to County standards for review and approval by the Riverside County Transportation Department to update mitigation requirements and to determine specific fair share contributions.

D1.1D To mitigate deficiencies in the proposed circulation network south and east of San Timoteo Canyon Road and Potrero Boulevard, the City of Beaumont should consider additional north-south connections between San Timoteo Canyon Road and SR-60. In considering additional north-south connections, the City of Beaumont and Riverside County should coordinate to provide consistency between their respective General Plan circulation elements.

Level of Significance After Mitigation

Table D.1-H presents the build out plus project levels of service with the recommended intersection improvements. Implementation of the recommended intersection improvements would result in the minimum LOS standards being maintained at 22 of the 35 study area intersections.

Due to potentially problematic mitigation measures, full mitigation to improve operations to applicable LOS standards were not provided at the following locations:

- Singleton Road/Woodhouse Road
- Singleton Road/I-10 Westbound Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- Beaumont Avenue/I-10 Eastbound Ramps
- Beaumont Avenue/6th Street
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road.

With the recommended improvements, traffic conditions at these location would be improved as compared to General Plan build out without project conditions, but would no operate at desired levels of service (LOS C within Riverside County and the City of Calimesa and LOS D within the City of Beaumont).

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Table D.1.H -Build Out Plus Project with Mitigation Intersection Levels of Service

Intersection	LOS Threshold	A.M. Peak Hour		P.M. Peak Hour			
		Delay	VC	LOS	Delay	VC	LOS
1. Singleton Road/Woodhouse Road	C	21	0.91	C	35	0.94	D
2. Singleton Road/I-10 EB Ramps	C	6	0.70	B	24	0.96	C
3. Singleton Road/I-10 WB Ramps	C	9	0.67	B	12	0.78	B
4. Singleton Road/Calimesa Boulevard	C	19	0.88	C	23	0.95	C
5. Cherry Valley Boulevard/Desert Lawn Drive	C	15	0.69	C	26	0.96	D
6. Cherry Valley Boulevard/I-10 EB Ramps	C	4	0.67	A	20	0.87	C
7. Cherry Valley Boulevard/I-10 WB Ramps	C	12	0.68	B	15	0.84	C
8. Cherry Valley Boulevard/Calimesa Boulevard	C	18	0.65	C	21	0.91	C
9. Nancy Avenue/Cherry Valley Boulevard	C	14	0.64	B	17	0.86	C
10. Beaumont Avenue/Cherry Valley Boulevard	C	15	0.71	C	25	0.95	C
11. Brookside Avenue/Desert Lawn Drive	C	11	0.50	B	16	0.76	C
12. Brookside Avenue/Calimesa Boulevard	D	21	0.82	C	27	0.93	D
13. Nancy Avenue/Brookside Avenue	D	18	0.67	C	24	0.92	C
14. Beaumont Avenue/Brookside Avenue	D	17	0.80	C	29	0.94	D
15. Champions Drive/San Timoteo Canyon Road	D	20	0.90	C	44	0.97	E
16. 14th Street/I-10 EB Ramps	D	7	0.74	B	17	0.91	C
17. 14th Street/I-10 WB Ramps	D	13	0.74	B	19	0.90	C
18. 14th Street/Oak Valley Estates (Main)	D	19	0.93	C	30	0.96	D
19. Nancy Avenue/14th Street	D	13	0.82	B	31	0.94	D
20. Beaumont Avenue/14th Street	D	19	0.84	C	29	0.95	D
21. Elm Avenue/8th Street	D	25	0.90	C	30	0.94	D
22. California Avenue/6th Street	D	24	0.93	C	30	0.95	D
23. Beaumont Avenue/6th Street	D	23	0.90	C	46	0.97	E
24. Beaumont Avenue/I-10 WB Ramps	D	13	0.75	B	21	0.96	C
25. Beaumont Avenue/I-10 EB Ramps	D	10	0.79	B	24	0.90	C
26. Potrero Boulevard/SR 60 EB Ramps	D	14	0.78	B	23	0.85	C
27. Potrero Boulevard/SR 60 WB Ramps	D	6	0.84	B	27	0.98	D
28. Potrero Boulevard./San Timoteo Canyon Road	D	17	0.79	C	39	0.96	D
29. Potrero Boulevard/Champions Drive	C	18	0.81	C	17	0.81	C
30. Desert Lawn Drive/Champions Drive	C	11	0.54	B	34	0.88	D
31. J Street/San Timoteo Canyon Road	C	10	0.46	B	11	0.61	B
32. J Street/Champions Drive	C	15	0.70	C	19	0.87	C
33. J Street/G Street	C	18	0.81	C	22	0.88	C
34. G Street/San Timoteo Canyon Road	C	12	0.65	B	20	0.90	C
35. Singleton Road/San Timoteo Canyon Road	C	17	0.73	C	28	0.92	D

Notes: ¹ Beaumont threshold is LOS D, Riverside County and Calimesa threshold is LOS C.
 Delay measured in seconds
 VC = volume-to-capacity
 LOS = level of service

In addition, the following intersection would operate at LOS D during the p.m. peak hour:

- Desert Lawn Drive/Champions Drive.

Without traffic generated within the boundaries of Oak Valley SP #318, this location would operate at LOS B.

Impact D1.2 *A total of two roadway sections are forecast to fall below the minimum LOS standards (i.e., LOS C or better in Riverside County and the City of Calimesa and LOS D or better in the City of Beaumont) under build out plus project conditions in the p.m. peak hour. These are the following:*

- Singleton Road between the I-10 ramps
- Potrero Boulevard between San Timoteo Canyon Road and Champions Drive.

To achieve applicable LOS standards for these roadway sections, intersection geometrics to be constructed over and above what would normally be provided as part of General Plan implementation are as follows:

- Singleton Road between the I-10 Ramps** - This section of Singleton Road has a General Plan cross-section of six lanes. With this cross-section, the section of Singleton Road between the I-10 ramps would operate at LOS D during the p.m. peak hour. Widening to eight lanes would be required to maintain LOS C or better operations. The mitigation measures identified for improvements at the intersections of Singleton Road/I-10 Eastbound Ramps and Singleton Road/I-10 Westbound Ramps would provide the needed eight lanes.
- Potrero Boulevard between San Timoteo Canyon Road and Champions Drive** - This section of Potrero Boulevard is planned as a two-lane roadway in the Oak Valley Specific Plan. With this cross-section, this section of Potrero Boulevard would operate at LOS F during the p.m. peak hour. Widening to four lanes would be required to maintain LOS C or better operations.

Mitigation Measures

D1.2A Construct Potrero Boulevard between San Timoteo Canyon Road and Champions Drive as a four-lane roadway.

Level of Significance After Mitigation

Implementation of mitigation measure will reduce traffic impacts to a less than significant level.

Impact D1.3 *Oak Valley SP #318 proposes to delete the extension of Potrero Boulevard between San Timoteo Canyon Road and Champions Drive from the future circulation system. In the absence of that road link, traffic will be diverted to other routes and intersections.*

An assessment was prepared to assess the potential circulation impacts associated with the development of the proposed Oak Valley SP #318, but with modifications to the circulation system within the proposed project area. Under this scenario, the circulation system external to the proposed project would remain as previously analyzed in this EIR. The proposed project's internal circulation system will likewise be the same as previously examined, with the exception that Potrero Boulevard between San Timoteo Canyon Road and Champions Drive would not be constructed. The primary purpose for eliminating this section of Potrero Boulevard is that this roadway link facilitates the movement of large volumes of regional traffic through, rather than around, the planned community proposed by Oak Valley SP #318. By eliminating the connection between San Timoteo Canyon Road and Champions Drive, the integrity of the adjacent residential area is maintained.

For purposes of assessing the impacts of eliminating Potrero Boulevard, only select intersections were examined. Comparison of forecast traffic volumes for the base project condition and forecast volumes for the condition with the elimination of Potrero Boulevard indicates that the elimination of Potrero Boulevard would only have an affect on the roadways in the immediate vicinity of the proposed project. External to this area, impacts of the elimination of Potrero Boulevard between San Timoteo Canyon Road and Champions Drive would have minimal affect relative to the build out plus project condition examined as part of Impact D1.1. The intersections which are examined in this assessment include the following:

- Cherry Valley Boulevard/Desert Lawn Drive (Intersection 5)
- Cherry Valley Boulevard/I-10 Eastbound Ramps (Intersection 6)
- Cherry Valley Boulevard/I-10 Westbound Ramps (Intersection 7)
- Brookside Avenue/Desert Lawn Drive (Intersection 11)
- Champions Drive/San Timoteo Canyon Road (Intersection 15)
- 14th Street/I-10 Eastbound Ramps (Intersection 16)
- 14th Street/I-10 Westbound Ramps (Intersection 17)
- Potrero Boulevard/San Timoteo Canyon Road (Intersection 28)
- Street "P"/Champions Drive (Intersection 29)
- Desert Lawn Drive/Champions Drive (Intersection 30)
- J Street/San Timoteo Canyon Road (Intersection 31)
- J Street/Champions Drive (Intersection 32)
- J Street/G Street (Intersection 33).

Build Out Without Project Condition

As discussed with Impact D1.1, the following intersections examined in the alternative circulation system assessment are projected to operate at unsatisfactory levels of service under build out without project conditions:

- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps
- Cherry Valley Boulevard/I-10 Westbound Ramps
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- 14th Street/I-10 Westbound Ramps
- Potrero Boulevard/San Timoteo Canyon Road.

Build Out Plus Project Condition

The intersection geometrics used in the build out plus project condition with elimination of Potrero Boulevard are the same as those used in project impact analysis, with the exception of the following two on-site locations:

- Desert Lawn Drive/Champions Drive - base geometrics plus the addition of a second eastbound left turn lane.
- J Street/San Timoteo Canyon Road - base geometrics plus the addition of a second southbound left turn lane.

Build Out Plus Project Volumes

Build out plus project peak hour turn volume for the 13 analysis intersections are illustrated in Figure D.1.13. The model output data sheets for the build out plus project condition are contained in Appendix H.

Build Out Plus Project Levels of Service

Table D.1-I presents the results of the build out plus project a.m. and p.m. peak hour level of service analysis. The level of service calculation sheets are contained in Appendix H.

As discussed under the build out without project analysis, 7 of the 13 analysis intersections are forecast to operate below LOS threshold standards under build out without project conditions. The addition of traffic generated by the proposed project will contribute to unsatisfactory operations at these locations. These locations are as follows:

- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps
- Cherry Valley Boulevard/I-10 Westbound Ramps
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- 14th Street/I-10 Westbound Ramps
- Potrero Boulevard/San Timoteo Canyon Road.

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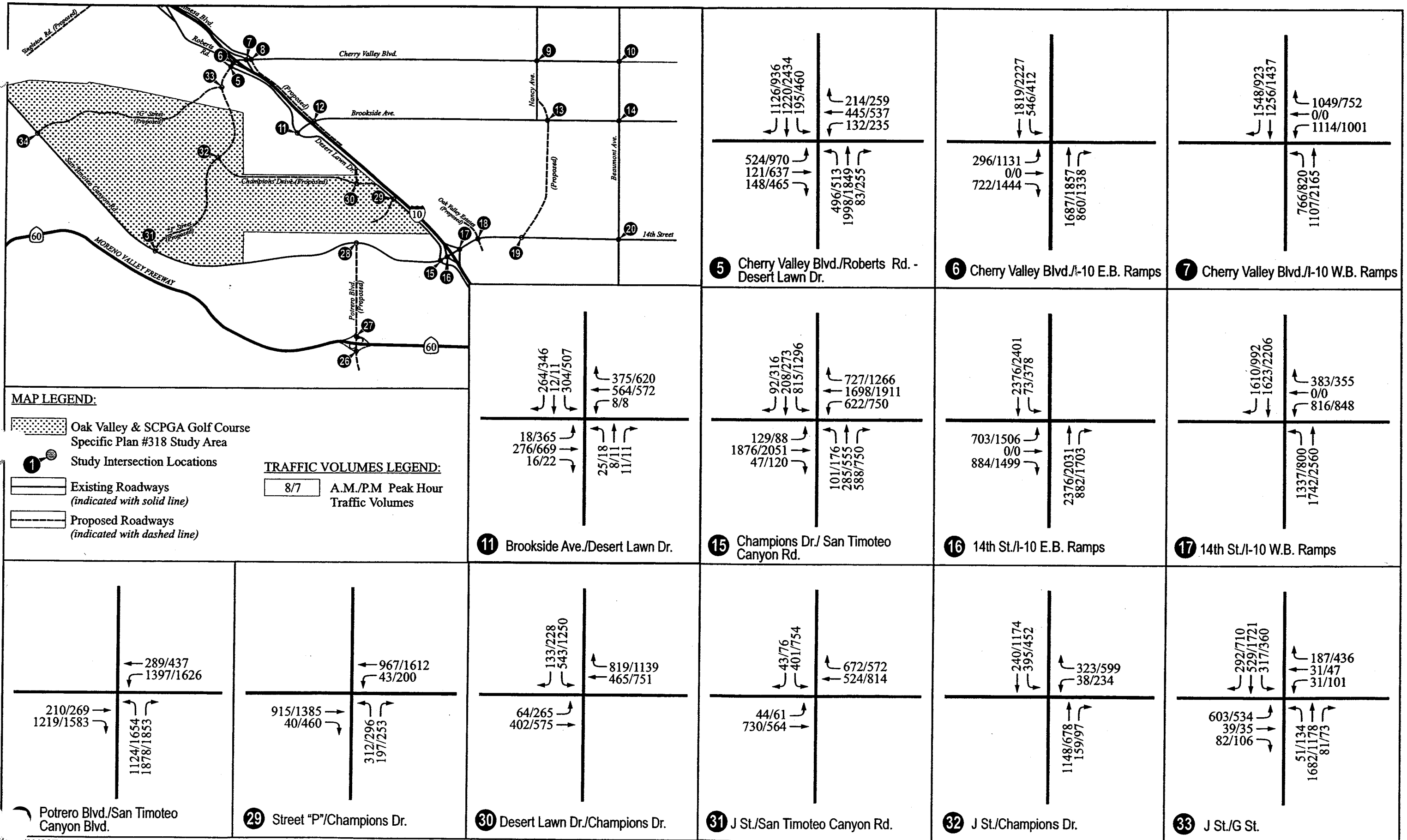
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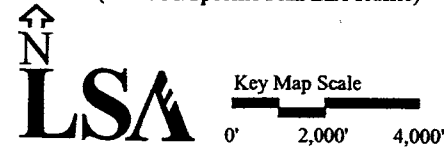


Figure D.1.13
Oak Valley & SCPGA Golf Course Specific Plan #318
Build Out Alternative 1
Peak Hour Traffic Volumes
Page V.D-58

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
D. PUBLIC FACILITIES AND SERVICES ELEMENT

Oak Valley SP #318

Table D.1.1 - Build Out Plus Project with Alternative Circulation System Levels of Service

Intersection	LOS Threshold ¹	Build Out Plus Project				Build Out Plus Project With Mitigation							
		A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour					
		Delay	VC	LOS	Delay	VC	LOS	Delay	VC	LOS			
5. Cherry Valley Boulevard/Desert Lawn Drive	C	* 1.23	F	* 1.61	F	16	0.75	C	35	0.97	D		
6. Cherry Valley Boulevard/I-10 EB Ramps	C	* 1.46	F	* 2.22	F	4	0.67	A	23	0.94	C		
7. Cherry Valley Boulevard/I-10 WB Ramps	C	* 1.84	F	* 1.55	F	10	0.62	B	17	0.90	C		
11. Brookside Avenue/Desert Lawn Drive	C	12	0.63	B	50	1.02	E	12	0.62	B	23	0.92	C
15. Champions Drive/San Timoteo Canyon Road	D	* 1.37	F	* 1.88	F	24	0.93	C	*	1.11	F		
16. 14th Street/I-10 EB Ramps	D	* 1.29	F	* 2.49	F	7	0.71	B	19	0.89	C		
17. 14th Street/I-10 WB Ramps	D	* 1.90	F	* 1.30	F	11	0.68	B	15	0.88	C		
28. Potrero Boulevard/San Timoteo Canyon Road	D	* 1.76	F	* 2.30	F	15	0.75	B	33	0.89	D		
29. Street "P"/Champions Drive	C	9	0.58	B	24	0.93	C	9	0.58	B	24	0.93	C
30. Desert Lawn Drive/Champions Drive	C	10	0.38	B	17	0.81	C	10	0.38	B	17	0.81	C
31. J Street/San Timoteo Canyon Road	C	8	0.70	B	12	0.76	B	8	0.70	B	12	0.76	B
32. J Street/Champions Drive	C	15	0.80	C	18	0.83	C	15	0.80	C	18	0.83	C
33. J Street/G Street	C	22	0.91	C	28	0.96	D	17	0.83	C	21	0.89	C

Notes:
 * Delay not calculated, volume exceeds intersection capacity.
¹ Beaumont threshold is LOS D, Riverside County and Calimesa threshold is LOS C.
 Delay measured in seconds
 VC = volume-to-capacity
 LOS = level of service

Traffic generated by the proposed project will result in the addition of a.m. and p.m. peak hour traffic volume to the build out traffic base, which results in the following intersections exceeding the minimum level of service thresholds:

- Brookside Avenue/Desert Lawn Drive
- J Street/G Street.

Of the 13 analysis intersections examined, the proposed project will have a less than significant impact at 4 locations:

- Street "P"/Champions Drive
- Desert Lawn Drive/Champions Drive
- J Street/San Timoteo Canyon Road
- J Street/Champions Drive.

To achieve applicable LOS standards at these intersections would require that the following intersection geometrics to be constructed over and above what would normally be provided as part of General Plan implementation.

- Cherry Valley Boulevard/Desert Lawn Drive** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide two additional left turn lanes, a fourth through lane, and a separate right turn lane; widen the southbound approach to provide two additional left turn lanes and a fourth through lane, and provide a free-right turn lane; widen the eastbound approach to provide a third left turn lane and a third through lane; and widen the westbound approach to provide a third through lane.

Providing triple left turn lanes and four through lanes on the northbound and southbound approaches and providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a second left turn lane and a separate right turn lane; widen the southbound approach to provide a second left turn lane and provide a free-right turn lane; widen the eastbound approach to provide a third through lane; and widen the westbound approach to provide a third through lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- Cherry Valley Boulevard/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to provide a free

right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway); and modify the eastbound approach to provide a third left turn lane and a free right turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: modify the northbound approach to provide a free right turn lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway); and modify the eastbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Cherry Valley Boulevard/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway); modify the southbound approach to provide a free right turn lane; and modify the westbound approach to provide a third left turn lane and a free right turn lane.

Providing triple left turn lanes on the westbound approach would be problematic. Therefore, the following improvements are recommended: modify the northbound approach to replace the left turn lane with a free right turn lane (i.e., a loop ramp onto the freeway); modify the southbound approach to provide a free right turn lane; and modify the westbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **Brookside Avenue/Desert Lawn Drive** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: widen the southbound approach to provide a second left turn lane.
- **Champions Drive/San Timoteo Canyon Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a free right turn lane; widen the southbound approach to provide two additional left turn lanes; widen the eastbound approach to provide a fourth through lane and a separate right turn lane; and widen the westbound approach to provide a third left turn lane and a fourth through lane, and provide a free right turn lane.

Providing triple left turn lanes on the southbound, eastbound, and westbound approaches would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a free right turn lane; widen the southbound approach to provide a second left turn lane; widen the eastbound approach to provide a fourth through lane and a separate right turn lane; and widen the westbound approach to provide a fourth through lane and a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **14th Street/I-10 Eastbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a free right turn lane and eliminate one through lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., loop ramp onto the freeway) and eliminate one through lane; and widen the eastbound approach to provide a third left turn lane and provide a free right turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, the following improvements are recommended: widen the northbound approach to provide a free right turn lane and eliminate one through lane; modify the southbound approach to replace the left turn lane with a free right turn lane (i.e., loop ramp onto the freeway) and eliminate one through lane; and widen the eastbound approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- **14th Street/I-10 Westbound Ramps** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: modify the northbound approach to replace the dual left turn lanes with a free right turn lane (i.e., loop ramp onto the freeway) and modify the southbound approach to eliminate one through lane and provide a free right turn lane.

- **Potrero Boulevard/San Timoteo Canyon Road** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: widen the northbound approach to provide a third left turn lane; widen the eastbound approach to provide a free right turn lane; and widen the westbound approach to provide a third left turn lane.

Providing triple left turn lanes on the northbound and westbound approaches would be problematic. Therefore, the following improvements are recommended: widen the eastbound

approach to provide a free right turn lane. As a result of these improvements, applicable level of service standards may not be met at this location at General Plan build out.

- J Street/G Street** - In addition to the intersection improvements which would normally be provided as part of the General Plan implementation (see Figure D.1.9a-c), the following improvements would be required to achieve applicable LOS standards: widen the eastbound approach to provide a third left turn lane.

Providing triple left turn lanes on the eastbound approach would be problematic. Therefore, no additional mitigation is available to improve operations at this location. As a result of these improvements, applicable level of service standards may not be met at this location.

Mitigation Measures

Mitigation for Impact D1.3 is provided in Mitigation Measures D1.1A through D1.1D.

Level of Significance After Mitigation

Previously referenced Table D.1-H presents the build out plus project levels of service with the recommended intersection improvements. Implementation of the recommended intersection improvements would result in the minimum LOS standards being maintained at 6 of the 13 study area intersections affected by Impact 4.1.3.

Due to potentially problematic mitigation measures, full mitigation to improve operations to applicable LOS standards were not provided at the following locations:

- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps
- Cherry Valley Boulevard/I-10 Westbound Ramps
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- Potrero Boulevard/Timoteo Canyon Road
- J Street/G Street.

With the recommended improvements, these locations would exceed the minimum LOS standards during the p.m. peak hour under build out plus project conditions. However, the recommended improvements would off-set project impacts and result in improved operations relative to the background (without project) conditions.

2. Water/Wastewater

WATER

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

This section describes the water supply and facility needs of the proposed project and their impacts on the environment. Analyses in this section are based on the information provided in correspondence from the San Gorgonio Pass Water Agency, Beaumont-Cherry Valley Water District, and The Keith Companies (project engineer). Information obtained during discussion with representatives of Fairway Irrigation, City of Beaumont, and Oak Valley Partners, L.P. was also used.

References used include the Riverside County Comprehensive General Plan, 1984, the Beaumont-Cherry Valley Water District Annual Water Quality Report, 1999, The Beaumont-Cherry Valley Water District Urban Water Management Plan, California State Department of Water of Resources California Water Plan (Bulletin 160-98), and Water Quality Control Plan for the Santa Ana River Basin, 1995 (Santa Ana Regional Water Quality Control Board), and San Gorgonio Pass Water Agency Water Importation Project Environmental Impact Report, Addendum No. 1. Technical references used in this section include the Oak Valley SP #318 Proposed Water Supply Implementation Program, The Keith Companies, 1988, and Correspondence of November 1987 on Availability of Water Supplies from John F. Mann, Jr. to Neil D. Morrison with The Keith Companies.

Existing Conditions

There are four active and one inactive well within the proposed project area.

The nearest local potable water purveyor is Beaumont-Cherry Valley Water District (BCVWD). The regional water wholesaler is the San Gorgonio Pass Water Agency. A portion of the proposed project, which lies within Range 1 West, is within the BCVWD's sphere of influence. The remainder of the proposed project, which lies within Range 2 West, is not currently within any water district or water agency's sphere of influence. The proposed project is completely within the San Gorgonio Pass Water Agency jurisdiction.

Currently, the BCVWD, with approximately 5,600 domestic service connections, provides no service to the proposed project area, but has a proposed 2650 Pressure Zone in the vicinity. San Gorgonio Pass Water Agency facilities for non-potable water, consisting of a 54-inch diameter pipe, are under construction and located approximately 6,000 feet northeast of the proposed project area.

The San Gorgonio Pass Water Agency has determined local water supplies are not sufficient to meet ultimate demand, and is constructing water facilities capable of delivering 8,650 acre-feet per year of its 17,300 acre-feet per year entitlement of State Water Project water to the Cherry Valley area by early 2001. This infrastructure project will be completed in cooperation with the San Bernardino Valley Municipal Water District and the State of California Department of Water Resources. The San Gorgonio Pass Water Agency has approved \$42 million in funding for its share of this extension of the State Water Project and construction on the first part of these facilities began in 1999. These facilities will bring

State Water project supplies from northern California to spreading ponds for recharge to the Beaumont Groundwater Storage Unit (BSU). They will allow recharge of the BSU which is the main groundwater basin in the vicinity of the proposed project.

The proposed project overlies the BSU. The BSU is the Beaumont Hydrologic Subarea of the San Timoteo Hydrologic Area in the upper part of the Santa Ana River Hydrologic Unit. There is evidence that the BSU may be, or is, in a state of overdraft, with water levels dropping at a rate of approximately 1 foot per year (Mann, 1987). The San Gorgonio Pass Water Agency spring 1999 Newsletter stated that "In the 1950s, the water levels in our main groundwater basin were 295 feet below the surface. By 1997, it had gone down 70 feet, to 365 feet." In a January 2000 letter, the San Gorgonio Pass Water Agency stated that it had determined that the BSU is in a state of overdraft of approximately 1,800 acre-feet per year. The San Gorgonio Pass Water Agency has also determined implementation of its Water Importation Project will allow the San Gorgonio Pass Water Agency to correct long-term overdraft of the Beaumont Storage Unit (San Gorgonio Pass Water Agency Water Importation Project Environmental Impact Report, Addendum No. 1, page 3-23).

The safe yield of a groundwater basin is the amount of water that can be extracted from the basin without causing long-term decline in water levels, degradation of water quality, or permanent damage to the aquifer. Using the Department of Water Resources planning numbers, Hydrologist John Mann Jr. suggests the safe yield for the San Timoteo Subarea as 5,800 acre-feet per year over 12,650 habitable acres. Using a common-pool approach, these figures can be used to estimate the share of "safe yield" to which a property owner should be entitled based on acreage. Using this logic, a 1,247.9-acre project would be able to pump, and/or use, a total of approximately 572 acre-feet of groundwater per year (approximately 510,615 gallons per day [gpd]) without impacting water levels, exclusive of any water provided by a municipal or private water agency.

The BCVWD has estimated its share of groundwater from the BSU is 6,500 acre-feet per year (approximately 5.8 million gpd). Current BCVWD extraction is approximately 3,000 acre-feet per year (approximately 2.68 million gpd).

b. GENERAL PLAN POLICIES

The County of Riverside Comprehensive General Plan includes the following policies for water use and service.

- A Category V development must be located within special districts authorized to provide water service or must have agreements for annexations into such districts.
- The project proponent must show that adequate water facilities and water resources availability will exist to meet the demands of the project.
- Commitments for adequate and available water service must be confirmed.
- Vegetation which uses less water will be encouraged for landscaping purposes.

- Irrigation systems shall be properly designed, installed, operated, and maintained to prevent the waste of water.
- The County supports programs that encourage water conservation. The Uniform Building Code requires installation of a number of water conserving devices in new homes. State law requires that water-saving toilets be used in replacement installations. The County encourages water conservation in the use of home irrigation systems.
- The County supports continued monitoring of groundwater quality and levels in Riverside County. Coordination among agencies should occur to identify groundwater problems and solutions. Development projects which may affect groundwater basins shall be reviewed for mitigation measures which should be applied to conditions of approval.
- The utilization of natural resources including soil, water, vegetation, air, wildlife, and mineral resources shall be carefully controlled and managed.
- The management principle of multiple use and sustained yield in the development and use of natural resources shall be promoted and encouraged.
- Where adequately treated wastewater is available, its use should be incorporated as irrigation for landscaping, golf courses, agriculture and man-made lakes and ponds.

Other Policies and Regulations

Water Resources

Water resources are regulated at both the State and federal levels. Water rights in California are established through both State and case laws. The California Water Code establishes the control of almost every aspect of water resource management within the state as a response to federal laws mandating state involvement. Counties must operate within the regulations established in the California Water Code in addition to other regulations.

Reclaimed Water Regulations

Reclaimed water is regulated by the EPA, Water Resources Control Board, Regional Water Quality Control Boards, and the State Department of Health Services. The State Water Resources Control Board has adopted the Policy and Action Plan for Water Reclamation (Resolution No. 77-1). This policy recognizes the need for an increasing water supply in California in support of population growth. It requires Regional Boards to support reclamation in general and specific reclamation projects which comply with the letter and intent of the Clean Water Act and Porter-Cologne Act and for which there is a demonstrated need.

The Regional Water Quality Control Boards oversee the uses of reclaimed water in California. They issue waste discharge permits which set terms for the use of reclaimed water based on stringent water

quality requirements and work with other regulatory agencies to ensure that all pertinent and applicable guidelines are followed in order to protect and enhance the beneficial uses of the waters of California.

The Department of Health Services develops policies protecting human health and comments and advises on Regional Water Quality Control Board permits.

The discharge orders mandate the degree of treatment necessary before the reclaimed water can leave the treatment facility. They specify the amount and quality of flow and differ according to the groundwater basin into which the discharge will occur and/or the beneficial uses that are to be protected. In general, the discharge of wastes containing an average total dissolved solids (TDS) concentration which exceeds the average TDS concentration in the water supply by more than 250 mg/L is prohibited.

Protection of the public health in the use of reclaimed water is regulated with the authority of the California Administrative Code (Title 22, Division 4) through the Regional Water Quality Control Boards and the Department of Health Services. Options for reclaimed water use are determined by the level of coliform organisms present in the water and the level of treatment that the water has had (Table D.2-A).

Table D.2-A - Title 22 Requirements

Use	Disinfected Tertiary Reclaimed Water (2.2 median coliform per 100 mL)	Disinfected Secondary Reclaimed Water (2.2 median coliform per 100 mL)	Disinfected Secondary Reclaimed Water (23 median coliform per 100 mL)	Undisinfected Secondary Reclaimed Water
Food Crops	allowed for drip, surface or spray	allowed for drip or surface only	not allowed	not allowed
Processed Food Crops	allowed for drip, surface or spray	allowed for drip, surface or spray	allowed for drip, surface or spray	not allowed
Orchards and Vineyards Bearing Food Crops	allowed for drip, surface or spray	allowed for drip or surface only	allowed for drip or surface only	allowed for drip or surface only
Orchards and Vineyards not Bearing Food Crops during Irrigation	allowed for drip, surface or spray	allowed for drip, surface or spray	allowed for drip, surface or spray	allowed for drip or surface only
Orchards or Vineyards Bearing Food Crops During Irrigation	allowed for drip, surface or spray	allowed for drip or surface only	allowed for drip or surface only	allowed for drip or surface only
Fodder, Fiber or Seed Crops	allowed for drip, surface or spray	allowed for drip, surface or spray	allowed for drip, surface or spray	allowed for drip or surface
Pasture for Milking Animals	allowed for drip, surface or spray	allowed for drip, surface or spray	allowed for drip, surface or spray	not allowed

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Use	Disinfected Tertiary Reclaimed Water (2.2 median coliform per 100 ml)	Disinfected Secondary Reclaimed Water (2.2 median coliform per 100 ml)	Disinfected Secondary Reclaimed Water (23 median coliform per 100 ml)	Undisinfected Secondary Reclaimed Water
Landscape -Restricted Access Irrigation (for golf courses, cemeteries, freeway landscape)	allowed for drip, surface or spray	allowed for drip, surface or spray	allowed for drip, surface or spray	not allowed
Landscape - Irrigation (for parks, playgrounds and schoolyards)	allowed for drip, surface or spray	not allowed	not allowed	not allowed
Nonrestricted Recreational Impoundments (allows swimming), Decorative Fountains	allowed	not allowed	not allowed	not allowed
Restricted Recreational Impoundment (allows boating and fishing)	allowed	allowed	not allowed	not allowed
Landscape Impoundment without Decorative Fountains	allowed	allowed	allowed	not allowed

Generally, each project which utilizes reclaimed water is examined as a unique project by the Regional Water Quality Control Board and/or the Department of Health Services. The project is approved or denied based on its merit as well as part of the cumulative effects of other reclaimed water projects in the affected area.

General environmental concerns associated with using reclaimed water for groundwater recharge include the following:

- Liquefaction in recharge areas
- Erosion or unstable soil conditions
- Changes in absorption rates
- Change in quantity or quality of groundwater
- Changes in the direction or rate of flow of groundwater
- Reduction in the amount or quality of water otherwise available
- Impacts to plant or animal species
- The creation of any health hazard or potential health hazard
- Alteration of water treatment or transmission facilities
- Affect on local water supply
- Aesthetic effects.

Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB), Region 8, has established water quality objectives to protect the designated beneficial uses of the groundwater which underlies the proposed project. These uses are municipal and domestic supply, agricultural supply, industrial service supply, and industrial process supply. Along with water quality impairment, the RWQCB also considers overdraft of a basin a threat to the long-term beneficial uses of groundwater.

Beaumont-Cherry Valley Water District

The Beaumont-Cherry Valley Water District's 1995 Urban Water Management Plan recognizes the water management issues within its sphere of influence, and has taken steps to plan for future growth. A series of agreements have been made between the San Geronio Pass Water Agency, City of Beaumont, and Yucaipa Valley Water District (YVWD) to manage and preserve existing groundwater supplies. The agreements with the City of Beaumont serve to facilitate the implementation of the City's General Plan and public facilities financing program to ensure orderly development. Included in this 1993 agreement is the need for a groundwater management plan that includes acquisition of new water supply sources and use of recycled (reclaimed) water.

A 1993 agreement with the San Geronio Pass Water Agency and the City of Beaumont ensured cooperation in developing a long-term program to maintain safe groundwater management through the importation, use, and recharge, of supplemental water from the State Water Project. In 1994, the BCVWD and Yucaipa Valley Water District entered into a management agreement to develop a schedule for implementing a basin management plan for joint management of the BSU.

Policies of the BCVWD as stated in 1995 Urban Water Management Plan include the following:

- A water efficient Landscape Ordinance for new development.
- Ultra-Low-Flow toilets in new construction starting in 1992 as required in the California Code of Regulations, Part 5 of the California Plumbing Code, a division of the California Building Standards.
- Establish an area-wide water recycling program with the cities of Banning and Beaumont, and San Geronio Pass Water Agency to save at least 3,600 acre-feet per year of potable water.

In its future water use projection section in the 1995 Urban Water Management Plan, the BCVWD stated:

*"It is readily apparent... that supplying water to meet the demands will require careful planning and development of innovative solutions to maximize the available water resources in the area."
(Page 4-5).*

The Gorgonio Pass Water Agency is in the process of completing the infrastructure to deliver State Water Project water to the area with its Water Importation Project. The Gorgonio Pass Water Agency has determined that provision of supplemental supplies by the Water Importation Project will substantially reduce or eliminate the projected water deficit in the area with the expectation that water demand will approximately match supplies in the Year 2020 (San Gorgonio Pass Water Agency Water Importation Project Environmental Impact Report, Addendum No. 1, page 3-11).

City of Beaumont

The City of Beaumont Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project) provides a funding mechanism for building public works infrastructure including water transmission lines. The Westside Infrastructure Project can be modified to include improvements required in Phase 1 of the proposed project.

c. THRESHOLDS OF SIGNIFICANCE

Impacts on existing or planned water resources and facilities are considered to be significant if the proposed project:

- Requires, but does not provide new water facilities and/or supplies beyond those already planned;
- Uses excessive amounts of potable water where reclaimed water can feasibly and economically be used;
- Is located in a groundwater basin which is in a state of overdraft and would exceed its "common-pool approach" share of the basin's "safe yield" in the absence of an adequate imported water supply;
- Conflicts with a groundwater management program; and/or
- Conflicts with General Plan policies.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Less than Significant Impacts

The following potential water impacts were analyzed and found to be less than significant.

Off-Site Distribution System. Construction of needed off-site water distribution system improvements may cause temporary traffic, air quality, and noise impacts to residents in, and around the construction sites. To alleviate the potential impacts, improvements will be built within existing roadway and other low impact right-of-ways in compliance with applicable policies of the responsible water agency and the city or County agency within which the improvement is located. Additional off-site domestic transmission mains to the proposed project will be constructed as part of the City of Beaumont

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project).

Mitigation Measures

No mitigation is required.

Potentially Significant Impacts

The following impacts, which would result from implementation of the proposed project, were evaluated and considered potentially significant.

Impact D2.1 Implementation of the proposed project will increase water demand, and require the provision of a water system capable of delivering 1,643 gallons per minute to meet Average Daily Demand and up to a Peak Hourly Demand of 5,257 gallons per minute.

Project-Related Water Demand

Water demand for Oak Valley SP #318 was determined by the project engineer, The Keith Companies, and is 2,652 acre-feet per year. Table D.2-B shows the water demand in gallons per minute of each land use of the proposed project. Table D.2-C shows the water demand in acre-feet per year for each general land use category.

Table D.2-B - Water Demand Summary, Oak Valley SP #318

Land Use	Acreage	Dwelling Units	Average Daily Demand (in gallons per minute)	Maximum Day Demand (in gallons per minute)	Peak Hourly Demand (in gallons per minute)
Low (0.2-2 du/ac)	99.5	100	34	77	109
Low (2-5 du/ac)	23.7	47	16	36	51
Medium (2-5 du/ac)	456.7	1,826	621	1,397	1,987
Medium High (2-8 du/ac)	160.6	963	327	737	1,048
High (8-12 du/ac)	80.1	931	317	712	1,013
Mixed Use	25.0	500	170	383	544
Residential Total	845.6	4,367	1,485	3,341	4,751
Neighborhood Commercial	16.0	-	23	52	73
Community Commercial	37.6	-	54	120	172
Schools	40.0	-	57	129	183
Parks	38.0	-	24	55	78
Major Roads	52.4	-	-	-	-

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Land Use	Acreage	Dwelling Units	Average Daily Demand (in gallons per minute)	Maximum Day Demand (in gallons per minute)	Peak Hourly Demand (in gallons per minute)
<i>Non-Residential Total</i>	<i>184</i>	<i>-</i>	<i>158</i>	<i>356</i>	<i>506</i>
<i>Project Total to be Served by Public Water Facilities</i>	<i>1029.6</i>	<i>4,367</i>	<i>1,643</i>	<i>3,697</i>	<i>5,257</i>
Open Space	218.3	-	-	-	-
PROJECT TOTAL	1,247.9	4,367	1,643	3,697	5,257

Table D.2-C - Water Demand Summary, Oak Valley SP #318

Land Use	Average Daily Demand (gallons per minute)	Average Daily Demand (acre-feet per year)
Residential and Mixed Use	1,485	2,397
Commercial	77	124
Schools	57	92
Parks	24	39
Open Space	0	0
PROJECT TOTAL	1,643	2,652

The domestic water Average Daily Demand for the proposed project area is based on dwelling units for residential development and on an acreage basis for all other types of development. Maximum Daily Demand is based on 2.25 times average daily demand, and the Peak Hourly Demand is based on 3.20 times average daily demand over a one hour period. Average domestic water demand for the proposed project is 0.34 gallon per minute (gpm) per dwelling unit, 0.64 gpm per acre for parks, 1.43 gpm per acre for schools, and 1.43 gpm per acre for commercial uses.

The natural open space portion of the proposed project will not result in a demand for water.

Project-Related Water Storage Requirements

The evaluation of water storage requirements for the proposed project were based on Table 6-3 of the Beaumont-Cherry Valley Water District 1994 Water System Master Plan Update. The storage requirement calculations do not include the open space, golf course and associated facilities storage requirements. Table D.2-D shows the total storage requirement for the proposed project is 5.99 million gallons. The storage requirement is based on accommodating adequate operating storage, emergency storage, and fire flow storage.

Table D.2-D - Water Storage Requirement Summary, Oak Valley SP #318

Type of Storage	Factor Used	Million Gallons
Operating	0.65 times MDD ¹	3.46
Emergency	0.25 times MDD	1.33
Fire Flow	5,000 gpm ² times 4 hours	1.20
Total Storage Requirement	-	5.99

Notes: ¹ - Maximum daily demand.

² - gallons per minute.

Proposed Project-Related Water Infrastructure

Water facility needs for the proposed project have been calculated using a network analysis which assumes water is supplied by the BCVWD from their proposed 2650 Pressure Zone.

The proposed Master Water Plan for Oak Valley SP #318 is shown in figure "Master Water Plan" in the Specific Plan. The proposed project could be served by a BCVWD 2650 Pressure Zone through installation and operation of a pressure reducing station at the interface with an existing BCVWD 2750 Pressure Zone or by an alternative supply connection.

The water master plan under review includes two proposed connections to the BCVWD: one at the southeast Specific Plan boundary, and one at the intersection of San Timoteo Road and Potrero Road. The distribution system within the proposed project area consists of a network of water lines ranging in diameter from 10 to 18 inches. Water storage requirements are proposed to be located off site as part of the water purveyor's operating and distribution system.

BCVWD has anticipated serving growth in the vicinity of the proposed project area. The District's master plan provides for facilities that will be near the proposed project, and will be able to serve the portion of the proposed project that is within the District's sphere of influence. These infrastructure improvements will be constructed as part of the City of Beaumont Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project).

BCVWD anticipates substantial growth in its sphere of influence, and has provided a water supply plan in its 1995 Urban Water Management Plan to meet future demand. The BCVWD has planned a future water supply mix of groundwater, imported water, and recycled (reclaimed) water. BCVWD also plans to add a 2650 Pressure Zone to its system, regardless of whether Oak Valley SP #318 is to be served by the District. If BCVWD implements the water supply plan in its 1995 Urban Water Management Plan and follows through on its plans to add the 2650 Pressure Zone, the impact of serving water to the proposed project will be reduced to a less than significant level.

Mitigation Measures

No project-based mitigation is required.

Level of Significance After Mitigation

As noted above, if BCVWD implements the water supply plan in its 1995 Urban Water Management Plan and follows through on its plans to add the 2650 Pressure Zone, the impact of serving water to the proposed project will be reduced to a less than significant level.

Impact D2.2 The implementation of the proposed project at build out requires a water supply of approximately 2,652 acre-feet per year of water within a groundwater basin that appears to be in a state of overdraft.

The groundwater basin over which Oak Valley SP #318 is located appears to be in a state of overdraft. The proposed project water demand will be met at least initially with water extracted from the BSU and will, therefore, contribute to the overdraft of the groundwater basin.

The proposed project area's "common-pool approach" share of the basin's "safe yield" is estimated to be approximately 572 acre-feet of groundwater per year; groundwater pumping in excess of that amount is presumed to contribute to an overdraft of the area's groundwater basin. The total annual water demand of Oak Valley SP #318 at build out is 2,652 acre-feet per year.

A 1993 agreement between BCVWD, San Geronio Pass Water Agency, and the City of Beaumont was made to ensure cooperation in developing a long-term program to maintain safe groundwater management through the importation, use, and recharge, of supplemental water from the State Water Project, and a 1994 agreement between BCVWD and the Yucaipa Valley Water District provides for joint management of the BSU. As previously noted, infrastructure to bring State Project Water to the San Geronio Pass area is currently under construction, along with a commitment of water supplies for that infrastructure project. The San Geronio Pass Water Agency has also determined implementation of its Water Importation Project will allow the San Geronio Pass Water Agency to correct long-term overdraft of the Beaumont Storage Unit (San Geronio Pass Water Agency Water Implementation Project Environmental Impact Report, Addendum No. 1, page 3-23). While a program is in place to bring State Water Project supplies into the San Geronio Pass area, the proposed project area is not currently within the boundaries of a water service provider. Thus, supplemental water supplies are not currently available to support development of the proposed project.

BCVWD stated, in recent correspondence, that water for the proposed project, will initially come from groundwater sources in the BSU. Supplemental State Water Project supplies would become available to the proposed project upon completion of infrastructure, and if the proposed project area were to be annexed into the District. In addition, The San Geronio Pass Water Agency has stated it could make direct deliveries of non-potable water from the State Water Project to the proposed project (conversation with Steve Stockton, General Manager of the San Geronio Pass Water Agency). It is possible for water to be purchased directly from the San Geronio Pass Water Agency and treated for the specific use of

Oak Valley SP #318. Such treatment (filter and disinfect), if it occurs separately from the BCVWD facilities, will have to comply with all California Department of Health Services requirements and meet all health regulations. Exercising the opportunity to purchase any supplemental water that is needed to avoid groundwater overdraft from the San Geronio Pass Water Agency would reduce the impact of water demand for the project to a level of less than significant.

The project water demand for active, planned and proposed housing development within the San Geronio Pass Water Agency service area, including the water demand for Oak Valley SP 216 & 216A, which is considerably more than the water demand for the proposed project, was determined as part of the San Geronio Pass Water Agency Water Importation Project Environmental Impact Report, Addendum No. 1. The San Geronio Pass Water Agency concluded that implementation of its Water Importation Project (currently under construction) will substantially reduce the projected water supply deficit with the expectation that water demand will approximately match supplies in the Year 2020 (Gorgonio Pass Water Agency Water Importation Project Environmental Impact Report, Addendum No. 1., page 3-11). Therefore, the water demand for Oak Valley SP #318 can be expected to be met with planned supplies that will be available at the completion of the Gorgonio Pass Water Agency Water Importation Project.

Riverside County policies which apply to the proposed project require that adequate water facilities and water resources be available to meet the demands of proposed development projects, and, where reclaimed wastewater is economically available, its use should be incorporated as irrigation for landscaping, golf courses, agriculture, and man-made lakes and ponds. The City of Beaumont has indicated that reclaimed water would be available to the proposed project site within the next three years.

Mitigation Measures

D2.2A Prior to issuance of building permits, which would increase existing water usage within the boundaries of Oak Valley SP #318 by more than 425 acre-feet, a water agreement will be secured with the San Geronio Pass Water Agency to provide sufficient water to the development for domestic purposes.

D2.2B If economically feasible, infrastructure for delivery of reclaimed water shall be installed as part of the Oak Valley SP #318 to provide irrigation water and reduce the potable water demand of the proposed project.

D2.2C The following water conservation measures are recommended by the State Department of Water Resources for new development to be implemented where feasible in addition to the use of required water-efficient plumbing fixtures.

Interior

- Supply line pressure:* Maintain interior water pressure no greater than 50 pounds per square inch (psi).
- Drinking fountains:* Equip drinking fountains with self-closing valves.

- Hotel rooms:* Post conservation reminders in rooms and restrooms. Install thermostatically controlled mixing valves in baths/showers.
- Laundry facilities:* Provide water-conserving models of washers.
- Restaurants:* Use water-conserving models of dishwashers or spray emitters that have been designed for water conservation.
- Ultra-low-flush toilets:* Install 1.5-gallon per flush toilets in new construction.

Exterior

- Landscape with low water-using plants, wherever feasible.
- Limit use of lawn to lawn-dependent uses, such as playing fields. When lawn is used, use drought tolerant grasses.
- Group plants of similar water use together to reduce over-irrigation of low-water-using plants.
- Use mulch extensively in landscaped areas to improve the water-holding capacity of the soil, reducing evaporation and soil compaction.
- Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots (e.g. drip irrigation, soil moisture sensors, and automatic irrigation systems) within parks, schools, and commercial area landscaping.
- Grade slopes so that runoff or surface water is minimized.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce impacts on water resources to less than significant levels.

WASTEWATER

This section describes the wastewater (sewer) facility needs of the proposed project and their impacts on the existing environment. Analyses in this section is based on the information provided in correspondence from the Keith Companies. Information obtained during discussion with the City of Beaumont was also used.

References used include the Riverside County Comprehensive General Plan, 1984, City of Beaumont General Plan, 1993, and the Water Quality Control Plan for the Santa Ana River Basin, 1995 (Santa Ana Regional Water Quality Control Board).

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Existing Conditions

There is currently no community sewer service available to the proposed project area. The current method for disposing of wastewater at the existing golf course is through the use of septic system facilities at several locations throughout the golf course property. The proposed Master Sewer Plan for Oak Valley SP #318 is shown in figure "Master Sewer Plan" in the Specific Plan.

Sewage generated within the proposed project will be treated by the City of Beaumont, or other sewage treatment entity. The City of Beaumont operates a wastewater treatment plant at 714 West 4th Street, southeast of the proposed project site. The Beaumont treatment plant has a current capacity of 1.5 million gpd with existing flows of 1.25 million gpd. The existing wastewater treatment plant discharges to Coppers Creek, which eventually flows into San Timoteo Creek and the Santa Ana River. An expansion is underway to increase the treatment plant capacity to 2.0 mgd. The City of Beaumont adopted a Wastewater Management Plan Program in 1990. The program proposes the ultimate construction of an additional 5.0 mgd to 7.0 mgd, capacity and upgrade of treatment capabilities from a two-stage trickling filter process to tertiary treatment.

The City of Beaumont Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project), has established a connection fee of \$2,431 per equivalent dwelling unit to pay for expansion of capacity in the existing wastewater treatment plant facilities. The City includes plans for expansion of treatment plants in its Wastewater Management Plan, and uses 280 gpd per equivalent dwelling unit to project future capacity needs. Trunk and interceptor collection systems are constructed based on development demand in each part of the service area.

The City of Beaumont is currently pursuing an effort with the State Water Resources Control Board to develop a reclaimed water use program, and is investigating possible uses and users. Under this program, reclaimed water could be available for use within one to three years. Its use, which will be required within the Beaumont city limits, will reduce wastewater discharge to Coppers Creek.

b. GENERAL PLAN POLICIES

The County of Riverside Comprehensive General Plan includes the following policies for sewer service.

- A Category V development must be located within special districts authorized to provide sewer service or must have agreements for annexations into such districts.
- The project proponent must show that adequate sewer facilities and sewage treatment plant capacity will exist to meet the demands of the project.
- Commitments for adequate and available sewer service must be confirmed.
- The utilization of natural resources including soil, water, vegetation, air, wildlife, and mineral resources shall be carefully controlled and managed.

- The management principle of multiple use and sustained yield in the development and use of natural resources shall be promoted and encouraged.
- The County shall encourage the utilization of wastewater treatment facilities which provide for the reuse of wastewater.
- Where adequately treated wastewater is available, its use should be incorporated as irrigation for landscaping, golf courses, agriculture and man-made lakes and ponds.

Other Policies and Regulations

Wastewater Reclamation

Wastewater treatment and reclamation are regulated by the EPA, Water Resources Control Board, Regional Water Quality Control Boards, and the State Department of Health Services. The State Water Resources Control Board has adopted the Policy and Action Plan for Water Reclamation (Resolution No. 77-1). This policy recognizes the need for an increasing water supply in California in support of population growth. It requires Regional Boards to support wastewater reclamation in general and specific reclamation projects which comply with the letter and intent of the Clean Water Act and Porter-Cologne Act and for which there is a demonstrated need.

The Regional Water Quality Control Boards oversee the uses of reclaimed water in California. They issue waste discharge permits which set terms for the use of reclaimed water based on stringent water quality requirements and work with other regulatory agencies to ensure that all pertinent and applicable guidelines are followed in order to protect and enhance the beneficial uses of the waters of California.

The Department of Health Services develops policies protecting human health and comments and advises on Regional Water Quality Control Board permits.

The disposal constraints contained in the discharge permits issued by the Regional Water Quality Control Board mandate the degree of treatment necessary before the reclaimed water can leave the treatment facility. They specify the amount and quality of flow and differ according to the groundwater basin into which the discharge will occur and/or the beneficial uses that are to be protected. In general, the discharge of wastes containing an average total dissolved solids (TDS) concentration which exceeds the average TDS concentration in the water supply by more than 250 mg/L is prohibited.

Protection of the public health regarding the use of reclaimed water is regulated with the authority of the California Administrative Code (Title 22, Division 4) through the Regional Water Quality Control Boards and the Department of Health Services. Options for reclaimed water use are determined by the level of coliform organisms present in the water and the level of treatment that the water has had (refer to Table D.2-A).

Generally, each project which utilizes reclaimed water is examined as a unique project by the Regional Water Quality Control Board and/or the Department of Health Services. The project is approved or

denied based on its merit as well as part of the cumulative effects of other reclaimed water projects in the affected area.

Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB), Region 8, regulates the City of Beaumont's wastewater treatment plant discharge to Coppers Creek. Salts and nitrogen species, like ammonia, are constituents of primary concern. The reclaimed water eventually reaches San Timoteo Creek and the Santa Ana River where there are groundwater subbasins without assimilative capacity for salts (TDS). When discharge does not meet the numerical objectives set by the RWQCB, the City must provide salt offset programs. Total ammonia is also regulated in the wastewater discharge in order to protect habitat in the Santa Ana River and its tributaries.

City of Beaumont

The City of Beaumont Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project) provides a funding mechanism for building public works infrastructure including sewer lift stations and collection facilities. The Westside Infrastructure Project can be modified to include improvements required in Phase 1 of the proposed project.

c. THRESHOLDS OF SIGNIFICANCE

Impacts on existing or planned wastewater facilities are considered to be significant if the proposed project:

- Would cause overflow of existing or planned sewer lines;
- Increases flows into a wastewater treatment facility in excess of the capacity of that treatment facility;
- Proposes the use of septic systems in an area where soils are unsuitable for such systems; and/or
- Conflicts with General Plan policies.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Less than Significant Impacts

The following potential wastewater impacts were analyzed and found to be less than significant.

Construction of Off-Site Wastewater Infrastructure. Construction of off-site facilities to meet sewer system improvements may cause temporary traffic, air quality, and noise impacts to residents in, and around the construction sites. To alleviate the potential impacts, all improvements will be built in existing roadways and other low impact right-of-ways following applicable policies of the City of Beaumont and County of Riverside. The off-site facilities which accommodate the proposed project may be constructed as part of the City of Beaumont Comprehensive Public Facilities Financing Program, Assessment District No. 98-1 (Westside Infrastructure Project).

Mitigation Measures

Less than significant impacts require no mitigation.

Potentially Significant Impacts

The following impacts which would result from implementation of the proposed project were evaluated and considered potentially significant.

***Impact D2.3** Implementation of the proposed project will require the addition of infrastructure to the City of Beaumont sewer trunk line system and increase wastewater disposal needs. This would require the addition of sewer lines, and associated facilities capable of conveying an additional 2.412 cubic feet per second Average Daily Flow and a Peak Flow of 5.363 cubic feet per second. The flows created by the proposed project would require the City to expand the wastewater treatment plant from its current capacity of 1.5 million gallon per day to just under 3.0 million gpd. Therefore, the proposed project's impacts on wastewater infrastructure is potentially significant.*

The City of Beaumont has anticipated serving growth in the area of the proposed project. The City has included plans for expansion of its wastewater treatment plant in its Wastewater Management Plan, and anticipates a future capacity of the 4th Street wastewater treatment facility of approximately 7.0 million gpd, which more than accommodates the sewer needs of the proposed project. Trunk and interceptor collection systems will be constructed as needed over time in each part of the sewer service area.

Funding for improvements is provided in City of Beaumont Comprehensive Public Facilities Financing Program Assessment District No. 98-1, (Westside Infrastructure Project). A connection fee of \$2,431 per equivalent dwelling unit has been established to pay for expansion of capacity in the existing wastewater treatment plant facilities.

The City of Beaumont is currently pursuing an effort with the State Water Resources Control Board to develop a reclaimed water use program. The City is investigating possible uses and users. Under this program, the City of Beaumont has stated that reclaimed water should be available for use within one to three years. Use of reclaimed water, would minimize the City's discharge to Coppers Creek.

Mitigation Measures

D2.3A Sewage collection and treatment services will be provided through the City of Beaumont, or other sewage treatment entity. Prior to the recordation of tract maps, the project proponent shall submit to the County of Riverside evidence of a commitment from a sewage collection and treatment entity to provide sewer collection and treatment services.

D2.3B Ultra-low-flow toilets shall be installed throughout the development to reduce flows to the wastewater treatment facility.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce the magnitude of the impact to a less than significant level.

3. Fire Protection

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Fire protection services to the Oak Valley SP #318 is provided by the Riverside County Fire Department. The County Fire Department operates each of its fire stations with a minimum of two professional fire fighters per shift with additional support provided by trained volunteers.

The Oak Valley SP #318 is situated in a region that is currently identified as a Hazardous High Fire Area, based on the following criteria: a lack of community water facilities, a distance of approximately 4 miles to the nearest fire facility, and the amount of native vegetation in the vicinity. In addition, the proposed project is located within a State fire responsibility area that is classified by the State of California as a very high fire severity zone.

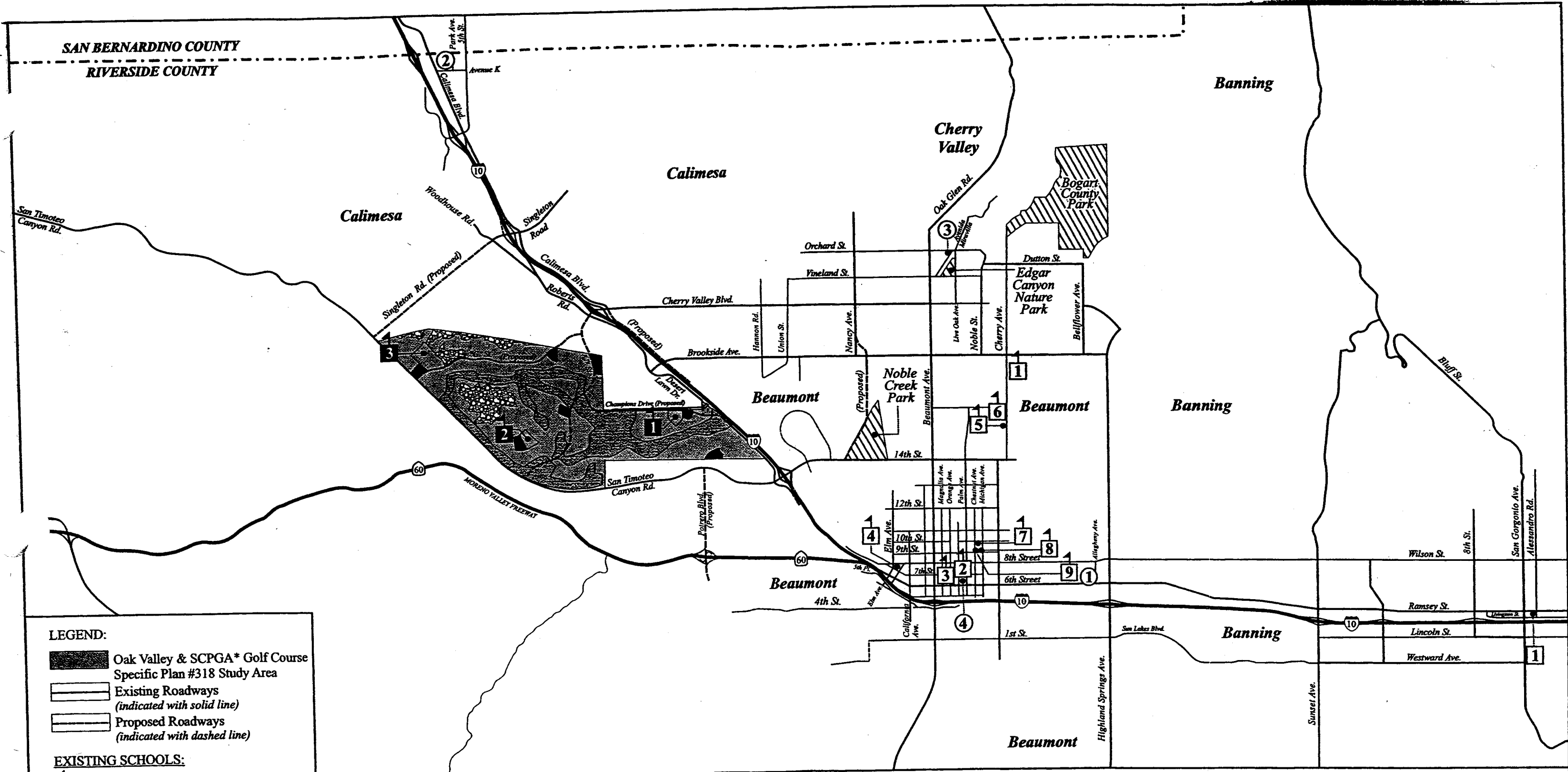
The proposed project area is served by the stations are listed in Table D.3-A and shown in Figure D.3.1. Stations 21, 22, and 66 are Riverside County Fire Department facilities that are staffed by two full-time firefighters per shift and supplemented by trained volunteer forces. Station 66 serves the City of Beaumont under contractual agreement, and would be the first station to respond to the Oak Valley SP #318 site in the event of a fire incident. Station 20 is a CDF facility that is staffed year-round by four professionals, with increased full-time staff during the summer. Additional service is provided through Station 20 by trained volunteers. A mutual aid agreement between the Riverside County Fire Department and the California Department of Forestry and Fire Protection (CDF) allows for service to the proposed project area through four fire stations located in the proposed project area.

Table D.3-A - Riverside County Fire Department and CDF Service Locations

Fire Station	Location	Approximate Distance from the Project Site
Station 20 - Beaumont	1550 East 6 th Street, Beaumont	5.1 miles
Station 21 - Calimesa	906 Park Avenue, Calimesa	5.3 miles
Station 22 - Cherry Valley	10055 Avenida Mira Villa, Cherry Valley	5.9 miles
Station 66 - Beaumont City	628 Maple Street, Beaumont	3.8 miles

b. EXISTING POLICIES AND REGULATIONS

Fire policies and regulations governing the Oak Valley SP #318 include Riverside County Ordinance No. 787, Riverside County Master Fire Protection Plan, the California Public Resources Code No. 4290, the Uniform Fire Code, and the Uniform Building Code.



LEGEND:

Oak Valley & SCPGA* Golf Course Specific Plan #318 Study Area

Existing Roadways (indicated with solid line)

Proposed Roadways (indicated with dashed line)

EXISTING SCHOOLS:

Existing School Symbol

1. Chavez Elementary
2. Palm Elementary
3. Summit Elementary
4. Wellwood Elementary
5. Mountain View Junior High School
6. Beaumont High School
7. San Andreas Continuation High School
8. Glenview Continuation High School
9. Laura May Stuart School

PROPOSED ON SITE SCHOOLS:

Proposed School Symbol

1. Elementary
2. Elementary
3. Junior High School

EXISTING PARKS:

Existing Park

Bogart County Park
Edgar Canyon Park
Noble Creek Park

PROPOSED ON SITE RECREATION & OPEN SPACE:

Proposed Park

Proposed Open Space

Existing Golf Course

EXISTING PUBLIC FACILITIES:

Fire Station

1. Station 20 (Beaumont) (California Department of Forestry and Fire Protection)
2. Station 21 (Calimesa)
3. Station 22 (Cherry Valley)
4. Station 66 (Beaumont City)

Sheriff Department

1. Riverside County Sheriff Dept. (Banning)

SCPGA* = Southern California Professional Golf Association.

(OVP931/Specific Plan EIR)

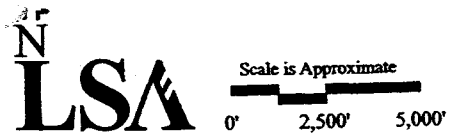


Figure D.3.1

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

Riverside County Ordinance No. 787 is based on the Uniform Fire Code, and outlines fire protection standards for the safety, health, and welfare of the citizens of the county. Among the items regulated by Ordinance No. 787 are access to a project, storage of hazardous materials, building design, water supply, and brush clearance.

The Riverside County Master Fire Protection Plan outlines the fire protection performance standards for both rural and urban areas, and establishes guidelines for facility and personnel minimum requirements. Oak Valley SP #318 is located within an area that is currently classified as rural for the purposes of fire protection standards. The rural classification is given to areas with developments that have fewer than five dwelling units per acre. In accordance with the rural classification, fire stations serve an area within a 5-mile radius from the facility. The response time for rural service areas is three minutes per mile, with initiation of action taken within a maximum of 20 minutes from the time the facility receives the emergency call. At build out, the proposed project's residential density could be as high as 5.2 dwelling units per acre, which would result in a change in the classification of the area to urban according to the Riverside County Fire Department, Fire Protection Planning (David Avila, Fire Captain, Riverside County Fire Department, 2000). Areas that are classified as urban are required to have a fire station within 3 miles of all portions of the site. Response time for urban area is two minutes per mile, with initiation of action taken within seven minutes from the time of receipt of the call.

The California Public Resources Code No. 4290 includes provisions for the protection of areas that are designated as state responsibility areas.

The Uniform Fire Code established by the International Fire Code Institute and the Uniform Building Code established by the International Conference of Building Officials both prescribe performance characteristics and materials to be used to achieve acceptable levels of fire protection.

Riverside County General Plan

As stated in the County's General Plan, the fire services objective is to, "Reduce fire hazards and loss from fire through the promotion of public awareness and enforcement of fire prevention regulations and standard." To achieve this objective the County Department of Building and Safety and the County Fire Department enforce fire standards as they review building plans and conduct building inspections. Additional programs implemented to ensure compliance with established fire standards include: the maintenance of a Countywide Information Map, showing area of high fire hazard areas; the provision of uniform fire improvement standards for various land uses, and the continued development of a Fire Protection Master Plan.

c. THRESHOLDS OF SIGNIFICANCE

The effects of a proposed project on fire services are considered to be significant if the project:

- results in an increase in response times in excess of seven minutes for urban areas or 20 minutes for rural areas, as established by the Riverside County Fire Department (e.g.,

urban development is located more than 3 miles from a County fire station or rural development is located more than 5 miles from a County fire station); and /or

- is located in a High Fire Hazard Area, but does not provide a community water system.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Potentially Significant Impacts

The following impacts which would result from implementation of the proposed project were evaluated and considered to be potentially significant.

Impact D3.1 Development of the proposed project will create an urban planned community which is located beyond the desired maximum distance of 3 miles from the nearest fire facility. Due to the limitations of existing facilities and personnel, this will have a significant impact on Riverside County Fire Department's ability to meet the standard response time of seven minutes in an urban area. Implementation of the proposed mitigation measure will reduce the impact to a less than significant level.

The Oak Valley SP #318 is located approximately 4 miles from the nearest fire facility, Station 66 in Beaumont. While this represents an acceptable distance for lower density development (less than five dwelling units per acre), it is beyond the maximum of 3 miles from the closest facility, which is the County Fire Department's established standard for an urban development (greater than five dwelling units per acre), meaning that the Fire Department would not be able to meet its desired seven-minute response time to the Oak Valley SP #318 area.

In the original approval of OVSP 216 & 216A, development of a fire station was approved within the northern portion of that proposed project. This fire station location was retained by the City of Calimesa when it adopted Oak Valley SP 1. Development of that fire station was intended to serve the entire OVSP 216 & 216A, including lands within the area encompassing Oak Valley SP #318.

Additional facilities and equipment are acquired by the County through an established fire protection mitigation fee program, while the funding for additional staff is obtained through property taxes. Decisions regarding the timing of station construction, staffing, and equipment will be made by the County Fire Department, depending on the pace and intensity of actual development within the Oak Valley SP #318 area and surrounding lands.

Mitigation Measures

D3.1A The project applicant shall be required to pay established fire protection mitigation fees that are used by the Fire Department to construct new fire protection facilities or provide facilities in lieu of the fee as approved by the Riverside County Fire Department.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce the impact to fire services times to a less than significant level.

Impact D3.2 *The proposed project is located in a currently designated Hazardous High Fire Zone. Implementation of the proposed mitigation measures will reduce the impact to a less than significant level.*

The proposed project is located in a region that is currently dominated by native vegetation that is considered to be fire fuel, has few water resources, and is located more than 3 miles from the nearest fire protection facility. While the proposed project area is currently located within an acceptable distance of fire protection facilities for rural densities, it is beyond the desired urban service area of existing local fire stations. These factors combine to create a Hazardous High Fire Zone, according to the County. Because of the project setting, additional safety measures are necessary to protect the residents of the area.

Hazardous fire conditions will be mitigated in a number of ways. Development of the proposed project will result in the provision of a community water system, including sufficient water storage and operating pressures for fire protection services. As noted above, a fire station is proposed to the north of the proposed project area, which would bring the site into compliance with applicable urban fire protection standards.

Mitigation Measures

D3.2A The project applicant shall design and implement a fuel modification program for the interface between developed and natural areas within and adjacent to the proposed project area. Such fuel modification plan shall be subject to approval by the Riverside County Fire Department. The fuel modification program shall be achieved through graduated transition from native vegetation to irrigated landscape. The program shall also establish parameters for the percent, age, extent, and nature of native plant removal necessary to achieve the County fire prevention standards to protect human lives and property, while preserving as much natural habitat as practicable.

D3.2B All structures constructed within the Oak Valley SP #318 shall comply with the construction requirements of Riverside County Ordinance No. 787, and shall be provided with fire-retardant roofing material as described in the Uniform Building Code.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce potential impacts related to the project's proximity to a Hazardous High Fire Zone to a less than significant level.

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

4. Sheriff Services

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Law enforcement services in the region of the Oak Valley SP #318 are provided by Riverside County Sheriff's Department. The Sheriff's Department serves all of the unincorporated areas of the county in addition to serving some of the incorporated cities through contractual agreement (e.g. Calimesa). The proposed project is within the service area of the Sheriff's Banning Station, which is located roughly 6 miles to the east. Along with serving the cities of Banning and Calimesa, the Banning Station provides police protection serves to an area of approximately 450 square miles that is bordered by the San Bernardino County line to the north, Poppet Flats to the south, the Whitewater River to the east, and Redlands Boulevard to the west. This station is currently staffed with 23 field officers and 6 support staff. The current average response time for routine calls is ten minutes, and for emergency calls is seven minutes.

Because it is currently undeveloped, the current law enforcement requirements for Oak Valley SP #318 are negligible.

b. EXISTING POLICIES AND REGULATIONS

Riverside County Sheriff's Department

Riverside County Sheriff's Department has established the following criteria for its staffing requirements in the area served by the Banning Station (Lieutenant Walker, Riverside County Sheriff's Department, 2000):

- One sworn officer per 1,000 population
- One supervisor and one support staff employee per seven officers
- One patrol vehicle per three sworn officers
- One school resource officer per school.

Riverside County General Plan

The County's General Plan states that the Sheriff's Department should, "Utilize the principles of Crime Prevention through security design and encourage the use of Neighborhood Watch programs to increase security in residential, commercial and industrial areas in Riverside County." Programs implemented to achieve this objective include: the review of all Category I, II and V development to ensure the maximum measure of crime prevention is provided; the review of Category I and V development to evaluate the need for adequate police protection commitments; and notification (by the County Planning Department) of all new Homeowners Associations, which may be used as a foundation for the formation of Neighborhood Watch programs.

c. THRESHOLDS OF SIGNIFICANCE

The effects of a proposed project on Sheriff's services are considered to be significant if the project results in an increase in demand for services that would result in the Sheriff's Department's inability to serve the project.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Potentially Significant Impact

The following impacts which would result from implementation of the proposed project were evaluated and considered potentially significant.

Impact D4.1 Development of the proposed project will create a mixed use planned community in an area that is currently undeveloped. The projected increase in population would have a substantial affect on the ability of the Riverside County Sheriff's Department to protect the lives and property of the residents in the region given current staffing and equipment levels. Implementation of the proposed mitigation measure will reduce the impact to a less than significant level.

Implementation of Oak Valley SP #318 will substantially increase the population in the area. Using a generation factor of 2.97 people per household, the proposed project is expected to increase the population of the San Geronio Pass area by up to 12,970 people. Based on current desired staffing levels, this population increase will result in the need for an additional 13 sworn officers, two sergeants, two support staff members, and three school resource officers. In addition, the proposed project will create the need for four additional patrol vehicles.

Additional facilities and equipment are acquired by the County through Sheriff's established mitigation fees, while the funding for additional staff is obtained through property taxes.

Mitigation Measures

D4.1A The project applicant shall be required to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure for each Phase as they are developed. The fees are for the acquisition and construction of public facilities.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce the impact to Sheriff services to a less than significant level.

5. **Schools**

a. **EXISTING CONDITIONS/GENERAL PLAN POLICIES**

Oak Valley SP #318 is located within the Beaumont Unified School District (BUSD). Encompassing approximately 75 square miles, the BUSD provides educational services to the cities of Calimesa, Banning, and Beaumont, and surrounding unincorporated areas, including Cherry Valley. The District currently operates four elementary schools, one junior high school, one high school, two continuation high schools, and a K-12 Alternative Home Education School (Figure D.3.1). Approximately 3,689 students attended BUSD schools during the 1998-1999 school year. This student population is thus approaching the District's current capacity of 3,881 students.

Based on 1998-1999 enrollment data, Chavez and Wellwood Elementary and Mt. View Junior High exceed planned capacities (Table D.5-A). Two other elementary schools, Summit and Palm Elementary are utilized at 76 percent and 87 percent capacity, respectively. Beaumont High School operates at 89 percent of its design capacity. Summit and Palm elementary schools and Beaumont High School can accommodate an additional 172, 62, and 101 students, respectively.

Table D.5-A - Operating School Facilities¹

School	Grades Served	Existing Student Capacity	1999-2000 Enrollment	At/Over Capacity?
Chavez Elementary	K-6	650	648	No
Palm Elementary	2-3	492	422	No
Summit Elementary	4-6	727	602	No
Wellwood Elementary	K-12	400	426	Yes
Mt. View Junior High	7-8	446	556	Yes
Beaumont High	9-12	941	911	No
Glenview High (Continuation)	9-12	25	31	Yes
San Andreas High (Continuation)	9-12	120	54	No
Laura May Stewart (Home School)	K-12	80	89	Yes
Community Day School (Alternative School)	K-6	-	13	NA

Note: ¹ Beaumont Unified School District, September 27, 1999.

b. **EXISTING POLICIES AND REGULATIONS**

Since Proposition 13 passed in 1978, school districts throughout the State have had to rely primarily on the State to finance new school construction and school expansions. In addition, school modernization, school air conditioning, and making up for deferred maintenance have also become a burden for districts with older structures, and the State has had to step in to finance much of these needed improvements.

Because of the restrictions imposed by Proposition 13, school districts could no longer levy property tax "overrides" or other improvement taxes. In addition, passing local bond measures for school construction is difficult due to the requirement of two-thirds, rather than by simple majority to pass these bonds. Compounding the problem for school districts, State funding for new school construction is now tied to passage of statewide bond measures, which have become infrequent (in many years the State Legislature did not place any bond measure on the statewide ballot and in many cases, the statewide bond failed to be approved by the voters).

Growing districts, including many of Riverside County's districts, have not been able to keep up with demands for additional classrooms, and have to rely on developers to fund new facilities. In many cases in Riverside County, development impact fees were tied to new residential development to off-set what the districts termed to be environmental impacts associated with school overcrowding. These issues have been adjudicated over the past 15 years, and legislation has been passed to limit development impact fees and regulate the extent of the environmental review performed to address school overcrowding and new school construction issues. The latest of these measures is Senate Bill 50, passed in the 1998-1999 legislative year.

Senate Bill 50 (Chapter 407 of Statutes of 1998) (SB 50) sets forth a State school facilities construction program, placed a bond measure on the November 1999, ballot (passed by the voters), and included restrictions on a city's or county's ability to levy school fees in excess of fees set forth in Education Code Section 17620. As promulgated by SB 50, development impact fees are collected by school districts at the time of issuance of building permits for commercial, industrial, and residential projects. In adopting SB 50, the State Legislature acknowledged that these fees would only partially finance the cost of new classroom construction, and that there would be a gap to be made up by the local school district. A complex formula for funding new construction and deferred maintenance has been put in place, including provisions that allow the State to deny State funding should the local district fail to pass a local school finance bond. Once State school construction bond funds are expended, local districts must rely on the collection of development impact fees and local bonds which require a two-thirds majority to pass. A Constitutional Amendment has been placed on the March 2000 ballot, which would, if passed allow school construction bonds to be passed with a simple majority vote.

Even though school districts may collect development impact fees that will partially offset a development project's impacts on school facilities, under SB 50 an EIR for a development project must include analysis of these impacts for disclosure purposes, and determine whether or not there is a significant impact after school facilities fees are collected by the school district.

Riverside County General Plan

The Riverside County General Plan requires that projects be evaluated for their impacts on school districts. If a school district is determined to be impacted, mitigation measures must be agreed upon to reduce the impact of the project. Through review and approval of new development proposals, Riverside County shall assist local school districts in the planning and provision of new educational facilities of a proper location, size, and quantity to achieve the maximum educational opportunity for students of all socioeconomic levels.

c. THRESHOLDS OF SIGNIFICANCE

A potentially significant impact on school facilities occurs when classroom capacity is not available for students generated from a proposed development project.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Less Than Significant Impacts

The following potential impacts on schools were analyzed and found to be less than significant.

Development of the proposed project will increase the population of school age children within the Beaumont Unified School District. Such an increase would exceed the capacity of exiting facilities within the district. The project proponent has an existing agreement with the Beaumont Unified School District (dated December 19, 1989). This agreement is still valid, and is grandfathered as a result of recent State law. Therefore, implementation of this agreement is considered to be mitigation in full for impacts on school facilities.

The construction and occupation of the 4,367 dwelling units envisioned by the proposed project is expected to generate an increase in the school age population. Based on BUSD factors, the development of the proposed project is expected to increase the school-age population by 2,402 students (Table D.5-B).

Table D.5-B - Estimated Project-Related Student Increase

	Dwelling Units	Student Generation per Dwelling Unit	Project-Related Student Generation
Elementary (K-6)	4,367	0.330	1,441
Middle School (7-8)	4,367	0.085	371
High School (9-12)	4,367	0.135	590
Total	4,367	0.550	2,402

Source: Beaumont Unified School District; January 11, 2000.

BUSD school enrollment standards state that each elementary school will accommodate 800 students, each junior high school 900 students, and each high school 2,000 students. Thus, Oak Valley SP #318 will generate the need for two elementary schools, 41 percent of a middle school, and 30 percent of a high school.

The proposed project reserves 40 acres for the development of two elementary schools and one middle school. Each of the proposed school sites will be located adjacent to a park. The schools and park will share recreation facilities. Development of schools on these sites will accommodate 1,600 elementary school students and 900 junior high school students. One elementary school site each will be provided

during Phases I and II. The junior high school will be provided during Phase III. These facilities will be designed and constructed at a time to be determined by the BUSD. Upon completion, the proposed elementary and junior high schools will have surplus capacities of 159 and 529 students respectively, which provides a beneficial impact to the BUSD. The BUSD is "aggressively pursuing" a hardship application for 100 percent state funding of a high school site to augment existing high school capacity. The district plans to have a 2,000-student high school in place within three years. In the interim, high school students generated as a result of development of the proposed project will be accommodated by the use of expanded and/or temporary facilities at Beaumont High School.

The district has proposed to construct two new elementary schools, one junior high school, and one high school to accommodate current and projected student population. To achieve this, the district will utilize taxes, developers fees, bonds, state school building funds, and school sites dedicated by developers.

The agreement between the project proponent and the BUSD included measures to ensure there are no impacts to school facilities within the BUSD. The proposed project will deliver to the Beaumont Unified School District three school (two elementary and one junior high school) sites. The agreement between the project proponent and the Beaumont Unified School District ensures that potential impacts to school facilities are less than significant. This agreement, which remains valid, is included in Appendix I. The BUSD and the project proponent have agreed to the following.

- The developer shall cooperate with the District in a good faith effort to fully mitigate school impacts of the Oak Valley SP #318 development. As part of this effort, the developer shall agree to explore the formation of a Mello-Roos Community Facilities District or other alternative methods of financing school construction, whichever is most feasible from a financing standpoint.
- Inclusion of Oak Valley SP #318 dwelling units located within the District in a Mello-Roos Community Facilities District shall be deemed to be financially feasible provided that it does not increase the effective tax rate of each dwelling unit more than 0.4 percent and does not increase the overall tax rate for each unit beyond 2.0 percent.
- In good faith demonstration of its commitment to apply equitable financial solutions to school housing district-wide, the District shall agree to use all possible means to effect the same level of encumbrance upon other new development within the District.
- In the event Mello-Roos or alternative means of financing construction of school facilities is mutually deemed financially infeasible, impacts shall be mitigated in accordance with the provisions of AB1600, Sections 53080 and 65995 of the Government Code or the then existing legislation and/or local ordinances adopted pursuant thereto or any applicable Mitigation Agreement entered into by the developer and the District. Conveyance of school sites shall occur in accordance with District policies in effect at the time of development, including but not limited to student generation factors.

- The project applicant shall provide two school sites, each measuring 10 acres for the establishment of elementary schools, and one school site, measuring 20 acres for the establishment of a junior high school. School sites shall meet the requirements of the Beaumont Unified School District in terms of size, location, access, and absence from environmental constraints. Final determination of school siting and other District criteria for location shown within the adopted Specific shall occur prior to the recordation of final maps for each phase of development, including maps for the purpose of defining residential development areas for sale to merchant builders.
- School sites shall be delivered to the Beaumont Unified School District in at least a rough grade condition with utilities stubbed to each site. Any site improvement made by the developer shall be performed with financial recognition included in the site acquisition process.

Mitigation Measures

No mitigation is required.

6. Parks and Recreation

a. EXISTING SETTING/GENERAL PLAN POLICIES

The Riverside County Regional Park and Open-Space District (RCRPOD) and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD) administer and operate developed park facilities in the vicinity of the project site. RCRPOD provides regional parks, while BCVRPD provides local parks.

Bogart Park is a County regional park, northeast of the proposed project area, just east of Cherry Valley and the City of Beaumont. Figure D.3.1 shows existing and proposed parks in the proposed project vicinity. Bogart Park is a 414-acre day use camping and picnic park, with equestrian and hiking trails also located on the grounds.

The BCVRPD's boundaries cover 72 square miles encompassing the City of Beaumont, Cherry Valley, and surrounding unincorporated areas, including the proposed project area. Parks currently maintained by the BCVRPD include Edgar Canyon Nature Park and Noble Creek Park. Edgar Canyon Nature Park is an 8-acre facility in which 3 acres are developed. The developed property includes a community center. A nature center is proposed for the facility. This linear park is located northeast of the City of Beaumont and the proposed project site.

Noble Creek Park is a 65-acre park which includes a community center, five baseball fields, an equestrian arena, tennis courts, a roller hockey rink, horseshoe pits, and picnic facilities. Soccer fields, volleyball courts, and model airplane airfield are currently being added to the facility. The park is located east of the proposed project site in the City of Beaumont.

b. EXISTING POLICIES AND REGULATIONS

Riverside County General Plan

- Riverside County has adopted provisions within Ordinance No. 460.137 (Subdivisions), implementing the Quimby Act by establishing a requirement for dedication of 3 acres of parkland per 1,000 population, or payment of a fee in lieu of such dedication. The fee and/or land dedications or improvements, can only be used to provide neighborhood and community parks that serve the proposed development.
- The General Plan also sets forth the following guidelines for neighborhood and community parks.
 - Where possible, community parks should be located adjacent to secondary schools in order to promote joint use of buildings and sports facilities to supplement the neighborhood parks by providing activities that require more space and for specialized functions which must serve a larger population in order to be justified.

- Neighborhood parks and facilities should serve a resident population of between 3,500 and 5,000 within an approximate 0.5-mile radius. The facility should be 5 acres in size when located next to an elementary school and 10 acres when the facility stands alone.
- Community parks and recreation centers should serve a resident population of between 18,000 and 25,000 within an approximate 1.5-mile radius. The facility should be between 13 acres in size when located adjacent to a junior high school and 20 acres when the facility stands alone.
- When developing or improving park facilities, the needs of the disabled, senior citizens, and other special need groups should be considered to make park facilities more accessible.
- Trails should be designed to be safely used by pedestrians and riders of all ages and skill levels and should meet the functional needs of trail users including the specific alignment of the trail, length of each trail segment, grade, tread width, setback from roadways and slopes, vertical clearance, trail signs and fencing for safety.

c. THRESHOLDS OF SIGNIFICANCE

Impacts on recreation facilities are considered to be significant, unless lands for the following types of recreation areas and facilities are dedicated or fees or park improvements are provided in lieu of dedication.

- Three (3) acres or neighborhood or community parkland per 1,000 population.

The proposed project will also be considered to have a significant effect on trails if the development of the proposed project would fail to provide any trail planned within the proposed project area as shown on the County of Riverside General Plan Park and Recreation Map, Western Half Figure IV.19.

d. PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES

Less than Significant Impacts

The following potential parks and trails impacts were analyzed and found to be less than significant.

Regional Recreational Facilities

The Riverside County Regional Park and Open Space District believes the existing park and recreational facilities it operates meet the current needs of County residents. However, projected growth from new developments within the County will require that additional parkland be acquired and improved. The type and location of these facilities will be reviewed by the above mentioned District concurrent with the County's review of Oak Valley SP #318. The County regional requirement is 1 acre per 1,000

Oak Valley SP #318

D. PUBLIC FACILITIES AND SERVICES ELEMENT

population. The County Parks Department along with the assistance of the County Planning Department have developed a program to establish criteria in which to identify lands suitable for future acquisition as County Regional parks.

To help offset the County's goals to meet the recreational needs of its residents, the proposed project is including ball fields and other playing fields in the development, which will be used by the development residents and others in the project vicinity.

Trails

The Riverside County General Plan indicates a planned primary riding and hiking trail along San Timoteo Canyon Road in Figure IV.19 of the County General Plan Parks and Recreation map for the Western Half of the County. The Oak Valley SP #318 incorporates this regional multi-purpose trail into the design of the project along San Timoteo Canyon Road. This trail will provide a passive scenic corridor for residents to walk, bicycle, or hike along the existing road way and golf course. The proposed project will provide Class II bike paths throughout the development, as well as a jogging path/pedestrian system. The jogging path, as presently planned, includes over 2.2 miles of soft decomposed granite trail surface. The pedestrian path parallels the jog path and connects key destinations in the Oak Valley SP #318 area. The proposed project will meet the standards found in the Riverside County General Plan for trails and bike paths for the community.

Parks

The residential portion of the proposed project would increase the demand for parkland. According to the County of Riverside Ordinance 460.137 implementing the Quimby Act requirements of 3 acres of parkland per 1,000 persons, the proposed project must provide 29.16 acres of parkland (Table D.6-A). Currently, the proposed project has provided a total of 38.00 acres of parkland causing a surplus of 8.84 acres of park facilities.

Table D.6-A - Acres Required for Parks for the Oak Valley SP #318

Residential Land Use Density	Acreage	Number of Units	Persons	Acres Required for Park
Low (0.2-2 du/ac) ¹	99.5	100	259	0.77
Low (0.2-2 du/ac) ¹	23.7	47	122	0.36
Medium (2-5 du/ac) ¹	456.7	1,826	4,729	14.20
Medium High ¹ (5-8 du/ac)	160.6	486	1,259	3.78
High (8-12 du/ac) ²	80.1	931	2,179	6.54
Mixed Use ²	25.0	500	1,170	3.51
Total	845.6	4,367	9,718	29.16

Notes: ¹ Household rate of 2.59 persons per household according to Riverside County Ordinance 460.137.
² Household rate of 2.34 persons per household according to Riverside County Ordinance 460.137.
³ County of Riverside standard of 3 acres of parkland for every 1,000 persons.

The Oak Valley SP #318 land use plan has been developed around a theme of recreation and open space amenities. The park site recreation amenities will be combined with school sites for joint use to address community needs while efficiently using available acreage and allowing future flexibility. The park and recreation design program has several major elements including multi-use park sites, a recreation trail system, and golf course recreation.

The park system for the proposed project includes seven community parks strategically located throughout the community (Specific Plan Land Use Plan Section III.A). The parks range in size from 5.0 to 6.0 acres. The conceptual design for these parks provides the following minimum elements:

- Restrooms
- On-site parking
- Picnic facilities
- Basketball courts
- Tot lot and preteen areas
- Shade tree planting's and turf areas
- Night sports lighting maybe installed by the parks and recreation agency at Planning Area 6B, 24 and 31B.

Park sites in Planning Areas 6B, 21B, and 31B are located adjacent to school sites for joint use of school facilities for community recreational purposes, and are also made available to local school districts for educational purposes. Public accessibility to these facilities is contingent upon agreements between the County and the school districts. Although, it would appear that the project is not deficient when school facilities are included in the inventory for parkland, school use of these facilities are given a higher priority and the actual amount of time available for general public use is limited. These facilities are also limited in general recreational opportunities, and activities are primarily confined to open field sports.

Mitigation Measures

No mitigation is required.

7. **Solid Waste**

a. **EXISTING SETTING/GENERAL PLAN POLICIES**

Western Riverside County has three active Class III landfills that could serve the proposed project each one having the capacity for expansion, thus extending each landfills life of more than 15 years.

- The Lamb Canyon Landfill, owned and operated by Riverside County, is located between the City of Beaumont and the City of San Jacinto. Between June 1, 1999 and May 31, 2000 Lamb Canyon accepted 490 tons per day with a permitted peak capacity of 1,900 tons per day. Lamb Canyon has a remaining capacity of 5,647,887 tons as of July 1, 2000. Lamb Canyon encompasses 1,088 acres with 178 acres permitted for disposal.
- The Badlands Landfill owned and operated by Riverside County, is approximately 3 miles southwest of the proposed project northeast of the City of Moreno Valley. Between June 1, 1999 and May 31, 2000 the Badlands Landfill accepted 1,425 tons per day with a permitted peak capacity of 4,000 tons per day. Badlands Landfill has a remaining capacity of approximately 11,037,297 as of July 1, 2000. Badlands Landfill encompasses 1,093 acres with 150 acres permitted for disposal.
- The El Sobrante Landfill owned and operated by Waste Management, Inc., is located east of I-15 and Temescal Canyon Road to the south of the City of Corona. Between June 1, 1999 and May 31, 2000 El Sobrante accepted 3,053 tons per day with a permitted peak capacity of 4,000 tons per day. El Sobrante has a remaining capacity of 3,022,982 tons as of July 1, 2000. El Sobrante encompasses 178 acres with 90 acres permitted for disposal.

b. **EXISTING POLICIES AND REGULATIONS**

Riverside County General Plan

The County is required to update its Solid Waste Management Master Plan every three years. As part of the County's General Plan, it is County policy to implement the programs and recommendations of the Solid Waste Management Plan in order to provide disposal service to existing and developing areas. It is the County's objective to encourage waste management strategies to facilitate resource recovery in all new development proposals. The following land use standards apply to the proposed development.

- Solid Waste Adequacy.* Sufficient solid waste disposal capacity and life expectancy should exist or be planned within a reasonable distance of the proposed project site to accommodate the needs of the development, consistent with the Solid Waste Management Plan.
- Commercial/Industrial.* All community and regional commercial centers along with light, medium and heavy industrial and industrial park developments shall have

sufficient existing or planned solid waste collection services, capacity, and life expectancy available for the development, consistent with the Solid Waste Management Plan.

c. **THRESHOLDS OF SIGNIFICANCE**

Impacts on solid waste facilities are considered to be significant if the proposed development will exceed the capacity of existing solid waste facilities, or would violate adopted waste reduction/recycling policies.

d. **PROJECT IMPACTS/RELATIONSHIPS TO GENERAL PLAN POLICIES**

Potentially Significant Impacts

Impact D7.1 The proposed project is anticipated to generate approximately 41.23 tons of solid waste per day. The proposed project has a potentially significant impact on solid waste facilities.

Riverside County Waste Resources Management Division does not have standard or official solid waste generation rates for various land uses. To estimate the amount of solid waste expected to be generated from construction and occupation of the proposed project, waste generation factors were obtained from the City of Los Angeles Department of Public Works. The amount of solid waste generated by the proposed project is outlined in Table D.7-A.

The Lamb Canyon, Badlands and El Sobrante Landfills, facilities which may receive solid waste from the proposed project, currently operate at approximately 26, 36, and 76 percent (respectively) of permitted daily capacity. Daily surplus capacity at these facilities amounts to 1,410 tons (Lamb Canyon), 2,575 tons (Badlands), and 947 tons (El Sobrante). Implementation of the proposed project would generate approximately 41.23 tons of solid waste per day. This volume represents approximately 2.9 percent of the daily surplus capacity at the Lamb Canyon landfill, 1.6 percent of the daily surplus capacity at the Badlands landfill, and 4.4 percent of the daily surplus capacity the El Sobrante landfill. Either individually, or combined, these facilities have adequate daily surplus capacity to accept the volume of solid waste generated from on-site uses.

The California Solid Waste Reuse and Recycling Act of 1991 require that adequate areas for collecting and loading recyclable materials be provided in public facilities, commercial projects, business areas, multi-family residential projects with 5 or more units and detached, single family residential projects where solid waste is collected and loaded in a location which serves 5 or more units. Portions of the Specific Plan, which meet these standards, such as the commercial areas, high density residential, and schools, will be required to provide recyclable collection areas.

Table D.7-A - Solid Waste Generation for the Oak Valley SP #318

Land Use	Generation Factor ¹	Level of Development	Tons/Year	Tons/Day
Residential	0.95 tons/du/yr ²	4,367 du	4,149	11.3
Commercial	18.25 tons/ksf/yr ³	584,000 square feet ⁴	10,658	29.2
Public Facilities	1.28 tons/ksf/yr	207,000 square feet ⁵	265	0.73
Total Tonnage			15,072.0	41.23

1. Source: City of Los Angeles Department of Public Works, Bureau of Sanitation; "Economic Practices Manual' A Handbook For Preparing Economic Impact Assessment".
 2. tons/du/yr = tons/dwelling/year
 3. tons/ksf/yr = tons/thousand square feet/year
 4. Based on 53.6 acres of commercial uses, using a FAR of 0.25
 5. Based on average elementary school size of 53,000 square feet, and average middle school size of 101,000 square feet.

Mitigation Measures

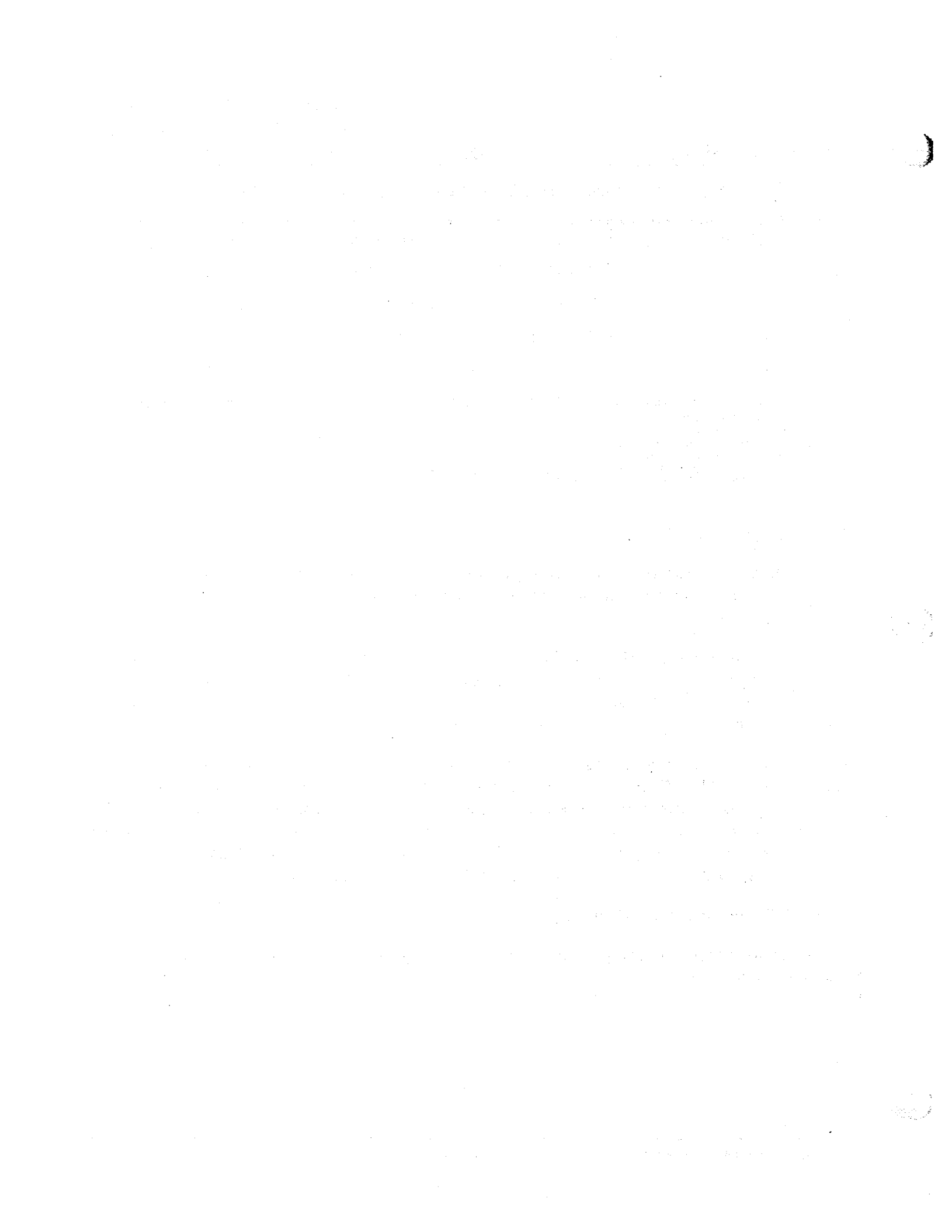
D7.1A The developer shall coordinate solid waste disposal requirements with County agencies and area waste haulers to ensure that adequate landfill capacity is available within a reasonable distance of the proposed project.

D7.1B The project applicant shall coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the proposed project on a common schedule as set forth in County Resolution. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

D7.1C All future commercial and multi-family residential development within the project site shall comply with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. The law requires the provision of adequate area for collecting and loading recyclable materials. Prior to the issuance of building permits, the applicant shall submit a site plan which includes the final design for recyclable collection and storage area to the Riverside County Waste Resources Management District for review and approval. The storage area for recyclable materials shall comply with County standards.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce the impact to solid waste facilities to a less than significant level.



E. HOUSING ELEMENT

1. General Plan Policies

The 1985 Housing Element was adopted by the Board of Supervisors April 2, 1985, by Resolution 85-174, as the County's policy document for housing issues and activities in the unincorporated County areas. A complete update of the Housing Element was prepared in 1989 and approved in 1991. The goals, policies, and programs contained within the County of Riverside's Housing Element are intended to preserve and enhance the existing housing stock and provide opportunities for the development of new housing. The Housing Element encompasses a range of housing issues and needs which are organized under the following housing topics:

- A. Conservation of Housing and Communities
- B. Affordable Housing
- C. Housing Opportunity
- D. Provision of Housing Sites
- E. Housing Supply

a. CONSERVATION OF HOUSING AND COMMUNITIES

Policies

- 1) *Assist County communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.*
- 2) *Provide assistance to improve community surroundings and infrastructure in residential areas.*
- 3) *Encourage and facilitate housing and economic development and revitalization in County communities.*
- 4) *Promote the conservation of existing communities and community housing goals through the preparation of community plans and the development review process.*

Programs

- **A.10. Program - Community Conservation Through Development Review Process.** Countywide and community plan policies to conserve existing communities are implemented through the County review of new development proposals incrementally. Development projects are reviewed for contiguity with existing development to ensure the best and most efficient use of infrastructure and services and to attain a growth pattern which is orderly and enhances the quality

Oak Valley SP #318

of the area. Projects are also assessed by examining their compatibility with the surrounding land uses and lot sizes, and their consistency with other countywide and community land use standards that promote community conservation.

Project Consistency. Oak Valley SP #318 proposes a master planned community with a range of residential units varying in density from 0.2 to 20 dwelling units per acre (du/ac). Oak Valley SP #318 would contain residential development with lot sizes and densities that are similar to or compatible with the land uses in the surrounding planned, approved, or built projects.

In addition to providing new housing opportunities which will be compatible with existing, planned, and approved development in the project vicinity, Oak Valley SP #318 proposes construction and installation of new infrastructure and public facilities. These include local and residential streets, utility infrastructure (e.g., natural gas, water, sewer, electrical, telephone, and cable television facilities), and neighborhood parks. Additionally, the project is designating three school sites that will be offered to the appropriate school district for purchase. These improvements would contribute to the region's high standard of living by providing infrastructure and facilities that would serve not only the proposed project, but surrounding off-site developments as well.

b. AFFORDABLE HOUSING

Policies

1. *Use Federal, State and local funding to provide and subsidize low-cost housing.*
2. *Utilize public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing problems.*
3. *Examine County standards, ordinances and permit processing procedures to determine if changes can be made to expand housing opportunities and reduce the costs of housing development to County residents.*
4. *Provide incentives to developers to build a range of housing that is affordable to County residents, including low- and moderate-income households.*
5. *Encourage energy conservation in existing homes and new housing developments, and utilize Federal, State, utility and foundation funds to retrofit existing housing and plan new housing for energy efficiency.*
6. *Plan residential growth in an orderly manner to make the best and most efficient use of existing and future infrastructure.*

Programs

- **B.7. Program - Density and Design Incentives for Lower Cost Housing Development.** The County will continue to encourage and facilitate the voluntary development of a variety of lower cost housing throughout the County by establishing and providing developer incentives. In support of this intent, the County adopted the R-6 Residential Incentive Zone (Ordinance 348, Section 8f) with the following general provisions: increased densities, reduced lot sizes, flexible or relaxed design standards, and priority permit processing. In exchange for utilizing these incentives, the developer complies with pricing options which are designed to provide lower cost housing.
- **B.10. Program - Incentives for Multi-Family Rental Housing Development.** The County will study the feasibility of amending existing residential zoning provisions or enacting a new zone to provide increased density or other incentives to developers of multi-family rental housing. The study will provide an assessment of the existing rental stock in the unincorporated County area, including rental apartments and single family units.
- **B.11. Program - Category V Affordable Housing Provision.** The Land Use Element has established the Category V Planned Community Land Use Category to provide for new large-scale planned communities with a balanced mix of land uses, densities and housing types.
- **B.16. Program - Building and Design Standards for Residential Energy Conservation.** The State legislature created the California Energy Commission in 1974, and the Commission subsequently adopted energy conservation standards for new residential buildings in 1977. In an effort to provide energy conservation and greater flexibility in meeting these standards, the standards were revised (effective June, 1983) and are currently referred to as Title 24 of the California Code of Regulations. In Riverside County, all building plans for residential units are examined by the Department of Building and Safety to insure that design and construction features comply with Title 24 standards. Additions and alterations must also comply with Title 24 standards if the heated and cooled floor space of the building is increased. In addition to Title 24 standards, the Planning Department, through the provisions of the Comprehensive General Plan (Environmental Hazards and Resources Element, Energy Resources Section), encourages the use of solar energy for water heating in all residential, commercial and industrial projects.
- **B.17. Program - Density Provisions for Efficient Growth.** The County will continue to promote orderly and efficient growth by providing for higher density development in-fill situations and areas where services and infrastructure exist or will exist in the near future. The Comprehensive General Plan Land Use Element has established five Land Use Categories (I-Heavy Urban, II-Urban, III-Rural, IV-Outlying Area, and V-Planned Community). These Land Use Categories have density ranges based on development standards for water, sewer, circulation and land use compatibility, and are consistent with planning area growth forecasts. The Category provisions recognize the housing needs of the County and the appropriateness of higher density development in areas with adequate infrastructure and limited environmental concerns. Comprehensive General Plan density provisions are implemented through County review and approval of new development proposals and through

Oak Valley SP #318

planning for infrastructure.

Project Consistency. Oak Valley SP #318 proposes development of a maximum of 4,367 dwelling units on the 1,747.9-acre project site. The project proposes a range of residential uses from low to high density dwelling units that would produce a range of single family and multi-family housing products for a range of incomes. The project does not propose to set aside a specific increment of residential development on-site for affordable housing. Some single family homes would be constructed in Oak Valley SP #318 on small lots which would provide moderate to low income families with an affordable housing solution. In addition, all homes in Oak Valley SP #318 will conform to Title 24 of the California Code of Regulations to ensure that energy efficiency is achieved throughout the project.

c. HOUSING OPPORTUNITY

The following policies and programs have been initiated to address the housing needs and opportunities of special needs groups. The County currently has no central agency that investigates and takes action on housing discrimination complaints.

Policies

1. *Promote equal housing opportunity.*
2. *Promote adequate opportunities for decent, safe and sound housing for the elderly, disabled and handicapped, minorities, farm laborers, single parent households, and the student and military populations.*
3. *Promote accessibility for the disabled and handicapped in residential developments.*

Programs

- **C.7. Program - Fair Housing Program.** In order to promote and facilitate the achievement of the goal of fair housing, the County will implement a comprehensive fair housing program. The intent of the program will be to reduce, remedy and prevent housing discrimination and other impediments to equal housing opportunities.
- **C.8. Program - Residential Accessibility.** All Riverside County sponsored or funded projects shall be reviewed to ensure the accessibility of residential units to disabled persons. This would include those residential units rehabilitated through Programs 1, 2, 3 and 6 under "Conservation of Housing and Communities", and those units constructed through Programs 1, 2, 3, 4, 5, 10, 11 and 15 under "Affordable Housing". Programs 7, 8 and 9 under "Affordable Housing" and Program 3 under "Housing Supply" can be utilized to promote the accessibility of residential units. Private development projects shall also be reviewed to ensure accessibility.

Oak Valley SP #318

Title 24, Chapter 2-71 California Code of Regulations "Site Development Requirements for Handicapped Accessibility", contains special requirements that relate to accessibility.

Project Consistency. Oak Valley SP #318 intends to provide a range of housing types, densities, and lot sizes that would promote adequate opportunities for decent, safe, and sound housing for nearly any type of population group. The project will comply with all applicable county, state, and federal fair housing programs, standards, and statutes. Also, Oak Valley SP #318 requires that development in the project conform to Title 24, Chapter 2-71 of the California Code of Regulations to ensure accessibility to handicapped individuals.

d. PROVISION OF HOUSING SITES

Policies

1. *Identify areas of the County with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.*
2. *Establish a system to maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.*

Programs

- **D.2. Program - Inventory of Residential Sites in Urban and Rural Areas.** The County will continue to maintain and improve an inventory of potential residential sites in urban and rural areas as a component of the Housing Lands Inventory. This inventory identifies lands in urban and rural County communities which are suitable for residential development based on an analysis of environmental constraints, public service availability and existing zoning.

Urban community boundaries are identified by Federal Census criteria (Urbanized Areas and places of 2,500 or more inhabitants), and rural communities are identified through Comprehensive General Plan Land Use Profiles. The remaining County territory is considered outlying rural areas.

Project Consistency. Oak Valley SP #318 is currently designated as "Adopted Specific Plan SP 216 & SP 216A" in the General Plan. The proposed Specific Plan project is planned to provide a range of housing products that would be compatible or consistent with existing or planned development in surrounding areas. A total of 4,367 buildable dwelling unit lots are planned.

e. HOUSING SUPPLY

Policies

1. *Plan and provide for a variety of housing that meets identified housing needs and satisfies*

the varied price, type and location preferences of County residents.

2. *Continue interaction and cooperation with Federal and State agencies that assist the County in the provision of housing and implementation of housing programs.*
3. *Assist and cooperate with regional and local agencies and groups to facilitate the attainment of mutual housing goals.*
4. *Monitor and review the effectiveness of Housing Element programs in addressing housing problems.*

Programs

- **E.1. Program - Use of General Plan Standards to Facilitate Varied Housing.** A good housing supply provides a variety of housing to meet the needs and desires of different income groups. The Comprehensive General Plan recognizes the need for a variety of housing types and mixes in the future housing supply. Through the provisions of the Land Use Element and the Community Plans, development standards have been adopted which will facilitate the development of varied housing. The range, type and location of housing is dependent upon a number of factors which are encompassed through the General Plan policies, including density, environmental constraints and public facility availability.

The General Plan policies accommodate and promote a range of housing including detached, single family dwellings, multiple family dwellings, second units and mobile homes. This range also includes a mix of affordable housing which is and will be provided through the County's Residential Incentive Zone, Rental Incentive Zone, Second Unit and Mobile Home Housing Programs.

- **E.2. Program - Job/Housing Balance.** The County will continue to encourage and promote balanced development on a regional and countywide basis. Through the provisions of the Comprehensive General Plan Regional Element, the County has adopted policies which will promote compatible and mutually supportive land use mixes. The intent of these policies is to facilitate a mix of housing and employment opportunities to achieve job/housing balance.

- **E.3. Program - Residential Design Flexibility.** The County will continue to utilize the land use ordinance and development review process to facilitate and promote design flexibility in residential developments.

The R-2 Limited Multiple Family Residential Zone was amended by the County to allow for lot size determination based on increased project design review and standards for site design, open space and housing development. There is no fixed minimum lot size standard. This is intended as an incentive for housing developers to find creative design solutions for new housing development. As such, the R-2 zone incorporates much of the lot size flexibility incentive of the R-6 zone for the production of small lot developments affordable to medium income households.

Oak Valley SP #318

Project Consistency. A variety of employment opportunities are available from administrative to executive positions within Oak Valley SP #318 at the three schools, golf clubhouse and commercial areas. At build out, the Oak Valley SP #318 is projected to generate 888 permanent full-time equivalent employment positions. The proposed project would provide diverse housing products on various lots and floor areas. The range of products would help meet the needs for additional housing in western Riverside County.

2. Specific Plan - Project Relationship to General Plan Housing

a. PROJECT HOUSING INVENTORY

Oak Valley SP #318 proposes development of a maximum of 4,367 dwelling units on the 1,747.9-acre project site. The residential development program includes low to high density uses ranging from 0.2 to 20.0 dwelling units per acre (du/ac), in response to present market needs in the area.

A broad range of single family housing products will be constructed in Oak Valley SP #318 in an effort to take advantage of a diverse marketplace. The project proposes 99.5 acres of very low density residential uses, 23.7 acres of low density residential uses, 456.7 acres of medium density residential uses, 160.6 acres of medium high density residential uses, 80.1 acres of high density residential uses and 25.0 acres of mixed uses on the 1,747.9-acre project site.

The project also proposes construction of larger lot sizes and homes on pads ranging in size exceeding 10,000 square feet. These homes will appeal to moderate and higher income households. Therefore, Oak Valley SP #318 is designed to provide a range of housing opportunities that will appeal to both first-time and move-up buyers.

b. PROJECT COMPATIBILITY WITH EXISTING INVENTORY

The proposed project will provide diverse housing products on various lot sizes. The range of products will help meet the needs for additional housing in western Riverside County, which continues to experience urbanization. The project will supply housing in response to market conditions in the area. Infrastructure for the site does not currently exist; however, the necessary infrastructure will be installed as part of the proposed project.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical tools employed.

3. The third part of the document presents the results of the study, including a comparison of the different methods and a discussion of the implications of the findings.

4. The fourth part of the document discusses the limitations of the study and suggests areas for future research. It also provides a conclusion and a summary of the key findings.

5. The fifth part of the document includes a list of references and a list of figures and tables. It also contains a list of abbreviations and a list of symbols used throughout the document.

6. The sixth part of the document contains a list of appendices and a list of footnotes. It also includes a list of acknowledgments and a list of authors.

7. The seventh part of the document contains a list of references and a list of figures and tables. It also contains a list of abbreviations and a list of symbols used throughout the document.

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F. REGIONAL ELEMENT

1. Regional Growth Forecasts

This portion of the EIR provides an analysis of the population projections for the region, including projections by Southern California Association of Governments (SCAG), Western Riverside Council of Governments (WRCOG) and the Riverside County Planning Department. Additionally, a discussion of the project's impacts upon the growth forecasts are discussed below. This section of the EIR is organized into three subsections as follows: 1) a statement of the regional growth forecasts for the project site; 2) a description of the growth forecast for the San Geronio Pass land use planning area in which the project site is located; and 3) a comparative analysis of the project's population with population projected for the region. Information for this section was obtained through personal correspondence with SCAG, WRCOG and the County of Riverside (see Section V.H-6).

a. SCAG REGIONAL GROWTH FORECASTS

SCAG *Regional Comprehensive Plan and Guide* (June 1994) Growth Forecast Policy for the year 2010 project a population in excess of 31,000 persons for Census Tract 438.03, which includes the Oak Valley SP #318 project site. Further refinements of the growth forecast have been prepared by WRCOG and are summarized in Table V.F-1, *Population Forecasts for Census Tract 438.03*.

**TABLE V.F-1
POPULATION FORECASTS FOR CENSUS TRACT 438.03¹**

<u>Census Tract 438.03</u>	<u>Year 2000</u>	<u>Year 2005</u>	<u>Year 2010</u>	<u>Year 2015</u>	<u>Year 2020</u>
POPULATION	16,834	22,740	31,719	41,498	56,844
HOUSEHOLDS	6,249	8,269	10,673	13,948	18,383
EMPLOYMENT	2,865	4,000	5,583	7,794	10,900

¹ The numbers in this table reflect only the unincorporated portions of Census Tract 438.03.

On a more regional basis, the 1998 Census of Population and Housing, according to the SCAG *Regional Comprehensive Plan and Guide*, revealed the following forecasts for the Western Riverside Subregion. The Subregion area comprises the cities of Banning, Beaumont, Calimesa, Canyon Lake, Corona, Hemet, Lake Elsinore, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula and unincorporated Riverside County. (See Table V.F-2, *Population Forecasts for the Western Riverside Subregion*.)

**TABLE V.F-2
POPULATION FORECASTS FOR THE WESTERN RIVERSIDE COUNTY SUBREGION**

<u>Western Riverside Subregion</u>	<u>Year 2000</u>	<u>Year 2005</u>	<u>Year 2010</u>	<u>Year 2015</u>	<u>Year 2020</u>
POPULATION	1,315,300	1,564,900	1,814,100	2,033,900	2,264,000
HOUSEHOLDS	424,600	504,800	585,000	647,800	730,900
EMPLOYMENT	366,700	464,800	563,200	644,900	740,300

b. SAN GORGONIO LAND USE PLANNING AREA FORECASTS

Oak Valley SP #318 lies within the San Gorgonio Pass Land Use Planning Area as described in the County of Riverside Comprehensive General Plan. The San Gorgonio Pass area encompasses approximately 261 square miles in the northwestern portion of Riverside County. Based on data provided in the General Plan (Fourth Edition, Amended through December 19, 1989), the unincorporated area of the San Gorgonio Pass Land Use Planning Area was projected to support a population of over 15,400 persons and a housing inventory of 6,900 in the year 2000. The most recent SCAG population, housing, and employment statistics for Riverside County do not define figures for the San Gorgonio Pass Land Use Planning Area.

According to the General Plan, the San Gorgonio Pass Land Use Planning Area exhibits a number of characteristics that will allow it to accommodate the forecasted growth. These characteristics include:

1. Good existing freeway infrastructure; Interstate 10 and Highway 60.
2. A major railroad line traverses the area.
3. Less expensive land and housing prices providing affordable housing for the Palm Springs area.

c. FORECASTS FOR COUNTY OF RIVERSIDE REGIONAL STATISTICAL AREA 50

The Regional Element of the General Plan designates the subject property as being located in Regional Statistical Area (RSA) 50. The estimates for this RSA are as summarized in Table V.F-3, *Population Forecasts for Regional Statistical Area 50*, below:

**TABLE V.F-3
POPULATION FORECASTS FOR REGIONAL STATISTICAL AREA 50**

	<u>Year 1994</u>	<u>Year 2000</u>	<u>Year 2010</u>
POPULATION	54,338	80,471	135,944

Several major communities are located within RSA 50 including the cities of Banning, Beaumont and Calimesa.

d. PROJECT GROWTH FORECAST COMPARATIVE ANALYSIS WITH REGIONAL GROWTH FORECAST

Oak Valley SP #318 proposes a total of 4,367 dwelling units on the project site. The project will generate a total of approximately 11,311 persons based on Riverside County Ordinance No. 460, Section 10.35. The calculations used in determining the project population for Oak Valley SP #318 are contained in Table V.F-4, *Projected Population Generated by Oak Valley SP #318*.

**TABLE V.F-4
PROJECTED POPULATION GENERATED BY OAK VALLEY SP #318**

$$(4,367 \text{ Single Family Dwelling Units}) \times (2.59 \text{ persons}^1) = 11,311 \text{ Persons}$$

¹ Generation rates used in the above calculation were derived from Riverside County Ordinance No. 460, Section 10.35.

The projected population of 11,311 persons is approximately 0.006 percent of the total 1,814,100 people expected in Western Riverside Subregion by the year 2010.

2. Applicable Employment/Housing Balance Policies

The General Plan includes a statement that “[t]he County will continue to encourage and promote balanced development on a regional and countywide basis. Through the provisions of the Comprehensive General Plan Regional Element, the County has adopted policies which will promote compatible and mutually supportive land use mixes. The intent of these policies is to facilitate a mix of housing and employment opportunities to achieve job/housing balance.” Certain policies exist in the General Plan to promote jobs/housing balance in areas that are considered to be housing-rich and job-poor, such as the area around and including the Oak Valley SP #318 area. These policies include the following:

Oak Valley SP #318

1. Designate job-deficient/housing-rich areas as high priority areas for receipt of available economic development funds.
2. Adopt relatively high employment growth forecasts for these regions.
3. Support commercial and industrial development within these subregions during SCAG's review of development proposals. Work with other governmental agencies (e.g., federal agencies, the State, South Coast Air Quality Management District, and local governments) to incorporate this criterion in their project approval process.
4. Work with local governments and the private sector to identify and implement local economic development strategies.

Oak Valley SP #318 proposes a mix of residential, commercial land uses, and recreation and institutional (i.e., schools) uses, in addition to open space uses on 1,747.9 acres. Employment opportunities will be available within the Oak Valley SP #318 project site at the 2 elementary schools, the junior high school, golf clubhouses and within the 53.6-acre commercial areas with 888 permanent full-time equivalent employment positions projected at build out of the Oak Valley SP #318.

3. Regional Plans

Provided below is a general discussion of the project's relationship to the following regional plans: the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) *Comprehensive Water Quality Control Plan*, the South Coast Air Quality Management District's (SCAQMD)/SCAG *Air Quality Management Plan*, the SCAG *Regional Comprehensive Plan and Guide*, the SCAG *Regional Transportation Plan (RTP)*, the Western Riverside Council of Governments (WRCOG) *Subregional Comprehensive Plan*, the WRCOG *Western Riverside Non-Motorized Transportation Plan*, the Riverside County Transportation Commission (RCTC) *Draft Riverside Comprehensive Management Program*, and the Beaumont-Cherry Valley Water District (BCVWD) *Urban Water Management Plan*.

a. **RWQCB COMPREHENSIVE WATER QUALITY CONTROL PLAN**

The RWQCB Comprehensive Water Control Plan, or Basin Plan, was prepared to protect the local water bodies and their beneficial uses. The Clean Water Act Section 303 requires that the State adopt water quality objectives (called water quality criteria) for surface waters. The designation of water quality objectives must satisfy all the applicable requirements of the California Water Code, Division 7 (Porter-Cologne Act) and the Clean Water Act. Section 303 of the Clean Water Act requires the State to submit to the U.S. Environmental Protection Agency (U.S. EPA) for approval, all new or revised water quality standards which are established for surface and ocean waters. California Water Code, Section 13241 provides that each Regional Water Quality Control Board shall establish water quality objectives for the waters of the state i.e. (ground and surface waters).

Oak Valley SP #318

The Santa Ana Regional Board's Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters.

Section V.C.2. *Hydrology* includes an expanded discussion of the responsibilities of the RWQCB in relationship to the Oak Valley SP #318 project. Further, the water supply needs for the development are detailed in Section V.D.2, *Water/Wastewater* along with discussions regarding adherence to other local, state and federal policies and regulations.

b. SCAQMD/SCAG AIR QUALITY MANAGEMENT PLAN

The SCAQMD/SCAG Air Quality Management Plan (AQMP) proposes policies and measures to achieve federal and state standards for healthful air quality in the South Coast Air Basin. The overall control strategy in the AQMP provides the path to achieving emissions reductions and air quality goals.

Section V.C.4, *Air Quality* includes a consistency discussion relative to the Air Quality Management Plan.

c. SCAG REGIONAL COMPREHENSIVE PLAN AND GUIDE

The Regional Comprehensive Plan and Guide (RCP) was adopted by SCAG in March 1996. The purpose of the Plan was to create a framework for regional and local decision-making to ensure support for regional as well as local goals within Southern California. The plan was designed to: serve the region as the framework for decision making with respect to the growth and changes that can be anticipated during the next 20 years and beyond, provide a general view of the various regional agencies plans/significant issues facing Southern California that will affect local governments, and summarize how the region will meet federal and state requirements with respect to Transportation, Growth Management, Air Quality, Housing, Hazardous Waster Management, and Water Quality Management.

As part of the SCAG R.C.P. the adoption of a list of regional goals were proposed that represent the needs and concerns that must be addressed by the region. The Plan identifies three primary overall goals for the region: 1) *A Rising Standard of Living*, 2) *A Healthy and Environmentally Sound Quality of Life*, and 3) *Equity*. The proposed Oak Valley SP #318 project is consistent with the following goals of the SCAG R.C.P.

Standard of Living Goals

- *Attain sustained economic growth in order to reach and maintain an average unemployment rate which is below the national rate.*

Oak Valley SP #318

Oak Valley SP #318 provides a continued investment in infrastructure. It promotes reduced housing costs and increased affordability. The Specific Plan provides for multiple uses of open space resources such as joint use between the schools and park sites as well as the multi-use jog/pedestrian recreational trail, regional trail and bike path system.

Quality of Life Goals

- *Provide adequate and affordable housing to all on a timely and equitable basis.*

Oak Valley SP #318 proposes development of a maximum of 4,367 dwelling units on the 1,747.9-acre project site. Planned residential development includes low to high density uses ranging from 0.2 to 20.0 dwelling units per acre (du/ac), in response to present market needs in the area. The development phasing for the project is discussed in Section III.A.8., Public Facility Sites and Project Phasing and is shown in Table III.A.3.

- *Invest in the human capital of the region, particularly in health, education, job training, recreational and cultural activities.*

Oak Valley SP #318 proposes two 10.0-acre elementary school sites, one 20.0-acre junior high school site, seven public parks totaling 38.0-acres, and community bicycle and pedestrian trails. The school sites are planned for development that would serve future project residents and existing residential areas. The seven proposed public parks would offer active and passive recreational opportunities for project residents and residents of the surrounding communities. The proposed community trail would connect with the County's regional trail system providing recreational opportunities to pedestrian, bicyclist, and equestrian users. The project will be conditioned to mitigate impacts to public services, including health services and educational services through the payment of Residential Development Mitigation Fees under Ordinance No. 659 and through the payment of State mandated school fees.

- *Maintain a sense of community and recognize the value of neighborhood and district localities in the region.*

Oak Valley SP #318 proposes 38.0-acres of park land, 16.0-acres of neighborhood commercial uses and 37.6-acres of community commercial uses in addition to an existing 500-acres championship golf facility. These land uses would create central gathering points for the community, where residents could shop or have lunch at the local store and enjoy recreational opportunities provided by the parks, community trails and golf facility.

Equity Goals

- *Provide fair and equitable access to employment and the multitude of other resources throughout the region.*

Oak Valley SP #318

Oak Valley SP #318 is located in an area which is projected to double the amount of available employment opportunities over the next twenty years according to SCAG's regional projections.

d. SCAG REGIONAL TRANSPORTATION PLAN

The SCAG Regional Transportation Plan (RTP), known as Community Link 21, is a performance-based plan aimed at providing a coordinated long-range approach to transportation improvements within Southern California. The RTP is revised and adopted every three years to update policy direction based on changing transportation infrastructure, financial, technological and environmental conditions. The most recent update of the RTP was completed in April 1998. The RTP provides a framework for transportation improvements to allow the region to meet mobility goals and demonstrate air quality conformity under a financially constrained environment, while providing flexibility to implementing agencies as they develop and refine their strategies. A discussion of the Oak Valley SP#318 project's consistency with goals established by the April 1998 SCAG RTP is provided below.

- Meet the need for mobility and access to transportation of an increased employment and population base in the Subregions and Region, reduce congestion to 1990 or better levels of performance and enhance the movement of goods.*
- Ensure that transportation investments are cost-effective, protect the environment, promote energy efficiency and enhance the quality of life.*
- Serve every ones transportation needs in a safe, reliable and economical way, including those who depend on public transit, such as the elderly, handicapped and disadvantaged.*
- Develop regional transportation solutions that complement subregional transportation systems and the needs of cities, communities and Subregions.*
- Promote transportation strategies that are innovative and market-based, encourage new technologies and support the Southern California economy.*

Oak Valley SP #318 proposes new roads to be constructed within the project site and provides for necessary linkages to the adjacent the community. The Traffic Technical Data contained in *Technical Appendix "H"* details the improvements necessary upon build-out of the project. The analysis includes a summary of regional transportation management mechanisms that may be employed for the project. As detailed in Section III.A.3, the proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on Figure 3A-2, *Circulation Plan*, has been derived from information outlined in the Traffic Technical Data and will serve as the composite Circulation Plan for Oak Valley SP #318. Heavy through-traffic volumes will be eliminated from residential neighborhoods. Major roadways will be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors. Major roadway improvements may be financed through an Assessment District, community facilities

Oak Valley SP #318

District, community facilities district or similar financing mechanism. All roads within this Specific Plan project boundary shall be constructed to appropriate County full or half-widths standards in accordance with applicable County Ordinances as a requirement of the implementing subdivisions for this Specific Plan, subject to approval by the Director of Transportation. The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors. All typical sections, intersection spacing and/or access openings shall be per Ordinance 461, or as approved by the Transportation Department.

e. **WRCOG SUBREGIONAL COMPREHENSIVE PLAN**

The WRCOG Subregional Comprehensive Plan was adopted on January 3, 1994. The Subregional Plan was intended to become a major component of the SCAG RCP, integrating the regional and subregional goals as well as the implementation strategies designed for each area to achieve its goals. The Subregional Plan sets forth goals and objectives in several key areas: growth management, economic development, mobility, air quality, housing, open space and habitat conservation, water resources, and solid waste. The proposed Oak Valley SP #318 project is consistent with the following goals and objectives of the WRCOG Subregional Comprehensive Plan.

Growth Management Element

- *Manage the growth to ensure the ability to provide the public services and facilities needed to maintain the quality of life for current and future residents of Western Riverside County.*

Findings of Section V.D., *Public Facilities and Services Element*, have concluded that impacts to: circulation and traffic, water and sewer, fire services, sheriff services, schools, parks and recreation, utilities, and solid waste facilities and services in Western Riverside County can be mitigated to below a level of significance.

Economic Element

- *Provide an adequate number and variety of jobs to meet the employment need of Western Riverside County residents.*

Oak Valley SP #318 is projected to provide 888 permanent full-time employment positions upon build out of the development through the distinct land uses proposed as shown in the Fiscal Analysis prepared for the document and contained within *Technical Appendix "J"*.

Mobility Element

- *Develop a safe, affordable and efficient transportation system which provides access for the movement of goods, people and information to communities, employment centers, education, shopping, recreation and other important services.*

Oak Valley SP #318

As detailed in Section III.A.3, the proposed Circulation Plan provides an efficient and safe traffic design that meets the needs of the project and the surrounding community. The on-site system depicted on Figure 3A-2, *Circulation Plan*, has been derived from information outlined in the Traffic Technical Data and will serve as the composite Circulation Plan for Oak Valley SP #318.

Air Quality Element

- Provide for healthy air within the Western Riverside Subregion.

As detailed in Section V.C.4, *Air Quality*, the proposed Oak Valley SP #318 recommends mitigation measures to lessen air quality impacts for both short-term and long-term impacts.

Housing Element

- *Provide sufficient number and variety of housing units to meet the lifestyle requirements of all Western Riverside County residents.*

The proposed project provides a diverse housing products on various lot sizes. The range of products will help meet the needs for additional housing in western Riverside County, which continues to experience urbanization. The project will supply housing in response to market conditions in the area.

Open Space and Habitat Conservation Element

- *Preserve adequate open space to serve the needs of Western Riverside County residents.*

Oak Valley SP #318 incorporates a total of 218.3-acres of natural open space. The project proposes an additional 38.0-acres of public parkland on-site to meet the active recreational needs of project residents and surrounding communities. An existing 500-acre Southern California Professional Golfer's Association facility has been incorporated into the development to serve residents and others.

Water Resources Element

- *Maintain an adequate supply of quality water, waste water treatment, flood control, and water retention programs and facilities sufficient to serve projected growth levels.*

Findings of Section V.C.2, *Hydrology*, and Section V.D.2, *Water/Wastewater*, have concluded that impacts to hydrology, flooding, and drainage can be mitigated to below a level of significance and that an adequate water and waste water service is available for the project.

Solid Waste Element

- *Provide for an integrated system that will meet the projected population growth needs for solid waste reduction, collection, recycling, processing and disposal.*

Findings of Section V.D.7, *Solid Waste* have concluded that impacts to solid waste can be mitigated. The Riverside County Waste Management Department has recommended waste disposal strategies to achieve the mandated goals of the Integrated Waste Management Act by developing feasible waste programs that encourage source reduction, recycling, and composting. The project will comply with the following measures: a) The proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e., curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-688. The use of such facilities will be encouraged by the developer through information provided in sales literature; b) The project applicant shall participate in any established County-wide program to reduce solid waste generation; c) Green waste from project landscaped areas such as grass, shrub, and tree trimmings shall be either mulched (shredded and left on landscaped area), composted on-site, or separated from other types of waste to send to a composting facility within the local area; and d) The project developer shall pursue and implement any available source reduction programs for the disposal of construction materials to the satisfaction of the Riverside County Waste Management Department.

a. WRCOG WESTERN RIVERSIDE NON-MOTORIZED TRANSPORTATION PLAN

The WRCOG Western Riverside Non-Motorized Transportation Plan was adopted in April 1996. The purpose of the plan was to: 1) develop a coordinated plan for addressing the existing and planned bicycle, pedestrian and trail facilities and programs in the western Riverside County subregion, 2) address air quality and congestion management related issues in western Riverside County, to the extent that air quality benefits and congestion relief would occur, as a result of increased bicycling and walking and a reduction in vehicle trips and vehicle miles traveled, 3) to collect all of the policies and background information related to bicycle, pedestrian and trails of the constituent government jurisdictions in the western Riverside County subregion, in a single document, and to provide a framework for a comprehensive system of facilities and programs at the policy and technical level in order to meet the transportation needs of western Riverside County residents into the future. A discussion of the relationship of Oak Valley SP #318 to the planned objectives of the Western Riverside Non-Motorized Transportation Plan is provided below.

- *To make the overall transportation system accessible, safe, and convenient for bicycle and pedestrian travel.*
- *To increase the pedestrian and bicycle mode-split for all trips commute and utilitarian, thus reducing vehicle trips and miles traveled.*

As described in Section III-6, *Open Space and Recreation Plan*, a planned regional multi-purpose trail runs parallel to San Timoteo Canyon Road. To benefit future residents of the proposed project Oak Valley P #318 has incorporated the planned route of the community trail into the project making the trail accessible and convenient for future project residents. Additionally, as depicted on Figure 4-8, *Non-Vehicular Circulation Plan*, the project includes a system of bike paths and pedestrian/jog paths throughout the project boundaries to benefit the residents of the community.

g. RCTC DRAFT RIVERSIDE COMPREHENSIVE MANAGEMENT PROGRAM

The RCTC Draft Riverside Comprehensive Management Program was released in November 1999. The plan was derived as a result of passage of Proposition 111 in June 1990. The Proposition required the designation of a Congestion Management Agency (CMA) to prepare a Congestion Management Program (CMP). In 1990, the Riverside County Transportation Commission was designated as the CMA for Riverside County. The purpose of the plan is an effort to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will more effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. A discussion of the relationship of the Oak Valley SP #318 project to the planned objectives of the RCTC CMP is provided below.

As described in Section V.D.1, *Traffic*, the proposed project shall incorporate such traffic demand management programs as may be appropriate to comply with the objectives of the CMP. The Specific Plan has been designed to link land use, transportation, and air quality, thereby prompting reasonable growth.

h. BEAUMONT-CHERRY VALLEY WATER DISTRICT URBAN WATER MANAGEMENT PLAN

The BCVWD's Urban Water Management Plan was prepared in response to the California Urban Water Management Planning Act, Water Code Division 6, Part 2.6, Sections 10610 through 10656. The Act, which was Assembly Bill 797, requires every urban water supplier providing water for municipal purposes to 3,000 or more customers, or more than 3,000 acre feet of water annually, to prepare, adopt and file an Urban Water Management Plan with the State Department of Water Resources (SDWR) every five years. The latest update of the BCVWD's plan was completed in 1995.

Section V.D.2, *Water/Wastewater* describes the policies of the BCVWD as restated from their 1995 Urban Water Management Plan.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed on the results.

3. The third part of the document presents the results of the study, including a comparison of the different methods and techniques used. It discusses the strengths and weaknesses of each approach and provides a clear interpretation of the findings.

4. The fourth part of the document discusses the implications of the study and provides recommendations for future research. It highlights the need for further investigation into the effectiveness of the various methods and techniques used.

5. The fifth part of the document concludes the study and summarizes the key findings. It reiterates the importance of maintaining accurate records and the need for transparency and accountability in financial reporting.

6. The sixth part of the document provides a list of references and sources used in the study. It includes a comprehensive list of books, articles, and other publications that have been consulted during the research process.

7. The seventh part of the document provides a list of appendices and supplementary materials. It includes a detailed list of all the data and results generated during the study, as well as any other relevant information.

G. ADMINISTRATIVE ELEMENT

1. Land Use Policies/Specific Plan Time Frames - Project Time Frames for Development

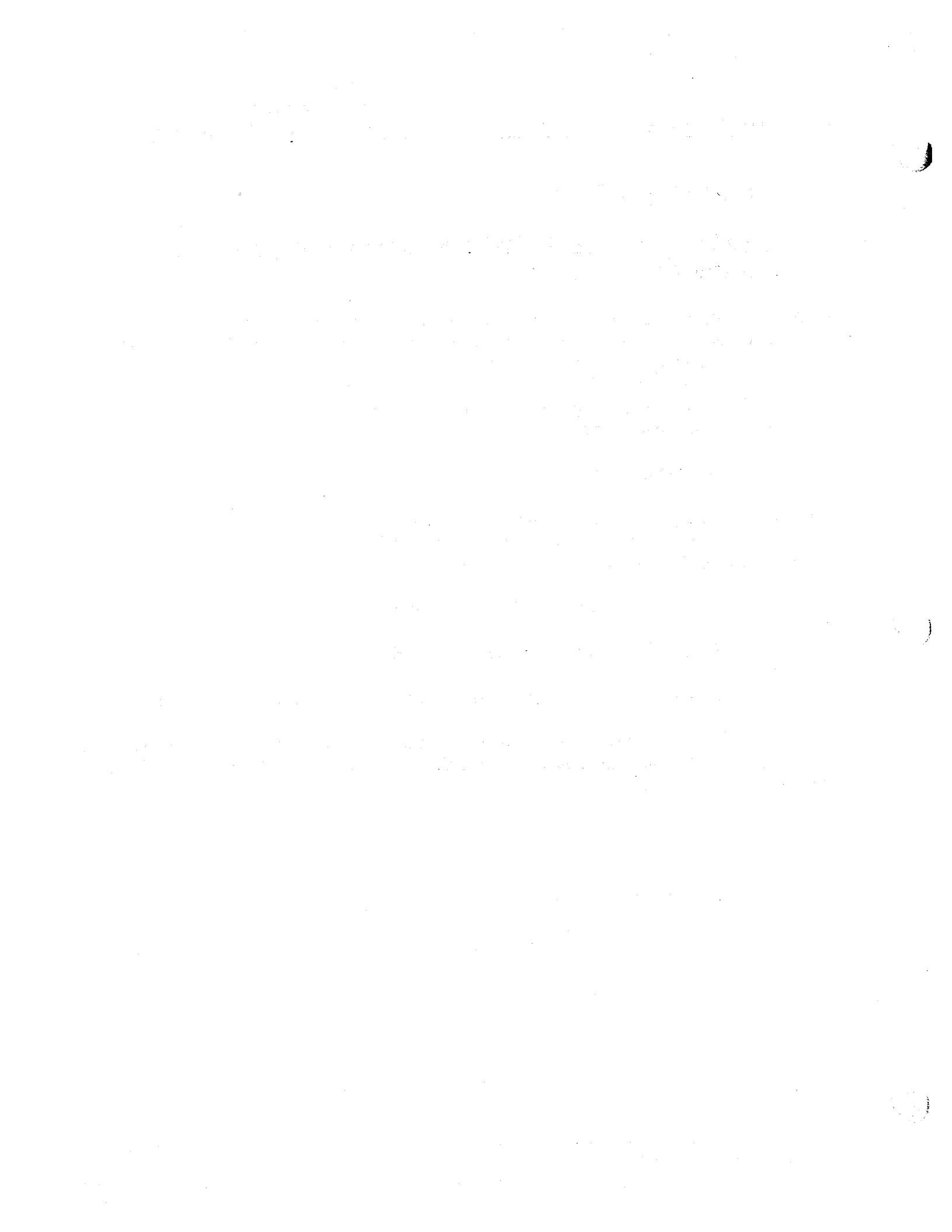
Riverside County requires that a phasing plan be adopted for each Specific Plan and that each Plan be monitored for reasonable progress toward implementation. A phasing program is outlined in Oak Valley SP #318 in Section III.A.8, Public Facility Sites and Project Phasing Plan. The project applicant(s) will work closely with the County of Riverside to assure timely and logical completion of the project based on the phasing plan, subject to County approved modifications resulting from updated market and economic data.

2. Fiscal Impact Summary

A fiscal impact analysis was prepared for the Oak Valley SP #318 by Alfred Gobar Associates (February 2000) and included in Appendix J following this EIR. Oak Valley SP #318 is projected to generate an ongoing operational surplus for Riverside County:

- \$1.8 million during the 10-15-year development period.
- \$818,500 at the end of the development period
- Annual surplus in Year 11 and thereafter will be at this same \$800,000 level.

Oak Valley SP #318 will also generate development mitigation fees, included in this are public facility fees, which would be directed to cover the Library Fund, Fire Protection Fund and Transportation Fund costs.



V. Comprehensive General Plan and Environmental Analysis

H. MANDATORY CEQA TOPICS

1. Cumulative Impact Analysis

a. DISCUSSION OF CUMULATIVE PROJECTS

Section 15130 of the CEQA Guidelines require that an EIR include a discussion of the potential cumulative impacts of a proposed project when "...the incremental effect is cumulatively considerable..." According to CEQA Guidelines Section 15065(c), the term cumulatively considerable means "...that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects..." Specifically, CEQA Guidelines Section 15055 defines cumulative impacts as :

"...two of more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- f) *The individual effects may be changes resulting from a single project or a number of separate projects.*
- b) *The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."*

When addressing cumulative impacts, Section 15130(b) of the CEQA Guidelines notes that the elements necessary to provide an adequate discussion of significant cumulative impacts encompass either:

- "a) *A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or*
- g) *A summary of projects contained in an adopted general plan or related planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency."*

The cumulative baseline for this project includes future projects which are either under construction, approved, or in the design phase or proposed. Sources for these projects include projects proposed or approved in the unincorporated area of Riverside County in the vicinity of the proposed project, City of Calimesa, and the City of Beaumont. Figure H.1.1 shows the location of the projects and Table H.1-A lists the cumulative projects considered in this analysis.

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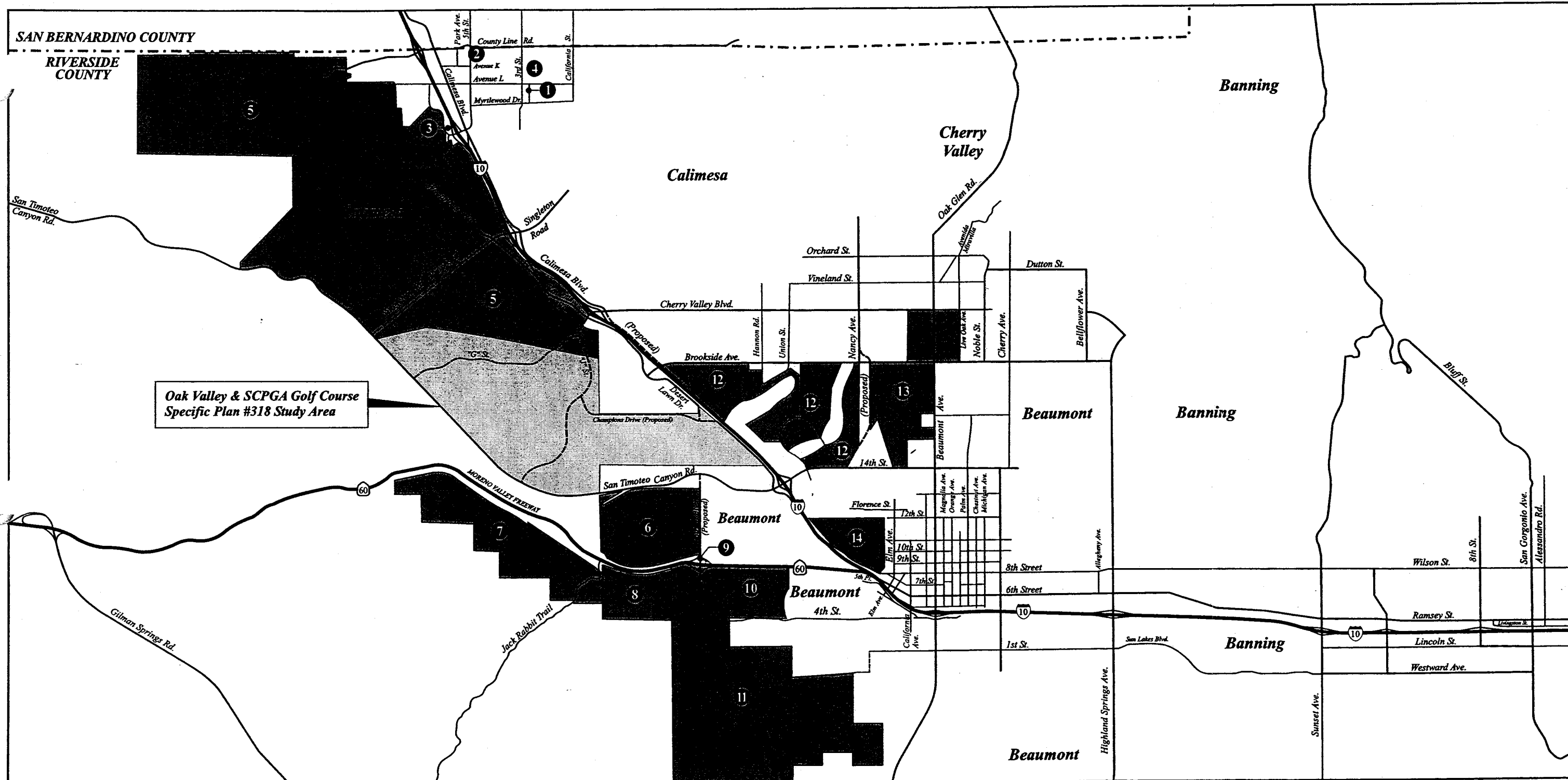
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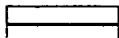
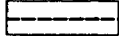

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Oak Valley & SCPGA Golf Course Specific Plan #318 Study Area

LEGEND:

-  Oak Valley & SCPGA* Golf Course Specific Plan #318 Study Area
-  Existing Roadways (indicated with solid line)
-  Proposed Roadways (indicated with dashed line)
-  Cumulative Project Location

SCPGA* = Southern California Professional Golf Association.

CUMULATIVE PROJECT LOCATIONS:

- Within the City of Calimesa
1. Rosewood Homes, Single Family Residential
 2. Fanucan Homes, Single Family Residential
 3. Jack in the Box, Restaurant
 4. Moist Homes, Single Family Residential
 5. Oak Valley Specific Plan No. 1, Planned Community

Note: There are no new projects currently within this portion of unincorporated area of Riverside County.

CUMULATIVE PROJECT LOCATIONS:

- Within the City of Beaumont
6. Heartland Specific Plan, Residential, Commercial, Industrial Specific Plan
 7. Jack Rabbit Trail Specific Plan, Single Family Residential
 8. Beaumont Gateway Specific Plan, Residential, Commercial, Industrial Specific Plan
 9. Potrero Creek Blvd./SR-60 Interchange

10. Rolling Hills Ranch Specific Plan, Residential, Multi-use, Commercial Specific Plan
11. Willow Springs Specific Plan, Residential Specific Plan (A portion of the site extends off of this map)
12. St. Clair Development, Residential, Open Space, Commercial Specific Plan
13. Noble Creek Specific Plan, Residential, Open Space, Commercial Specific Plan
14. Three Rings Ranch Specific Plan, Residential, Open Space, Elementary School

10/6/00(OVP931/Specific Plan EIR)

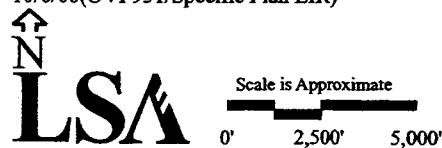


Figure H.1.1

Oak Valley SP #318

Table H.1-A - Cumulative Projects

Map #	Project	Location	Description
County of Riverside			
There are no new projects currently within the unincorporated areas.			
City of Calimesa			
1	Rosewood Homes	Brady Lane between County Line Road and Avenue L	<i>Approved:</i> 30 remaining in lot in a subdivision
2	Fanucan Homes	North side of 5 th Street at Erwin Street	<i>Proposed:</i> 4 lots for single family dwelling
3	Jack in the Box	1199 7 th Place, north of Sandalwood, east of 7 th street	<i>Approved:</i> restaurant
4	Moist Homes	Brady Lane between Avenue L and 2 nd Place	<i>Approved:</i> 8 lots of single family dwelling
5	Oak Valley SP 1	Immediately north of the SCE easement which forms the northern boundary of the proposed project.	<i>Approved:</i> 4,195.25-acre planned community consisting of 8,951 residential units, regional, community, and neighborhood commercial, quasi-public, schools, parks, and open space.
City of Beaumont			
6	Heartland Specific Plan	Northeast of proposed Potrero Boulevard/SR-60 interchange	<i>Approved:</i> 417.2 total acres including 207.6 acres residential; 1,224 dwelling units; and 61.8 acres commercial/industrial
7	Jack Rabbit Trail (Mission Viejo) Specific Plan/pending filling	South of SR-60, immediately east of Jack Rabbit Rail	<i>Proposed:</i> 549 acres; 2,000 dwelling units
8	Beaumont Gateway Specific Plan	South of SR-60, immediately east of Jack Rabbit Rail	<i>Approved:</i> 160 total acres including 125.3 acres residential; 573 residential units; and 9.5 acres commercial/ industrial
9	Potrero Creek Boulevard/SR-60 Interchange	SR-60, approximately 1.5 miles west of the City of Beaumont	<i>Approved:</i> Roadway
10	Rolling Hills Ranch Specific Plan	South of SR-60 approximately 0.5 mile west of the I-10/SR-60 interchange	<i>Proposed Amendment to Approved Specific Plan:</i> 155 total acres including 80.9 acres residential; 397 dwelling units; 20.8 acres multi-use (industrial, commercial, office, retail); and 15.3 acres community commercial

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
H. MANDATORY CEQA TOPICS

Oak Valley SP #318

Map #	Project	Location	Description
11	Willow Springs Specific Plan	South of SR-60; northwest of SR-79	<i>Proposed:</i> 1,868 acres; estimated 3,400 dwelling units
12	St. Clair Development	East of SR-60; north of 14 th St.	<i>Approved:</i> 532.7 total acres including 459.2 acres of residential; 2,800 dwelling units; 15 acres of commercial; and 58.5 acres of open space
13	Noble Creek	East of I-10; between 14 th St. & Cherry Valley Blvd.	<i>Approved:</i> 434.0 total acres including 312.7 acres of residential; 1,239 dwelling units; 15 acres of neighborhood commercial; 38.2 acres of parks/open space; 30.0 acres of schools
14	Three Rings Ranch Specific Plan	East of I-10, west of Elm Ave.; between 8 th Ave. and Florence St.	<i>Approved:</i> 174.4 total acres including 515 dwelling units on 7,000 sq.ft. lots; 6.3 acres of parks/open space; 9.5 acres for an elementary school

The assessment of the cumulative impacts is done qualitatively since it is difficult to predict timing and density of all the projects. All of these projects have been or will be the subject of separate environmental studies.

b. (1) ENVIRONMENTAL HAZARDS AND RESOURCES

(a) SEISMIC SAFETY (GEOLOGY)

Development of the proposed project site will contribute to the alteration of the existing topography in the region. Any new development within the region has the potential of exposing a greater population to regional and site-specific seismic hazards. Seismic impacts can only be mitigated through appropriate site planning and building design. Adherence to identified mitigation measures would reduce potential seismic and soil erosion impacts to less than significant levels. Therefore, implementation of the proposed project would not contribute to cumulative impacts related to potential geologic and/or seismic hazards.

(b) SLOPES AND EROSION

Implementation of the proposed project will result in the modification of the site's existing topography. Development in or adjacent to hillsides would increase the potential for impacts resulting in slope failure. The erosion of soils may increase as grading and construction activities occur throughout the proposed project site. Adherence to mitigation measures would reduce potential impacts related to these issues to less than significant levels. Therefore, implementation of the proposed project would not contribute to cumulative impacts related to slope stability and/or erosion.

Oak Valley SP #318

(c) **HYDROLOGY (FLOODING)**

Cumulative development will have an impact on regional flooding due to the increase in impervious ground cover and urban runoff associated with increased development. The proposed project will contribute to regional runoff; however, the proposed drainage plan for the project site is intended to manage and regulate potential flooding and downstream impacts to soils, vegetation or other development. Other projects in the region must also comply with the County's General Plan Policies for drainage improvements. Review of flood control facilities/plans for other projects in the vicinity can serve to mitigate additional downstream flooding impacts. Regional flood control planning such as that conducted by the Corps can serve to further mitigate cumulative impacts related to flooding.

(d) **NOISE**

The cumulative study area for noise impacts is the County of Riverside. Build out of the planned land uses in the County's General Plan, including the proposed project, would result in increased noise levels along major arterials within the County as outlined in the General Plan. As concluded in the General Plan, projected increases in noise would be reduced through implementation of County codes and General Plan policies, and are not considered significant impacts. Within the proposed project construction activity and on-site stationary sources are localized noise sources and would affect only land uses immediately adjacent to the project site with direct line of sight to the noise source. It is not anticipated that construction and operations (excluding vehicular traffic) at other off-site locations would cumulatively add to project-related noise impacts, especially to residences to the east of the project site.

Table C.3-A shows the cumulative traffic noise under build out conditions in the project vicinity. All roadway segments analyzed would have the 65 dBA CNEL extending more than 50 feet from the roadway centerline. Therefore, all noise-sensitive uses, existing or proposed, located within the impact zone would be exposed to noise level exceeding 65 dBA CNEL. This is a potentially significant noise impact, even though the project's contribution would be small and mostly negligible.

(e) **AIR QUALITY**

The cumulative study area for air quality impacts encompasses the South Coast Air Basin, which is designated non-attainment for ozone, PM₁₀, and carbon monoxide. Operational emissions associated with the proposed project in conjunction with build out of the County's General Plan, will result in significant, cumulative air quality impacts within the Basin. Emissions of NO_x and ROC from construction of the proposed project would cumulatively contribute to regional ozone formation. Because the Basin is a non-attainment zone for ozone, this is a significant air quality impact. Emissions of CO and fugitive dust from construction activity would result in mostly localized air quality impacts in the project vicinity. It is not anticipated that construction at other off-site locations would add to the project related localized air quality impacts.

Oak Valley SP #318

Both long-term stationary (on-site energy consumption) and mobile (vehicular traffic) sources would contribute to regional criteria pollutant emissions. Because the Basin is a non-attainment zone for ozone and carbon monoxide, these emissions would cumulatively contribute to significant regional air quality impacts.

(f) OPEN SPACE AND CONSERVATION

Development of the proposed project will result in the loss of aesthetically significant open space. Although open space uses will be incorporated into most of the proposed projects, the rural character and scenic nature of the region will be altered. Provision of open areas within the developments will help to mitigate these impacts. To the extent undeveloped open space is a limited resource, the conversion of open space to urban uses is an unavoidable adverse impact of cumulative development.

(g) WILDLIFE AND VEGETATION

Oak Valley SP #318 will contribute to the ongoing loss of several native habitats in the region: chaparral, coastal sage scrub, meadow, oak woodland, and riparian woodland. The loss of 167 acres of coastal sage scrub and four acres of riparian woodland constitutes the loss of habitat, or potentially suitable (but unoccupied) habitat for various sensitive species including the Stephens' kangaroo rat, California gnatcatcher, Quino checkerspot butterfly (QCB), least Bell's vireo, and southwestern willow flycatcher, respectively. These species are not, however, present within the proposed project area.

The proposed project would constitute the loss of approximately 1,034 acres of wildlife habitat in the region, and reduce localized wildlife movement within the proposed project itself. Although there is a significant loss of wildlife habitat, the proposed project would not sever any regional habitat corridors.

It is concluded that the proposed project will result in cumulative impacts to biological resources in the region through the loss of wildlife habitats, especially coastal sage scrub and riparian woodland habitats which are potential habitat for sensitive species.

Potential mitigation for cumulative impacts would be participation in the Riverside County Multi-Species Plan. However, the efficacy of participation in the plan as a mitigation measure is undefined at this time as the plan is in its early formative stage.

(h) SCENIC HIGHWAYS (AESTHETICS)

The design of the proposed project will result in light and glare effects, the replacement of rural uses with urban uses, and modification of natural hillsides. With implementation of the proposed mitigation measures, potentially significant effects for light and glare would be reduced to below the level of significance, but land use changes from rural to urban would remain a significant unavoidable impact.

Development of proposed and approved projects in the project vicinity will contribute to a modification of the character of the area from rural to urban. The scenic nature of the area will be altered. Light and

Oak Valley SP #318

glare will be introduced into the area. The provision of natural open space areas within the developments and the implementation of city and county lighting standards to reduce glare and grading and hillside standards will help to mitigate these impacts. To the extent that open space natural topography is a limited resource, the conversion of open space to urban uses is an unavoidable adverse impact of cumulative projects.

(i) **HISTORIC AND PREHISTORIC RESOURCES**

Cultural Resources

The cumulative impact area for prehistoric archaeological and historic resources is the San Gorgonio Pass area (cities of Calimesa, Beaumont, and Banning, as well as surrounding unincorporated communities). This area is known to contain significant cultural resources. Impacts to these resources would be site specific, and cannot be assessed on a cumulative basis. In the event that these resources were encountered on any of the project sites, specific mitigation measures would be applied before development could proceed. It is possible that grading and excavation in the project area will uncover significant and sensitive archaeological resources which would not have otherwise been discovered. Work could continue on other parts of the project area while historical or unique archaeological resource mitigation takes place (Sections 21083 and 21087, Public Resources Code).

Paleontological Resources

The cumulative impact area for paleontologic resources is the San Timoteo geologic formation, which is known to contain significant fossils. Future development within this area will result in the continuing loss of paleontologic resources. To the extent that each development project provides appropriate mitigation during landform modification activities (as is the case for the Oak Valley SP #318), cumulative impacts to paleontological resources will be reduced to below a level of significance. Pursuant to the provisions of CEQA, each development project within the cumulative impact area that requires a discretionary action by a public agency will be assessed for its impact on paleontologic resources. It can be reasonably expected that appropriate mitigation will also be required.

b.(2) PUBLIC FACILITIES AND SERVICES ELEMENT

(a) CIRCULATION (TRAFFIC)

The traffic analysis examines project impacts under build out traffic conditions within the western half of the San Gorgonio Pass area. As such, the analysis considers the contribution of project traffic and resulting cumulative impacts on traffic conditions at intersections in the project vicinity of development throughout the cities of Calimesa and Beaumont, as well as adjacent unincorporated areas. As shown in the evaluation of traffic impacts presented above, certain intersections cannot be mitigated to acceptable levels of service based on current standards at General Plan build out. A cumulatively significant impact on traffic, therefore, exists.

Oak Valley SP #318

Because the traffic analysis is based on all future development projects within the cities of Calimesa and Beaumont, as well as adjacent unincorporated areas being built at their maximum allowable General Plan densities, the traffic analysis presents a worst case analysis. Future traffic volumes will likely be less than those analyzed in this document for the following reasons:

- Not all development projects will actually be constructed at their maximum allowable General Plan density.
- The full build out scenario does not account for vacancies in existing and future residential, commercial, and industrial areas.
- General Plan build out will occur over an extended period of time (20 to 30 years or more), over which time the traffic model assumed that the number of vehicle trips people make in a typical day will not change (i.e., the number of home to shopping trips will not be affected by internet sales, and the number of home to work trips will be affected by increased use of transit or the ability of employees to work at home via computer).

If these three factors were to be accounted for in the traffic model, area traffic volumes could be substantially lower (as much as 10 to 15 percent) than those addressed in this traffic analysis. However, such reductions cannot be accurately quantified, and are not, therefore, incorporated into the traffic analysis.

(b) WATER SUPPLY

Cumulative development projects within the surrounding area of the proposed project will contribute to a long-term demand for water supply and water conveyance and treatment facilities.

The area within which the proposed project is located has historically relied on groundwater as the primary source for domestic and municipal use. The groundwater basin which supplies the area of the proposed project, the Beaumont Ground Storage Unit (BSU), is reported to be in a state of overdraft. Any new development which relies solely, or partly, on additional water from this basin in excess of the safe yield will exacerbate this condition.

Other new and planned projects in the area which may contribute to the overdraft in the BSU and general water resource management issues in the area include those listed in Table H.1-B. . Where complete information is available, the figures supplied for Oak Valley SP #318 by The Keith Companies are used to calculate water demand. Otherwise, the general figure used by the San Gorgonio Pass Water Agency (0.64 acre feet per dwelling unit per year) is used to calculate demand for a particular development. The water use at the Jack in the Box restaurant is estimated to be the same as four residences. Actual use will vary with particular use, conservation measures employed and residential lot size.

Oak Valley SP #318

**Table H.1-B - Cumulative Projects Water Demand Summary
(in Acre-feet Per Year) Oak Valley SP #318**

Project	Location	Description	Water Demand (acre-feet per year)
City of Calimesa			
Rosewood Homes	Brady Lane between County Line Road and Avenue L	<i>Approved:</i> 30 remaining lots in a subdivision	17
Fanucan Homes	North side of 5 th Street at Erwin Street	<i>Proposed:</i> 4 lots for single family dwelling	2
Jack in the Box	1199 7 th Place, north of Sandalwood, east of 7 th street	<i>Approved:</i> restaurant	2 (estimate)
Moist Homes	Brady Lane between Avenue L and 2 nd Place	<i>Approved:</i> 8 single family dwellings	4
Oak Valley SP 1	Immediately north of the 220kV transmission easement which forms the northern boundary of Oak Valley SP #318.	<i>Approved:</i> A 4,195.25-acre planned community consisting of 8,951 residential units, regional, community, and neighborhood commercial, quasi-public, schools, parks, and open space.	5,729
City of Beaumont			
Heartland Specific Plan	Northeast of proposed Potrero Boulevard/SR-60 interchange	<i>Approved:</i> 417.2 total acres including 207.6 acres residential; 1,224 dwelling units; and 61.8 acres commercial/industrial	816
Jack Rabbit Trail (Mission Viejo) Specific Plan/pending filling	South of SR-60, immediately east of Jack Rabbit Rail	<i>Proposed:</i> 549 acres; 2,000 dwelling units	1,280
Beaumont Gateway Specific Plan	South of SR-60, immediately east of Jack Rabbit Rail	<i>Approved:</i> 160 total acres including 125.3 acres residential; 573 residential units; and 9.5 acres commercial/industrial	366
Potrero Creek Boulevard/SR-60 Interchange	SR-60, approximately 1.5 miles west of the City of Beaumont	<i>Approved:</i> Roadway	N/A

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
H. MANDATORY CEQA TOPICS

Oak Valley SP #318

Project	Location	Description	Water Demand (acre-feet per year)
Rolling Hills Ranch Specific Plan	South of SR-60 approximately 0.5 mile west of the I-10/SR-60 interchange	<i>Proposed Amendment to Approved Specific Plan:</i> 155 total acres including 80.9 acres residential; 397 dwelling units; 20.8 acres multi-use (industrial, commercial, office, retail); and 15.3 acres community commercial	254
Willow Springs Specific Plan	South of SR-60; northwest of SR-79	<i>Proposed:</i> 1,868 acres; estimated 3,400 dwelling units	2,176
St. Clair Development	East of SR-60; north of 14 th St.	<i>Approved:</i> 532.7 total acres including 459.2 acres of residential; 2,800 dwelling units; 15 acres of commercial; and 58.5 acres of open space	1,575
Noble Creek	East of I-10; between 14 th St. and Cherry Valley Blvd.	<i>Approved:</i> 434.0 total acres including 312.7 acres of residential; 1,239 dwelling units; 14 acres of neighborhood commercial; 38.2 acres of parks/open space; 30.0 acres of schools	793
Three Rings Ranch	East of I-10, west of Elm Ave.; between 8 th Ave. and Florence St.	<i>Approved:</i> 174.4 total acres including 515 dwelling units on 7,000 sq.ft. lots; 6.3 acres of parks/open space; 9.5 acres for an elementary school	330
Total Cumulative Water Demand			13,344

The BCVWD and the San Geronio Pass Water Agency have suggested that the proposed project and other future development may be served by water from the State Water Project (SWP). Availability of imported water supply from northern California may be limited by the priority placed on environmental uses of water such as protecting habitat and preventing salt water intrusion in the Delta, or contributing to stream enhancement and protection of similar beneficial uses. The amount of northern California water available to southern California, through the State Water Project, can also vary greatly with the weather. In wet years, water demand may be easily met and surplus water may also be available to southern California. However, in an extremely dry year, southern California may not be able to secure its full entitlement of northern California water for delivery.

If water supplies can be imported in sufficient quantities from the State Water Project, via the BCVWD or directly from the San Geronio Pass Water Agency, and water recycling is implemented, the existing and future demands on local groundwater basins can be reduced.

Oak Valley SP #318

(c) WASTEWATER

Cumulative development projects within the surrounding area of the proposed project will contribute to a long-term demand for sewer conveyance and treatment facilities. The City of Beaumont's Wastewater Management Plan program has anticipated this demand, and the City has planned to expand its treatment capacities in phases as development occurs in the area to approximately 7.0 million gpd.

The City has created a mechanism to finance facilities improvements. Sewer connection fees, which are included in the cost of development, pay for any infrastructure improvements required by new development. Sewage collection and treatment fees can be adjusted as treatment costs increase. Treatment costs per million gallons may actually decrease as bigger wastewater treatment facilities are often more efficient than small ones.

The City is currently working with regulators to develop a plan to serve reclaimed water in its jurisdiction once wastewater treatment facilities are upgraded and flows are adequate to support a reclaimed water system. The use of reclaimed water, made possible by flows from additional development, may also help reduce the demand on the potable water system for non-potable uses.

(d) FIRE PROTECTION

Cumulative development within the cities of Calimesa and Beaumont, as well as adjacent unincorporated areas of Riverside County in the vicinity of the proposed project will contribute to long-term demand for fire protection services. The demands of the proposed project on fire services would exceed the present capabilities of the County Fire Department. The demands of cumulative development would further exceed present capabilities, and increase the need to plan and provide for additional staff and facilities to accommodate future growth.

(e) SHERIFF SERVICES

Cumulative development within the cities of Calimesa and Beaumont, as well as adjacent unincorporated areas of Riverside County in the vicinity of the proposed project will contribute to long-term demand for Sheriff protection services. The demands of the proposed project on Sheriff services would exceed the present capabilities of the County Sheriff's Department. The demands of cumulative development would further exceed present capabilities, and increase the need to plan and provide for additional staff and facilities to accommodate future growth.

(f) SCHOOLS

For the purpose of this analysis, cumulative projects within the jurisdiction of the Beaumont Unified School District have been used to assess potential cumulative impacts on schools. As identified in Section V.D.5 of this EIR, new development associated with the proposed project build out would increase the demand for schools. Additional future development projects containing residential components would require additional staffing and school facilities to accommodate growth within a

Oak Valley SP #318

school district that does not currently have the capacity available to accommodate this growth. Future development projects will be required to be assessed for their impacts on schools and will be required to provide mitigation to reduce the impact on schools. Implementation of identified mitigation measures would lessen the proposed project's cumulative contributions to impacts on schools. Therefore, the proposed project's contribution to potential impacts to schools is considered to be less than significant with implementation of mitigation measures.

(g) PARKS AND RECREATION

For purposes of this analysis, build out of the proposed project has been used to assess potential cumulative park service impacts. As identified in Section V.D.6 of this EIR, the proposed development would increase the demand for parks and recreation and would require additional facilities to accommodate growth. However, the proposed project's cumulative contributions to public service impacts on parks and recreation are less than significant. Future projects will be required to comply with the Quimby Act to provide either land or park fees to provide adequate parks for future residents. Therefore, the proposed project's cumulative contribution to potential impacts on parks is considered to be less than significant.

(h) SOLID WASTE

Cumulative development within the cities of Calimesa and Beaumont, as well as adjacent unincorporated areas of Riverside County in the vicinity of the proposed project will contribute to long-term demand for solid waste services. The demands of the proposed project on solid waste services would not exceed the present capabilities of any of the three landfills that could serve the proposed project. The Lamb Canyon, Badlands, and El Sobrante landfills combined are currently accepting approximately 50 percent of their peak capacity per day (peak capacity of 9,900 tons). The Lamb Canyon and Badlands landfills combined are currently accepting approximately 32 percent of their peak capacity per day (peak capacity of 5,900 tons). The demands of cumulative development would eventually increase the need to plan and provide for additional staff and facilities to accommodate future growth in the region. However, the proposed project's cumulative contribution to potential impacts to solid waste (41 tons per day) is considered to be less than significant with implementation of mitigation measures.

The calculation of solid waste generated listed in Table H.1-C assumes 0.95 ton per year per dwelling unit, 18.25 tons per thousand square feet per year for commercial facilities and 1.28 tons per thousand square feet per year for public facilities.

Oak Valley SP #318

**Table H.1-C - Cumulative Projects Solid Waste Services Demand Summary
(in Tons Per Day) Oak Valley SP #318**

Project	Location	Description	Solid Waste Generated (tons per year)	Solid Waste Generated (tons per day)
City of Calimesa				
Rosewood Homes	Brady Lane between County Line Road and Avenue L	<i>Approved:</i> 30 remaining lots in a subdivision	29	0.08
Fanucan Homes	North side of 5 th Street at Erwin Street	<i>Proposed:</i> 4 lots for single family dwelling	4	0.01
Jack in the Box	1199 7 th Place, north of Sandalwood, east of 7 th street	<i>Approved:</i> restaurant	64	0.18
Moist Homes	Brady Lane between Avenue L and 2 nd Place	<i>Approved:</i> 8 single family dwellings	8	0.02
Oak Valley SP 1	Immediately north of the 220kV transmission easement which forms the northern boundary of Oak Valley SP #318.	<i>Approved:</i> A 4,195.25-acre planned community consisting of 8,951 residential units, regional, community, and neighborhood commercial, quasi-public, schools, parks, and open space.	73,000	200*
City of Beaumont				
Heartland Specific Plan	Northeast of proposed Potrero Boulevard/SR-60 interchange	<i>Approved:</i> 417.2 total acres including 207.6 acres residential; 1,224 dwelling units; and 61.8 acres commercial/industrial	13,445	37
Jack Rabbit Trail (Mission Viejo) Specific Plan/pending filling	South of SR-60, immediately east of Jack Rabbit Rail	<i>Proposed:</i> 549 acres; 2,000 dwelling units	1,900	5
Beaumont Gateway Specific Plan	South of SR-60, immediately east of Jack Rabbit Rail	<i>Approved:</i> 160 total acres including 125.3 acres residential; 573 residential units; and 9.5 acres commercial/ industrial	2,432	7
Potrero Creek Boulevard/SR-60 Interchange	SR-60, approximately 1.5 miles west of the City of Beaumont	<i>Approved:</i> Roadway	0	0

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
H. MANDATORY CEQA TOPICS

Oak Valley SP #318

Project	Location	Description	Solid Waste Generated (tons per year)	Solid Waste Generated (tons per day)
Rolling Hills Ranch Specific Plan	South of SR-60 approximately 0.5 mile west of the I-10/SR-60 interchange	<i>Proposed Amendment to Approved Specific Plan:</i> 155 total acres including 80.9 acres residential; 397 dwelling units; 20.8 acres multi-use (industrial, commercial, office, retail); and 15.3 acres community commercial	7,552	21
Willow Springs Specific Plan	South of SR-60; northwest of SR-79	<i>Proposed:</i> 1,868 acres; estimated 3,400 dwelling units	3,230	9
St. Clair Development	East of SR-60; north of 14 th St.	<i>Approved:</i> 532.7 total acres including 459.2 acres of residential; 2,800 dwelling units; 15 acres of commercial; and 58.5 acres of open space	5,641	15
Noble Creek	East of I-10; between 14 th St. and Cherry Valley Blvd.	<i>Approved:</i> 434.0 total acres including 312.7 acres of residential; 1,239 dwelling units; 14 acres of neighborhood commercial; 38.2 acres of parks/open space; 30.0 acres of schools	4,157	11
Three Rings Ranch	East of I-10, west of Elm Ave.; between 8 th Ave. and Florence St.	<i>Approved:</i> 174.4 total acres including 515 dwelling units on 7,000 sq.ft. lots; 6.3 acres of parks/open space; 9.5 acres for an elementary school	557	2
Total Cumulative Solid Waste Services Demand			112,019	307

Note: * The tons of solid waste generated for Oak Valley SP 1 is estimated from subtracting the tons per day generated by the proposed project (41 tons per day) from the tons per day estimated for SP 216 (241 tons per day) with the understanding that the result may be an overestimate of actual waste that would be generated by Oak Valley SP 1.

Oak Valley SP #318

2. Unavoidable Adverse Impacts

The following significant unavoidable impacts are anticipated to result from the proposed project, even with implementation of the project specific mitigation measures identified in Sections V.C and D.

a. TRAFFIC

Implementation of the recommended intersection improvements would result in the minimum LOS standards being maintained at 22 of the 35 study area intersections studied with Potrero Boulevard as a part of the proposed project. Due to the potentially problematic mitigation measures, full mitigation to improve operations to applicable LOS standards were not provided at the following locations:

- Singleton Road/Woodhouse Road
- Singleton Road/I-10 Westbound Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- Beaumont Avenue/I-10 Eastbound Ramps
- Beaumont Avenue/6th Street
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road.

With the recommended improvements, these location would continue to operate at unsatisfactory levels of service. While the level of service thresholds are exceeded, the recommended improvements would off-set project impacts and result in improved operations relative to the background (without project) conditions.

In addition, the following on-site intersection would operate with unsatisfactory levels of service during the p.m. peak hour with Potrero Boulevard as a part of the proposed project:

- Desert Lawn Drive/Champions Drive.

Without traffic generated within the boundaries of Oak Valley SP #318, this location would operate at LOS B.

Implementation of the recommended intersection improvements would result in the minimum LOS standards being maintained at 6 of the 13 study area intersections studied in a scenario where Potrero Boulevard from Champions Drive to San Timoteo Canyon Road is not built as a part of the proposed project. Due to potentially problematic mitigation measures, full mitigation to improve operations to local LOS standards were not provided at the following locations:

- Cherry Valley Boulevard/Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Eastbound Ramps

Oak Valley SP #318

- Cherry Valley Boulevard/I-10 Westbound Ramps
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Eastbound Ramps
- Potrero Boulevard/San Timoteo Canyon Road
- J Street/G Street

With the recommended improvements, these locations would exceed the minimum LOS standards during the p.m. peak hour under build out plus project conditions. However, the recommended improvements would off-set project impacts and result in improved operations relative to the background (without project) conditions.

As noted in Section V.D.1, the traffic which will be generated by Oak Valley SP #318 is substantially less than that which would have been generated by the previous development approval (OVSP 216 & 216A) for the site. Detailed trip generation calculations for this portion of OVSP 216 & 216A indicate that area contained within Oak Valley SP #318 would have generated 131,425 daily trips under the previously approved OVSP 216 & 216A, whereas Oak Valley SP #318 would generate 72,844 trips. This equates to a reduction of 63,253 trips, or a 44.6 percent reduction from the approved Specific Plan.

b. AIR QUALITY

Peak grading day construction equipment emissions will exceed SCAQMD daily thresholds for the criteria pollutant of NO_x and PM₁₀. Emissions of CO, ROC, NO_x and PM₁₀ would exceed the SCAQMD threshold for long-term operations. Both construction and operational emissions will exceed the SCAQMD thresholds after implementation of mitigation measures and would remain a significant and unavoidable impact of the proposed project.

Both long-term stationary (on-site energy consumption) and mobile (vehicular traffic) sources would contribute to regional criteria pollutant emissions. Because the Basin is a non-attainment zone for ozone and carbon monoxide, these emissions would cumulatively contribute to significant regional air quality impacts.

Construction emissions are similar to those which would have occurred under the existing development approval for the Specific Plan (OVSP 216 & 216A). Due to a 44.6 percent reduction in vehicle trips from that which would have occurred under OVSP 216 & 216A, the mobile source emissions of Oak Valley SP #318 will be substantially reduced from the previous project approval.

c. BIOLOGICAL RESOURCES

The loss of 1,109 acres of overall wildlife habitat is considered to be a significant unavoidable impact because it will substantially diminish wildlife habitat on the project site as well as in the project vicinity. This impact is similar to that which would have occurred pursuant to the previous project approval.

Oak Valley SP #318

d. LANDFORM ALTERATION

The landform changes that will be required to build the proposed project will forever alter the landscape from rural to urban and will remain significant and unavoidable after the implementation of mitigation. This impact is similar to that which would have occurred pursuant to the previous project approval.

3. Alternatives to the Proposed Action

Section 15126.6(a) of CEQA Guidelines indicates the scope of alternatives to a proposed project that must be evaluated:

“An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selection a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.”

As described in detail in Sections V.C and V.D of this EIR, the proposed project is anticipated to result in significant adverse impacts that cannot be mitigated to below a level of significance after implementation of relevant standard conditions of approval, regulations, and mitigation measures. In summary, these unavoidable impacts are as follows:

- Traffic.** Project traffic will add to future traffic conditions which will already be congested. Project build out will have a significant unavoidable impact on area roadways after implementation of mitigation measures.
- Air Quality.** Peak grading day construction equipment emissions would exceed the SCAQMD daily thresholds for the criteria pollutant of NO_x and PM₁₀. Emissions of CO, ROC, NO_x, and PM₁₀ would exceed the SCAQMD threshold for long-term operations. Both construction and operational emissions will exceed the SCAQMD thresholds after implementation of mitigation measures and would remain a significant and unavoidable impact of the proposed project.
- Biological Resources.** The loss of 1,034 acres of overall wildlife habitat is considered to be a significant unavoidable impact.

Oak Valley SP #318

- Landform Alteration.** The landform changes that will be required to build the proposed project will alter the landscape from rural to urban, and will remain significant and unavoidable after the implementation of mitigation.

The proposed project will contribute to potentially significant cumulative adverse impacts related to the following:

- The proposed project will add traffic on area roadways that will be congested in the future without the project. The proposed project will have a cumulative effect on traffic congestion.
- The proposed project will result in cumulative impacts to biological resources in the region through the loss of wildlife habitats, especially coastal sage scrub and riparian woodland habitats that are potential habitat for sensitive species.
- The proposed project will cumulatively contribute to the change in the rural character of the San Timoteo Canyon/Beaumont-Cherry Valley/Calimesa area to urban.

CEQA also requires that, if the environmentally superior alternative is determined to be the No Project Alternative, the EIR must also identify an environmentally superior alternative among the other alternatives, if the analysis indicates that significant impacts can be avoided by one or more alternatives. Following is a discussion of alternatives to the proposed project.

The reason for choosing the alternatives analyzed in this section is to reduce the proposed project's impacts on the issues that have received focused analysis in this document (i.e., traffic, air quality, open space, biological resources, etc.) through on-site land use alternatives.

a. ALTERNATIVES UNDER CONSIDERATION

The following development scenarios have been identified as potential alternatives to implementation of the proposed project.

Alternative 1 - No Build Alternative

Under the No Build Alternative, the proposed project site, with the exception of the 36-hole golf course, would remain in its existing vacant condition. Construction of the golf course has been completed pursuant to a prior County of Riverside approval (OVSP 216 & 216A, Substantial Conformance No.1 and Plot Plan No.15651). The potential impacts associated with the proposed project would be avoided, especially the proposed project's impacts on traffic, air quality, destruction of biological habitat, and landform alteration from grading which remain significant after mitigation.

Alternative 2 - No Project Alternative (Existing Entitlements)

The No Project (Existing Entitlements) Alternative assumes that Oak Valley SP #318 will not be approved. As defined in the CEQA Guidelines, this alternative also includes what would be reasonably

Oak Valley SP #318

expected to occur in the foreseeable future if the proposed project were not approved, based on current plans and consistent with available infrastructure and community services (CEQA Guidelines Section 15126.6).

This alternative would allow development of the proposed project site in accordance with the approved OVSP 216 & 216A.

Alternative 3 - Parcelized Development Alternative

Under this alternative, development of the proposed project area would occur on the individual parcels owned by Oak Valley Partners L.P. independent from one another instead of considering the project as one planned community. The entitlement process for independent development could involve approvals based on a minimum of 1-acre lots. No commercial uses would be built.

Alternative 4 - Alternative Water and Wastewater Purveyor

Under this alternative, the proposed project site would be developed as proposed. To provide water to the proposed project, Oak Valley SP #318 would form its own water company and could buy water directly from the San Geronio Pass Water Agency which has stated it could make direct deliveries of non-potable water to the proposed project. A water filtration plant would be required to be built to process the water. To accommodate the water filtration plant there would be a reduction in residential acreage by 10 acres (refer to Table H.3-B).

Wastewater treatment would be provided by a package plant proposed northwest of the proposed project site on the site of Oak Valley SP 1 in the City of Calimesa. This wastewater treatment plant was a part of the approval of OVSP 216 & 216A, and was intended to serve the entire portion of the OVSP 216 & 216A west of I-10.

b. ALTERNATIVES CONSIDERED AND REJECTED

In determining an appropriate range of alternatives to be evaluated in the EIR, a number of possible alternatives were initially considered and, for a variety of reasons, rejected. Alternatives were rejected because they could not accomplish the basic objectives of the project, would not have resulted in a reduction of potentially significant impacts, or were considered infeasible. The reason for not selecting each of the rejected alternatives is discussed below.

Alternative Location for the Proposed Project

An alternative site was not considered because Oak Valley SP #318 includes replacement of the original OVSP 216 & 216A approval with the proposed Oak Valley SP #318. An alternative site would not accomplish the objectives of the proposed project which is to amend the original approved plan to accommodate and complement the existing 36-hole golf course and was, therefore, rejected from further consideration, and would not reduce any of the impacts of the proposed project.

Oak Valley SP #318

Increased Residential Density Alternative

In increasing the residential density, the proposed project's impacts on air quality, water usage, the loss of wildlife habitat, and landform alteration would not be reduced and would generally be increased in severity. Therefore, this alternative was not analyzed further in the EIR.

Increased Commercial and Business Park Alternative

An increased commercial/business park alternative would include a similar development to the proposed project with the exception of increasing the amount of acreage available to commercial uses from 53.6 to 75 acres and including business park development on 20 acres. The amount of acreage available to residential development would be reduced from 845.6 to 804.0 acres. Based on an average density of 5.2 dwelling units per acre, this alternative would include 4,181 residential units. This alternative would be the same as the No Project Alternative. The adopted Specific Plan on the proposed site had an increased business park component and a decreased residential component; therefore, the evaluation of this alternative would be generally the same as Alternative 2, and is not analyzed further in the EIR.

c. ALTERNATIVES ANALYSIS

The following discussion compares the impacts of each alternative with the impacts of the proposed project, as detailed in Sections V.C and V.D of this EIR. A conclusion is provided for each impact as to whether the alternative results in one of the following: (1) reduction or elimination of the impact, (2) a greater impact than the project, (3) the same impact as the project, or (4) a new impact in addition to the proposed project impacts. Table H.3-A compares the impacts of the alternatives with those of the proposed project and Table H.3-B compares the land uses between the proposed alternatives.

**Table H.3-A - Comparison of Key Impacts of Alternatives
Relative to the Proposed Project**

Environmental Analysis Subject	Proposed Project	No Build Alternative		No Project Alternative		Parcelized Alternative		Alternative Water Sewer Purveyor	
	Impact Analysis	Impact Analysis	Impact Compared to Project	Impact Analysis	Impact Compared to Project	Impact Analysis	Impact Compared to Project	Impact Analysis	Impact Compared to Project
Population/Housing	←	←	-	←	-	←	-	←	-
Geology	←	←	☒	←	☒	←	☒	←	☒
Hydrology & Water Quality	←	←	☒	←	☒	←	☒	←	☒
Noise	←	←	-	←	+	←	-	←	☒
Air Quality	→	←	-	→	+	←	-	→	-
Open Space & Conservation	←	←	-	←	-	←	+	←	☒
Wildlife/Vegetation	→	←	-	→	☒	→	-	→	☒

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
H. MANDATORY CEQA TOPICS

Oak Valley SP #318

Environmental Analysis Subject	Proposed Project	No Build Alternative		No Project Alternative		Parcelized Alternative		Alternative Water/Sewer Purveyor	
	Impact Analysis	Impact Analysis	Impact Compared to Project	Impact Analysis	Impact Compared to Project	Impact Analysis	Impact Compared to Project	Impact Analysis	Impact Compared to Project
Scenic Highways	→	←	-	→	☒	←	-	←	☒
Historic & Prehistoric Resources	←	←	☒	←	☒	←	☒	←	☒
Traffic	→	←	-	→	+	←	-	→	-
Water & Wastewater	←	←	-	→	+	←	-	←	-
Fire Protection	←	←	-	←	-	←	+	←	-
Sheriff Services	←	←	-	←	-	←	-	←	-
Schools	←	←	-	←	-	←	-	←	-
Parks & Recreation	←	←	-	←	☒	←	-	←	-
Solid Waste	←	←	-	←	+	←	-	☒	☒

Notes: ← = Impacts are less than significant after mitigation.
 → = Impacts are significant after mitigation.
 + = Impacts are substantially greater than the proposed project.
 - = Impacts are substantially less than the proposed project.
 ☒ = Impacts are similar to the proposed project.

Table H.3-B - Alternatives Comparative Land Use Analysis

Land Use	Proposed Project	No Build Alternative	No Project Alternative	Parcelized Alternative	Alternative Water/Sewer Purveyor
Residential acreage	845.6	-	449.0	1,248.0	835.6
Number of units	4,367	-	3,940	1,248	4,178
Population	12,970	-	11,702	3,707	12,409
Commercial	53.6 acres	-	33.0 acres	-	53.6 acres
Business Park	-	-	316.0 acres	-	-
Schools	40.0 acres	-	84.0 acres	-	40.0 acres
Parks	38.0 acres	-	27.0 acres	-	38.0 acres
Golf Course	500.0 acres	500.0 acres	500.0 acres	500.0 acres	500.0 acres
Open Space	218.3 acres	1,247.9 acres	249.00 acres	*	218.3 acres
Major Roads	52.4 acres	**	59.0 acres	**	52.4 acres
Total Acres	1,747.9	1,747.9	1,714.0	1,747.9	1,747.9

Notes: * The amount of open space is computed with golf course acreage.
 ** Amount of acreage for roadways not calculated.

Oak Valley SP #318

Alternative 1 - No Build Alternative

Under the no build alternative, the proposed project area, with the exception of the 36-hole golf course, would remain in its existing vacant condition. Construction of the golf course was recently completed, and was the subject of a prior County of Riverside approval (OVSP 216 & 216A, Substantial Conformance No. 1 and Plot Plan No. 15651). Most of the potential impacts associated with the proposed project would be avoided, especially the proposed project's impacts on traffic, air quality, biological resources, and landform alteration, which remain significant after mitigation.

Population and Housing

With the no build alternative, low-density agricultural and rural land uses would continue on the most of the Specific Plan area. A previously approved and permitted 36-hole golf course occupies 500 acres of the Specific Plan area. The construction of new structures would likely be limited to ancillary uses to the existing golf facilities. The development of residential units would not take place, nor would the estimated population increase of 12,970 persons occur. New employment opportunities would be limited to golf-related jobs. This alternative would not assist in meeting the County's goal of providing more housing opportunities but it would incrementally assist in balancing the local and regional jobs/housing ratio.

Geology

Although this alternative, the alteration of geologic or seismic features on or adjacent to the Specific Plan area would not occur. The estimated population increase resulting from implementation of the proposed project would not take place. The risk of property damage and/or personal injury/death resulting from ground shaking, fault rupture, ground or slope failure, liquefaction, or any other geologic/seismic event would be greatly reduced. Therefore, the no build alternative reduces potential impacts related to this issue.

Hydrology and Water Quality

This alternative would result in no development. A drainage plan has been developed which conveys flows through grass lined channels within the existing golf course, following existing natural drainage patterns. Existing drainage patterns would remain unchanged. The existing volume and direction of flows would continue. Although a limited amount of impermeable surfaces, such as roadways, parking areas, and building pads would be installed as a part of the existing and future golf facilities (thereby increasing the potential for contaminated storm runoff from roadways and other impermeable surfaces), this potential would be reduced from that which would occur under the proposed project. Under this alternative, erosion (and associated degradation of water quality) resulting from grading and construction activities of the proposed project would be reduced.

Noise

Onsite excavation, grading, and construction would not occur with the no build alternative, and would not result in short-term noise impacts. Ambient noise levels would remain the same as the project area

Oak Valley SP #318

today. The Specific Plan area would continue to experience noise generated by traffic on I-10 and the railroad in San Timoteo Canyon.

Low-density rural and agricultural land use would continue to occupy the proposed project site. No sensitive land uses are planned adjacent to access roads to the golf facilities. Activities at the existing golf facilities would not be expected to generate significant noise impacts and would be less than the proposed project.

Air Quality

This alternative would eliminate short-term air quality impacts from fugitive dust and construction equipment emissions generated by the proposed project during grading and construction of residential, commercial, and community facilities. Although the operation of the on-site golf facilities would generate mobile and stationary source emissions, when compared to the proposed project's significant long-term air quality impacts, this alternative would significantly reduce these emissions resulting for project related traffic and energy consumption.

Open Space and Conservation

This alternative would result in the preservation of existing open space. Outside of the onsite golf facilities, modification of the existing topography or the removal of native vegetation would not occur. The golf facilities have been designed in a manner which incorporates existing topography and natural features. The viewscape from adjacent properties would continue to reflect natural and low-density rural and agricultural uses. Therefore, a beneficial impact would be derived from this alternative.

Wildlife/Vegetation

The retention of natural open space would benefit native plant and animal species. Modification of the Specific Plan area's existing topography and/or removal of vegetation, outside of the existing golf course, would not occur. Although the on-site golf facilities would allow human activity in areas which were previously open and/or natural, the nature of these facilities would not preclude the movement of wildlife through the Specific Plan area. Because this alternative would eliminate the construction and occupation of residential and commercial uses, impacts to biological resources would be reduced under this alternative.

Scenic Highways

This alternative would result in the preservation of existing open space. Modification of the existing topography or the removal of native vegetation would not occur. The golf facilities have been designed in a manner which incorporates existing topography and natural features and can be viewed from the I-10 and San Timoteo Road. The viewscape from adjacent properties would continue to reflect natural and low-density rural and agricultural uses. Therefore, a beneficial impact would be derived from this alternative.

Oak Valley SP #318

Historic and Prehistoric Resources

Cultural Resources

Oak Valley SP #318 contains five prehistoric archaeological sites and one historic resource, composed of 14 structures identified as the Haskell Ranch. The five prehistoric archaeological sites present in the project area are eligible for inclusion on the National Register. The Haskell Ranch appears to be also eligible for inclusion on the National Register, in that it is associated with early settlement and ranching in Riverside County. These sites are located outside the existing golf course. Under this alternative, these sites would not be disturbed, therefore, impacts would be reduced from those identified for the proposed project.

Paleontological Resources

Preliminary examination of the fossils recovered from five new localities during the SCPGA golf course excavation monitoring program indicate that more than nine taxa were recovered during salvage. These include the remains of a very large mammal, such as mammoth or sloth, and the remains of an exceptionally complete fossil horse skull and associated limbs, along with extinct deer, pigmy antelope, and kangaroo rat. These are associated with the remains of birds, lizards, pond snails, and banana slugs. The pigmy pronghorn antelope (*capromeryx*), the banana slug, and the planorbid pond snail are all new records from the San Timoteo Formation.

Because better exposures will exist during grading, a higher frequency of localities is expected to be encountered during excavation. Grading of these sites in the project area will uncover fossil specimens that would otherwise not be discovered. Grading of the proposed project site would not occur with this alternative which may preclude the discovery of fossils that may be important to the scientific community.

Traffic and Circulation

Roadway improvements installed under this alternative would be limited to those which would be currently in place and provide access to existing golf facilities. Traffic volumes on these roadways would be reduced from what would take place with full development of the proposed project. There would be no increase in traffic with this alternative. Based on this information, impacts related to traffic and circulation would be reduced when compared to the proposed project. Even with elimination of 100 percent of the proposed project's traffic, intersections in the vicinity of the Specific Plan area would continue to operate below desired standards. Thus, while project-related traffic impacts would be eliminated, significant cumulative traffic impacts would remain.

Oak Valley SP #318

Water and Wastewater

Water

Under the no build alternative, agricultural and low-density rural residential uses will continue to occupy the Specific Plan area. Golf facilities exist on 500 acres. This alternative would require substantially less than the 2,652 acre feet per year (afy) water required for full development of the Specific Plan area. Approximately 1,500 afy are required for irrigation of the existing on-site golf facilities, resulting in a reduction of 2,652 afy. In addition, the water delivery infrastructure necessary to support development of the residential, commercial, and public uses which are envisioned in Oak Valley SP #318 would not be required. The golf course is being served by on-site wells. Impacts to water supplies under this alternative would not be significant. These impacts would be reduced from those identified with the proposed project.

Wastewater

Existing on-site structures utilize septic systems. The no build alternative would negate the need for the extension of sewer facilities throughout the Specific Plan area and the expansion and/or construction of wastewater treatment facilities. Wastewater disposal within on-site golf facilities would utilize septic systems. Under the no build alternative, approximately 1.56 mgd of wastewater would not be generated on site. Therefore, under this alternative, impacts to sewer facilities would be reduced from those identified with the proposed project.

Fire Protection

The proposed project envisions the construction of residential, commercial, recreational, and public uses on 1,747.9 acres. Although, the planned system of roadways would expedite the delivery of fire protection services, the proposed project would allow development of urban uses in close proximity to natural areas, which represents an increased fire hazard. In addition, the construction and occupation of residential and commercial uses would require an expansion of fire protection facilities and staff, in order to ensure the timely and adequate response in the event of a fire emergency. In this respect, the no build alternative would reduce impacts related to the provision of these services.

Sheriff Services

As previously mentioned, the no build alternative would not result in an increase in the number residences, businesses, or persons within the Specific Plan area. Development of the golf facilities requires an incremental increase in demand for police protection services. Such an increase is not anticipated to significantly exceed the demand for police protection services beyond that which currently exists and represents a reduced impact from that identified with the proposed project.

Oak Valley SP #318

Schools

There is not a residential component to the existing golf facilities. Under this alternative, the construction of residential units, and accompanying increase in the student population would not occur. Therefore, this alternative would not have an impact on facilities or staff of the Beaumont Unified School District.

Parks

There is not a residential component to the existing golf facilities. The predicted population increase which would result from implementation of the proposed project would not take place under this alternative. The necessity for additional parkland would not be required.

Solid Waste

As previously mentioned, the no build alternative would not result in an increase in the number of residences, businesses, or persons within the Specific Plan area. Development of the golf facilities requires an incremental increase in demand for solid waste services. Such an increase is not anticipated to significantly exceed the demand for solid waste services beyond that which currently exists and represents a reduced impact from that identified with the proposed project.

Conclusion

The "No Build" alternative would reduce and/or eliminate all potentially significant adverse environmental impacts of the proposed project. In particular, significant adverse impacts related to short-term construction emissions and long-term operational emissions would not occur with this alternative. Impacts from additional traffic generation, loss of open space, alteration of landforms, loss of biological habitat, and increased water usage which will occur with the proposed project will not occur with this alternative.

This alternative would fail to meet key objectives of the project, primarily the establishment of a large-scale, self-contained, balanced community, the improvement of local recreational facilities, and the minimization of future land use conflicts. Because this alternative will not meet the objectives of the proposed project it has been rejected as a viable alternative to the project.

Alternative 2 - No Project Alternative (Existing Entitlements: OVSP 216 & 216A)

The existing entitlements alternative assumes that the Oak Valley SP #318 is not approved. As defined in the CEQA Guidelines, the no project alternative includes "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services" (CEQA Guidelines Section 15126.6).

Under the existing entitlements alternative, the Specific Plan area would be developed in accordance with the previously adopted OVSP 216 & 216. The amount, intensity and configuration of land uses within

Oak Valley SP #318

the Specific Plan area differs from that of the proposed project (see Table H.3-B).

Population and Housing

OVSP 216 & 216A envisioned the development of 3,940 residential dwelling units in the area proposed to be occupied by Oak Valley SP #318. Based on a factor of 2.97 persons per dwelling unit, the estimated population increase would equal 11,702 persons. This population increase is 1,268 persons less than that estimated for the proposed project (4,367 dwelling units x 2.97 persons/unit = 12,970 persons). Impacts from an increase in population would be reduced to less than significant level with implementation of mitigation for schools, water, sewer, fire and sheriff services.

This alternative would include the business park which has been determined by marketing studies for the proposed project to be infeasible in the current or reasonably foreseeable market. This is largely due to an expansion of the land inventory planned for industrial development within the City of Beaumont.

Geology

Implementation of this alternative would not alter geologic or seismic features on or adjacent to the Specific Plan area. Development of the Specific Plan area as envisioned by OVSP 216 & 216A would allow the construction and occupation of residential and commercial structure in a seismically active region. The amount, type, location, and configuration of land uses differ from that of the proposed project. Although the number of persons exposed to seismic hazards would be decreased, the risk of property damage and/or personal injury/death resulting from groundshaking, fault rupture, liquefaction, ground or slope failure or any other geologic/seismic event remains. Therefore, potential impacts associated with issue are no greater than those analyzed for the proposed project.

Hydrology and Water Quality

Generally, the type and intensity of development is similar to the proposed project. OVSP 216 & 216A envisioned development of a drainage plan which conveys flows through grass lined channels within these areas, following existing natural drainage patterns. Existing drainage patterns would be modified in a manner similar to that of the proposed project. The installation of impermeable surfaces, such as roadways, parking areas, and building pads would be greater than that of the proposed project (Oak Valley SP #318), and would increase the potential for contaminated storm runoff from roadways and other impermeable surfaces due to the large amount of Business Park use. Grading and construction activities throughout the Specific Plan area would potentially impact the existing hydrology through erosion or siltation. Under this alternative, overall impacts to the Specific Plan area's existing hydrology are similar to that anticipated with the proposed project.

Noise

Development of the Specific Plan area pursuant to the existing OVSP 216 & 216A will increase ambient noise levels in and around the site. Such increases will occur primarily from increased traffic. Under this development alternative, the scale and intensity of development is similar to that envisioned in the

Oak Valley SP #318

proposed project; however, the traffic volumes are substantially greater. Therefore, potential noise impacts under this alternative would be greater than those identified under the proposed project.

Air Quality

Air quality impacts can be separated into two categories: short-term impacts due to construction, and long-term impacts due to project operations. Construction-related air quality impacts include particulate matter released into the atmosphere as a result of earthmoving activities, as well as pollutants such as reactive organic compounds (ROC) and nitrogen oxides (NO_x) emitted by heavy-duty construction equipment and employees driving to work. Operational emissions occurring as a result of the proposed project will be generated by both direct and indirect sources. Direct sources include on-site uses which emit pollutants as a result of their daily operations (stationary sources). Indirect sources include vehicular traffic generated by the proposed project, as well as emissions from regional power plants and natural gas combustion due to increased energy usage on the Specific Plan area.

Vehicular traffic can cause impacts on both a regional and local scale. Pollutants such as NO_x, ROC and PM₁₀ particulates, contribute to regional pollution while particulates, especially fugitive dust, are local as well as a regional pollutants. Carbon monoxide concentrations are highest near congested intersections. Therefore, CO is considered a localized problem and generally requires a localized intersection analysis. As previously stated in Section V.D.1 (Traffic), this alternative (implementation of the approved OVSP 216 & 216A) would generate 59,252 more average daily trips than the proposed project (Oak Valley SP #318). This increase in vehicle trips would generate long-term air quality impacts greater than those identified for the proposed project.

Open Space and Conservation

This alternative would provide 500 acres of existing golf course facilities, 27 acres of parks and 249 acres of natural open space. This alternative would not have a significant effect on open space. Impacts on open space of implementing this alternative is slightly less than with the proposed project. This alternative would provide 30.7 more acres of open space than is provided with the proposed project.

Biological Resources

Under this alternative, approximately 776 acres are retained as open space (natural open space, golf courses and parks). The remainder of the Specific Plan area would be developed with a variety of residential, commercial, and community uses. Implementation of the Specific Plan area under this alternative would allow the substantial modification of the site's existing topography. Although the type, amount, and configuration of development differs from that of the proposed project, impacts to biological resources, including loss of habitat, habitat fragmentation, and the introduction of urban uses in a previously open area, would be similar to those identified for the proposed project.

Oak Valley SP #318

Scenic Highways

Development of residential, commercial/business park, recreational, and community uses under this alternative will require the modification of existing topography and the removal of existing vegetation. Impacts related to this issue are similar to those resulting from implementation of the proposed project.

Historic and Prehistoric Resources

Cultural Resources

The Oak Valley SP #318 contains five prehistoric archaeological sites and one historic resource, composed of 14 structures identified as the Haskell Ranch. The five prehistoric archaeological sites present in the project area are eligible for inclusion on the National Register. These sites are likely to yield information important in prehistory. The Haskell Ranch appears eligible for the National Register, in that it is associated with early settlement and ranching in Riverside County. Under this alternative these sites are located in areas planned for development. Implementation of this alternative would result in impacts to cultural resources equal to that identified for the proposed project.

Paleontological Resources

Preliminary examination of the fossils recovered from five new localities during the SCPGA Golf Course excavation monitoring program indicate that more than nine taxa were recovered during salvage. These include the remains of a very large mammal, such as mammoth or sloth, and the remains of an exceptionally complete fossil horse skull and associated limbs, along with extinct deer, pigmy antelope, and kangaroo rat. These are associated with the remains of birds, lizards, pond snails, and banana slugs. The pigmy pronghorn antelope (*Capromeryx*), the banana slug, and the planorbis pond snail are all new records from the San Timoteo Formation.

Development under this alternative would allow the construction and occupation of 3,940 dwelling units, commercial, recreational, and community uses on as envisioned in the adopted OVSP 216 & 216A. Substantial modification of the Specific Plan area's existing topography will be required to achieve this level of development. Because better exposures will exist during grading, a higher frequency of localities is expected to be encountered during excavation. Grading of these sites in the project area will uncover fossil specimens that would otherwise not be discovered. Impact to paleontological resources would be similar to that anticipated for the proposed project.

Traffic and Circulation

Development of the Specific Plan area pursuant to the existing OVSP 216 & 216A approval will generate 131,425 average daily trips. Of note, the business park component of this alternative would generate nearly 40,181 daily trips. The proposed project is expected to generate 72,844 ADTs. Thus, the proposed project reduces traffic at Specific Plan build out by 63,253 trips, or 44.6 percent as compared to this alternative (approved OVSP 216 & 216A). Based on this information, traffic and

Oak Valley SP #318

circulation impacts associated with this alternative would be substantially greater than those identified for the proposed project.

Water and Wastewater

Water

Under this alternative, the demand for water for domestic and irrigation will be increased by 1,569 afy. Although the water delivery system required for development of this alternative is generally similar to that of the proposed project, the amount of water required under this alternative represents an impact greater than that analyzed under the proposed project as shown in Table H.3-C.

Wastewater

As shown in Table H.3-C, the amount of wastewater generated within the project area under this alternative will increase by 330,000 gallons per day over that generated by the proposed project. This increase will result in impacts to sewer facilities greater than that identified under the proposed project.

Table H.3-C - Comparison of Utility Demand

	Water	Wastewater	Solid Waste
Proposed Project	2,652 afy (domestic) 1,500 afy (irrigation) ¹ 2,652 afy TOTAL ²	1.56 mgd ⁵	41.23 tons per day
Alternative 1 (No Build)	1,500 afy (irrigation)	0 (septic tanks)	0
Alternative 2	3,194 afy (domestic) 2,527 afy (irrigation) ³ 4,221afy TOTAL	1.89 mgd	201 tons per day
Alternative 3	750 afy (domestic) 1,500 afy (irrigation) ¹ 750 afy TOTAL	0.34 mgd	3.2 tons per day
Alternative 4	2,648.57 afy (domestic) ⁴ 1,500 afy (irrigation) ¹ 2,648.57 afy TOTAL	1.51 mgd	40.8 tons per day

- Notes: afy - acre feet per year (one acre foot equivalent to 326,000 gallons).
mgd - million gallons per day.
- ¹ Includes irrigation for golf course only.
 - ² Total does not include the golf course which is existing.
 - ³ Includes all required irrigation within adopted Specific Plan area.
 - ⁴ Based on an average generation factor of 186 gallons per person per day.
 - ⁵ Based on a generation factor of an average of 85 gallons per person per day for residential.
Based on a generation factor of 2,200 gallons per acre per day for commercial and business park uses.
Based on a generation factor of 1,100 gallons per acre per day for schools and parks.

Oak Valley SP #318

Fire Protection

Development of the Specific Plan area under this alternative would result in a change in the classification of the area from rural to urban. Areas that are classified as urban are required to have a fire station within 3 miles of all portions of the site. Response time for urban areas is two minutes per mile, with initiation of action taken within seven minutes from the time of receipt of the call. The Riverside County Fire Department is not able to meet the established seven-minute response time to locations within the proposed project from existing stations. Therefore, impacts related to the provision of fire protection services are similar to those identified with the proposed project.

Sheriff Services

Development of the Specific Plan area under this alternative will increase the population in the area, with a concurrent increase in the need for Sheriff's services. Although the amount of land devoted to residential development will decrease, the amount of land devoted to commercial/business park uses will increase as compared to the proposed project. Using a generation factor of 2.97 people per household, the 3,940 dwelling units to be developed under this alternative will result in a population increase of 11,702 persons. Based on the standards included in Section V.D.4 of this document, this population increase will require the County Sheriff's Department to add 12 sworn officers, two sergeants, two civilian support personnel, and three school resource officers to the Department. In addition, development of this alternative will require the addition of four patrol vehicles to the Department's patrol fleet. Under this alternative, one less sworn officer would be required. Other requirements would be similar to those of the proposed project. Therefore, because this alternative has a slightly lower increase, it would have slightly less of an impact on Sheriff's services than would the proposed project.

Schools

Under this alternative, 3,940 residential units would be constructed throughout the Specific Plan area. Based on Beaumont Unified School District generation factors, development of this alternative would generate 2,167 students (Table H.3-D). While this increase in the District's student population is 235 students less than that of the proposed project, the additional students would nonetheless impact facilities and staff of the Beaumont Unified School District. Therefore, under this alternative impacts to schools would still be significant and would require mitigation.

Parks and Recreation

The amount of parkland required is generally based on the projected population of a particular development. Under this alternative, population within the Specific Plan area would be decreased by 1,268 persons. Parkland requirements are detailed in Table H.3-D. Alternative 2 provides 27.0 acres of parkland (75 percent of that required), and 500.0 acres of golf course, and 249.0 acres of natural open space. Natural area adjacent to fairways and drainage channels throughout the golf course will likely increase the amount of natural open space within the Specific Plan area. The location of parks adjacent to school sites will provide additional park/recreational space to project residents (thereby, meeting Quimby Act standards). Based on this information, impacts related to the provision of parkland and open space will be no greater than those identified in the proposed project.

Table H.3-D - Comparison of Public Service Demands/Requirements

	Schools (students generated)	Parks (parkland required)	Fire (fire response requirements)	Sheriff (sheriff requirements)
Proposed Project	2,402 students - 1,441 (K-6) ¹ - 371 (7-8) ² - 590 (9-12) ³	Quimby Act ⁴ 38.89 acres of parkland	Fire facilities within three miles of all portions of Specific Plan area. Maximum response time of seven minutes.	13 sworn officers ⁵ - 2 sergeants - 2 civilian support personnel - 3 school resource officers - 4 patrol vehicles
Alternative 1	0 students	None required	Fire facilities within five miles of the project site. Maximum response time of 20 minutes.	None
Alternative 2	2,167 students - 1,300 (K-6) - 335 (7-8) - 532 (9-12)	Quimby Act 35.10 acres of parkland	Fire facilities within three miles of all portions of Specific Plan area. Maximum response time of seven minutes.	- 12 sworn officers - 2 sergeants - 2 civilian support personnel - 3 school resource officers - 4 patrol vehicles
Alternative 3	686 students - 412 (K-6) - 106 (7-8) - 168 (9-12)	Quimby Act 11.12 acres of parkland	Fire facilities within five miles of the project site. Maximum response time of 20 minutes.	- 4 sworn officers - 1 sergeant - 1 civilian support person - 1 patrol vehicle
Alternative 4	2,321 students - 1,393 (K-6) - 357 (7-8) - 565 (9-12)	Quimby Act 37.23 acres of parkland	Fire facilities within three miles of all portions of Specific Plan area. Maximum response time of seven minutes.	12 sworn officers - 2 sergeants - 2 civilian support personnel - 3 school resource officers - 4 patrol vehicles

- Notes: ¹ Based on a generation rate of 0.330 students per dwelling unit (Grades K-6).
² Based on a generation rate of 0.085 students per dwelling unit (Grades 7-8).
³ Based on a generation rate of 0.135 students per dwelling unit (Grades 9-12).
⁴ Based on a generation rate of 3 acres of parkland per 1,000 people.
⁵ Based on a generation rate of 1 office per 1,000 people.

Solid Waste

As shown in Table H.3-C, the amount of solid waste generated within the project area under this alternative will increase by 160 tons per day over that generated by the proposed project. The increase is due to the amount of solid waste generated from the business park in this alternative. The proposed project generates 29 tons per day of solid waste from commercial uses whereas this alternative generates 190 tons per day of solid waste. This increase will result in impacts to solid waste facilities greater than

Oak Valley SP #318

that identified under the proposed project.

Conclusion

The "No Project" Alternative (development of the project site pursuant to the existing approval of OVSP 216 & 216A) contains a business park component that is not included in the proposed project (Oak Valley SP #318). The result of implementation of the "No Project" Alternative would increase traffic, air quality, and noise impacts related to the addition of 40,181 additional ADTs over those anticipated by the proposed project because of the business park component. This alternative's impacts on water and wastewater, and solid waste, will also be greater than the proposed project for the same reason. Impacts on schools and parkland and open space will be slightly reduced with this alternative and impacts on fire and police services would be about the same.

The alternative's impacts on hydrology and water quality, biological, cultural and paleontological resources, geology and landform alteration are anticipated to be generally the same as the proposed project.

This alternative was rejected as an alternative to the proposed project because it includes a business park which has been determined by marketing studies for the proposed project to be infeasible in the current and reasonably foreseeable market. This is largely due to an expansion of the land inventory planned for industrial development within the City of Beaumont. The proposed project's significant unavoidable impacts on traffic, air quality, habitat loss, water supply, and landform alteration would not be reduced through implementation of this alternative. For traffic, air quality, and water supply, this alternative (development pursuant to the existing OVSP 216 & 216A approval) would have greater impacts than the proposed project; therefore, this alternative has been rejected as a viable alternative to the proposed project.

Alternative 3 - Parcelized Development Alternative

Under this alternative, development of the Specific Plan area would occur on the individual parcels owned by Oak Valley Partners, L.P. independent from one another instead of considering the project as one planned community. The entitlement process for independent development could involve tract map approvals based on 1-acre lots for single-family detached units. No commercial uses would be built.

Population and Housing

Under this alternative, the 500.0-acre, 36-hole golf facility would remain, and the balance of the 1,747.9 parcel site would be divided into 1,248 one-acre single-family residential lots. Based on a person per dwelling unit factor of 2.97, it is expected that implementation of this alternative would generate a population increase of 3,707 persons. This increase represents 29 percent of the population increase expected as result of implementation of the proposed project. Without a commercial component, this alternative would not provide jobs for the local economy. Residents would have to travel greater

Oak Valley SP #318

distances to obtain groceries and retail goods.

Geology

Development of this alternative would reduce the number of on-site residential dwellings by 3,119 units (from 4,367 to 1,248 units), and would eliminate commercial and community facilities within the Specific Plan area. As a result, there would be 9,263 fewer persons at build out than there would be if Oak Valley SP #318 were to be implemented (a reduction from 12,970 to 3,707 persons). Although this alternative would not alter geologic or seismic features on or adjacent to Oak Valley SP #318, implementation of this alternative would result in the construction of fewer on-site structures and a reduction in the number of persons occupying the Specific Plan area. Therefore, the potential for impacts associated with geologic and/or seismic hazards would be reduced from that identified with the proposed project (Oak Valley SP #318).

Hydrology and Water Quality

The design of the existing golf course has incorporated existing drainage patterns. Flows within the golf course will be conveyed through grass lined channels, to on-site detention basins, and ultimately to San Timoteo Creek. Development of the balance of the site with 1,248 one-acre residential lots will require modification of existing topography, which would alter drainage patterns outside of the golf facilities. This modification of landforms could increase the potential for erosion, with the potential for a corresponding degradation of surface water quality. The amount of impermeable surface would be less than that of the proposed project (Oak Valley SP #318), thereby increasing the potential for groundwater infiltration, providing a beneficial groundwater impact. Under this alternative, overall impacts to the Oak Valley SP #318 project's existing hydrology are similar to that anticipated with the proposed project.

Noise

While on-site grading and construction activities would continue to generate short-term noise impacts, under this alternative, traffic volumes would be substantially reduced. A corresponding reduction in the amount of noise generated along roadways would be expected as well. This alternative does not include commercial uses. The low-density single-family residential and golf-related uses are not expected to generate excessive and/or prolonged amounts of noise. Therefore, noise impacts associated with this impact are expected to be less than those identified with the proposed project.

Air Quality

Although short-term impacts air quality impacts from fugitive dust and construction equipment emissions would remain, because of the lower intensity of development, the level of these pollutants would be reduced under this alternative.

The level of mobile and stationary source emissions generated by development is related to the number and type of daily vehicle trips as well as the type and intensity of development. As previously stated, this alternative would generate 21 percent of the ADT estimated for the proposed project. In addition,

Oak Valley SP #318

land uses would be limited to low-density residential and golf related uses. This alternative does not include a commercial component. Therefore, air quality impacts associated with this project would be reduced from those identified for the proposed project.

Open Space and Conservation

Although this alternative would allow the development of 1,248 one-acre lots, there is no set aside for natural open space. It can be assumed that each land owner would not utilize the entire one-acre lot (replace native vegetation with non-native landscaping materials). However, if a land owner chooses they may remove all of native vegetation from their parcel. There is no provision to allow the County to require open space in rural residential communities. This alternative would therefore have a greater impact on open space than the proposed project.

Biological Resources

Development under this alternative would allow development of single-family dwellings on 1,248 one-acre lots adjacent to the existing 500-acre, 36-hole golf facility. This alternative does not provide a park or natural open space component. Development of the Specific Plan area as envisioned under this alternative would significantly fragment existing natural communities, disrupt the pattern and extent of wildlife movement, and eliminate the preservation of large, intact areas of natural open space. Although portions of the home sites and the on-site golf facilities may be utilized by some wildlife species, the quality and quantity of habitat would be substantially reduced from that provided by the proposed project.

Scenic Highways

Under this alternative, extensive modification of the existing topography would be required to prepare individual home sites for development. Aesthetic impacts associated with this alternative would be similar to those identified with the proposed project.

Historic and Prehistoric Resources

Cultural Resources

Five prehistoric archaeological sites and one historic resource, have been identified on the Specific Plan area. Under this alternative, on-site land uses would include 1-acre residential lots and 500 acres of golf uses. Under this alternative, the identified cultural sites are located in areas planned for development of 1-acre residential home sites. Implementation of this alternative would result in impacts to cultural resources equal to that identified for the proposed project.

Paleontological Resources

Under this alternative, new residential uses would be developed on site. Substantial modification of the Specific Plan area's existing topography will be required to achieve this level of development. Grading

Oak Valley SP #318

of these sites in the project area will uncover fossil specimens that would otherwise not be discovered. Impact to paleontological resources would be similar to that anticipated for the proposed project.

Traffic and Circulation

Based on the Beaumont Area Traffic Model used to access the traffic related impacts of the proposed project, each dwelling unit will generate 10 ADTs. Under this alternative, the 1,248 dwelling units would generate 12,480 ADTs. The installation of roadways would be limited to that necessary to provide access to the individual home-sites and the golf facilities. Therefore, under this alternative, traffic related impacts would be reduced from those identified for the proposed project.

Water and Wastewater

Water

Under this alternative, the Specific Plan area would require approximately 750 afy of water (refer to Table H.3-C) water demand under this alternative is reduced from that identified with the proposed project. Impacts to local and regional water supplies would be reduced.

Wastewater

The 1,248 residential units proposed under this alternative would generate approximately 0.34 mgd of sewage. This volume represents 21 percent of the volume which would be generated with the proposed project. While this amount of wastewater flow would decrease impacts to local treatment facilities, the extension of conveyance facilities to individual lots would be made more difficult because of the broadly scattered nature of the low-density residential development. Sewer connection fees would likely be higher. If septic tanks were used instead of connections to a wastewater treatment plant, the use of 1,248 individual septic systems would increase the potential for adverse impacts to local groundwater quality.

Fire Protection

Under this alternative, the Specific Plan area would be developed with one-acre residential lots adjacent to the existing 500-acre, 36-hole golf facility. For fire protection services, the rural classification is given to areas with fewer than five dwelling units per acre. In accordance with the rural classification, each fire station serves an area within a 5-mile radius from the facility. The response time for rural service areas is three minutes per mile, with initiation of action taken within a maximum of 20 minutes from the time the facility receives the emergency call.

This alternative would allow development to proceed adjacent to natural areas without the benefit of master planned facilities, which may increase the potential for damage from wildfires. The manner of residential development, with home sites scattered throughout the project area, rather than concentrated in residential areas (as in the proposed project), may hinder the delivery of fire protection services. Although the project site would be classified as rural (requiring more distant fire facilities and longer response times), the manner of development would create impacts at least as significant as those identified with the proposed project.

Oak Valley SP #318

Sheriff Services

Based on the standards included in Section V.D.4 of this document, a population increase of 3,707 persons will require the Sheriff's Department to add four sworn officers, one sergeant, and one civilian support person. Since there are no school sites provided under this alternative, no school resource officers would be required. In addition, development of this alternative will require the addition of one patrol vehicle to the Department's patrol fleet. Under this alternative, because associated population increases will be far less than for the proposed project (Oak Valley SP #318), nine fewer sworn officer, one less sergeant, one less civilian support person, three fewer school resource officers, and three fewer patrol vehicles would be required. Therefore, this alternative would have substantially reduced impact on sheriff services when compared to the proposed project.

Schools

Under this alternative, 1,248 residential units would be constructed throughout the Specific Plan area. Based on Beaumont Unified School District generation factors, development of this alternative would increase the student population by 686 students. This increase in the District's student population is substantially less (1,716 fewer students) than that of the proposed project (refer to Table H.3-D). This alternative does not contain school sites. As a result, these students will be required to attend off-site schools. The current facilities and staff of the Beaumont Unified School District are at or over capacity. The student increase resulting from this alternative would significantly impact the Beaumont Unified School District. School impact fees would be required of development with this alternative just as with the proposed project to off-set impacts to schools. Even though the number of students that will be generated in this alternative is lower than for the proposed project (Oak Valley SP #318), the impact on schools will remain similar to those of the proposed project. This is because no school sites would be offered to the Beaumont Unified School District as they would be under Oak Valley SP #318.

Parks and Recreation

Parkland requirements for this alternative are identified in Table H.3-D (11.2 acres of parkland). This alternative does not contain a park or natural open space component. Therefore, impacts related to parkland are greater than those identified with the proposed project.

Solid Waste

Under this alternative, the project site would be developed with 1,248 one-acre single-family residential lots. No commercial or public facility uses would be constructed. Based on the aforementioned solid waste generation factors, this alternative would generate approximately 3.25 tons of solid waste per day. The amount of solid waste anticipated under this alternative amounts to approximately 8 percent of that expected under the proposed project, and represents less than 1 percent of the daily surplus capacity at each of the three landfills which could accept solid waste from the project site. Under this alternative, impacts related to the generation and disposal of solid waste would be substantially reduced from those resulting from the proposed project

Oak Valley SP #318

Conclusion

The Parcelization Alternative would not contain a commercial or business park component. The result of implementation of this alternative would be a decrease in traffic, air quality, and noise impacts related to the reduction of 60,364 ADTs over those anticipated by the proposed project. This alternative's impacts on water and wastewater, and solid waste will also be less than the proposed project. Impacts on schools, parkland and sheriff services will be slightly reduced with this alternative.

The alternative's impacts on hydrology and water quality, cultural and paleontological resources, geology, are anticipated to be about the same as the proposed project.

This alternative's impacts on fire protection are greater than the proposed project because this development would be considered "rural" by County definitions and the response time for fire protection services would be greater (20 minutes). Because the site is in a high fire hazard area, the lack of prompt fire response would be a significant impact of this alternative.

This alternative was rejected as a viable alternative to the proposed project because it failed to meet key objectives of the project, primarily the establishment of a large-scale, self-contained, balanced community, the improvement of local recreational facilities, and the minimization of future land use conflicts.

Alternative 4 - Alternative Water and Wastewater Purveyor

Under this alternative, the proposed project site would be developed as proposed, but with a different method of providing water and sewer services. To provide water to the proposed project, Oak Valley SP #318 would form its own water company and buy water directly from the San Geronio Pass Water Agency. The San Geronio Pass Water Agency has stated it could make direct deliveries of non-potable water to the proposed project. A water filtration plant would be required to be built to process the water. To accommodate the water filtration plant there would be a reduction in residential acreage by 10 acres (refer to Table H.3-B).

Wastewater treatment would be provided by a package plant proposed north of the proposed project site on the site of Oak Valley SP 1 in the City of Calimesa. This wastewater treatment plant was a part of the approval of OVSP 216 & 216A and was intended to serve the entire portion of the OVSP 216 & 216A west of the I-10.

Population and Housing

This alternative would develop 4,178 residential dwelling units in the area proposed to be occupied by Oak Valley SP #318. Based on a factor of 2.97 persons per dwelling unit, the estimated population increase would equal 12,409 persons. This population increase is 561 persons less than that estimated for the proposed project (4,367 dwelling units x 2.97 persons/unit = 12,970 persons). Impacts from an increase in population with this would be reduced to less than significant level with implementation of mitigation for schools, water, sewer, fire and sheriff services.

Oak Valley SP #318

Geology

Implementation of this alternative would not alter geologic or seismic features on or adjacent to the project site. Development of the Specific Plan area as envisioned in this alternative would allow the construction and occupation of residential and commercial structure in a seismically active region. The amount, type, location, and configuration of land uses differ slightly from that of the proposed project (Oak Valley SP #318). Although the number of persons exposed to seismic hazards would be decreased as compared to the existing project, the risk of property damage and/or personal injury/death resulting from groundshaking, fault rupture, liquefaction, ground or slope failure or any other geologic/seismic event remains. Therefore, potential impacts associated with issue are no greater than those analyzed for the proposed project.

Hydrology and Water Quality

Generally, the type and intensity of development is similar to the proposed project. The drainage plan would be identical to that of the proposed project. The installation of impermeable surfaces, such as roadways, parking areas, and building pads is similar to that of the proposed project, and would increase the potential for contaminated storm runoff from roadways and other impermeable surfaces, beyond that which currently exists. Grading and construction activities throughout the project area would potentially impact the existing hydrology through erosion or siltation to the same extent as would the proposed project. Under this alternative, overall impacts to the Specific Plan area's existing hydrology are similar to that anticipated with the proposed project.

Noise

Development of the project area will increase ambient noise levels in and around the site. Such increases will occur primarily from increased traffic. Under this development alternative, the scale and intensity of development is similar to that envisioned in the proposed project; however, the traffic volumes would be slightly less with the reduction in residential units. The reduction in daily trips would be approximately 1,890. However, the water treatment plant could be placed in an area that is currently experiencing high ambient noise levels resulting from traffic on I-10. The treatment plant itself would generate noise. The plant would need to provide noise attenuation and the careful siting of noise sensitive receptors in the vicinity of the plant. Therefore, potential noise impacts under this alternative would be about the same as those identified under the proposed project.

Air Quality

Air quality impacts can be separated into two categories: short-term impacts due to construction, and long-term impacts due to project operations. Construction-related air quality impacts include particulate matter released into the atmosphere as a result of earthmoving activities, as well as pollutants such as reactive organic compounds (ROC) and nitrogen oxides (NOx) emitted by heavy-duty construction equipment and employees driving to work. Operational emissions occurring as a result of the proposed project will be generated by both direct and indirect sources. Direct sources include on-site uses which emit pollutants as a result of their daily operations (stationary sources). Indirect sources include

Oak Valley SP #318

vehicular traffic generated by the proposed project, as well as emissions from regional power plants and natural gas combustion due to increased energy usage on the project area.

Vehicular traffic can cause impacts on both a regional and local scale. Pollutants such as NO_x, ROC and PM₁₀ particulates, contribute to regional pollution while particulates, especially fugitive dust, are local as well as a regional pollutants. Carbon monoxide concentrations are highest near congested intersections. Therefore, CO is considered a localized problem and generally requires a localized intersection analysis. As previously stated, this alternative would generate 1,890 less average daily trips than the proposed project. This decrease in vehicle trips would reduce long-term air quality impacts slightly; however, the reduction in vehicle emissions would not be sufficient to reduce the significant impacts on air quality by the proposed project.

Open Space and Conservation

This alternative would provide 500 acres of existing golf course facilities, 38 acres of parks and 218.3 acres of natural open space. This alternative would not have a significant effect on open space. Impacts of implementing this alternative would be the same as the proposed project.

Biological Resources

Under this alternative, approximately 776 acres are retained as open space (natural open space, golf courses and parks). The remainder of the project site would be developed with a variety of residential, commercial, and community uses. Implementation of this alternative would allow the substantial modification of the site's existing topography. Impacts to biological resources, including loss of habitat, habitat fragmentation, and the introduction of urban uses in a previously open area, would be similar to those identified for the proposed project.

Scenic Highways

Development of residential, commercial, recreational, and community uses under this alternative will require the modification of existing topography and the removal of existing vegetation. Impacts related to this issue are similar to those resulting from implementation of the proposed project.

Historic and Prehistoric Resources

Cultural Resources

The Oak Valley SP #318 contains five prehistoric archaeological sites and one historic resource, composed of 14 structures identified as the Haskell Ranch. The five prehistoric archaeological sites present in the project area are eligible for inclusion on the National Register. These sites are likely to yield information important in prehistory. The Haskell Ranch appears eligible for the National Register, in that it is associated with early settlement and ranching in Riverside County. Under this alternative these sites are located in areas planned for development. Implementation of this alternative would result

Oak Valley SP #318

in impacts to cultural resources equal to that identified for the proposed project which is less than significant with implementation of mitigation measures.

Paleontological Resources

Preliminary examination of the fossils recovered from five new localities during the SCPGA Golf Course excavation monitoring program indicate that more than nine taxa were recovered during salvage. These include the remains of a very large mammal, such as mammoth or sloth, and the remains of an exceptionally complete fossil horse skull and associated limbs, along with extinct deer, pigmy antelope, and kangaroo rat. These are associated with the remains of birds, lizards, pond snails, and banana slugs. The pigmy pronghorn antelope (*Capromeryx*), the banana slug, and the planorbid pond snail are all new records from the San Timoteo Formation.

Development under this alternative would allow the construction and occupation of 4,178 dwelling units, commercial, recreational, and community uses on 1,747.9 acres as envisioned with the proposed project. Substantial modification of the Specific Plan area's existing topography will be required to achieve this level of development. Because better exposures will exist during grading, a higher frequency of localities is expected to be encountered during excavation. Grading of these sites in the project area will uncover fossil specimens that would otherwise not be discovered. Impact to paleontological resources would be the same as those anticipated for the proposed project.

Traffic and Circulation

Development of the project site will require the installation of a roadway network that provides project circulation and avoids circulation conflicts both on and off site. Under this alternative, 70,954 average daily trips (ADTs) would be generated. The proposed project is expected to generate 72,844 ADTs. This alternative reduces traffic by 1,890 ADTs, for a 2.6 percent reduction from the proposed project. Based on this information, traffic and circulation impacts associated with this alternative would be slightly less than those identified with the proposed project.

Water and Wastewater

Water

Under this alternative, the demand for water for domestic use will be decreased by 95 acre-feet per year (AFY). The water delivery system required for development of this alternative will be different than the proposed project since the proposed proponent would form its own private water company and buy water directly from the San Gorgonio Pass Water Agency. The initial supply of water for this alternative would come from ground water supplies.

Oak Valley SP #318

Wastewater

As shown in Table H.3-C, the amount of wastewater generated within the project area under this alternative will decrease by 0.05 million gallons per day from that would be generated by the proposed project. This increase will result in impacts to sewer facilities slightly less than that identified under the proposed project. The City of Beaumont has indicated that it can service the proposed project and it would be capable of serving the proposed project also. However, this alternative proposes to send its wastewater to a package treatment plant on the site of Oak Valley SP 1 in the City of Calimesa. This plant is approved under OVSP 216 & 216A but has not been built. The approved treatment plant would be capable of adequately serving the proposed alternative. Similar to the proposed project this alternative would not have a significant effect the environment. The environmental effects of the construction and operation of the package treatment plant have been analyzed by the County of Riverside in OVSP 216 & 216A/EIR 229.

Fire Protection

Development of the project area under this alternative would result in a change in the classification of the area from rural to urban. Areas that are classified as urban are required to have a fire station within 3 miles of all portions of the site. Response time for urban areas is two minutes per mile, with initiation of action taken within seven minutes from the time of receipt of the call. Under both this alternative and the proposed project, fire protection facilities are located beyond the maximum of 3 miles. The Riverside County Fire Department will not be able to meet the established seven-minute response time to locations within the project area without the development of a new fire station. Therefore, impacts related to the provision of fire protection services are similar to those identified with the proposed project.

Sheriff Services

Development of the project area under this alternative will substantially increase the population in the area. The amount of land devoted to residential development will decrease and there will be a decrease in population over that generated by the proposed project. Using a generation factor of 2.97 people per household, the 4,178 dwelling units to be developed under this alternative will result in a population increase of 12,409 persons. Based on the standards included in Section V.D.4 of this document, this population increase will require the County Sheriff's Department to add 12 sworn officers, two sergeants, two civilian support personnel, and three school resource officers to the Department. In addition, development of this alternative will require the addition of four patrol vehicles to the Department's patrol fleet. Under this alternative, one less sworn officer would be required. Other requirements would be similar to those of the proposed project. Therefore, this alternative would have slightly less of an impact than the proposed project.

Oak Valley SP #318

Schools

Under this alternative, 4,178 residential units would be constructed throughout the proposed project area. Based on Beaumont Unified School District's generation factors, development of this alternative would generate 2,321 students (Table H.3-D). While this increase in the District's student population is 81 students less than that of the proposed project, the additional students would nonetheless impact facilities and staff of the Beaumont Unified School District. Therefore, under this alternative impacts to schools would still be significant and would require mitigation.

Parks and Recreation

The amount of parkland required is generally based on the projected population of a particular development. Under this alternative, population within the project area would be decreased by 561 persons. Parkland requirements are detailed in Table H.3-D. This alternative provides 38.0 acres of parkland (102 percent of that required), and 500.0 acres of golf course, and 218.3 acres of natural open space. The location of parks adjacent to school sites will provide additional park/recreational space to project residents (thereby, meeting Quimby Act standards). Based on this information, this alternative meets and exceeds the provision of parkland and recreation per the requirements of the Quimby Act.

Solid Waste

To accommodate the water filtration plant proposed under this alternative, the amount of land devoted to residential uses would be reduced by 10 acres. This alternative would result in the development of 4,178 residential dwelling units (reduced from the 4,367 dwelling units permitted under the proposed project). The amount of land devoted to commercial and public facilities (school) would remain unchanged. Under this alternative, approximately 40.8 tons of solid waste would be generated by on-site uses per day. This figure represents a slight reduction (0.43 ton/day) in the volume of solid waste generated on site every day. The generation of 40.8 tons of solid waste per day represents 2.9, 1.6 and 4.3 percent (respectively) of the surplus daily capacity of the Lamb Canyon, Badlands, and El Sobrante landfills. While implementation of this alternative would result in a slight reduction of solid waste, solid waste impacts associated with this alternative are essentially the same as that identified with the proposed project.

Conclusion

As discussed below, the Alternative Water and Wastewater Purveyor alternative is considered to be the "environmentally superior" alternative to the proposed project. As CEQA requires that the "environmentally superior" alternative be identified, it does not require that the lead agency adopt the "environmentally superior" alternative in lieu of the proposed project.

The Alternative Water and Wastewater Purveyor would decrease the acreage available for residential development by 10-acres. The result of implementation of this alternative would be a slight decrease traffic, air quality, and noise impacts related to the reduction of 1,890 ADTs from that anticipated by the

Oak Valley SP #318

proposed project. This alternative's impacts on water and wastewater and solid waste will also be slightly less than the proposed project for the same reason. Impacts on schools and parkland will be slightly reduced with this alternative and impacts on fire and police services will be about the same.

The alternative's impacts on hydrology and water quality, biological, cultural and paleontological resources, geology and landform alteration are anticipated to be generally the same as the proposed project.

This alternative provides a source of potable water for the project without relying on the Beaumont-Cherry Valley Water District. The project proponent could, if feasible, form its own water agency and buy non-potable water directly from the San Geronio Pass Water Agency. As a result, this alternative would not draw directly from the groundwater basin, except for initial development phases, and would avoid contributing to potential overdraft of the area's groundwater basin. There is evidence that the ground water basin is in overdraft (refer to Section V.D.2 for additional information).

This alternative would require the construction of a water treatment plant, since the water delivered by the San Geronio Pass Water Agency would not be potable without such treatment. It is possible that the cost of constructing a water treatment plant solely for Oak Valley SP #318 might not be economically feasible.

However, this source of water is through the State Water Project which is currently in the process of building infrastructure to bring water to the San Geronio Pass Area by early 2001. Availability of imported water supply from northern California is limited by the priority placed on environmental uses of water for protecting habitat and preventing salt water intrusion in the Delta, as well as contributing to stream enhancement and protection of similar beneficial uses. The amount of northern California water available to southern California, through the State Water Project, can also vary greatly with the weather. In wet years, water demand may be easily met and surplus water may also be available to southern California. However, in an extremely dry year, southern California may not be able to secure its full entitlement of northern California water for delivery.

This alternative relies on the construction of a package wastewater treatment plant on the site of Oak Valley SP 1 in the City of Calimesa to provide wastewater treatment services. The City of Beaumont has indicated that it can serve the proposed project with the planned expansion of its existing wastewater treatment plant. Either scenario requires the construction of additional treatment facilities.

4. Growth Inducement

The California Environmental Quality Act (CEQA) requires a discussion of the ways in which the proposed project could be growth-inducing. The CEQA Guidelines identify a project as growth-inducing if it would foster economic or population growth or the construction of additional housing either directly or indirectly, in the surrounding environment (CEQA Guidelines Section 15126.2(d)). New employees from nearby commercial development, schools, golf courses, and new population from residential development represent direct forms of growth. These direct forms of growth have a

Oak Valley SP #318

secondary effect of expanding the size of local markets and inducing additional economic activity in the area.

A project could indirectly induce growth at the local level by increasing the demand for additional goods and services associated with the increase in project population and thus reducing or removing the barriers to growth. This occurs in suburban or rural environs where population growth results in increased demand for service and commodity markets responding to the new population. This type of growth is, however, a regional phenomenon resulting from introduction of a major employment center or regionally significant housing project. Additional commercial uses may be drawn to the area by the increased number of residents in the area as a result of the project; however, it is expected that any such development would occur consistent with planned growth identified in the General Plan.

Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies such as the Southern California Association of Governments (SCAG). Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

The Oak Valley SP #318 will develop 4,367 dwelling units over 845.6 acres, and result in an increase in the County's population by 12,970 persons. In addition to the proposed project's residential component, the proposed project includes approximately 53.6 acres of commercial use, three school sites on 40.0 acres, 38.0 acres of parkland, and 218.0 acres of open space. SCAG's most recently adopted (April 1998) growth forecasts are reflected in Table V.F-1 in Section V.F (Regional Growth Forecasts) of the EIR. The proposed project is consistent with those forecasts.

Development of the commercial component of the proposed project will directly support approximately 750 jobs in western Riverside County.¹ "Jobs-to-housing ratio" measures the extent to which job opportunities in a given geographic area are sufficient to meet the employment needs of area residents. The standard used for comparison is the jobs-to-housing ratio of the Southern California region, since most residents of the region are employed somewhere in the region. A subarea of the region with a jobs-to-housing ratio lower than the overall standard would be considered a "jobs poor" area, indicating that many of the residents must commute to places of employment outside the sub-area. The current job-to-housing ratio for Western Riverside County is currently 0.86 jobs for every house making it a "jobs

¹ Project-related employment was calculated as follows.

$$53.6 \text{ ac commercial} \times 43560 \text{ sq ft/ac} = 2,334,816 \text{ sq ft} \times .22 \text{ floor to area ratio} = 513659.52 \div 685 \text{ sq ft/person} = 750 \text{ employees}$$

Oak Valley SP #318

poor" area. The current and potential jobs/housing ratios for Southern California and Western Riverside County are shown in Table V.F-1 in the Regional Growth Forecasts section.

Currently, the proposed project site is vacant and undeveloped, with the exception of scattered structures. In addition, the surrounding area is largely undeveloped. Urban utilities, such as community water and wastewater systems that are currently unavailable to the proposed project area and would be required to be extended, or otherwise connected, to serve the site. Extension of these urban utilities to the proposed project area may act as an inducement other lands within the vicinity to undertake development. Such induced development would be consistent with the existing General Plans of the cities of Calimesa and Beaumont, as well as the Riverside County General Plan within unincorporated areas. As noted in Section F.1.a, substantial growth is already projected for the San Geronio Pass area, and as noted in Section VIII.A.5 in the Specific Plan, major expansions of water and wastewater systems are already planned, and are being financed. These plans will move forward regardless of the County's final decision on Oak Valley SP #318.

Indirect growth inducing impacts at the local level result from a demand for additional goods and services associated with the increase in project population. This occurs in suburban or rural environs where population growth results in increased demand for service and commodity markets responding to the new population. This type of growth is, however, a regional phenomenon resulting from introduction of a major employment center or regionally significant housing project like the proposed project site. The implementation of the proposed project would result in growth inducing impacts of the region.

Oak Valley SP #318

5. Significant Irreversible Environmental Changes Which Would Be Involved in the Proposed Action Should It Be Implemented

CEQA Guidelines mandate that the EIR must address any significant irreversible environmental changes which would be involved in the proposed action should it be implemented [CEQA Guidelines, Section 15126.2(c)]. An impact would fall into this category if:

- The project would involve a large commitment of nonrenewable resources.
- The primary and secondary impacts of the project would generally commit future generations to similar uses.
- The project involves uses in which irreversible damage could result from any potential environmental incidents associated with the project.
- The proposed consumption of resources are not justified (e.g., the project results in wasteful use of energy).

Determining whether the proposed project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. Natural resources in the form of construction materials and energy resources will be utilized in the construction of the Oak Valley SP #318, but is not expected to negatively impact the availability of these resources. Structures that will be built will meet or exceed the energy conservation measures outlined in the Uniform Building Code.

Air quality in the local area will be affected by the proposed project. Implementation of the proposed project would result in an increase in CO, ROC, NOx, and PM₁₀ emissions during construction. Long-term operational emissions from vehicular traffic would increase NOx and PM₁₀ emissions. Adherence to mitigation measures included in this document would not completely reduce construction and operational emissions to a less than significant level. The proposed project will also have adverse unavoidable impacts on wildlife habitat loss. Landforms within the proposed project site will forever be altered by grading and the urban character of the project.

Construction of the Oak Valley SP #318 will commit the project site to specific uses for the foreseeable future, thereby limiting the range of future uses for the project site. However, this commitment was previously made with the approval of OVSP 216 & 216A, as well as by construction of the Oak Valley SCPGA Golf Course.

Other than scattered existing structures, the project site is vacant and undeveloped. The introduction of a new and productive uses to the project site, implementing Riverside County's General Plan for the area could be considered a benefit to the surrounding area, resulting in long-term benefits for surrounding communities and the County.

Oak Valley SP #318

6. Project Correspondence

The persons and agencies who commented on the Notice of Preparation (NOP) are listed below. The full text of the letters received is included in Technical Appendix A of this EIR.

- Katherine Gifford, Planner III
Riverside County Waste Management Department, June 7, 2000
- John DeWitt, Technical Supervisor
The Gas Company, May 16, 2000
- Curt Taucher, Regional Manager
Department of Fish and Game, May 24, 2000
- Steve Smith, Ph.D., Program Supervisor, CEQA Section
South Coast Air Quality Management District, May 19, 2000
- Ernest Egger, AICP, REA
City of Beaumont, May 8, 2000
- Sandra Massa-Lavitt, Director of Planning
City of Calimesa, May 15, 2000
- Steve Ruddick, Director of Planning
Western Riverside Council of Governments, May 19, 2000
- Dan Silver, Coordinator
Endangered Habitats League, May 12, 2000
- Gary Lewis, President
Cherry Valley Acres & Neighbors, May 14, 2000

Oak Valley SP #318

7. Organizations, Persons, and Documents Consulted

a. REPORT PREPARATION PERSONNEL

Riverside County

David Avila, Fire Captain
Marc Brewer, Park Planner
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Tony Chung, PhD., Air Quality/Noise
Bob Reynolds, Paleontology
Deborah Gray, Historical and Cultural Resources
Jack Easton, Biological Resources
Denise Woodard, Biological Resources
Laura Coury, Environmental Analysis (Aesthetics/Visual)
Joanna Crombie, Environmental Analysis (Water & Wastewater)
Karen Jordan, Environmental Analysis (Population/Housing, Cumulative, Growth Inducement)
Dita Melcher, Environmental Analysis (Public Services)
Carl Winter, Environmental Analysis (Schools, Geology, Hydrology)
Jennifer Schuk, Graphics
David Cisneros, Graphics
Elsa Brewer, Word Processing
Jennifer Jeppesen, Production

RKJK & Associates, Inc., Traffic Modeling

John Kain, AICP

Oak Valley SP #318

Marlie Whiteman

b. PERSONS CONSULTED

Alonzo Padrin, Principal, Alfred Gobar & Associates, Personal Communication, January 7, 2000

Andy Vossler, Oak Valley Partners, L.P., January 13, 2000.

Barry Burnell, Project Manager, T & B, Personal Communication, December 13, 1999.

Colleen Walker, Lieutenant, Riverside County Sheriff's Department, Banning Station, Written Communication via fax, January 10, 2000.

Dave Dillon, Community Development Director, City of Beaumont, Personal Communication, January 7, 2000.

David Avila, Fire Captain, Riverside County Fire Department, Fire Protection Planning, Personal Communication, January 6, 2000.

Ernest Egger, Planning Director, Urban Logic for the City of Beaumont, Personal Communication, January 10 & 11, 2000 and February 7, 2000.

Elmer German, Assistant General Manager, Riverside County Regional Park and Open-Space District, County of Riverside, Written Communication November 30, 1999.

Eric Scott, Curator of Paleontology, Section of Earth Sciences, San Bernardino County Museum.

Fred Yoshimura, Fairway Irrigation, January 7 and 10, 2000.

Kim Jarrell-Johnson, Assistant Parks Planner, Riverside County Regional Park and Open-Space District, Personal Communication, January 6, 2000.

Kristi Estrada, Beaumont Unified School District, Written Communication via FAX, January 11, 2000

Mark Knorringa, Oak Valley Partners, L.P., January 7, 2000.

Marie Cabrera, Account Assistant, Beaumont Unified School District, Personal Communication, October 16, 2000.

Nancy Owen Preece, Executive Director, Beaumont Cherry Valley Recreation and Park District, Personal Communication, January 10, 2000.

Ray Regis, Assistant Chief, Riverside County Fire Department, Fire Protection Planning, Personal
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Oak Valley SP #318

Communication, January 6, 2000.

Robert T. Guillen, Deputy Superintendent, Beaumont Unified School District, Personal Communications; December 1, 1999, January 14, 2000.

Robert H. Sydnor, Senior Engineering Geologist, State of California, Division of Mines and Geology, Personal Communication, January 11, 2000

Ron Wade, Captain, Riverside County Sheriff's Department, Banning Station, Personal Communication, January 7, 2000.

Sandra Massa-Levitt, Planning Director, City of Calimesa, Personal Communication, January 7, 2000

Steve Ruddick, Associate, Western Riverside Council of Governments, Personal Communication, January 11, 2000.

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OAK VALLEY
SPECIFIC PLAN #318, EIR #418
V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Section I - Response to Comments

Prepared by

LSA Associates, Inc.
3403 10th Street, Suite 520
Riverside, California 92501
Attn: Lloyd Zola
Project #OVP931

March 20, 2001

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1968

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Oak Valley, SP #318

TABLE OF CONTENTS

	Page
RESPONSE TO COMMENTS ON THE OAK VALLEY SP #318 DRAFT EIR #418	
1. CEQA COMPLIANCE	V.I-1
2. PUBLIC REVIEW OF THE EIR	V.I-2
3. LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE DRAFT EIR	V.I-2
LETTER A: GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, OCTOBER 30, 2000	V.I-4
LETTER B: GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, DECEMBER 8, 2000	V.I-5
LETTER C: ENDANGERED HABITATS LEAGUE, NOVEMBER 13, 2000 DAN SILVER, COORDINATOR	V.I-8
LETTER D: SOUTHERN CALIFORNIA GAS COMPANY, NOVEMBER 16, 2000 JOHN DEWITT, TECHNICAL SUPERVISOR	V.I-13
LETTER E: ENDANGERED HABITATS LEAGUE, NOVEMBER 17, 2000 DAN SILVER, COORDINATOR	V.I-16
LETTER F: CITY OF BEAUMONT, NOVEMBER 27, 2000 ERNEST A. EGGER, AICP, REA, DIRECTOR OF PLANNING	V.I-20
LETTER G: WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS, NOVEMBER 28, 2000, STEVE RUDDICK, DIRECTOR OF PLANNING	V.I-25
LETTER H: RIVERSIDE COUNTY WASTE MANAGEMENT DEPARTMENT, DECEMBER 4, 2000, SUNG KEY MA, PLANNER III	V.I-41
LETTER I: CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 8, DECEMBER 5, 2000, LINDA GRIMES, CHIEF, OFFICE OF FORECASTING/ DEVELOPMENT REVIEW	V.I-44
LETTER J: BEAUMONT UNIFIED SCHOOL DISTRICT, DECEMBER 5, 2000 ROBERT T. GUILLEN, DEPUTY SUPERINTENDENT	V.I-48
LETTER K: CHERRY VALLEY ACRES & NEIGHBORS, DECEMBER 6, 2000 GARY LEWIS, PRESIDENT/STANLEY W. RIDDEL, COMMITTEE CHAIR	V.I-50

TABLE OF CONTENTS (Continued)

	Page
LETTER L: GARY LEWIS, DECEMBER 6, 2000	V.I-65
LETTER M: STANLEY W. RIDDEL, DECEMBER 6, 2000	V.I-67
LETTER N: RIVERSIDE COUNTY DEPARTMENT OF PUBLIC HEALTH, DECEMBER 7, 2000, WILLIAM D. REDDEN, CIH, SUPERVISING INDUSTRIAL HYGIENIST, STEVEN D. HINDE, REHS, CIH, INDUSTRIAL HYGIENIST III ..	V.I-69
LETTER O: SAN TIMOTEO GREENWAY CONSERVANCY, DECEMBER 8, 2000 PETER J. KIRIAKOS, PRESIDENT	V.I-76
LETTER P: TRI-COUNTY CONSERVATION LEAGUE, DECEMBER 8, 2000 JACK BATH, TCCL PRESIDENT	V.I-83
LETTER Q: AL KELLEY, DECEMBER 8, 2000	V.I-88
LETTER R: SAN GORGONIO PASS WATER AGENCY STEPHEN P. STOCKTON, GENERAL MANAGER AND CHIEF ENGINEER ...	V.I-90
LETTER S: UNITED STATES FISH AND WILDLIFE SERVICE, DECEMBER 11, 2000, JIM A. BARTEL, ASSISTANCE FIELD SUPERVISOR ...	V.I-94
LETTER T: CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL, DECEMBER 11, 2000, HARLAN R. JECHE, UNIT CHIEF, SOUTHERN CALIFORNIA CLEANUP OPERATIONS	V.I-101
LETTER U: CITY OF CALIMESA, DECEMBER 19, 2000, SANDRA MASSA-LAVITT, DIRECTOR OF PLANNING	V.I-104

I. RESPONSE TO COMMENTS ON THE OAK VALLEY SP #318 DRAFT EIR #418

1. CEQA Compliance

The Response to Comments will become a part of the Final Environmental Impact Report (EIR No. 418) for the Oak Valley SCPGA Golf Course Specific Plan No. 318 (State Clearing House No. 2000051126). The Response to Comments has been prepared in accordance with the California Environmental Quality Act (CEQA) and guidelines for the implementation of CEQA.

Section 15132 of the CEQA Guidelines requires that a Final EIR consist of the following contents:

- The Draft EIR or a revision of the draft.
- Comments and recommendations received on the Draft EIR either verbatim or in summary.
- A list of persons, organizations, and public agencies commenting on the Draft EIR.
- The response of the Lead Agency (County of Riverside) to significant environmental points raised in the review and consultation process.
- Any other information added by the Lead Agency.

The comments on the Draft Environmental Impact Report #418 (EIR) and individual responses to each are included in this document along with any changes to the Draft EIR #418 that may have been necessary in response to those comments. The primary objective and purpose of the EIR public review process is to obtain comments on the adequacy of the analysis of environmental impacts, the mitigation measures presented, and other analyses contained in the report. CEQA requires that the County respond to all significant environmental comments in a level of detail commensurate to the comment (CEQA Guidelines Section 15088). Comments that do not directly relate to the analysis in this document (i.e., are outside the scope of this document) are not given specific responses. However, all comments are included in this section so that the decision-makers know the opinions of the commentors.

In the process of responding to the comments, portions of the Draft EIR #418 have been revised or deleted (see Section 4), and in some instances new material has been added. However, none of the changes to the Draft EIR are considered to be significant new information (CEQA Guidelines Section 15088.5 [a]).

Comment letters are arranged by the date on which they were written. Aside from the courtesy statements, introductions, and closings, the text of each letter has been divided into individual comments. Brackets and identification numbers in the right margin of each letter delineate each comment. Following each letter is a page(s) of responses associated with each letter. A number that corresponds to the comment identified on the original letter precedes each response.

2. Public Review of the EIR

The 45-day CEQA mandated public review period on the Draft EIR began on October 24, 2000 and ended on December 7, 2000. A Notice of Completion of the Draft EIR was filed with the State Clearinghouse along with the required number of copies of the document for circulation to various state agencies. Copies of the Draft EIR were mailed directly to local agencies, groups, and individuals for review. In addition, copies of the EIR were made available to the public at the County of Riverside Planning Department, Riverside City Library (Main Branch), Riverside County Library (Calimesa Branch), and the University of California at Riverside (Tomas Rivera Library).

3. List of Persons, Organizations, and Public Agencies Commenting on the Draft EIR

The persons, organizations, and public agencies that have submitted comments on the Draft EIR are listed below and responded to in this section. Letters A and B from the Governor's Office of Planning and Research (OPR) do not require responses, since their purpose was to inform the County that it had complied with the State EIR review requirements.

Letter A: Governor's Office of Planning and Research, October 30, 2000

Letter B: Governor's Office of Planning and Research, December 8, 2000

Letter C: Endangered Habitats League, November 13, 2000
Dan Silver, Coordinator

Letter D: Southern California Gas Company, November 16, 2000
John DeWitt, Technical Supervisor

Letter E: Endangered Habitats League, November 17, 2000
Dan Silver, Coordinator

Letter F: City of Beaumont, November 27, 2000¹
Ernest A. Egger, AICP, REA, Director of Planning

Letter G: Western Riverside Council of Governments, November 28, 2000
Steve Ruddick, Director of Planning

¹ An additional comment letter, dated November 13, 2000, was sent to Riverside County by the City of Beaumont. Accompanying the City's November 27, 2000 comment letter was a letter rescinding the November 13 comment letter. As a result, only the City of Beaumont's November 27, 2000 comment letter is included in the Response to Comments document.

Oak Valley SP #318

- Letter H: Riverside County Waste Management Department, December 4, 2000**
Sung Key Ma, Planner III
- Letter I: California Department of Transportation, District 8, December 5, 2000**
Linda Grimes, Chief, Office of Forecasting/Development Review
- Letter J: Beaumont Unified School District, December 5, 2000**
Robert T. Guillen, Deputy Superintendent
- Letter K: Cherry Valley Acres & Neighbors, December 6, 2000**
Gary Lewis, President
Stanley W. Riddel, Committee Chair
- Letter L: Gary Lewis, December 6, 2000**
- Letter M: Stanley W. Riddel, December 6, 2000**
- Letter N: Riverside County Department of Public Health, December 7, 2000**
William D. Redden, CIH, Supervising Industrial Hygienist
Steven D. Hinde, REHS, CIH, Industrial Hygienist III
- Letter O: San Timoteo Greenway Conservancy, December 8, 2000**
Peter J. Kiriakos, President
- Letter P: Tri-County Conservation League, December 8, 2000**
Jack Bath, TCCL President
- Letter Q: Al Kelley, December 8, 2000**
- Letter R: San Geronio Pass Water Agency, December 8, 2000**
Stephen P. Stockton, General Manager and Chief Engineer
- Letter S: United States Fish and Wildlife Service, December 11, 2000**
Jim A. Bartel, Assistance Field Supervisor
- Letter T: California Department of Toxic Substances Control, December 11, 2000**
Harlan R. Jeche, Unit Chief, Southern California Cleanup Operations
- Letter U: City of Calimesa, December 19, 2000**
Sandra Massa-Lavitt, Director of Planning



Gray Davis
GOVERNOR

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Steve Nissen
ACTING DIRECTOR

ACKNOWLEDGEMENT OF RECEIPT

DATE: October 30, 2000

TO: James Quirk
Riverside County
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

RE: Oak Valley and SCPGA Golf Course Specific Plan #318 (Oak Valley SP #318)
SCH#: 2000051126

This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review Start Date: October 24, 2000
Review End Date: December 7, 2000

We have distributed your document to the following agencies and departments:

California Highway Patrol
Caltrans, District 8
Department of Conservation
Department of Fish and Game, Region 6
Department of Housing and Community Development
Department of Parks and Recreation
Department of Toxic Substances Control
Integrated Waste Management Board
Native American Heritage Commission
Public Utilities Commission
Regional Water Quality Control Board, Region 8
Resources Agency
State Lands Commission
State Water Resources Control Board, Division of Water Rights

The State Clearinghouse will provide a closing letter with any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
916-445-0613 FAX 916-323-3018 WWW.OPR.CA.GOV/CLEARINGHOUSE.HTML



Gray Davis
GOVERNOR

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Steve Nissen
ACTING DIRECTOR

December 8, 2000

James Quirk
Riverside County
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Oak Valley and SCPGA Golf Course Specific Plan #318 (Oak Valley SP #318)
SCH#: 2000051126

Dear James Quirk:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on December 7, 2000, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Senior Planner, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
916-445-0613 FAX 916-323-3018 WWW.OPR.CA.GOV/CLEARINGHOUSE.HTML

Document Details Report State Clearinghouse Data Base

SCH# 2000051126
Project Title Oak Valley and SCPGA Golf Course Specific Plan #318 (Oak Valley SP #318)
Lead Agency Riverside County

Type EIR Draft EIR

Description The Oak Valley Specific Plan # 318 is a proposed golf/recreation oriented master planned community. The proposed project will consist of a mix of residential, commercial, schools, parks, golf course, and open space on approximately 1,747.9 acres. The proposed project will include 4,367 dwelling units on a total of 845.6 acres, three schools on 40.0 acres, 16.0 acres of neighborhood commercial, 37.6 acres of community commercial, 38.0 acres of parks, 500.0 acres of golf course, 218.3 acres of open space and 52.4 acres of major roads. The golf course was constructed and was the subject of a prior County of Riverside approval (Substantial Conformance No. 1 and Plot Plan No. 15651).

Lead Agency Contact

Name James Quirk
Agency Riverside County
Phone 909-955-2046 **Fax**
email
Address 4080 Lemon Street, 9th Floor
 P.O. Box 1409
City Riverside **State** CA **Zip** 92502-1409

Project Location

County Riverside
City Calimesa, Beaumont
Region
Cross Streets San Timoteo Canyon Road and Interstate 10
Parcel No. 406-060-002thru007,406-070-018,413-180-021,413-290-006,413-300-017,044thru047,413-440-001thru
Township u
Range 1W **Section** 25,26 **Base** SBB&M
2,3S

Proximity to:

Highways I-10 and SR-60
Airports
Railways Southern Pacific
Waterways
Schools

Land Use Existing General Plan designations and zoning for the site are Specific Plan 216 and 216A. The site consists primarily of portions of three former ranches. The area to the north of the proposed project area is within the City of Calimesa, and is approved for mixed density residential, commercial, business/office park, public community uses, golf/recreational uses, park, and open space under the portion of the OVSP0 216 and 216A which has been incorporated into the City of Calimesa.

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Fiscal Impacts; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 6; Department of Parks and Recreation; California Highway Patrol; Caltrans, District 8; Department of Housing and Community Development; Integrated Waste Management Board; State Water Resources Control Board, Division of Water Rights; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Note: Blanks in data fields result from insufficient information provided by lead agency.

**Document Details Report
State Clearinghouse Data Base**

Date Received 10/24/2000 **Start of Review** 10/24/2000 **End of Review** 12/07/2000

ENDANGERED HABITATS LEAGUE

Dedicated to Ecosystem Protection and Improved Land Use Planning

Dan Silver • Coordinator
PMB 592
8424-A Santa Monica Blvd.
Los Angeles, CA 90069-4267
TEL: 323-654-1456 • FAX 323-654-1931 • dsilver@exo.com



Nov. 13, 2000

Planning Dept.
ATTN: James Quirk
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

RE: DEIR for SP 318, Change of Zone 6492 (Oak Valley SPCGA Gold Course)

Dear Mr. Quirk:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on this draft EIR. For your reference, EHL serves on the Advisory Committees to the three components of the Riverside County Integrated Plan (RCIP), namely the Community and Environmental Transportation Acceptability Process (CETAP), General Plan Update, and Multiple Species Habitat Conservation Program (MSHCP).

1

Due to the huge backlog of approved housing projects in both incorporated and unincorporated Riverside County, there is no demonstrable need for this project. As an automobile dependent, "greenfield" development outside of municipal boundaries, it is suburban sprawl. While the modest number of higher density units is a welcome improvement over typical County planning, the overall community design is scattered, and not focused around a mixed use or civic center. It is thus not a walkable or "livable" community, and is not transit oriented. It will also worsen the jobs-housing balance.

2

Conspicuously missing is an Integrated Plan alternative, as called for by Board policy. Such an alternative should reflect the vision of the County's \$29 million dollar planning effort, which the Planning Dept. does its best to ignore. There is also no analysis of the project's relationship with the Multiple Species Habitat Conservation Plan, such as its mapped core and linkage areas. Thus, the document is totally inadequate for informed decision-making.

3

The site is excellent wildlife habitat. No serious attempt is made to retain a significant block of habitat. What is left is small and heavily impacted by edge effects. It is likely that slopes were the reason even the few open space sites were left undeveloped.

4

From a CEQA perspective, the DEIR is severely flawed. It is acknowledged that significant, unavoidable impacts remain for wildlife habitat, such as impacts to coastal sage scrub, riparian, oak woodland, chaparral, and grasslands. However, there is no factual evidence presented that mitigation beyond the pittance of on-site habitat retained constitutes all the feasible measures. For example, clustering could have concentrated development so that far more significant blocks of habitat were left on-site. No evidence is supplied to explain why this was impossible. Also, off site mitigation for the extensive habitat impacts could have been required. No financial analysis of the developer's profit has been provided, or a market analysis showing

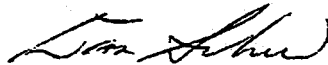
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that homes could not be sold if some level of off site mitigation were required. The document is simply a self-serving exercise in circumventing feasible mitigation for significant impacts.

Finally, the site provides habitat for the California gnatcatcher, as documented by sightings. Even if only used for dispersal rather than nesting, the site is occupied. Dispersal is an essential part of the life cycle and natural history of the California gnatcatcher. Dispersal is how juveniles find new territories and how crucial genetic interchange is maintained among populations. Habitat useful for dispersal purposes is thus part and parcel of the habitat which is "occupied" by gnatcatchers. The DEIR fails to disclose these impacts (rather, it attempts deny them in a blatantly self-serving manner) or to mitigate for them. If it is proven to be infeasible to avoid gnatcatcher habitat and place it within an ecologically functioning unit, then off site mitigation should occur. A 10(a) permit is required, as well.

In conclusion, due to the disconnection of this project from the Integrated Plan, it should be denied pending completion of that critical planning effort. We look forward to a detailed and meaningful response to these comments.

Sincerely,



Dan Silver,
Coordinator

cc: Richard Lashbrook, TLMA
Aleta Laurence, Planning Director
Jerry Jolliffe, Planning Dept.
US Fish and Wildlife Service
Calif. Dept. of Fish and Game
Interested parties

LETTER C: ENDANGERED HABITATS LEAGUE, NOVEMBER 13, 2000

Response to Comment C1: This comment does not raise any substantive environmental issues related to the Oak Valley Specific Plan (SP) #318/EIR #418 document. As noted in the comment, the Endangered Habitats League serves the County in an advisory capacity as a member of the three citizens advisory committees for the Riverside County Integrated Project (RCIP).

Response to Comment C2: This comment refers to the proposed development for which the EIR was prepared, and does not raise any substantive environmental issues related to the Oak Valley SP #318/EIR #418 document. As a matter of information, the Oak Valley Specific Plan #318 is an amendment to an existing approved Specific Plan within unincorporated Riverside County (SP #216/216A). The land area encompassed by the approved SP#216/216A is far larger than SP #318, and includes lands within the cities of Calimesa and Beaumont. As such, the Specific Plan area has long been designated for use. Oak Valley SP #318/EIR #418 envisions a recreational-oriented community clustered around the existing SCPGA golf course. The site is within the City of Beaumont sphere of influence, and is adjacent to the Beaumont city limits to the south and east, and the Calimesa City limits to the north. In contrast to this comment, the Western Riverside Council of Governments' review of the project in relation to regional policies concluded that the proposed Oak Valley SP #318 was consistent with policies aimed at eliminating "suburban sprawl" (see Comment and Response to Comment G20).

Response to Comment C3: Board of Supervisors' policy calls for EIRs on development projects to include evaluation of an alternative which is consistent with the "Vision Statement" prepared as part of the RCIP. On December 14, 2000, the Riverside County General Plan Advisory Committee endorsed the "Vision Plan" alternative for The Pass Area Plan within which Oak Valley SP #318 is located. This alternative was intended by the Committee to express the concepts set forth in the Vision Statement. The Vision Plan alternative endorsed by the General Plan Advisory Committee included the existing approved Specific Plan for the site (SP #216/216A). Thus, the discussion of Alternative 2 (No Project, Existing Entitlements), which is presented beginning on Page V.H-18 of the Draft EIR, addresses development of the site pursuant to the existing approved Specific Plan, and thus constitutes the vision alternative called for by the Board of Supervisors.

Although Riverside County, its consultant team, and an advisory committee have been working on the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) since May 1999, at the time of the public review of the Draft EIR, only preliminary information has been available to the public. The MSHCP advisory committee did not make its recommendation on the plan until December 14, 2000 after the close of the public review period for the Draft EIR. The Committee's December 14 recommendation endorsed further study of one of the three alternatives being evaluated by the advisory committee, but specifically requested that a financing and implementation strategy be available before environmental analysis of the MSHCP be undertaken. The alternative being studied is identified as Alternative 1 of the Preliminary Draft Western Riverside County Multi-Species Habitat Conservation Plan.

Oak Valley SP #318

I. RESPONSE TO COMMENTS

A very small part of Oak Valley SP #318 lies within a proposed linkage area identified by the preliminary Western Riverside MSHCP. This linkage area runs along San Timoteo Creek. The Oak Valley SP #318's southwestern border runs parallel to San Timoteo Creek for approximately 2.3 miles. The portion of the Oak Valley site running parallel to San Timoteo Creek and designated as a proposed linkage area in the Preliminary Draft MSHCP is separated from the San Timoteo Creek riparian corridor itself by San Timoteo Canyon Road and the Union Pacific rail line, which serve as barriers to wildlife movement from the riparian corridor along San Timoteo Creek to upland habitats on the Oak Valley site. In addition, the existing I-10 freeway constitutes a barrier to wildlife movement from the northeast. The Preliminary Draft MSHCP defines "linkages" as areas "providing passage between large blocks of habitat" (in this case, Timoteo Creek), including areas that have upland and wetland components. None of the area within Specific Plans #216/216A is identified by the Preliminary Draft of the MSHCP as a "Core Area" containing substantial habitat.

The limits of the San Timoteo Creek riparian habitat do not necessarily lie adjacent to San Timoteo Canyon Road and the rail line, and are, in places, from 400 to 1,000 feet away from the roadway and rail line, providing upland buffers. The area between the riparian habitat along San Timoteo Creek and the road/rail line has historically been used for agricultural purposes. In addition, portions of the proposed linkage are within the existing SCPGA golf course, while other areas are in current use as a commercial nursery.

Thus, on-site conservation of the small amount of "linkage area" actually within the proposed project boundaries is unlikely to contribute sizeably to the existing corridor within San Timoteo Creek because of the roadway and railroad barriers.

Response to Comment C4: This comment expresses the opinion of the comment writer on the quality of habitat within Oak Valley SP #318 and on the design of the Specific Plan itself. It does not raise any substantive issues regarding the adequacy of the EIR, and no further response is needed. See Response to Comment C3.

Response to Comment C5: As discussed in the Draft EIR, the proposed Oak Valley SP #318 represents an amendment to the approved Specific Plans 216/216A for which EIR #229 was certified by Riverside County (May 1990). In adopting Specific Plans 216/216A, The County adopted a Statement of Overriding Considerations, acknowledging significant unavoidable impacts on biological resources. The significant unavoidable impacts which were previously acknowledged and accepted by the County are essentially the same impacts which would occur with development of the proposed Oak Valley SP #318. The golf course at the center of the proposed development is an existing facility, which was approved and constructed pursuant to the provisions of the existing approved Specific Plans. Since May of 1990 when Specific Plans 216/216A were adopted, Riverside County has anticipated the development of a golf course oriented community within the boundaries of Oak Valley SP #318, which is what Oak Valley SP #318 represents.

Response to Comment C6: A Section 10(a) permit is required for impacts to endangered species or its critical habitat. The California gnatcatcher is considered absent from the proposed project site at this time based on the focused survey results presented in the EIR for this species. The proposed project site is also outside recently designated critical habitat for the California gnatcatcher. Currently, a Section 10a permit is not required for this project. However, should additional surveys to be conducted prior to grading yield different results, a Section 10(a) permit may be necessary.

Response to Comment C7: This comment sets forth the opinion of the commentor regarding whether Riverside should approve the Oak Valley SP #318 or not. As such, it does not raise any substantive environmental issues regarding Draft EIR#418. As a matter of information, and as noted above, Oak Valley SP #318 is not "disconnected" from the ongoing preparation of the Integrated Plan. A "Vision Plan" alternatives has been evaluated, the project site is not located within a "core habitat," and the small amount of "linkage area" actually within the proposed project boundaries is unlikely to contribute sizeably to the existing corridor within San Timoteo Creek because of existing roadway and railroad barriers. See also Response to Comment C3.

The Gas Company®



November 16, 2000

County of Riverside
Transportation and Land Management Agency
P.O. Box 1409
Riverside, CA 92502-1409

Attention: Jim Quirk, Planning Department

Re: Draft EIR No. 418, Oak Valley SCPGA Golf Course Specific Plan, north and east of San Timoteo Canyon Road and southwest of I-10, between the cities of Calimesa and Beaumont.

Southern California
Gas Company

1981 Lugonia Avenue
Redlands, CA

Mailing Address:
Box 3003
Redlands, CA
92373-0306

Thank you for the opportunity to respond to the above-referenced project. Please note that Southern California Gas Company has facilities in the area where the above named project is proposed. Gas service to the project could be provided without any significant impact on the environment. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

You should be aware that this letter is not to be interpreted as a contractual commitment to serve the proposed project, but only as an informational service. The availability of natural gas service, as set forth in this letter, is based upon present conditions of gas supply and regulatory policies. As a public utility, The Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply, or the conditions under which service is available, gas service will be provided in accordance with revised conditions.

Typical demand use for:

- a. Residential (System Area Average/Use Per Meter) Yearly
 - Single Family 799 therms/year dwelling unit
 - Multi-Family 4 or less units 482 therms/year dwelling unit
 - Multi-Family 5 or more units 483 therms/year dwelling unit

These averages are based on total gas consumption in residential units served by Southern California Gas Company, and it should not be implied that any particular home, apartment or tract of homes will use these amounts of energy.

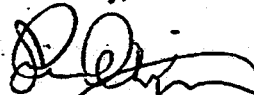
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b. Commercial

Due to the fact that construction varies so widely (a glass building vs. a heavily insulated building) and there is such a wide variation in types of materials and equipment used, a typical demand figure is not available for this type of construction. Calculations would need to be made after the building has been designed.

We have Demand Side Management programs available to commercial/industrial customers to provide assistance in selecting the most effective applications of energy conservation techniques for a particular project. If you desire further information on any of our energy conservation programs, please contact our Commercial/Industrial Support Center at 1-800-GAS-2000.

Sincerely,



John DeWitt
Technical Supervisor

1

LETTER D: SOUTHERN CALIFORNIA GAS COMPANY, NOVEMBER 16, 2000

Response to Comment D1: The existence of natural gas facilities which could serve Oak Valley SP #318 was identified in the preparation of an initial study for the project. As noted on Page I-5 of the Draft Specific Plan/EIR, the impacts related to the provision of natural gas service were determined to be insignificant.

ENDANGERED HABITATS LEAGUE

Dedicated to Ecosystem Protection and Improved Land Use Planning

Dan Silver • Coordinator
 PMB 592
 8424-A Santa Monica Blvd.
 Los Angeles, CA 90069-4267
 TEL 323-654-1456 • FAX 323-654-1931 • dsilver@exo.com



Nov. 17, 2000

Planning Dept.
 ATTN: James Quirk
 County of Riverside
 P.O. Box 1409
 Riverside, CA 92502-1409

RE: DEIR for SP 318, Change of Zone 6492 (Oak Valley SCPGA Gold Course)

Dear Mr. Quirk:

The Endangered Habitats League (EHL) appreciates the opportunity to submit additional comment on this draft EIR. For your reference, EHL serves on the Advisory Committees to the three components of the Riverside County Integrated Plan (RCIP), namely the Community and Environmental Transportation Acceptability Process (CETAP), General Plan Update, and Multiple Species Habitat Conservation Program (MSHCP).

The document's discussion of wildlife movement impacts is inadequate, both regionally and locally. First, regarding regional movement, it is stated that the major opportunity for regional wildlife movement is via San Timoteo and then Noble Creeks. It is then stated in a conclusory manner that the project does not "infringe" upon these vital corridors. There is no substantiation provided. Rather, the project sites development directly adjacent to San Timoteo Creek, including golf, medium and high-density residential, commercial, and active park. There is no discussion of the width of the upland buffer along the creek *necessary* to provide for movement of riparian and upland species. There is no discussion of preserving the floodplain functions *necessary* for the life cycles of these species. Typical upland buffers are 200 feet in width. Please also note that regional corridors must include "live in" habitat as well as "movement routes."

Please provide information on the width of the San Timoteo and Noble Creek regional corridors *necessary* to provide long term regional wildlife movement for a representative group of upland, riparian, and wetland species. Such information should include data on the floodplain as well as the necessary width for an upland buffer of native habitat. Also included should be requirements for adjacent live-in habitat for breeding and foraging. Please provide information on how the project compares with these biological requirements, and use this as a basis for assessing project impacts to wildlife movement. Finally, offer detailed prescriptions for control of edge effects, such as lighting, fencing, feral animal control, etc. Reference should be made to MSHCP work products, as well.

An alternative should be prepared which preserves a robust and fully viable movement corridor along San Timoteo and Noble Creeks, both in the floodplain and adjacent uplands.

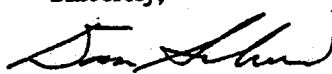
Secondly, the document is deficient in its treatment of localized east-west movement through the site. In order to reach the culverts under the 10 freeway, the only route is a golf course

winding around housing development. What species currently using the site as an upland movement corridor would be impacted by the combined development and golf course? These impacts have not been recognized as significant. An improved project design which avoids impacts or off site mitigation should be proposed.

2

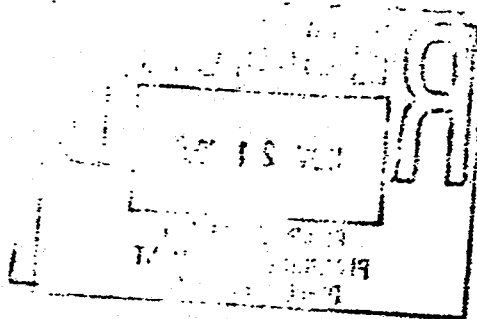
We look forward to a detailed and meaningful response to these comments.

Sincerely,



Dan Silver,
Coordinator

cc: Richard Lashbrook, TLMA
Kristi Lovelady, TLMA
Aleta Laurence, Planning Director
Jerry Jolliffe, Planning Dept.
Kristi Lovelady, TLMA
US Fish and Wildlife Service
Calif. Dept. of Fish and Game
Interested parties



LETTER E: ENDANGERED HABITATS LEAGUE, NOVEMBER 17, 2000

Response to Comment E1: See also Response to Comment C3. Immediately adjacent to the proposed Specific Plan's boundary on the southwest lies San Timoteo Canyon Road and the Southern Pacific Railroad, respectively. In addition, the existing SCPGA golf course and a commercial nursery lie within the small portion of Oak Valley SP #318 that is identified in the preliminary draft of the MSHCP as a linkage area. San Timoteo Canyon Road, the Southern Pacific Railroad, and existing uses are considered to be barriers to wildlife movement from the riparian corridor along San Timoteo Creek to onsite habitats.

The limits of the riparian habitat along San Timoteo Creek lies from 400 to 1,000 feet from the border of the Union Pacific Railroad or border San Timoteo Creek and the the UP rail line, further separating the creek from Oak Valley SP #318. The comment letter states that "typical upland buffers are 200 feet in width." Thus, based on this "typical buffer" the majority of Oak Valley SP #318 is well outside the riparian corridor buffer along San Timoteo Creek. The comment letter also states that regional corridors must also include "lived in" as well as "movement routes." This buffer between riparian habitat along San Timoteo Creek and San Timoteo Canyon Road is currently used for agricultural purposes. Thus, this buffer currently does not support viable "lived in" habitat for wildlife, other than rodents such as ground squirrels, and serves mainly to facilitate wildlife movement.

The San Timoteo Creek upland buffer adjacent to the site is not only highly disturbed by San Timoteo Canyon Road and by the Union Pacific Railroad, but also by off-site agricultural practices and existing on-site disturbances by the nursery. Thus, in terms of the buffer requirements defined in the comment letter, the San Timoteo Creek upland buffer, in its current state, is highly disturbed, and its potential upland buffer value is minimal. Because there is an existing and adequate (greater than 200 feet) buffer between the majority of the proposed Specific Plan and the San Timoteo Creek riparian corridor, and because the habitat value of this buffer is of minimal value, further analysis of these off-site corridor values is speculative. It is important to note that both San Timoteo and Noble Creeks are off site, and will not be affected by Oak Valley SP #318.

In addition, the Western Riverside County MSHCP identifies San Timoteo Creek, Noble Creek, and Live Oak Canyon in a Preliminary Draft map as Potential Preserve Planning Areas as in the vicinity of the proposed Specific Plan. These were also clearly identified in the EIR as major wildlife routes in the project vicinity. Thus, the Draft EIR is consistent with the preliminary planning effort of the MSHCP.

The need for edge effects controls such as lighting, fencing, and feral animal control are noted and will be implemented. Shielded lighting to direct night-time lighting onto the roadways and away from wildlife habitat will be utilized, as well as fencing of residential rear yards to minimize potential impacts from domestic and feral animals.

Response to Comment E2: The east-west movement of wildlife through the site was identified in the Draft EIR as being limited to localized movement and to species willing to use existing culverts which cross under the I-10 freeway and the existing Oak Valley course within the City of Beaumont and rural residential areas beyond. The Draft EIR recognizes that Oak Valley SP #318 will result in the loss of approximately 1,100 acres of wildlife habitat. Local wildlife movement, such as that occurring in an east-west direction on and through Oak Valley SP #318, is one of the values of that approximately 1,100 acres of habitat. The loss of approximately 1,100 acres of habitat and associated values (such as wildlife movement) is identified in the EIR as a significant and unavoidable impact.



City of Beaumont

550 East Sixth Street
Beaumont, CA 92223
(909) 769-8520
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November 27, 2000

Mr. James Quirk, AICP
County of Riverside, Planning Department
4080 Lemon Street
Riverside, CA 92502-1409

**Subject: Comments on Draft EIR No. 418,
Oak Valley SCPGA Specific Plan, SP No. 318**

Dear Mr. Quirk:

Thank you for the opportunity to provide comments during the NOC period for the above-referenced Draft EIR. The City of Beaumont's comments are limited to service, land use compatibility and implementation coordination considerations.

Our comments follow below:

Land Use/Land Use Compatibility

There is substantial discussion in the document regarding the County's General Plan and County-related policy matters. The document does not, however, sufficiently discuss the project's relationship with existing land uses, on-going and approved development projects in Beaumont, and the Beaumont General Plan. This matter is important in that the site is located in Beaumont's sphere of influence and, as the document suggests, certain services will be sought from the City of Beaumont. Accordingly, the EIR should contain a complete "Land Use" section to discuss these and any other relevant implications.

1

It is not clear as to whether this environmental document is intended to cover the potential future annexation of this site. Clarification regarding this matter should be provided.

2

Water Services

This comment is actually applicable to the discussion on page III.A-27 of the Specific Plan text, which through the County's format is part and parcel of the EIR.

3

Mr. James Quirk, AICP
EIR No. 418
November 27, 2000
Page 2

The text indicates that “.....appropriate (water) storage requirements will be determined prior to issuance of a certificate of occupancy.....”. The occupancy stage of a project is in our opinion much to late to plan for the proper water system. This should occur in conjunction with the requirement for a “will serve” letter from the water purveyor at the land division stage.

3

Drainage

The drainage plan indicates that certain improvements (such as a detention basin and drainage discharge improvements) are to be developed off-site of the project, in the City of Beaumont. The mitigation description should contain the necessary parameters for coordinating the design and construction of these facilities with the City.

4

Traffic and Circulation

Figure D.1.5, a depiction of the Beaumont General Plan Land Use Element, is outdated and obsolete. Please contact City Hall to secure an updated General Plan map.

5

The traffic analysis is very voluminous and somewhat difficult to absorb. It is clear, however, that a tremendous amount of off-site mitigation is required, and a significant degree of cooperation and coordination will be necessary with surrounding jurisdictions, including the City of Beaumont. A dialogue needs to be initiated as to how all of these improvements and mitigation responsibilities can be developed and implemented. The mitigation set forth appears to acknowledge the developer’s responsibility for mitigation, but does not specify in sufficient detail how those obligations will be met. The mitigation offered is in the form of participation on a “fair-share” basis in a program which presently does not exist. The EIR should either set forth a tool to be used for implementing these requirements, or a program for working with the City to develop a logical implementation structure.

6

A possible method of resolving this might involve the cost estimation of the subject improvements, and the development of that magnitude of improvements in association with the project in a manner acceptable to the City.

7

Mitigation measure No. D1.1D is not a valid measure. It suggests action on the part of the City of Beaumont, which is inappropriate in that, per CEQA, mitigation must be limited to what is within the scope and power of the project to implement.

8

Wastewater

The project appears to be reliant on the City of Beaumont for wastewater treatment. A dialogue should be initiated and maintained to determine how and when this can be accommodated.

9

Mr. James Quirk, AICP
EIR No. 418
November 27, 2000
Page 3

The City has a policy which limits the provision of sewer service to areas which are within the City's corporate limits. In order to provide service to this project area, it would need to be annexed or the Beaumont City Council would need to approve an exception to this policy.

9

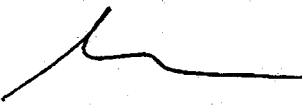
Summary

The EIR generally does a credible job of addressing resource-related issues and County-related issues. The City does, however, have substantive concerns with land use, service, boundary and jurisdictional issues as stated herein. We believe that these issues can be clarified and constructively resolved through a continuing dialogue and cooperation among all affected parties, and it would be desirable to initiate this process as soon as possible.

10

We look forward to reviewing the responses to these comments and working together to create a project which is of benefit to the entire region.

Very truly yours,
CITY OF BEAUMONT



Ernest A. Egger, AICP, REA
Director of Planning

LETTER F: CITY OF BEAUMONT, NOVEMBER 27, 2000

Response to Comment F1: Oak Valley SP #318 is located within unincorporated Riverside County, the development approvals addressed in the EIR are being sought from the County, and, as a result, the County is the Lead Agency for CEQA purposes. As noted in the comment, the Draft EIR contains extensive discussion of consistency with the County's General Plan and County-related policy matters since these are the documents against which the County is legally obligated to review the proposed development with. The EIR discusses the background and history of prior approvals of the Oak Valley Specific Plan and development effecting the Oak Valley SP #318 on page V.B-1. Page V.B-5 of the EIR discusses the proposed project's effects on contiguous cities. The EIR also identifies surrounding land uses on Page V.B-6, and evaluates cumulative impacts (including ongoing and approved development projects within the City of Beaumont) starting on Page V.H-1. Currently, the Beaumont General Plan recognizes the lands encompassing Oak Valley SP #318 are designated Specific Plan (SP) in the Beaumont General Plan, in recognition of the existing designation of the site for urban development. The Beaumont General Plan sets forth a density of 2.4 to 4.1 dwelling units per acre. The Oak Valley SP #318 is consistent with that designation.

Response to Comment F2: The discretionary actions for which the EIR was prepared are set forth on Page I-5 of the Specific Plan/EIR document. At this time, no annexation of the Oak Valley SP #318 site is proposed. Should the City of Beaumont pursue annexation of Oak Valley SP #318 in the future, the City of Beaumont and the Riverside County Local Agency Formation Commission (LAFCO) would need to undertake an environmental review of the annexation. Because (1) the EIR fully addresses the impacts of the proposed development of Oak Valley SP #318, (2) the Beaumont General Plan designates the Specific Plan area "Specific Plan," and (3) the proposed development is consistent with the Beaumont General Plan, it is anticipated that Oak Valley SP #318 would be adequate for use by the City and LAFCO in a future annexation action.

Response to Comment F3: The determination of specific water facilities needed to support development of Oak Valley SP #318 would need to be made during the review of tentative tract maps. Required facilities would be in place and operational prior to issuance of occupancy permits.

Response to Comment F4: All improvements constructed within the City of Beaumont will be constructed to City standards. Provisions for coordinating design and construction of these facilities is provided in the Mitigation Monitoring Plan which will be adopted by the County prior to approval of Oak Valley SP #318.

Response to Comment F5: Figure D.1.5 was actually provided by the City of Beaumont. However, the correct figure will be incorporated into the Final EIR.

Response to Comment F6: As noted, the traffic mitigation measure contained in the Draft is intended to set forth required mitigation provisions, as well as the developer's responsibility for provision

of this mitigation. The Mitigation Monitoring Plan which will be adopted by the County prior to approval of Oak Valley SP #318 sets forth specific means for establishing the required provision of "fair share" mitigation, and for coordinating the provision of required mitigation by the developer. As noted in the City's comment, implementation of traffic mitigation measures will require coordination with the City of Beaumont.

Response to Comment F7: The City of Beaumont correctly notes that implementation of traffic mitigation measures will require cost estimation of subject improvements, including quantifying the project's total fair share responsibilities. The Mitigation Monitoring Plan prepared for Oak Valley SP #318 establishes the mitigation program, and provides for the payment of this fair share or the development of equivalent physical improvements by the project developer. It should be noted that SP#318 represents a more than 40 percent decrease in traffic impacts as compared to the existing approved SP#216/216A for the same area.

Response to Comment F8: The inclusion of Mitigation D1.1D in the Draft EIR was a suggestion by the County to the City of Beaumont requesting that the City consider additional north-south connections between San Timoteo Canyon Road and SR-60, including coordination between the City and Riverside County. The City correctly notes that this is not an enforceable mitigation measure. It is, nevertheless, an appropriate recommendation.

Response to Comment F9: Page III.A-27 of the Oak Valley SP #318 notes that the "Master Sewer Plan for the project is based upon collecting the on-site sewage flows through gravity lines and pumping through force mains to an existing sewage treatment facility." The facility identified in the Specific Plan is the City of Beaumont's sewage treatment facility, which is scheduled for expansion during the first phase of the City's Assessment District No. 98-1. EIR Mitigation Measure D2.3A states that sewage collection and treatment services will be provided "by the City of Beaumont, or another sewage treatment entity." As noted in the City's comment, provision of sewer service to the Oak Valley SP #318 will require either annexation by the City or approval of an exception to the City's current sewer service policy by the City Council. Because EIR Mitigation Measure D2.3A requires that the developer submit evidence of a commitment from a sewer agency to provide service prior to recordation of a tract map, approval of an exception to the City's policy, annexation, or a commitment to provide service by another sewer service agency would be required before a tract map within Oak Valley SP #318 could be recorded.

Response to Comment F10: Riverside County concurs that coordination and discussion with the City of Beaumont is needed in order to implement Oak Valley SP #318. Such coordination and discussion is required by EIR mitigation measures and the Mitigation Monitoring Plan prepared for Oak Valley SP #318/EIR #418.



Western Riverside Council of Governments

County of Riverside, City of Banning, City of Beaumont, City of Calimesa, City of Canyon Lake, City of Corona,
City of Hemet, City of Lake Elsinore, City of Moreno Valley, City of Murrieta, City of Norco, City of Perris,
City of Riverside, City of San Jacinto, City of Temecula

November 28, 2000

Mr. Jim Quirk
Riverside County Planning Department
4080 Lemon Street
P.O. Box 1490
Riverside, CA 92502-1409

Subject: Draft EIR for Oak Valley Specific Plan, SCAG IGR NO. I2000508.

Dear Mr. Quirk:

Thank you for the opportunity to review and comment on the above-referenced project. The proposed project is considered to be "regionally significant" (CEQA §15206), and as such, subject to Intergovernmental Review (IGR). IGR is the review of regionally significant projects for their consistency with adopted regional plans. Western Riverside Council of Governments (WRCOG) is assisting Southern California Association of Governments (SCAG) in reviewing on their behalf, regionally significant projects located within the western Riverside County subregion. SCAG staff, or the Community, Economic, and Human Development Committee as appropriate, concurs in the review comments.

The attached policies are a listing of those policies from the WRCOG *Subregional Comprehensive Plan (SRCP)* by which the proposal was reviewed for regional consistency. All policies identified have been determined to be consistent with SCAG's regional plan, the *Regional Comprehensive Plan and Guide (RCPG)*.

GENERAL COMMENTS

1. The Draft EIR provides a specific section with analysis of the consistency of the proposed plan with various regional plans on pages V.F-1 through V.F-11. This Draft EIR serves as a good example of regional/subregional consistency discussion, with policies addressed individually as recommended.
2. The DEIR concludes that consistency with the Air Quality Management Plan significance thresholds is not met, and will not be met after mitigation. Traffic impacts cannot be mitigated, the loss of habitat/open space cannot be mitigated, and potable water supply is speculative. Under these conditions, CEQA requires that a statement of overriding social and economical considerations in order to approve the project.
3. According to information available to WRCOG, Riverside County, Calimesa, and Beaumont have approved or are considering, over 25,910 residential lots in the Pass area, generating an increased population of over 77,730 residents, and an increase of nearly 259,100 daily vehicle trips. Please describe how these cumulative effects are consistent with regional

plans.

4. The cumulative impact analysis appears to be flawed in that the current proposed specific plan is not included in the projects list, thereby failing to address the 4,367 residential units and the resulting 13,100 population, and the 43,670 daily vehicle trips generated. There is no discussion regarding cumulative population. Also, the cumulative analysis of habitat loss includes only the current project and no others. Total acreages of lost habitat in the Pass area should be disclosed in the cumulative analysis.

5

5. Page V.F-3 uses a persons/household generation rate of 2.54 people per household. Elsewhere in the document the generation rate of 2.97 people per household is used. One number should be used consistently throughout the document. The number used should be the number derived from the most recent census [California Government Code §66477(a)(2)], which is 2.91 for the entire unincorporated county, but is higher in the western subregion. The official, adopted SCAG growth forecast year 2000 projected rate for the WRCOG portion of the unincorporated county is 3.0.

6

6. The forecast population (pgs. V.F-2 and 3) in the DEIR provides no information that concludes the future population, housing, and employment are consistent with regional, nor subregional, estimates. The estimates used in the document are not geographically equivalent to data provided by WRCOG through SCAG.

7

7. An inventory of approved unincorporated projects, along with the correct person/household ratio, needs to be disclosed, for ALL projects approved by the county for WRCOG subregion, and the CVAG subregion. The 1998 Air Quality Master Plan (AQMP) was based on current General Plan densities (housing units, population generation, and the resulting vehicle trips generated). The county continuously approves General Plan Amendments for projects which change land use designations from very low densities, (eg. 1 unit per 10 acres) to medium density (usually around 4 to 5 units per acre). At the low end of approvals, this results in a 40 unit per General Plan designation increase (400%) for each 10 acres of approval. The significant amounts of cumulative changes associated with these GPAs result in significant impacts on air quality, habitat and farmland loss, water quality, and circulation. These are increasingly cumulative impacts of concern at the regional and subregional level. The Final EIR should describe how these amendments are consistent with the AQMP, official adopted population forecasts, Congestion Management Plan, etc.

8

8. The trips generated from the traffic analysis in the document is 72,844. The traffic study in Appendix H concludes the daily trips to be 76,844. What happened to the missing 4,000 trips?


It appears that the generated trip numbers used are in contrast to those in the ITE Trip Generation manual, which states that single-family dwellings, at a density of 0-3 units/acre generate 10 trips/unit/day. At a density of 3-5 du/ac .1 trips may be subtracted, not one full trip. Over 5 du/ac, another .1 trips is subtracted, not one more full trip. There is no provision to reduce trips further for single-family uses, regardless of density. Condos/apartments generate 5.8 trips daily. From where were the numbers used derived? It is understood that the Beaumont traffic model was used, but where did the generation rates used come from?

9

9. It is noted that none of the project Alternatives reflect the Vision Statement of the Integrated

10

- Planning process. This is contrary to adopted County policy, and an alternative should be developed that is consistent with the policy. Why was this not required? 10
10. WRCOG staff was unable to find discussion regarding the implementation of County Ordinance 726, which defines traffic demand management requirements for new development, and also requires reductions of vehicle trips generated by 20% by the year 2000. How will this 20% reduction be achieved? 11
11. The DEIR fails to discuss impacts to libraries. Incorporated cities are continuously citing the impacts of urban county development without urban services as problems for the cities. How are these impacts mitigated? 12
12. The DEIR states that the project is currently located within the Sphere of Influence of the City of Beaumont, but will be shifted to the Sphere of Influence of the City of Calimesa. Since Beaumont appears amenable to providing water, waste water, and sewer services, and school construction is based on Beaumont Unified School District, why the change in spheres? (P. V.A-6) 13
- Once again, we appreciate the opportunity to comment on this DEIR. Please forward a copy of the Final EIR to WRCOG when it becomes available. Following is a policy analysis of project consistency with the subregional plan. If you have any questions regarding this letter, do not hesitate to contact me or Sandra Paulsen at (909) 787-7985. 14

Sincerely,

 Steve Ruddick
 Director of Planning

COMMENTS ON THE DRAFT EIR FOR OAK VALLEY SPECIFIC PLAN,
SCAG IGR NO. I2000508

PROJECT DESCRIPTIONS

Oak Valley Specific Plan will establish 4,367 residential units, 3 schools, and approximately 53 acres of commercial uses on 1,47.9 acres located in the unincorporated county between the Cities of Calimesa and Beaumont.

General Plan Amendment will amend the General Plan land use plan from Specific Plan 216 and 216A to Specific Plan 318.

SRCP POLICIES RELATED TO GROWTH FORECASTS

WRCOG prepares growth projections for western Riverside County in the areas of population, housing and employment. Projections are developed with the assistance of local jurisdictions, and through modeling programs such as the *Disaggregate Residential Allocation Model* and the *Employment Allocation Model*. SCAG adopts regional growth projections based on subregional figures to be used in modeling efforts for transportation, air quality, and other regional programs.

15

GROWTH MANAGEMENT ELEMENT:
SCAG 3.01

- The EIR should discuss whether the project's growth projections are consistent with the population, housing and jobs forecasts for the Western Riverside County subregion.*

Please see General Comments 5 and 6. The Draft EIR, page V.F-3, discusses population, housing, and employment for the unincorporated county. The County continues to underestimate population by using a person/household number of 2.59 rather than 2.9 or 3/household.

16

WATER RESOURCES ELEMENT:
SCAG 3.03

- Ensure that future growth and development is supported by adequate infrastructure.*
- Establish stable, reliable and secure water supplies of adequate and quality to meet the needs of the*

The DEIR discusses the proposed water for the project. There are on-going talks with Beaumont-Cherry Valley Water District (BCVWD), relative to the needed infrastructure, and water availability. The project will need to rely on various water providers to implement infrastructure

17

existing population and projected growth.

projects to supply the water. Currently there is not enough water available for the entire project. The DEIR discusses consistency with the BCVWD Urban Water Management Plan, consistent with the requirements of CEQA § 15083.5.

17

- Cooperate and coordinate with local responsible wastewater authorities to plan and construct new wastewater treatment and collection facilities on the basis of projected growth forecasts, which are consistent with the protection of public health and water quality.*

Beaumont wastewater treatment plant will need to be expanded to accommodate the project. That expansion is included in Beaumont's facility expansion plan.

18

SRCP POLICIES RELATED TO STANDARD OF LIVING

The policies addressing Standard of Living promote the regional strategic goal to stimulate the economy. The listed goals are aimed at developing urban environments that enable individuals to spend less income on housing, minimize public and private development costs, and enable firms to be more competitive.

**GROWTH MANAGEMENT ELEMENT:
SCAG 3.03**

- Manage growth to ensure the ability to provide the public services and facilities needed to maintain the quality of life for current and future residents of Western Riverside County.*

The project will impact fire protection and response times, creating a significant impact. Mitigation is the payment of fees and the construction of a new fire station at some unknown time in the future. The timing of the construction should be defined so that it can be monitored, as required by CEQA. The project will not impact police, schools (with the payment of mitigation fees), or parks (with the provision of the 5 acre parks on-site). Dedicated bike lanes are proposed.

19

SCAG 3.05

- Attach urban development to existing urban centers to establish a balanced subregional land use patterns which maintains the quality of life, provides for effective service delivery, and*

The project lies between the Cities of Beaumont and Calimesa, both considered to be urban centers, consistent with these 3 policies.

20

helps attain other subregional goals while accommodating a range of lifestyles.

- Riverside County should reflect a balanced land use pattern, with development and growth of urbanization attached to existing urban centers.*
- Promote infill development within existing urban centers.*

ECONOMIC ELEMENT:

SCAG 3.04

- Diversify the job base within the subregion.*
- Provide an adequate number and variety of jobs to meet the employment needs of Western Riverside County residents.*

SCAG 3.08

- Provide a range of employment opportunities to meet the education, experience and skill level of residents in the subregion.*

SCAG 3.04

- Provide employment near workers' places of residence.*
- Increase the number and variety of jobs in the subregion to reduce commuting to other employment centers.*
- Eliminate negative air quality impacts and reduce excessive use of the transportation system.*

The project offers 888 permanent employment opportunities, or .02 jobs/household. While the project proposes to provide these employment opportunities, it will contribute to the subregional jobs:housing imbalance.

21

SRCP POLICIES RELATED TO QUALITY OF LIFE

Quality of life policies are intended to enhance and preserve the quality of the physical and social living environment. The underlying goals of the policies include creating urban environments that preserve open space and natural resources, are aesthetically pleasing, preserve the character of the community, and offer a variety of lifestyles. Issues regarding mobility and clean air are also included in this category.

GROWTH MANAGEMENT ELEMENT:

SCAG 3.16

- A network of transportation corridors connecting urban centers should be established utilizing freeways and arterial roads, as well as public transportation services, including rapid rail service.*

The proposed project will cause LOS standards to not be met at seven different intersections (p.V.D-63). This should be deemed a significant impact.

22

MOBILITY ELEMENT:

SCAG 3.16

- Reduce congestion within the subregional transportation system to enhance access to residential communities, urban centers, and important services.*

The proposed project will enhance existing roads with widening and paving, however, as noted above there are significant impacts that are not mitigated.

23

OPEN SPACE and HABITAT CONSERVATION ELEMENT:

SCAG 3.18

- Balance the development needs of the subregion with the need to protect and preserve designated species, their habitats and significant open space resources.*

The Draft EIR identified impacts to existing species or existing habitat on site. The project should be evaluated with the current proposals of the RCIP and MSHCP.

24

SCAG 3.22

- Protect residents and structures from man-made and natural hazards.*

The DEIR, pages C.C-10 through 18 discusses hazards such as earthquakes, landslides and liquefaction. This is mitigated to the extent feasible by using the latest adopted design standards for construction. Flooding is not considered a threat. The project is supportive of this policy.

25

- Preserve and protect scenic and visual resources.*

Land forms are visual resources which will be altered by the grading of the project. Views from a state scenic highway and a county scenic highway will be affected by development of the subdivision, as discussed on pages V.C-108 through 111. The changes are considered unavoidable and significant.

26

SRCP POLICIES RELATED TO AIR QUALITY

SCAG 5.07

- Implement measures to support the use of transit and other alternatives to the single occupancy vehicle.*

The project will not be served by transit providers. The air quality section of the draft EIR includes discussion of bike trails and interconnections, consistent with this policy.

27

SCAG 5.11

- Provide for the mitigation of projects' air quality impacts, consistent with the legal requirements of CEQA.*

Construction impacts to air quality will be mitigated consistent with AQMD rules. The long-term air quality impacts will exceed AQMP thresholds, but are reduced to the extent feasible with mitigation. The project is consistent with this policy.

28

SRCP POLICIES RELATED TO WATER QUALITY

Water Quality policies are based on two underlying goals: to restore and maintain the chemical, physical and biological integrity of the nation's water supply, and to achieve and maintain water quality objectives necessary to protect all beneficial uses of all waters.

SCAG 11.02

- Protect surface and groundwater from degradation.*

The project will have little long-term impact to surface or ground water. Construction impacts are mitigated through best management practices for erosion control, which are listed on page V.C-27 through 33. The project is consistent with this policy.

29

HAZARDOUS WASTE ELEMENT:

NOTE: Hazardous Waste Management in Western Riverside is the sole responsibility of the Riverside County Department of Environmental Health Services; WRCOG only focuses on household hazardous wastes. As such, SCAG HWMC policies are not applicable.

SRCP POLICIES RELATED TO REGIONAL MOBILITY

The SRCP Mobility Element goals and objectives are intended to refine and implement the goals and policies identified by SCAG in its Regional Comprehensive Plan and Guide. SCAG's goals and policies regarding regional mobility address system mobility, reducing energy consumption, promoting transportation friendly development patterns, fostering economic development and enhancing the environment. In addition, SCAG policies regarding regional mobility relate directly to regional strategic policies for Quality of Life.

Transportation Demand Management

- Implement TDM measures to reduce the number of single occupant vehicle trips.*
- Implement TSM measures to reduce the number of single occupancy vehicle trips.*

TDM and TSM measures are not mentioned as feasible mitigation for the single family uses. The DEIR states that TSM programs are difficult to achieve due to the dependence on low and single occupant vehicles as the primary means of travel in the subregion.

30

Streets and Highways/Freeways/HOV

- Encourage the preservation of rights-of-way for future transportation facilities.*
- Encourage employers to utilize TDM measures identified in the Western Riverside County Detailed Implementation Strategy.*
- Maintain acceptable levels-of-services (LOS) on the subregional network.*

Rights-of-way have, and will be, acquired to accommodate the project, consistent with this policy.

31

TDM measures will be incorporated into the commercial uses, consistent with this policy.

32

The project will improve level-of-service on the freeway segments, consistent with this policy.

33

Conclusions:

1. *The proposed project is consistent with or supports many of the Western Riverside Subregional Comprehensive Plan policies which are in turn, consistent with SCAG's Regional Comprehensive Plan and Guide, the Regional Transportation Plan, the Air Quality Management Plan, and the Congestion Management Program.*

34

- 2. Where inconsistencies exist, the Final EIR should provide rational for those inconsistencies with the subregional plan.] 35
- 3. All feasible measures needed to mitigate any potentially negative impacts associated with future construction should be implemented and monitored as required by CEQA.] 36

LETTER G: WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS, NOVEMBER 28, 2000

Response to Comment G1: The comment notes the circumstances under which the Western Riverside Council of Governments undertook its comments on the Draft EIR, and does not raise any substantive issues regarding the adequacy of the document. As such, no further response is required.

Response to Comment G2: As noted, the Draft EIR serves as a “good example” of regional/subregional consistency discussions. Further response is not required.

Response to Comment G3: The comment incorrectly characterizes the conclusions of the Draft EIR, as well as the nature of air quality significance thresholds. While it is appropriate to discuss “consistency” with the regional air quality management plan (which Oak Valley SP #318 is), the appropriate terminology for addressing air emissions thresholds is whether a proposed project exceeds or does not exceed the threshold. The Draft EIR concludes that significance thresholds for air emissions will be exceeded during grading operations and the long term operation of the project. While construction emissions are similar to those which were previously identified for the existing approved Specific Plan (OVSP #216/216A), mobile source emissions for Oak Valley SP #318 will be 44.6 percent less than for the existing approved OVSP #216/216A.

The Draft EIR concludes that traffic impacts will remain significant, even after the implementation of all feasible mitigation. The Draft EIR also notes that the Oak Valley SP #318 will generate 44.6 percent less traffic than would the existing approved OVSP #216/216A. It should be noted that because the traffic analysis contained in the Draft EIR is based on a build out model which assumes that all land and future development projects within the cities of Calimesa and Beaumont, as well as adjacent unincorporated areas are built to their maximum allowable General Plan densities, the traffic analysis presents a worst case analysis. Future traffic volumes will likely be less than those analyzed in this document for the following reasons:

- Not all development projects will actually be constructed at their maximum allowable General Plan density.
- The full build out scenario does not account for vacancies in existing and future residential, commercial, and industrial areas.
- General Plan build out will occur over an extended period of time (more than 20 years), over which time the traffic model assumed that the number of vehicle trips people make in a typical day will not change (i.e., the number of home to shopping trips will not be affected by internet sales, and the number of home to work trips will be affected by increased use of transit or the ability of employees to work at home via a computer).

If these three factors were to be accounted for in the traffic model, area traffic volumes at build out could be substantially lower (as much as 10 to 15 percent) than those addressed in the Draft EIR’s traffic analysis. Twenty-year background traffic volumes may be as much as 30 to 40

percent lower than build out volumes. However, such reductions cannot be accurately quantified and were not, therefore, incorporated into the traffic analysis.

The supply of water to support development of Oak Valley SP #318 is not speculative, and was not identified in the Draft EIR as a significant unavoidable impact. (See response to Comment K1 for a discussion of water availability.)

The comment correctly notes that, when an EIR identifies one or more significant unavoidable impacts, the Lead Agency (Riverside County) must adopt a "Statement of Overriding Considerations" before the project can be approved. The purpose of this statement is to identify the overriding social and other considerations which the Lead Agency would achieve, and which in the opinion of the Lead Agency, outweigh the significant impacts identified in the EIR for the project. Prior to any action which the County might take to approve Oak Valley SP #318, a Statement of Overriding Considerations will be adopted.

Response to Comment G4: Beginning on Page V.F-8, the Draft EIR contains an evaluation of the consistency of the Oak Valley SP #318 with the WRCOG Subregional Comprehensive Plan. Consistency with the SCAG Regional Comprehensive Plan and Guide is evaluated in the Draft EIR starting on Page V.F-5. In addition, the Draft EIR (Page V.F-1) sets forth an evaluation of the relationship between the growth envisioned by Oak Valley SP #318 and that which has been projected for the San Geronio Pass area and for western Riverside County. As noted in the Draft EIR, development of Oak Valley SP #318 will result in a population increase of 11,311 at build out in 20 years. In that period of time, the western Riverside County subregion is anticipated to grow by 949,000. Thus, Oak Valley SP #318 represents 1.19 percent of the growth anticipated in western Riverside County. Through 2010, the San Geronio Pass area is anticipated to grow by 55,473. Assuming build out of Oak Valley SP #318 in ten years, the project would represent 20 percent of Pass area residential growth. With a 20-year build out, Oak Valley SP #318 would represent about 10 percent of Pass area residential growth. The increase of 77,730 residents cited in the comment is less than 10 years anticipated growth in the Pass area. Given the current good economic conditions, the long-term nature of some of the projects being considered by agencies in the Pass area, there does not appear to be an inconsistency with regional plans.

Response to Comment G5: The traffic analysis which was prepared for the Draft EIR is based on the City of Beaumont traffic model. This traffic model analyzes buildout of the General Plans of the cities of Calimesa, Beaumont, and Banning, as well as buildout of unincorporated areas within the San Geronio Pass area. Thus, the traffic analysis provides a comprehensive cumulative analysis, including analysis of buildout of the dwelling units referred to in the comment. The cumulative loss of habitat is noted on V.H-6. Mitigation for cumulative loss of habitat would be achieved through implementation of the Western Riverside Multi-Species Habitat Conservation Plan, which is currently under preparation.

Response to Comment G6: As described on Page V.F-3 of the Draft EIR, population generation rates used in the EIR were derived from Riverside County Ordinance No. 460, Section 10.35, which is the appropriate figure to be used for determining consistency with regional forecasts. The 2.97

Oak Valley SP #318

I. RESPONSE TO COMMENTS

population per household figure cited elsewhere in the Draft EIR was derived from various sources by the market analyst retained by the applicant to assist in the preparation of Oak Valley SP #318. It should also be noted that the population per household figure used for Oak Valley SP #318/EIR #418 analyses was applied to all proposed dwelling units, even though "household" is defined as an occupied dwelling unit and a vacancy rate of 3 to 5 percent is considered to be normal.

Response to Comment G7: Oak Valley SP #318 represents an amendment to the previously adopted OVSPs 216/216A. As a result, urban development within the project area has been assumed in the Air Quality Management Plan, Riverside County Congestion Management Plan, Riverside County Comprehensive General Plan, Beaumont General Plan, and Calimesa General Plan. The Draft EIR found that the approved OVSPs 216/216A would generate 59,252 more average daily trips than would Oak Valley SP #318, and that the air quality impacts of Oak Valley SP #318 are less than those which would have occurred with implementation of OVSPs 216/216A. In addition, a discussion of the consistency of Oak Valley SP #318 with regional growth forecasts is provided beginning on Page V.F-1 of the Draft EIR.

Response to Comment G8: The proposed project, Oak Valley SP #318, does not propose any amendment to the General Plan. See also Response to Comment G7.

Response to Comment G9: The difference is the 4,000 trips per day that are assigned to the SCPGA golf course, which is an existing land use, and would not be affected by the proposed Oak Valley SP #318. As noted in the Draft EIR and the technical traffic appendix, the traffic system prepared for Oak Valley SP #318 utilized the City of Beaumont's traffic model, which was previously validated against actual local traffic counts as part of the General Plan update undertaken by Beaumont. Riverside County Land Use and Transportation Agency staff reviewed the model, and concurred that it would be the appropriate analysis tool for Oak Valley SP #318.

Response to Comment G10: As noted in response to Comment C3, the Vision Plan alternative endorsed by the General Plan Advisory Committee on December 14, 2000 included the existing approved Specific Plan for the site (SP #216/216A). Thus, the discussion of the No Project (Existing Entitlements) Alternative presented on Page V.H-26 of the Draft EIR, which addresses development of the site pursuant to the existing approved Specific Plan constitutes the vision alternative called for by the Board of Supervisors.

Response to Comment G11: Compliance with ordinance requirements is assumed throughout the Draft EIR. Riverside County Ordinance No. 726 was adopted January 26, 1993. The 20 percent trip reduction figure cited in the comment is not a standard requirement to be applied to each new development, but a statement at the objective of the ordinance. To comply with the provisions of this ordinance, the project sponsor included the provision of schools, recreational facilities, commercial uses, and a trails/pedestrian system as part of the design of the Specific Plan.

Response to Comment G12: Impacts to libraries was determined to be less than significant when the Initial Study for Oak Valley SP #318 was prepared. The Initial Study was distributed along with the Notice of Preparation for EIR #418. No comments were received regarding the potential significance of library services and it was, therefore, not addressed in the Draft EIR.

Response to Comment G13: The potential for shifting the Oak Valley SP #318 site from the Beaumont sphere of influence to the Calimesa sphere originated in an agreement the two cities reached to settle litigation regarding sphere of influence boundaries between the cities. Any such action would require the approval of the Riverside County LAFCO. There is no application for a sphere of influence modification currently before LAFCO, nor is such an application being contemplated at this time by the applicant. The development proposed by Oak Valley SP #318 is located within unincorporated Riverside County, and it is the County who is contemplating taking action on the Specific Plan.

Response to Comment G14: As requested, a copy of the Final EIR will be provided to WRCOG when it becomes available.

Response to Comment G15: This comment identifies the project description used in the Draft EIR, and does not raise any substantive environmental issues.

Response to Comment G16: See Responses to Comments G6 and G7.

Response to Comment G17: See Response to Comment K1 for a discussion of water availability.

Response to Comment G18: The Draft EIR contains a detailed discussion of wastewater services. See also Responses to Comment F9.

Response to Comment G19: The timing of mitigation is set forth in the Mitigation Monitoring Plan which will be adopted as part of the Oak Valley SP #318 project. As noted in Table H.3-D of the Draft EIR, impacts on fire and Sheriff services for the proposed Oak Valley SP #318 are similar to those which would result from implementation of existing entitlements (OVSPs 216/216A).

Response to Comment G20: Riverside County concurs with WRCOG's conclusion that the project is consistent with regional policies calling for balanced subregional land use patterns and reflecting the growth of urbanization attached to existing urban centers. As noted in the comment, Oak Valley SP #318 lies between the cities of Calimesa and Beaumont, both of which are considered to be urban centers. Oak Valley SP #318 also lies adjacent to approved urban development within both of these cities. As previously noted, SP #318 represents an amendment to the existing approved SP #216/216A, the majority of which lies within the cities of Calimesa and Beaumont.

Response to Comment G21: The regional policy cited in this comment calls for diversifying the subregion's employment base, and providing an adequate number of jobs to meet the needs of western Riverside County residents. It is, therefore, a general policy that is not intended to be applied to each development project as a means of determining whether that project is consistent with regional policy or not. Oak Valley SP #318 is part of the larger San Gorgonio Pass area of Riverside County. Within this area, the cities of Calimesa, Beaumont, and Banning are working to increase the area's jobs/housing balance. In particular, the City of Beaumont has included a substantial amount of land in its General Plan for job-producing uses, and has embarked on an aggressive economic development campaign. Oak Valley SP #318 has been conceived as a recreational-oriented residential community centered around the existing SCPGA golf course.

Response to Comment G22: The Draft EIR identifies traffic as a significant unavoidable impact (Page V.H-15). This occurs despite a 44 percent reduction in traffic generation compared to existing entitlements (SP #216/216A), and an extensive traffic mitigation program. See also Response to Comment G3.

Response to Comment G23: See Response to Comment G3.

Response to Comment G24: See Responses to Comment C3.

Response to Comment G25: The County concurs with WRCOG's conclusion that the project and Draft EIR are consistent with SCAG regional policy 3.22 addressing hazards protection.

Response to Comment G26: The comment reiterates the conclusions of the Draft EIR, and does not raise any substantive issues regarding its adequacy. No further response is required.

Response to Comment G27: It is anticipated that, as development fills in within the San Gorgonio Pass area, transit service will be provided along the I-10 corridor between the cities of Calimesa and Beaumont. This would extend transit service to the Oak Valley SP #318 site.

Response to Comment G28: The County concurs with WRCOG's conclusion that the project and Draft EIR are consistent with SCAG regional policy 5.11 addressing mitigation of air quality impacts.

Response to Comment G29: The County concurs with WRCOG's conclusion that the project and Draft EIR are consistent with SCAG regional policy 11.02 addressing mitigation of potential surface and water quality impacts.

Response to Comment G30: The comment provides a factual statement regarding the conclusions of the Draft EIR. No further response is required.

Oak Valley SP #318

I. RESPONSE TO COMMENTS

Response to Comment G31: The comment notes that rights-of-way have, and will continue to be acquired to accommodate the project, consistent with regional policy. The County concurs with this conclusion.


Response to Comment G32: The comment provides a factual statement regarding the conclusions of the Draft EIR. No further response is required. See also Response to Comment G30.

Response to Comment G33: The comment provides a factual statement regarding the conclusions of the Draft EIR. The County concurs with the conclusion that Oak Valley SP #318 is consistent with this regional policy.

Response to Comment G34: The County concurs with the conclusion that Oak Valley SP #318 is consistent with or supports many subregional and regional planning policies.

Response to Comment G35: As noted in previous responses to WRCOG comments, Riverside County does not find that the Oak Valley SP #318 would result in any inconsistencies with the subregional plan.

Response to Comment G36: Riverside County recognizes its responsibility under CEQA to require that all feasible mitigation measures be implemented, and believes that it has accomplished this objective. As part of the Final EIR, a mitigation monitoring plan, as required by CEQA, has been prepared, and will be adopted as part of any action which may be taken by the County to approve Oak Valley SP #318.



Riverside County
Waste Management Department

Robert A. Nelson, General Manager-Chief Engineer

December 4, 2000

James Quirk
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Draft Environmental Impact Report No. 418 for Oak Valley Specific Plan No. 318

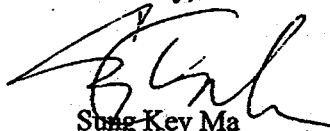
Dear Mr. Quirk:

The Riverside County Waste Management Department (Department) has reviewed the above-referenced document and offer the following comments, regarding Section V.D.7 – Solid Waste:

1. On page V.D-98, the DEIR refers to a "Solid Waste Management Master Plan" as a General Plan required program, which needs to be updated every three years. This is no longer true, because the Countywide Solid Waste Management Plan, or CoSWMP, has been superseded by the Riverside Countywide Integrated Waste Management Plan (CIWMP), which is a State-mandated solid waste management plan under the California Integrated Waste Management Act of 1989, et seq. (AB 939). The CIWMP addresses the medium- to long-term solid waste disposal capacity of the County (15 year minimum), solid waste diversion strategies and programs, as well as household hazardous waste management policies and programs of the County. The CIWMP is updated via annual reporting to the State. 1
2. The DEIR does not address the generation and handling of construction/demolition waste and hazardous waste during project construction, as requested in the Department's June 20, 2000 letter. 2
3. The solid waste generation projection of the Specific Plan indicated in Section V.D.7 of the DEIR does not include green waste from landscaped areas within project boundaries. Although a couple of recommendations, regarding on-site composting and mulching with ground green waste, are noted in Section V.F-3, Regional Plans, these recommendations are not presented as required mitigation measures in Section V.D.7 or the Summary Matrix of Environmental Issues and Mitigation Measures (Table II-2). Moreover, these mitigation measures should be incorporated into the Landscaping Design Guidelines of the Specific Plan as standard maintenance procedures. 3

Thank you for the opportunity to comment on this DEIR. If you have any questions, or need additional information, please feel free to contact me at (909) 955-4386.

Sincerely,



Sung-Key Ma
Planner III

F:\data\plng\landuse\eir\00-06R

1995 Market Street • Riverside, CA 92501-1719 • (909) 955-1370 • Fax (909) 955-1374 • Fax (909) 955-1334

Oak Valley SP #318

**LETTER H: RIVERSIDE COUNTY WASTE MANAGEMENT DEPARTMENT,
DECEMBER 4, 2000**

Response to Comment H1: The statement identified in the Draft EIR was intended to describe policies and requirements of the existing Riverside County Comprehensive Plan. The paragraph in question is hereby revised to read:

"The County is required to update its Solid Waste Management Master Plan every three years. Riverside County has adopted the Riverside Countywide Integrated Waste Management Plan, which is a State-mandated solid waste management plan prepared pursuant to the California Integrated Waste Management Act of 1989. The County's Plan addresses medium to long range solid waste disposal capacity over a minimum 15-year period, solid waste diversion strategies and programs, and household hazardous waste management policies and programs. The Plan is updated via an annual reporting to the State.

As part of the County's General Plan, it is County policy to implement the programs and recommendations of the Solid Waste Management Plan in order to provide disposal service to existing and developing areas. It is the County's objective to encourage waste management strategies to facilitate resource recovery in all new development proposals. The following land use standards apply to the proposed development."

Response to Comment H2: The Riverside County Waste Management Department June 2000 letter responding to the Notice of Preparation stated that the project proponent is "encouraged" to add a mitigation measure for recycling of construction/demolition material through available methods. The Waste Management Department, in its subsequent review of Oak Valley SP #318 did not mandate measures for the recycling of construction/ demolition waste materials as part of the project's conditions of approval. The Riverside County Waste Management Plan does not include any policies for the recycling of construction/demolition waste material. In addition, AB 1327 (Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991) does not mandate or include any policies for the recycling of construction/demolition waste materials. As a result, mitigation measures requiring recycling of construction/demolition material were not identified in the Draft EIR.

Response to Comment H3: Impact D7.1 of the Draft EIR (page V.C-29) states, "The proposed project is anticipated to generate approximately 41.23 tons of solid waste per day. The proposed project has a potentially significant impact on solid waste facilities." To mitigate this potentially significant impact (Mitigation Measure D7.1B page V.D-100), "The project applicant shall coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the proposed project" "The applicant shall coordinate with the permitted refuse hauler to identify, which materials may be collected for recycling and on what schedule." In addition, Mitigation Measure D7.1C page V.D-100 states, "all future commercial and multi-family residential development within the project site shall comply with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. The law requires the provision

of adequate area for collecting and loading recyclable materials. Prior to the issuance of building permits, the applicant shall submit a site plan, which includes the final design for recyclable collection and storage area to the Riverside County Water Resources Management District for review and approval. The storage area for recyclable materials shall comply with County standards.”

Because the Draft EIR includes measures, which mitigate potential impacts to solid waste facilities to a less than significant level, impacts to “solid waste facilities” are reduced to a less than significant level.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

464 W Fourth Street, 6th Floor MS 726
San Bernardino, CA 92401-1400
PHONE (909) 383-6327
FAX (909) 383-6890



December 5, 2000

08-Riv-10-R3.048/R5.534
SCH # 2000051126

Mr. James Quirk, AICP
Project Planner
Riverside County Planning Department
Advance Planning Section
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Quirk:

Oak Valley & SCPGA Golf Course Specific Plan No. 318 / EIR 418

Thank you for providing this office with the opportunity to review the Oak Valley Specific Plan. Other departments here in District 8 are currently reviewing the document and additional comments/concerns may be forthcoming. Presently we have the following comments to offer:

Because this proposal is only a part of a much larger combination of Specific Plans (216 and 126A), there is a need to address this proposal as part of the overall planned development, which we understand to be thirty- (30) year duration.

] 1

The development of approximately 6,500 acres, with the exception of the existing golf course will have a significant impact on the state transportation facilities. Specifically, Interstate 10, State Route 60 and State Route 79. We are concerned with how those impacts will be mitigated. Please provide this office with an outline as to how those impacts will be resolved.

] 2

On page V.D-45, Section V-D, of the Oak Valley Specific Plan, there is reference made to "(see Figure D.1.5a)". This figure does not appear to be included in the document.

] 3

The specific plan describes funds (fair share) being collected for only those improvements which exceed the General Plan's requirements of those public agencies. We would like to see a more descriptive list of the source and timing of funding for infrastructure improvements as they affect the state transportation system.

]]

Mr. James Quirk, AICP
December 5, 2000
Page 2

If you have any questions, please contact Jim Belty at (909) 383-4473 or FAX (909) 383-6890.

Sincerely,



LINDA GRIMES, Chief
Office of Forecasting/
Development Review

c: John Pagano, Project Management, MS 1229
Syed Raza, Freeway Operations, MS 714
Ron Helgeson, Plan Coord Unit, DOTP MS 32
Don Allen, Electrical Operations, MS 713
Patty Romo, Hydraulics, MS 1161
Hideo Sugita, RCTC
Scott Morgan, State Clearinghouse
Russ Garrett, Riv Co. Transportation
Robert Linares, Riv Co. Planning
Ernie Egger, City of Beaumont
Al Warote, City of Calimesa

**LETTER I: CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 8,
DECEMBER 5, 2000**

Response to Comment I1: The traffic analysis prepared for Oak Valley SP #318 was based on the City of Beaumont's build out model, which includes build out of OVSPs 216 and 216A, all vacant lands within the cities of Calimesa, Beaumont, and Banning, as well as adjacent unincorporated lands. Thus, the traffic study provided in the Draft EIR represents a comprehensive and cumulative analysis.

Response to Comment I2: Impacts of future development within the San Gorgonio Pass area were previously analyzed in EIR #229, which was prepared for Specific Plans 216/216A, and were analyzed again in the EIR and traffic model prepared for the Beaumont General Plan. Both of these evaluations identified the effects that cumulative, long-term development would have on the regional freeway system. Because (1) freeway impacts were previously adequately and thoroughly addressed, (2) neither the Riverside County General Plan, nor the City of Beaumont General Plan (within whose sphere of influence Oak Valley SP #318 is located) provide a mechanism for local development projects to participate in freeway main line improvements, no such mechanism is known to exist, (3) the EIR provides for extensive mitigation of freeway interchanges and bridges (for which local sponsorship of improvements is possible), (4) Riverside County is currently updating its General Plan, which involves a comprehensive evaluation of transportation needs in the County, and (5) traffic volumes entering the I-10 freeway eastbound or coming westbound from the I-10 freeway did not appear to justify potentially significant impacts on SR 79, further analysis as part of Oak Valley SP #318/EIR #418 was not undertaken. The General Plan update will address freeway and State highway improvement needs in a far more comprehensive and accurate way than could any individual development project. Further, it will be through the General Plan that implementation, if any, would be required for development impacts on the freeway mainline.

In addition, it should be noted that the Beaumont traffic model concludes that contribution of Oak Valley SP #318 to future traffic increases along I-10 and SR-60 in the project vicinity is small relative to overall increases through General Plan buildout, as indicated in the following table.

**Table A - Projected Freeway Average Daily Traffic Increases Through
General Plan Buildout and Oak Valley Specific Plan # 318 Contribution to those Increases**

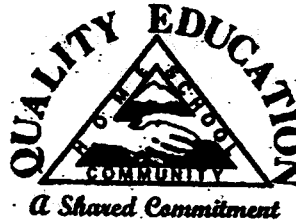
Freeway Segment	Existing (1997)	Buildout w/out Project	Buildout with Project	Net Increase	Project Traffic	Project Share of Net Increase
I-10						
Singleton Rd to Cherry Valley Blvd.	49,000	207,400	214,000	165,000	6,600	4.0%
Cherry Valley Blvd. To 14 th St.	47,000	205,900	210,100	163,100	4,200	2.6%
14 th St. to SR-60	47,000	185,300	194,300	147,300	9,000	6.1%
SR-60 to 6 th Street	73,000	259,500	267,200	194,200	7,700	4.0%
6 th Street to Beaumont Ave.	73,000	217,100	219,800	141,800	2,700	1.9%
SR-60						
Gilman Springs Rd. to Future I/C	32,000	142,500	144,400	112,400	1,900	1.7%
Future I/C to Jack Rabbit Trail	32,000	144,500	146,700	114,700	2,200	1.9%
Jack Rabbit Trail to Portrero Blvd.	30,000	158,200	161,500	131,500	3,300	2.5%
Portrero Blvd. To I-10	30,000	122,200	125,200	95,200	3,000	3.2%

Response to Comment I3: The figure referred to in the comment should be identified in the Draft EIR as Figure D.1.8a.

Response to Comment I4: Because General Plan policies require adjacent development to provide required improvements, implementation of General Plan Circulation Element policies will provide the transportation improvements set forth in the General Plans of the Riverside County and the cities within the County. In addition, the mitigation measures assume that new development, including Oak Valley SP #318, will provide freeway interchange improvements and freeway bridge crossings.

BEAUMONT UNIFIED SCHOOL DISTRICT

BOARD OF TRUSTEES
 MR. BILL GREENWOOD
 MR. WILLARD LOVE
 DR. JOHN MACHISIC
 MS. P. J. RUPERT
 DR. JACK SMITH



JOHN WOOD
 District Superintendent
 ROBERT GUILLEN
 Deputy Superintendent

December 5, 2000

Mr. James Quirk, AICP
 Riverside County Planning Dept.
 4080 Lemon Street, 9th Floor
 Riverside, California 92502-1409

Dear Mr. Quirk:

I am responding to your Notice of Completion for Specific Plan No. 318 (Oak Valley SCPGA Golf Course Specific Plan); Draft Environmental Impact Report (DEIR) No. 418; and Change of Zone No. 6492 (State Clearinghouse Number 2000051126). On behalf of the Beaumont Unified School District I appreciate having the opportunity to provide this response to this important development project for our area.

From an historical perspective, we have worked collaboratively with the project proponents for the Oak Valley Specific Plan since the early 1990's in planning for the provision of school facilities within their development project. In fact, we mutually agreed to a school fee mitigation plan in 1991 that identified the level and type of mitigation to be provided to our District as a result of any eventual development of this property. It is our expectation that this school fee mitigation agreement remains valid and forms the basis of school fee requirements associated with Specific Plan No. 318.

More recently, we have worked with representatives from the Oak Valley Partners to review potential school site locations. We have worked with representatives from the California Department of Education to initiate their review and approval processes for the three school sites identified within Specific Plan No. 318. We are generally pleased with the size and locations of the two elementary school sites (identified as P.A. 31A and P.A. 21A) and the junior high school site (identified as P.A. 6A). However, as the plan continues to develop we may want to work cooperatively with the project proponent to exchange the locations of the elementary school site within P.A. 21A and the junior high school site within P.A. 6A. We believe it may be advantageous at a later date to consider moving the junior high school site to a more centralized location within the development.

Once again, I appreciate having the opportunity to provide these initial comments to you and look forward to continued opportunities to provide input related to the provision of public school services by the Beaumont Unified School District within this development project.

Sincerely,


 Robert T. Guillen
 Deputy Superintendent

500 Grace Avenue • PO Box 187 • Beaumont, California 92223 • 909-845-1631 • Fax 909-845-2039

Oak Valley SP #318

LETTER J: BEAUMONT UNIFIED SCHOOL DISTRICT, DECEMBER 5, 2000

Response to Comment J1: Riverside County concurs with the expectation of the Beaumont Unified School District that the 1991 school mitigation agreement entered into between the District and the developer of Oak Valley SP #318 remains valid. As a result, the Draft EIR refers to this agreement in its discussion of mitigating impacts on school facilities. Because the District has noted that it may want to revise school sites in the future, Riverside County will consult with the District prior to approval of any residential tracts.

CHERRY VALLEY ACRES & NEIGHBORS
 P.O. Box 3257
 Beaumont, California 92223

December 6, 2000

VIA HAND DELIVERY

Mr. James Quirk, AICP
 County of Riverside
 Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92502-1409

Re: Specific Plan No. 318 (Oak Valley),
 Environmental Impact Report No. 418 and Change of Zone No. 6492

Dear Mr. Quirk:

I am submitting these comments to Specific Plan No. 318 (Oak Valley), Environmental Impact Report No. 418 and Change of Zone No. 6492 ("the Project") on behalf of Cherry Valley Acres and Neighbors ("CVAN").

CVAN is a California non-profit corporation comprised of approximately 318 families, many of whom live and work in Cherry Valley, an unincorporated community of interest located north and east of the proposed project.

Comments on the Environmental Impact Report¹

1. The EIR's analysis of the Project's direct and cumulative impacts on water resources is fatally flawed. (EIR, V.D-64 - V.D.-76, V.H-8 - V.H-10) The EIR concludes that the project will require between 1,643 gallons per minute ("gpm") of water to 5,257 gpm water, for a total demand of 2.652 acre feet of water per year, and the EIR concedes that the groundwater basin is in "overdraft." Yet the EIR fails to identify the sources of this water, or the environmental impacts of providing this water. Currently, the EIR rests on the assumption that a developer will bring water to the project from some unidentified source, or that a reservoir will be constructed. (EIR, III.A-27) However, the EIR makes no provision for reviewing the environmental impacts associated with that source of water. In addition, the cumulative

¹ We note that the EIR fails to identify the project proponent. We object to the EIR on that basis as well.

Mr. James Quirk, AICP
December 5, 2000
Page 2

impacts analysis respecting water use fails adequately to consider the impact of past, approved and probable projects on current water supplies, and thus understates cumulative impacts (the EIR projects that approved projects will have a total demand of 13,344 acre feet per year of water). There is no factual basis in the record for the conclusion that this is not a significant impact. The EIR is defective and does not allow the decision makers the make an informed decision as required by law. See e.g. *Stanislaus Natural Heritage Project v. County of Stanislaus* (1996) 48 Cal.App.4th 182; *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3d 818.

1

2. The "Preliminary Master Plan Water Study" is also defective and inadequate. (EIR, VI.C) While it summarizes the substantial amount of water that the Project will use, this three (3) page "study" fails to address the source of the water or any of the impacts of providing the required water to the Project.

2

3. The EIR does not consider the impacts of project runoff on specific downstream receiving waters. Moreover, the EIR does not consider the impact of project runoff on sources of drinking water.

3

4. The EIR does not consider the project impacts or cumulative impacts of additional gasoline service stations (or increased capacity of existing gasoline service stations) necessary to serve the additional residents. Among the potential impacts would be increased transport of hazardous materials and the storage of more hazardous materials in underground storage tanks where there is a potential to leak and enter the environment, possibly threatening actual and potential sources of drinking water.

4

5. The EIR relies on outdated information and studies. Most notably, the EIR relies on a December, 1989, "school agreement," although there is no indication that this eleven (11) year old agreement continues to be valid. (EIR, VI.I) In addition, the EIR relies on a September 28, 1999, Biological Resources Update for the Oak Valley Project Area and an October 30, 1987, study of Biological Resources of the Oak Valley Project Area, although the "Update" recognizes that "focused surveys for sensitive species are typically valid for one year." (EIR, VI-E) Accordingly, given the age of these studies, it does not appear that decision makers can make an informed decision concern the impacts of the Project on sensitive species.

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6. The EIR fails to consider the project's impact on flood control issues outside of the project boundaries. The EIR also fails to consider the cumulative impacts of past, present and probable future projects on flood control issues outside of the project boundaries.

6

Mr. James Quirk, AICP
 December 5, 2000
 Page 3

7. The Air Quality Calculations” are inadequate to allow decision makers to make an informed decision regarding the Project. (EIR, VI.D) Only “model printouts” are included in the EIR and there are no maps indicating where the project will result in increased air emissions. Such information should be provided prior to further consideration of the EIR. 7
8. The air quality impacts of wood burning fireplaces, which will potentially be included in the houses within the project, are not considered. In addition, the cumulative impact of past, approved, and probable future projects with related impacts is not considered. 8
9. Because the proposed project will generate few, if any, local jobs, it is clear that most employed residents of the project will be long-distance commuters (i.e., they will be required to commute to regional employment centers such as Riverside, San Bernardino, Orange County or Los Angeles). (EIR, V.H-45) Indeed, the EIR concludes that the Project will generate a staggering 72,844 daily vehicle trips per day. (EIR, V.C-78) However, the EIR does not evaluate the impacts associated with long distance commuting. The EIR also does not analyze the cumulative impacts of past, present and probable projects. 9
10. The project will result in significant impacts on air quality both during construction (particulate matter and other emissions associated with construction activities), and following construction (largely mobile sources). The mitigation measures for these air quality impacts, particularly vehicle trip impacts, are insufficient to address these impacts. 10
11. The EIR fails adequately to consider impacts on the uses of Interstate 10 and/or State Highway 60, both of which are adjacent to the project. The EIR finds that the project itself will not generate significant employment opportunities. Thus, it is likely that residents of the proposed project will have to commute to places of employment, using Interstate 10 and/or State Highway 60. However, there is insufficient analysis of these impacts. In addition, the EIR fails to consider the cumulative impacts of the other past, approved and probable future projects on Interstate 10 and/or State Highway 60. 11
12. The EIR’s traffic analysis is flawed because it fails adequately to analyze appropriate mitigation measures. The EIR concludes that 28 intersections will be “significantly” impacted by the Project. (EIR, V.D-37 - V.D-45) However, the proposed “mitigation measures” discussed are unlikely ever to take place, and require actions of third parties not under the control or 12

Mr. James Quirk, AICP
December 5, 2000
Page 4

direction of the Project proponents. Moreover, the EIR concedes that in the unlikely event that the "mitigation" measures were implemented, thirteen intersections would still have unacceptable traffic congestion following Project completion. (EIR V.D.-63)

12

13. There are significant impacts on wildlife and vegetation; namely, the removal of inland sage scrub, chaparral, and wetlands, which serve as habitat for a number of species, including species that have been designated threatened or endangered. (EIR, V.D- 99, 105) The EIR recognizes that the Project site contains habitat suitable for a number of endangered or threatened species, which (while not detected during a survey in September, 1999) may be present at the site. (EIR V.C.99-100) Yet the proposed mitigation measure consists of replacing the 1,034 acres of destroyed habitat with 134 acres of "open space," and does nothing to maintain habitat, particularly for endangered or threatened species. Moreover, the EIR concedes that that the most recent wildlife survey – which was conducted more than one year ago – is no longer valid and will have to be performed again prior to construction. (EIR V.D. C-100; VI.E) There is no adequate mitigation measure in the EIR for these significant impacts:

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14. The EIR recognizes that the removal of 1,034 acres of wildlife habitat is cumulatively significant (EIR, V.H-6), but fails to offer mitigation measures.

14

15. The EIR fails adequately to consider the socioeconomic resources that will be affected by this Project; namely, the continued urbanization of the Project area. The rationale for this omission apparently is that the San Geronio Pass Area is already in the midst of an uncontrolled building boom. (EIR, V.H-46) The decision makers cannot make an informed decision about this project without a thorough analysis of this impact.

15

16. The analysis of cumulative impacts of the proposed project is insufficient and fails to comply with the requirements of Section 15130 of the CEQA Guidelines. In particular, all cumulative impacts are understated because the EIR fails adequately to consider cumulative impacts of a number of projects near the project that are approved or in process, including, without limitation, the following: Hovchild, S/I-10; W/Highland Springs; Kirkwood Ranch, N/I-10, S/14th St.; Duetsch, N/8th St., E/Highland Springs; Seneca Springs, S/I-10, W/Highland Springs; Potrero Creek, southerly terminus of Highland Springs.

16

17. The EIR's cumulative impacts analysis fails to comply with CEQA because the EIR does not consider the impacts of past projects

17

Mr. James Quirk, AICP
December 5, 2000
Page 5

18. The EIR's cumulative impacts analysis fails to comply with CEQA because the EIR fails to provide a summary of the expected environmental effects of past, present and probable future projects producing related or cumulative impacts, including references to additional information concerning these projects and their impacts.

18

19. The EIR's cumulative impacts analysis fails to comply with CEQA because the EIR considers only the impacts of other residential projects, rather than all past, present and probable future projects producing related impacts. (Indeed, the only non-residential project that the EIR considers is a "Jack in the Box" restaurant in Calimesa.) It is imperative that the EIR consider all projects, whether residential in character or not, which produce impacts related to the impacts of the project (e.g., traffic, noise, habitat destruction, air quality, water availability and water quality).

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20. The EIR's cumulative impacts analysis fails to comply with CEQA because the EIR does not include an adequate examination of reasonable options for mitigating cumulative impacts.

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21. The EIR's cumulative impacts analysis fails to comply with CEQA because the EIR fails to consider the cumulative impact of additional regional growth and sprawl.

22. The EIR's cumulative impacts analysis fails to comply with CEQA because the EIR does not provide a sufficient description of the geographic scope of the area affect by cumulative impacts nor does it provide a reasonable basis for limiting its scope to the Beaumont area. In particular, there is significant regional growth (i.e., in Moreno Valley, Redlands, and Yucaipa) that cumulatively has impacts related to the impacts of the project, such as traffic, air quality, water quality, habitat, and socioeconomic resources. These cumulative impacts should be analyzed.

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23. The analysis of socioeconomic impacts is insufficient and understates cumulative impacts in that it does not adequately take into consideration the substantial number of past, present and probable future surrounding development projects.

23

24. The cumulative impacts from growth relative to public facilities and services is considered to be significant. However, these impacts are understated because of the failure adequately to consider the cumulative impacts of past, present and probable projects with related impacts. There is no factual support in the record indicating that the project (or projects with related impacts) will generate sufficient funds to pay for the necessary increases in

24

Mr. James Quirk, AICP

December 5, 2000

Page 6

public facilities and services. The EIR should identify with specificity the sources of these funds.

24

25. The bases for rejecting Project Alternative 1, the "No Project" alternative, are not supported by the record. The reasons for rejecting the "No Project" alternative, which is clearly environmentally beneficial, is that it would "fail to meet key objectives of the project, primarily the establishment of a large-scale, self-contained, balanced community, the improvement of local recreational facilities, and the minimization of future land use conflicts." (EIR, V.H-26) This conclusion ignores the fact that the "No Project" alternative results in more than 1000 acres of open space and no need for the road improvements and construction of public schools. Moreover, there is no evidence in the record establishing that there is any public benefit associated with creating the homes, which are the subject of the project. There also is no factual support in the record demonstrating any specific demand in the project area for the proposed project, or that the benefits of the propose project could not be realized through projects that are less environmentally harmful.

25

26. The EIR rejects Project Alternative 3, ("Parcelized Development Alternative"), which would allow construction of single family homes on minimum one-acre sites. (EIR, V-H-33) The EIR rejects this alternative with the same "boilerplate" language used to reject Alternative 1: "it fail[s] to meet key objectives of the project, primarily the establishment of a large-scale, self-contained, balanced community, the improvement of local recreational facilities, and the minimization of future land use conflicts." (EIR, V.H-38) As with its rejection of Alternative 1, there is no evidence in the record establishing that there is any public benefit associated with creating the homes, which are the subject of the project. There also is no factual support in the record demonstrating any specific demand in the project area for the proposed project, or that the benefits of the propose project could not be realized through projects that are less environmentally harmful.

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27. The EIR fails to consider as an alternative to the project urban in-fill (i.e., construction of new residential units within existing urban areas).

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28. The EIR's discussion of all mitigation measures fails to comply with Section 15126.4(a)(1)(A) of the CEQA Guidelines because the EIR fails to distinguish between mitigation measures proposed by the project proponent and required by the lead agency.

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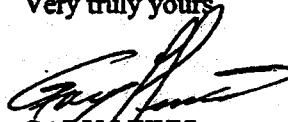
Mr. James Quirk, AICP
December 5, 2000
Page 7

29. The EIR's discussion of all mitigation measures fails to comply with Section 15126.4(a)(1)(B) of the CEQA Guidelines because the EIR fails to discuss the range of mitigation measures available.

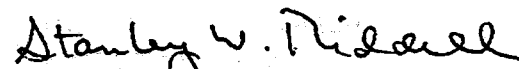
29

We appreciate your attention to these comments. Should you have any questions or need any additional information you should feel free to contact me.

Very truly yours



GARY LEWIS
President



STANLEY W. RIDDELL
Committee Chair

LETTER K: CHERRY VALLEY ACRES & NEIGHBORS, DECEMBER 6, 2000

Although the comment notes an "objection" to the EIR, identification of the project proponent does not raise any substantive environmental issues, and does not, therefore, require a response. As a matter of information, the cover page for Oak Valley SP #318/EIR #418 identifies the project proponent as "Oak Valley Partners, LP, P.O. Box 645, Calimesa, CA 92320."

Response to Comment K1: In *Santiago County Water District v. County of Orange*, the Court ruled that an EIR must "provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences." In *Stanislaus Natural Heritage Project v. County of Stanislaus*, the Court ruled that a water source does not need to be secured in order that an EIR be considered adequate. Rather, the EIR must address the impact of supplying water for the project. The Court also ruled that the EIR must disclose the impacts of supplying the proposed project at completion in sufficient detail "to inform the public and responsible officials of the environmental consequences of their decisions before they are made." The Draft EIR provides information to decision makers on impacts of the proposed project to water resources on pages V.D-64 through V.D-76. The analysis of impacts is based on the demand for water at project completion.

The total water demand for the proposed project is 2,652 acre feet of water per year (V.D-71). The sources of this water, and impacts, are discussed at length on pages V.D.-73 through V.D-75. The water sources for the proposed project are groundwater, imported water, and reclaimed (recycled) water as described in the Beaumont-Cherry Valley Water District 1995 Urban Water Management Plan. The Beaumont-Cherry Valley Water District has stated that water for the proposed project will initially come from groundwater sources in the Beaumont Storage Unit. The groundwater used will be 572 acre feet per year, and is only that which will not exceed the safe yield of the basin using a fair-share "common pool" approach for allocating groundwater use (V.D-65 and V.D-74). The imported water would come from the San Gorgonio Pass Water Agency. The San Gorgonio Pass Water Agency has already anticipated the demand for water at the proposed project site, approved and probable projects and existing demand, and is constructing a water importation project to deliver imported water to the entire San Gorgonio Pass area (V.D-64 and V.D-65). The environmental impacts of the water importation project are discussed in the San Gorgonio Pass Water Agency Importation Project Environmental Impact Report, Addendum No. 1. This document was used as a reference in preparation of the proposed project EIR. Recycled water, though not necessary to meet demand, will be utilized when available in support of the County's policy to use treated wastewater for non-potable water uses where available.

The impact of supplying water to the proposed project is considered less than significant as demands are already accommodated in area water supply plans, use of groundwater does not exceed fair share of "safe yield," and verbal commitments have already been made by the imported water wholesaler (San Gorgonio Pass Water Agency) to supply water upon negotiation of an agreement. See also Comment Letter R and Responses to Comments R1 through R4.

Oak Valley SP #318

Cumulative impacts are discussed on pages V.H-8 through V.H-10 of the Draft EIR. There is no statement in that discussion to indicate that cumulative impacts are not significant. To the contrary, statements made in this section mention the possibility of exacerbating basin overdraft with cumulative projects (V.H-8) and the uncertainty of imported water supply (V.H-10). This section clearly states that existing and future demands on local groundwater basins, and thus the risk of overdraft, can only be reduced with water recycling and imported water (V.H-10).

The “reservoir” is a water tank that will be used to store up to 5.99 million gallons for emergency supply, more efficient operation of the water delivery system, and to meet the fire flow requirements of the County Fire Marshall. As such, the water tank is independent of the source of water supply to be used for Oak Valley SP #318, and is part of the infrastructure used for water delivery that will be constructed and operated by the retail water purveyor regardless of the County’s decision on Oak Valley SP #318. It is a distinctly separate project with separate environmental documentation to be completed after a site for the tank is chosen.

Response to Comment K2: The study referred to in the comment is an engineering study used to determine the size and extent of backbone infrastructure needed to supply water to, and at, the project site and assumes a connection with a retail or wholesale water purveyor. Impacts of supplying water demand to the proposed project are discussed on pages V.D-64 through V.D-76. (Please also refer to response to comment K1.)

Response to Comment K3: The Draft EIR specifically addresses potential impacts on downstream receiving waters. Impact C2.3 on page V.C-29 of the Draft EIR states, “Implementation of the proposed project will increase the amount of impermeable surfaces on site. Storm runoff from these surfaces will contain pollutants typically associated with urban uses...which may incrementally degrade surface water quality downstream of the proposed project site.” To mitigate this potentially significant impact, Mitigation Measure C2.3A on page V.C-29 requires that development within Oak Valley SP #318 comply with applicable provisions of the National Pollutant Discharge Elimination System (NPDES) permit, including the implementation of Best Management Practices. This was found to result in a less than significant impact. In addition, impact C2.4 on page V.C-29 of the Draft EIR states the proposed project, “...could increase the volume or rate of storm runoff.” Mitigation Measure C2.4A on page V.C-31 requires that “... peak, post- development storm flows... be no greater than pre-development levels.”

Because the Draft EIR includes measures which mitigate potential impacts to the quality and quantity of runoff to a less than significant level, impacts to “downstream receiving waters” are reduced to a less than significant level. Similarly, since mitigation measures included in the Draft EIR reduce potential impacts associated with runoff to a less than significant level, potential impacts to sources of drinking water are likewise reduced to a less than significant level.

Response to Comment K4: The design and placement of underground storage tanks is highly regulated in the State of California. Compliance with the law and applicable regulations is assumed throughout the Draft EIR. As such, compliance with applicable laws and regulations regarding

the design and placement of underground storage tanks would have a less than significant impact, and discussion of impacts in the Draft EIR would be unnecessary.

Response to Comment K5: The December 11, 1989 school agreement remains valid (see Comment J1). In their review of the Oak Valley Specific Plan #318/EIR #418, the school district did not raise any objections to the EIR's evaluation of school impacts and mitigation, and acknowledged the validity of the existing school agreement.

County policy (i.e., Checklist for Completeness of a Biological Report/Assessment Submitted to the County of Riverside, revised December 1999, with attachments), does not require that the results or findings of biological surveys be no more than one year old. The U.S. Fish and Wildlife Service (USFWS) generally maintains such a policy for focused surveys for those species listed under the federal Endangered Species Act (ESA) as threatened or endangered.

The Draft EIR acknowledges that, in order to ensure compliance with the endangered species act (ESA), both federal and California, focused surveys will likely be required within one year prior to construction of the proposed project. In the event that such surveys reveal, at that time, the presence of threatened or endangered species then, mitigation would likely be required at that time for compliance with the ESA. Should subsequent focused surveys reveal the presence of a threatened or endangered species, supplemental documentation will be required to ensure the project is in compliance with CEQA. Note that surveys for the Stephens' kangaroo rat and surveys for the California gnatcatcher on a portion of the site are currently less than one year old.

Quino Checkerspot Butterfly (QCB). The QCB is known to occur in only a few concentrated locations the closest of which is approximately 20 miles from the subject property. Relative to the size of the site, host plants for the species were found in only a few, small locations (less than 1 acre total) within the non-native grassland community. No QCBs were observed during any of the seven surveys conducted on the site in 1998. Based on the January 20, 1999 map issued by the USFWS, the site is at the outer edge, straddling the border, of the area identified as potential habitat of the QCB. Subsequent to the issuance of the Screencheck EIR, the USFWS issued the Year 2000 Survey Protocol for the QCB. Under this newest protocol, the subject property is about 18 miles outside of the required survey area for the species. Thus, the USFWS does not require that the site be surveyed for the QCB. Therefore, it was concluded that additional surveys for the QCB were not warranted.

Least Bell's Vireo (LBV). Potential habitat for the LBV is present within Oak Valley SP #318, and the species was reported in 1998 from an off-site location in San Timoteo Canyon, about 3 miles downstream of the site. The species was not detected during focused surveys of the site performed in 1998. It is expected that additional focused surveys will be required within one year prior to the onset of project construction in compliance with the Endangered Species Act.

California Gnatcatcher. Coastal sage scrub habitat within Oak Valley SP #318 appears suitable for the California gnatcatcher in terms of both structure and vegetative composition. However,

Oak Valley SP #318

I. RESPONSE TO COMMENTS

the California gnatcatcher has not been recorded as a nesting species in the San Geronio Pass/Northern Badlands region in several decades.

Focused gnatcatcher surveys were conducted during the 1998 nesting season (spring and early summer) for this species. No California gnatcatchers were detected on the Oak Valley site during the focused surveys. However, during surveys in the fall of 1998, a single, female juvenile California gnatcatcher was observed within Oak Valley SP #318. The bird was observed in a location that had been surveyed as part of the earlier focused survey effort. As stated above, no California gnatcatchers were detected during that focused survey effort. It was concluded that the bird observed was a dispersing juvenile that had moved onto the site at the end of the 1998 nesting season. The gnatcatcher was observed on site four times during the six weeks following the initial observation. Since each observation was of a juvenile bird, and only a single bird was detected each time, it was presumed to be the same individual first detected on the site in early September. This pattern is not unusual, as young birds disperse after gaining independence from their parents. Only a single bird was observed each time indicating that the individual bird had not "paired up" with another bird. These observations suggest that the site was not used by nesting gnatcatchers in 1998, but that the single juvenile dispersed onto the site later in the season.

All observations of the juvenile gnatcatcher were within the easterly portion of Oak Valley SP #318 in a patch of coastal sage scrub comprised of approximately 13 acres. The bird was most commonly observed in a patch of coastal sage scrub that is composed of a much higher percentage of California sagebrush than are the surrounding areas (that are dominated primarily by California buckwheat). Focused surveys of the same 13-acre area were conducted in accordance with USFWS protocol during late 1999 and early 2000 and the gnatcatcher was not detected. Surveys within that portion of the site were less than one year old at the time of EIR preparation. It is expected that additional focused surveys will be required within one year prior to the onset of project construction in compliance with the ESA.

Stephens' Kangaroo Rat (SKR). The nearest known occurrence of the SKR is approximately 1 mile south of Oak Valley SP #318, south of SR-60. Focused surveys for the SKR were conducted on the site in October 1999 in accordance with USFWS protocol. The SKR was not detected during the focused trapping surveys. Surveys of the site were less than one year old at the time of EIR preparation.

Response to Comment K6: See Response to Comment K3. Mitigation Measure C2.4A on page V.C-31 requires that "... peak, post- development storm flows... be no greater than pre-development levels." Thus, there will be no downstream flooding impacts.

Response to Comment K7: The air quality analysis was prepared in accordance with the methodologies provided in the South Coast Air Quality Management District's *CEQA Air Quality Handbook*. The guidelines and methodologies set forth in that Handbook do not call for mapping of the locations at which air emissions will occur. Construction emissions will occur within the boundaries of Oak Valley SP #318, and mobile source emissions will occur along

each of the routes traveled by project-related traffic. The Draft EIR presents the full text of the technical air quality analysis that was undertaken for Oak Valley SP #318, except for the “model printouts,” which are referred to in the comment. These printouts are presented in the Technical Appendices for Oak Valley SP #318/EIR# 418.

Response to Comment K8: The air quality analysis in the Draft EIR was prepared in compliance with South Coast Air Quality Management District *CEQA Air Quality Handbook*. The provisions and guidelines set forth in that Handbook do not call for air emissions analyses of wood burning fireplaces, either for individual projects or for cumulative analysis purposes.

Response to Comment K9: The City of Beaumont traffic model, which was the analysis tool used to analyze project-related traffic impacts anticipates substantial jobs growth within the City, as proposed in the Beaumont General Plan, and accounts for out-of-area commuting. The Beaumont traffic model is consistent with SCAG regional traffic modeling.

The text referred to in the comment on Page V.H-45 of the Draft EIR identifies the low jobs/housing ratio which now exists in western Riverside County, but does not identify or characterize the locations at which project residents will work. The draft EIR objectively identifies the daily vehicle trips (ADT) which will be generated by Oak Valley SP #318 at build out, and notes that Oak Valley SP #318 will generate 44 percent fewer average daily trips than would the current approval for the site (OVSPs 216/216A).

Response to Comment K10: The comment expresses the opinion of the comment writer, and is not shared by the Lead Agency. It is believed that all feasible mitigation measures have been applied to Oak Valley SP #318. As noted in the Draft EIR, even with implementation of these mitigation measures, air quality remains a significant, unavoidable impact. Because the Beaumont traffic model analyzes build out of the Beaumont General Plan; the General Plans of the cities of Calimesa and Banning, as well as Riverside County; and accounts for increases in through traffic, the traffic model effectively analyzes all past, present, and potential future development projects consistent with existing General Plans up to and including build out of those plans.

Response to Comment K11: See Response to Comment I2.

Response to Comment K12: The mitigation measures set forth in the Draft EIR require the construction of facilities or the payment of fees representing the project’s “fair share” of improvement costs. As noted in the comment, traffic remains a significant, unavoidable impact. See also Response to Comment G3.

Response to Comment K13: The loss of approximately 1,100 acres of overall wildlife habitat is considered to be a significant unavoidable impact because it will substantially diminish wildlife habitat on the project site and in the project vicinity. Please refer to Section V.H of the Draft EIR for unavoidable adverse impacts. The most recent surveys have found that endangered and threatened species are not present on site.

Oak Valley SP #318

The comment mischaracterizes the conclusions of the Draft EIR regarding the adequacy of the biological surveys upon which it relies. The ESA requires that focused surveys meeting the protocols of the USFWS be conducted no more than one year prior to ground disturbance. Given the length of time required to complete and distribute a Draft EIR, response to comments received during the public review period, conduct public hearings on the project, and prepare and review final grading and development plans, it is common that more than a year lapses between the biological surveys used to prepare an EIR and the commencement of grading. When this occurs, the Endangered Species Act and USFWS protocols require that new focused surveys be undertaken. See Response to Comment K5.

Response to Comment K14: Impacts to approximately 1,100 acres of habitat is considered a significant unavoidable impact. Please see Response to Comment K13, above.

Response to Comment K15: The entirety of the Draft EIR addresses the impacts of urban development within the project site, in terms of land use, environmental resources, environmental hazards, and public services and facilities. Included in the Draft EIR is an evaluation of the Oak Valley SP #318's consistency with adopted regional and subregional plans and their population projections. It is important to note that the Oak Valley SP #318 project site was previously approved for urban development (OVSPs 216 and 216A), and that the current project (Oak Valley SP #318) represents an amendment to the existing urban development approval, including a substantial reduction in development intensity.

Response to Comment K16: In preparing the Draft EIR, the planning agencies of the cities of Calimesa and Beaumont, as well as the Riverside County Planning Department, were asked to identify *all* approved and pending development projects in the vicinity of Oak Valley SP #318. These projects are listed Table H.1-A, and are mapped in Figure H.1.1 of the Draft EIR. The cumulative impacts of each of the projects identified by Riverside County and the cities of Calimesa and Beaumont are evaluated in Section V.H of the Draft EIR.

Response to Comment K17: See Response to Comments K16 and K20.

Response to Comment K18: See Response to Comments K16 and K20.

Response to Comment K19: See Response to Comments K16 and K20.

Response to Comment K20: See Response to Comment K16. The Draft EIR provides mitigation measures for project-related impacts as set forth in Section 15126.4 of State CEQA Guidelines. As noted in Section 15130(b)3(3), an EIR needs to examine mitigating project-related contributions to cumulative impacts. This has been accomplished in the Draft EIR in the project-related mitigation measures that are set forth throughout the Draft EIR document. In addition, while CEQA Guidelines do not specifically require that mitigation measures be provided for cumulative impacts, Section 15130(c) of the Guidelines recognize that for some projects, the only feasible mitigation for cumulative impacts may be the adoption of ordinances or regulations, rather than the implementation of conditions on a project-by-project basis. In the case of Oak Valley SP #318/EIR #418, it is beyond the scope of the County to impose requirements or

Oak Valley SP #318

I. RESPONSE TO COMMENTS

conditions on projects other than the one that is currently being considered by the County (Oak Valley SP #318). This is the case for the cumulative impacts addressed in the Draft EIR. It should be pointed out that Riverside County is currently in the process of updating its General Plan, which will result in updated development requirements aimed at addressing cumulative impacts. In addition, the western Riverside County MSHCP is a specific effort being undertaken by the County to address cumulative impacts on biological resources in the western portion of the County.

Response to Comment K21: See Response to Comments K16 and K20. The relationship of Oak Valley SP #318 to regional growth and the expansion of urban development is addressed in Section V.F, beginning on Page V.F-1 of the Draft EIR.

Response to Comment K22: Section 15130(b) of State CEQA Guidelines permits cumulative analyses contained in EIR documents to address a list of past, present, and probable foreseeable future projects producing related impacts. Because of the relative physical isolation of the San Gorgonio Pass area from other areas, and because Oak Valley SP #318 is located between the cities on Calimesa and Beaumont within Beaumont's sphere of influence, the geographic area chosen for analysis was believed to be appropriate.

Response to Comment K23: Section 15131 of State CEQA Guidelines permits the inclusion of socioeconomic information in an EIR, but does not require that Lead Agencies do so, unless socioeconomic effects are found to result in physical impacts on the environment. The Draft EIR contains an evaluation of projected growth, and the consistency of Oak Valley SP #318 with regional growth projections in Section V.F, beginning on Page V.F-1 of the Draft EIR.

Response to Comment K24: See Response to Comments K16 and K20.

Response to Comment K25: See Response to Comments K16 and K20. The mitigation measures set forth in Oak Valley SP #318/EIR #418 are prerequisites to development of the project site. In the absence of adequate infrastructure, the project will not be developed. Oak Valley SP #318 will be required to provide the capital facilities needed to support its development.

Response to Comment K26: Oak Valley SP #318 represents an amendment to the existing SP #216/216A, which was approved in May 1990. It was then that the project site was designated for urban development. This designation met the objectives of the project sponsor. In addition, the No Project (No Build) Alternative and Alternative 1 are both inconsistent with the existing Riverside County General Plan, as well as the "vision plan" currently being reviewed by the County as part of its General Plan update. Demand for residential development in the San Gorgonio Pass area is demonstrated by the SCAG growth projections identified in the Draft EIR. Through 2010, the San Gorgonio Pass area is anticipated to grow by 55,473. Assuming build out of Oak Valley SP #318 in 10 years, the project would represent 20 percent of Pass area residential growth. With a 20-year build out, Oak Valley SP #318 would represent about 10 percent of Pass area residential growth.

Response to Comment K27: Because Oak Valley SP #318 represents an amendment to existing SP #216/216A, an urban infill alternative would not make sense. In addition, an urban infill alternative would not meet a key objective of the proposed project: development of a large-scale, recreation-oriented community designed around two championship golf courses. The Draft EIR (Page V.H-19) considered and rejected evaluation of alternative sites.

Response to Comment K28: All of the mitigation measures set forth in the Draft EIR are those being required by the Lead Agency.

Response to Comment K29: The CEQA Guidelines Section referred to in the comment states that choosing from among several mitigation measures, each measure that was considered should be discussed, and the basis for selecting the EIR mitigation measure should be specified. In preparing the Draft EIR, the only occasion where mitigation measures were selected from among several options were traffic mitigation measures. In that case, certain mitigation options were determined to be infeasible, and alternative mitigation was selected. The reasons for determining that the measures were infeasible, and the identification of the measures to be imposed on the project are set forth in the Draft EIR.

GARY F. LEWIS
8620 APPLE TREE LANE
CHERRY VALLEY, CA. 92223
6 DECEMBER 2000

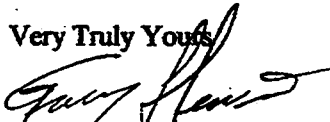
Mr. James Quirk, AICP
County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA. 92502-1409

- Re: 1. Specific Plan No. 318 (Oak Valley)
Environmental Impact Report No. 418 and change of Zone No. 6492
- 2. Letter submitted by Cherry Valley Acres & Neighbors regarding reference 1,
dated 6 December, 2000

Dear Mr. Quirk:

The purpose of this letter is to advise that I join in the comments contained in reference 2, above, in my capacity as a resident of the Community of Cherry Valley.

Very Truly Yours



Gary F. Lewis

Oak Valley SP #318

LETTER L: GARY LEWIS, DECEMBER 6, 2000

Response to Comment L1: See Responses to Comments K1 through K29.

STANLEY W. RIDDELL
9601 AVENIDA SAN TIMOTEO
CHERRY VALLEY, CA. 92223
6 DECEMBER 2000

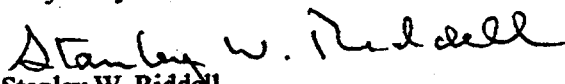
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Environmental Impact Report No. 418 and change of Zone No. 6492
2. Letter submitted by Cherry Valley Acres & Neighbors regarding reference 1,
dated 6 December, 2000

Dear Mr. Quirk:

The purpose of this letter is to advise that I join in the comments contained in reference 2,
above, in my capacity as a resident of the Community of Cherry Valley.

Very Truly Yours


Stanley W. Riddell

Oak Valley SP #318

LETTER M: STANLEY W. RIDDEL, DECEMBER 6, 2000

Response to Comment M1: See Responses to Comments K1 through K29.



Department of Public Health
Riverside County Health Services Agency

Date: December 7, 2000

To: Jim Quirk
 Riverside County Planning Department
 9th Floor, CAC - P.O. Box 1409
 Riverside, California 92502-1409
 Fax: (909) 600-6178

From: William D. Redden, CIH *WR*
 Supervising Industrial Hygienist
 Department of Public Health
 County of Riverside Health Services Agency
 P.O. BOX 7600
 Riverside, California 92513-7600
 Phone: (909) 358-5050
 Fax: (909) 358-5443

Report written by: Steven D. Hinde, REHS, CIH *SH*
 Industrial Hygienist III

Project Reviewed: Specific Plan No. 318 / EIR #418

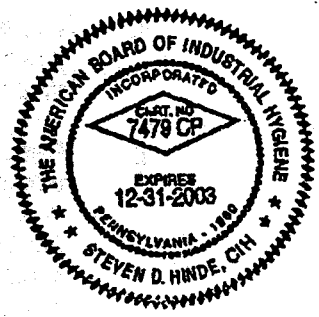
Reference Number: 01-5345-85218

Applicant: Patti Nahill
 T & B Planning Consultants
 3242 Halladay, Ste 100
 Santa Ana, CA 92705

Noise Consultant LSA & Associates Inc.
 1 Park Plaza, Suite 500
 Irvine, CA 92614

Review Stage: First Review

Information Provided: *Noise Oak Valley SP #318 Q. Environmental Hazard and Resource Element Impact Analysis Menifee Ranch Project, Riverside County, California completed January 2000



Noise Criteria:**I. Traffic and Train Noise Impacts****A. Standard**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.
4. The exterior noise levels from train pass-bys at a residential dwelling shall, preferably, not exceed 65 dB, A-weighted (10 minute maximum leq) as measured at the center of the back, rear or front yard.
5. Residential dwellings shall preferably not be exposed to perceptible ground vibrations from the passing trains as perceived at the ground or second floor. The noise consultant shall use the American National Standards Institute (ANSI) ISO 2631-2:1989 "Evaluation of Human Exposure to Whole-Body Vibration - Part 2: Continuous and Shock - Induced Vibrations in Buildings (1 to 80 Hz)" (including the appendix) as the state-of-the art procedures for vibration evaluation.

B. Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

C. Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 38,000 assumed for "J" Street (General Plan classifies "J" Street as a "Urban Arterial" roadway). ADT design capacity of 24,000 assumed for San Timoteo Canyon Road (the County General Plan classifies San Timoteo Canyon Road as a "Major" roadway). ADT design capacity of 20,000 assumed for Champion Drive and Desert Lawn Drive and "G" Street (the County General Plan classifies Champion Drive and Desert Lawn Drive and "G" Street as a "Secondary").

ADT design capacity of 12,000 assumed for "P" Street or other unnamed roads (the County General Plan classifies for "P" Street or other unnamed roads as a "Collector") quoted from the "Information Pamphlet for Riverside County Traffic Circulation and Roadway Improvement Requirements, Revised 5/11/97".

2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Major, Arterial highways

	(Overall %)	Day %	Evening %	Night %
Auto	92	69.5	12.9	9.6
Medium Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Collectors and Secondary

	(Overall %)	Day %	Evening %	Night %
Auto	97.42	73.6	13.6	10.22
Medium Truck	1.84	0.90	0.04	0.90
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. Modeling for San Timoteo Canyon Road, Champion Drive and Desert Lawn Drive and "G" Street, Road for "P" Street or other unnamed roads was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3 foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5 foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

II. For Stationary Noise Sources:

A. Standards

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels.

- A) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard)
- C) 75 dB (A) L_{max} during the day (7 a.m. to 10 p.m.) or 65 dB(A) L_{max} during the night (10 p.m. to 7 a.m.) for truck delivery and loading/ unloading. See pg. V.C-44 of Specific Plan #318

B. Requirement For Determination of Community Noise Impact:

1. Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predications are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobil point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations wall heights recommended should provide sufficient attenuation to reduce the exterior noise levels, from traffic on San Timoteo Canyon Road, Champion Drive and Desert Lawn Drive and "G" Street, etc. to below 65 Ldn. Exterior perimeter walls or wall/berm combination will be needed to meet Riverside county exterior noise standards.

Recommendations:

1. The following general conditions shall be applied to the project based on the information provided by the acoustical consultant:
 - A. Eight and six foot high (noise barriers / privacy wall) masonry block walls or combination berm and block wall shall be constructed along designated roads as determined by an acoustical engineer case by case (Impact zones A & B respectively). Each tract will be reviewed on a case by case basis.

These walls shall be erected so that the top of each wall extends at least 6 to 8 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 or 8 feet (depending on location) above the highest point between the house and the road.

2. Train Noise: the consultant shall design the project to comply with criteria as stated under Section I. Traffic and Train Noise Impacts). This shall be based on field measurements at the site of at least three train passbys. The noise information should minimally contain: noise histograms, (Leq, L1, L10, L50, and L90 of the event); maximum noise levels (dB, A weighted) and its duration; and time duration that the noise exceeds 64 dB, A weighted.
3. Vibration: During the noise measurements of three train bypasses, ground vibration measurements are to be made and results contrasted with human perception levels. From this data and using "American National Standards Institute (ANSI) ISO 2631-2:1989 Evaluation of Human Exposure to Whole-Body Vibration - Part 2: Continuous and Shock - Induced Vibrations In Buildings (1 to 80 Hz)" for vibration evaluations design the project so that none of the residential structures at first or second floors are impacted by any perceptible vibration from the trains. Perceptible vibration from the motion velocity of 0.01 inch/sec. over the range of 1 to 100 Hz" (California Department of Health Services, Office of Noise Control, April 1977).

4. Our Department must receive, review and approve an acoustical report addressing residential noise impacts using protocol referenced in "Noise Criteria" for each tentative tract or plot plan.
5. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

2

Oak Valley SP #318

I. RESPONSE TO COMMENTS

**LETTER N: RIVERSIDE COUNTY DEPARTMENT OF PUBLIC HEALTH,
DECEMBER 7, 2000**

Response to Comment N1: The comment notes that the EIR technical noise analysis is adequate. No further response is required.

Response to Comment N2: The comment identifies recommendations which the Department of Public Health will place on Oak Valley SP #318.

SAN TIMOTEO GREENWAY CONSERVANCY

P O BOX 7666
REDLANDS, CA 92376



December 8, 2000
San Timoteo Greenway Conservancy
P O Box 7666
Redlands CA 92373

Jim Quirk
Riverside County Planning Department
4060 Lemon Street, 9th Floor
Riverside, CA Los Angeles CA 92501

Dear Mr. Quirk:

The San Timoteo Greenway Conservancy (Greenway Conservancy) responds with the following comments to the Oak Valley SCPGA Golf Course Specific Plan, Specific Plan (SP) #318 Draft Environmental Impact Report (EIR), dated October 2000.

The Conservancy has had a very limited opportunity to review Oak Valley SP#318 and intends to submit additional comments after obtaining a complete copy of the plan. The Riverside County planning department, as well as T & B Associates, failed to notify interested parties of the release of the new Oak Valley Specific Plan #318, including the Sierra Club and The Spirit of the Sage Council, a litigant against Oak Valley SP#216. After personal discussions Tuesday, December 5, 2000 Keith Gardner and Jerry Joffe of the Riverside County Planning Department, Transportation and Land Management Agency (TLMA) regarding the inadequate notification, they verbally assured us of the Counties agreement to receive comments after the December 8, 2000 deadline, based upon this improper notification.

The San Timoteo Creek Greenway Conservancy is concerned with any potential negative impacts to San Timoteo Creek and its watershed. After an unnecessarily cursory review of SP#318, The Greenway has the following concerns:

General Comments

1. This project constitutes what is commonly known as leapfrog development and, as such, is a prime example of poor urban planning. Build out of this project will exacerbate the existing housing-to-jobs ratio imbalance in this region and can only negatively impact existing and planned infrastructure, such as transportation routes, water supply, and waste disposal. The project would be far more sensibly relocated nearer expanding job centers, such as the I-15 corridor, which is generating an expanding need for new housing. Additionally, the project will severely affect open space and wildlife resources in a particularly sensitive area, where there exists no need for new human dwellings to the extent planned. The only conceivable justification for this project is the economic gain of its proponents.

2. The EIR is deficient and needs to be corrected and/or amended in a number of aspects:

A. Impacts to various natural resources and corresponding mitigations are not adequately described.

1) Impacts to oak trees are acknowledged but not quantified in the EIR. As noted in the EIR, Riverside County's Oak Tree Management guidelines specify that certain measures be taken to minimize damage to native oak trees (such as clustering homes to maximize avoidance of impacts to native oaks). Typically, under the county's oak tree preservation/management program, clusters of native oaks within planned development areas are mapped, included in defined conservation easement zones and turned over to an appropriate conservation/land stewardship organization for maintenance. Although the EIR states that oak trees will be impacted and that "the Riverside County Oak Tree Management guidelines will be applied where feasible", neither the nature and degree of impacts nor the degree of oak tree preservation and/or management are adequately described to enable meaningful public comment, as required under CEQA.

The term "feasible", as used in the EIR, is virtually meaningless. Please address this issue in further CEQA review documents, including the numbers and locations of those oak trees to be removed, those to be preserved in the context of their existing oak woodland habitat, and those to be retained in an altered vegetation matrix. With regard to the latter, please include an analysis of likelihood to persist and reproduce.

It is worth noting here that very few transplanted mature oak trees have ever survived longer than a few years in southern California. Also native oaks are highly susceptible to lethal fungal infections (root rot) if not maintained in an environment with the soil moisture regime to which they are adapted.

2) The EIR indicates proposed removal of 58% (6.29 acres) of Army Corps of Engineers jurisdictional wetlands, plus another 7.31 acres of California Department of Fish & Game (CDFG) jurisdictional riparian woodland and ephemeral stream course. The value of these resources cannot be overemphasized in the context of the relatively xeric environment in question. Springs, seeps, and other more-or-less permanent water sources are critical to many local wildlife species. The value of these resources also depends to a large extent on their locations within the context of the local topography and other habitat resources, including surrounding vegetation, proximity to game trails, creek beds, ridge lines, etc. Thus, loss or alteration of such water resources is largely site-specific and the effectiveness and validity of proposed mitigations will depend on the exact nature and locations of mitigation measures.

The proposed mitigations are either inappropriate or lack sufficient detail for meaningful public comment, as required under CEQA. Thus, the EIR proposes four options for mitigating impacts to wetlands: 1) creation or enhancement of seven acres of onsite wetlands plus an additional four acres of possible similar on-site mitigation, with a remainder of 14 additional, as yet unidentified, acres of on-site mitigation (25 acres total), 2) off-site mitigation at a 3:1 (or higher) ratio, including possible participation in a regional mitigation bank, such as Team Arundo, 3) a combination of 1) and 2) above, 4) use of adjacent land owned by the project proponents (Oak Valley Partners) for off-site mitigation.

The appropriateness of option 1) will depend on as yet unidentified parameters, such as actual extent and location(s) of on-site mitigation and proximity to wildlife habitats and potentially adverse or incompatible surrounding land uses. Existing springs and seeps, for example, support particular plant communities and are also used by particular animals. Those same organisms may or may not be able to access or properly utilize so-called constructed or enhanced wetlands, depending on the specific location(s) and nature of such constructed resources. For example, ponds and lakes within the context of a manicured golf course or urban park vegetated with exotic trees and other plants will be of little use to native insects and other invertebrates which comprise the major fauna elements of existing on-site wetlands and their associated plant communities. Loss of these organisms, in turn, would comprise a major deficit in the diets of many small vertebrates.

As for participation in an off-site wetlands mitigation bank, such action can only be appropriate if it were to remediate the impacts incurred by this project. Thus, near-distant off-site mitigation would be more appropriate than far distant off-site mitigation. A cash contribution to Team Arundo is wholly inappropriate in this case, as it would do nothing to remediate on-site damage to wetlands and the local organisms which depend on them. Team Arundo activities are now concentrated on the Santa Ana River, many miles downstream from the project area.

The same comments for wetlands mitigation alternatives one and two also apply to alternative three.

Alternative four might be appropriate if it resulted in preservation of alternative wetlands resources having essentially the same or greater values in the context of local ecological parameters, such as associated vegetation communities, access to wildlife, proximity to habitats and organisms dependent on them, and wildlife movement routes. As noted in the EIR, opportunities for local and regional wildlife movement within and through the project site comprise an important natural resource value. The finding of bear sign and other wide-ranging wildlife species within the project area well illustrates the far-reaching importance of this site to regional wildlife mobility.

3) This build out of this project will severely impact the options for movement of wildlife through an area already limited in connectivity between the major wildlife areas of the San Jacinto and San Bernardino Mountains. Additionally the build out of this project will impede local and regional wildlife movement even beyond its boundary, due to increased traffic and associated road kills, and encroachment of predatory domestic pets into the surrounding natural lands. It will also increase the risk of invasion of surrounding lands by invasive weeds and noxious ornamental landscape plants, which in turn will decrease the value of the natural habitat to native species which depend on it. No remediation or mitigation for such impacts are proposed within the EIR, this oversight must be corrected.

Suitable mitigation might include dedication of lands suitable for maintaining regional wildlife mobility through or around the project with adequate buffering from incompatible land uses, such as are planned for nearly all of the project site. One possible example might be the mitigation discussed above under 2), A), b) (off-site mitigation on neighboring lands owned by the Oak Valley Partners), such as a creek or wash that links directly with both San Timoteo Creek and the San Bernardino Mountains. Page V C-95 states that San Timoteo Creek to the south and Noble Creek to the east will provide a connector for wildlife movement after completion of SP#318. However plans are being worked on to develop the property south west of the I-10, San Timoteo Canyon Road intersection, as well as plans to construct a school and associated infrastructure along the drainage north of I-10, which may preclude its suitability. These projects will make the San Timoteo/ Noble Creek connections ineffective as a wildlife corridor.

A better choice might be Singleton Canyon, which links San Timoteo Creek to Wildwood Canyon and also has passage under I-10. Live Oak Canyon, further to the west, is less suitable, due to concrete channelization along a portion of its length, as noted in the EIR, and passage through a relatively urbanized portion of Yucaipa. Efforts need to be made by the proponents of SP#318 to secure a corridor that will be viable in the future such as the Singleton Canyon. The Riverside County Multiple Species Plan is currently being developed and already specifies the need for connectivity in this area.

The potential adverse impacts to local and regional wildlife movement, as discussed above, are too important to ignore and proper mitigation must be addressed in a subsequent environmental impact report to be circulated for public review. The supplemental EIR must identify suitable specific mitigation measures for project related impacts to wildlife movement. These measures must be presented for public review and comment.

SPECIFIC COMMENTS:

1 Page I-3 The site of the project drains predominantly into San Timoteo Creek with 4 on site streams. As stated in the SP#318 the project will increase the impervious surface and cause an increase in surface runoff containing urban pollutants. The Greenway Conservancy will monitor the State and Regional Water Quality Control Board permitting process to ensure that there are minimal impacts to San Timoteo Creek and it's watershed.

2 Page II-24 The Greenway Conservancy is very concerned about the loss of 8.7 acres of riparian woodland and 6.29 acres of wetlands. Southern California has already lost over 90% of these habitat types. We strongly object to the further destruction of naturally occurring wetlands and riparian habitats, including dry stream beds. We vehemently oppose using arundo removal as mitigation. The Riparian Woodlands and Marsh/Wetlands with some adjacent oak woodland are concentrated in one small area in the north west corner of SP#318. An effort should be made to retain all 19.29 acres of the natural water related habitats including the dry stream bed, by reconfiguring the plan. Details of the various mitigation options being considered were absent from SP#318 and the Conservancy would like to review and make comments on the various options when available. Page V C-104 states that most of the mitigation area will be within the SCPGA Golf Course area and will convey local storm waters from residential sites. This type of golf course greens replacement habitat would be unlikely to support the sensitive riparian species and would be isolated from surrounding habitat so would provide little value to other wildlife species. Golf course greens, where used, should only plant nonnative grass where necessary for play, and retain native vegetation otherwise as has been done in new environmentally sensitive golf courses in the Palm Springs area. We will be monitoring the Corps of Engineers permitting process to request the least damaged to the natural habitat and the best mitigation.

3 Page IIIA-5 Preservation of only 134 acres of wildlife habitat on site out of 1168 acres is unacceptable. As stated on page V-5 SP#318 the project site contains moderate to high quality habitat and supports abundant and diverse species but the Greenway Conservancy feels little consideration seems to be given to this fact. The wildlife habitat in P.A. 7A, (see map page IIIA-6) is dissected and fragmented by the numerous houses located in the middle of it, severely limiting its value as wildlife habitat and corridor. P.A. 23A is better with the houses on the perimeter of the habitat. The long, thin configuration of P.A. 34B obstructs wildlife passage making it useless as wildlife habitat. The Greenway Conservancy appreciates the preservation of the distinctive land forms in these planning areas but feels the more crucial issue of wildlife survival is not adequately addressed.

4 As stated in SP#318 page II-38, the ground water is in overdraft. This is a serious concern to Cherry Valley citizens who are dependent on that supply. Page III A-27 states that the SP#318 water system will utilize underlying groundwater supplemented by imported water. The Greenway Conservancy is concerned that further depleting the ground water in the watershed could have negative impacts on other riparian and wetland habitats. Historically the

watershed has had significantly more wetlands and riparian habitats. The placement of numerous wells destroyed much of this once naturally occurring ecosystem. Some of the water removed by wells has been replaced by effluent from the Yucaipa Valley Water District Sewage Treatment Plant and now supports lush Riparian Forests, Wetlands and Marshes. Least Bells Vireos are now breeding in this recovered habitat near Alessandro bridge in Redlands. The Greenway Conservancy is concerned that diverting the flow of the reclaimed water from San Timoteo Creek to Oak Valley SP#318 (page II-38) could negatively impact the habitat which the Least Bells Vireo depends upon.

9

5 The Greenway Conservancy was unable to review a grading plan but is concerned that extreme grading will significantly alter the natural topography. More and more communities are adopting strict grading ordinances to prevent the destruction of the natural landscape. Page III A-2 states that a sensitive approach will be maintained to sensitive biological resources and existing topography. The Greenway Conservancy feels the approach to the sensitive biological resources is inadequate and is concerned that the methods used may be equally inadequate and result in large amounts of sediment impacting San Timoteo Creek.

10

6 Page III A-22 The Greenway Conservancy would like to review and comment on the plans for the four types of facilities to convey water through the project site, and the location and design of the four detention basins. From our limited review of the document, the Greenway Conservancy is concerned that much of the natural stream system seems to be destroyed.

11

7 As stated on P VC-84, many of the oaks within the project site are large, mature trees with well developed crowns. The Greenway Conservancy would like to review the oak preservation plan when it becomes available and how it complies with the Riverside Courbes Oak Tree Management Guidelines. (Refer also to Greenway Conservancy General Comments, paragraph 2A(1) above)

12

Sincerely,
Peter J. Kirakos
Peter J. Kirakos
President

LETTER O: SAN TIMOTEO GREENWAY CONSERVANCY, DECEMBER 8, 2000

Response to Comment O1: The Draft EIR was, in fact, distributed for public review in a timely manner pursuant to the requirements of CEQA and Riverside County's rule to implement CEQA. Notification regarding the release of the Draft EIR was duly advertised in a newspaper of general circulation, and copies were sent to interested public agencies. Neither the Sierra Club nor the Spirit of the Sage Council had provided Riverside County with a request that notices regarding the project site be provided. In addition, the litigation referred to in the comment did not involve Riverside County, but was brought forward in an attempt to challenge the environmental documentation being used by the City of Calimesa in a previously proposed change of sphere of influence and annexation. That action was not completed, and Oak Valley SP #318 remains within unincorporated Riverside County and the Beaumont sphere of influence. It should also be noted that neither the two staff members who are identified in the comment nor the Lead Agency believe that notification was inadequate. It is the policy of Riverside County to accept comment letters on a Draft EIR, even if they are received after the close of the public review period, and to make them part of the public record for the project.

Response to Comment O2: Oak Valley SP #318 represents a proposed amendment to an adopted Specific Plan (SP #216/216A), which has designated the project area for urban development since 1988. The Draft EIR provides a thorough analysis of traffic, infrastructure, water supply, waste disposal, open space, and biotic resource impacts. See also Comment G20, wherein the Western Riverside Council of Governments found Oak Valley SP #318 to be consistent with SCAG regional policy calling for new urban development to be attached to existing urban centers.

Response to Comment O3: The Riverside County Oak Tree Management Guidelines are, in fact, guidelines and not adopted policy. Table C.6-D of the Draft EIR shows the total acres of existing oak woodland (20 acres) and the total acres that will be impacted (17 acres). Approximately 3 acres of oak woodland will be preserved on site. An additional approximately 6 to 7 acres of oak woodland will not be impacted and incorporated into planning area 23B of the EIR.

Response to Comment O4: Under CEQA, mitigation measures should be capable of:

- Avoiding the impact altogether by not taking a certain action or part of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, and restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, or;
- Compensating for impacts by replacing or providing substitute resources environments.

The proposed project mitigation measures are rectification and compensation measures to be implemented by both on-site creation and enhancement and off-site means (i.e., purchase of habitat or participation in an agency backed program such as Team Arundo). Major dry washes were previously preserved within the existing SCPGA golf course. Other dry washes will be impacted by the project, as will surrounding habitat.

Even with the implementation of compensatory mitigation measures to jurisdictional wetlands and non-wetlands waters, the loss of approximately 1,100 acres of overall wildlife habitat is considered to be a significant unavoidable impact because it will substantially diminish wildlife habitat on the project site and in the project vicinity. Please refer to Section V.H for unavoidable adverse impacts.

Response to Comment O5: See Response to Comment C3. The proposed Oak Valley SP #318 will have significant unavoidable impacts to localized wildlife habitat and movement. However, the proposed project will not significantly impact regional wildlife corridors in the project vicinity. Potential movement routes through are shown in Figure C.6.3 of the Draft EIR as potential wildlife movement routes. A very small part of Oak Valley SP #318 along San Timoteo Canyon Road lies within a proposed linkage area identified by a preliminary draft of the Western Riverside County MSHCP. The proposed project's southwestern border runs parallel to San Timoteo Creek, but is separated from the Creek by San Timoteo Canyon Road and the UP rail line. In some areas, the project site is further separated from riparian areas along San Timoteo Creek by the existing SCPGA golf course.

Response to Comment O6: Mitigation Measure C2.4A, set forth on page V.C-31 of the Draft EIR requires that "... peak, post- development storm flows... be no greater than pre-development levels." Thus, there will be no increase in downstream flows resulting from Oak Valley SP #318.

Response to Comment O7: The mitigation discussion for impacts to wetland are in Section V.C-104. It is important to note that the golf course within Oak Valley SP #318 is an existing facility, which was constructed pursuant to previous approvals (Specific Plan #216/216A and Substantial Conformance #1, as well as a Plot Plan prepared specifically for the golf course). Please also refer to Response to Comment O3, above.

Response to Comment O8: The Draft EIR states the loss of approximately 1,100 acres of overall wildlife habitat is considered to be a significant unavoidable impact because it will substantially diminish wildlife habitat on the project site and in the project vicinity. Please refer to Section V.H of the Draft EIR for unavoidable adverse impacts.

Response to Comment O9: The Draft EIR states that the proposed project will only utilize that amount of groundwater which is determined to be its "fair share" portion of the safe yield for the Beaumont Storage Unit (please refer to pages V.D-65 and V.D-74 of the Draft EIR). Approximately 78 percent of the water demand for the project, 2,080 acre feet, will be met with imported water supplies. A portion of the water demand is to meet landscape irrigation requirements of the development. Some of this water will percolate into the groundwater basin

and contribute to the recharge of the aquifer, partially or completely offsetting the water that will be withdrawn from the groundwater table.

Reclaimed water will not be diverted from San Timoteo Creek to Oak Valley SP#318. The County encourages the use of reclaimed water for non-potable use where practical and available. However, a reclaimed water supply that is already being used to create habitat in San Timoteo Creek is not considered available for another use. The only reclaimed water that may be used by the proposed project is water that is in addition to existing committed uses of reclaimed water. As development occurs within Oak Valley SP #318, more sewage will be generated and more reclaimed water will be available for all environmental, agricultural, recreational, and municipal uses. Some of this reclaimed water may be used by the proposed project for irrigation of landscape and other, non-potable uses.

Response to Comment O10: A conceptual grading plan was presented in Oak Valley SP #318, which was distributed to the public along with the Draft EIR, beginning on Page III.A-37 of the Specific Plan. All grading within Oak Valley SP #318 will comply with all Riverside County ordinances. A grading plan for the golf course along with landscape and irrigation plans have been approved by Riverside County (Substantial Conformance No. 1 and Plot Plan No. 15651). Further implementing projects (tract maps, plot plans, etc.) will propose grading on a case by case basis. Landform modification impacts are addressed in the Draft EIR in Section V.C, beginning on Page V.C-107 of the Draft EIR.

The loss of approximately 1,100 acres of overall wildlife habitat is considered to be a significant unavoidable impact because it will substantially diminish wildlife habitat on the project site and in the project vicinity. Please refer to Section V.H for unavoidable adverse impacts.

Response to Comment O11: The comment does not raise any substantive comments regarding the adequacy of the Draft EIR, but requests the opportunity to review project drainage plans. Riverside County will follow its normal procedures for notification.

Response to Comment O12: See Response to Comment O4, above.

Tri-County Conservation League, Inc.
P. O. Box 51127
Riverside, CA 92517

8 December 2000

Mr. James Quirk
Riverside County Planning Department
FAX: 909- 955-3157.

RE: Environmental Impact Report (EIR)
for Oak Valley Specific Plan No. 31

Dear Mr. Quirk:

Please accept the following comments from the Tri-County Conservation League (TCCL), whose membership is concerned with preserving the Santa Ana River and its major tributaries for recreation, education, water quality and quantity, and wildlife habitat.

The Oak Valley Specific Plan Number 318 (SP 318) is adjacent to San Timoteo Creek, which drains approximately 125 square miles across western Riverside and San Bernardino Counties. The creek and its watershed are central to a major transitional point between the relatively mesic coastal plain of southern California and the more xeric desert environments to the east. It constitutes an important mixing ground for eastern and western biotic elements, as well as for lowland and montane species. Specific Plan 318, by virtue of its planned composition and location, will create major problems for the continuation of the important and largely site-specific biological functions served by San Timoteo Creek and San Timoteo Canyon. This location is central to the only convenient and major east-west passage for lowland species of the southern California coastal plain and the eastern deserts. It also lies within a major remaining linkage zone between upland species of the San Bernardino and San Jacinto Ranges. As such, this project has potential to create problems for species persistence and survival far beyond its defined boundaries.

1

TCCL laments having only a few days to comment on the EIR, as we were not officially notified of the existence of the relevant documents until three days ago. We are surprised at not being given more time to review and respond to this project, as the potential for environmental damage is great and our initial cursory examination of the EIR indicates many unresolved problems. We hereby request a two week extension to complete our review, at which time we propose to submit more detailed comments.

2

This project constitutes what is commonly known as "leap-frog development" and, as such, is a prime example of poor urban planning. Build out of this project will exacerbate the existing housing-to-jobs ratio imbalance in this region and can only negatively impact existing and planned infrastructure, such as transportation routes, water supply, and waste disposal. The project would be far more sensibly relocated nearer expanding job centers, such as the I-15 corridor, which is generating an expanding need for new housing. Additionally, the project will severely affect open space and wildlife resources in a particularly sensitive area, where there exists no need for new human dwellings to the extent planned. The only conceivable justification for this project is the economic gain of its proponents.

3

The EIR is deficient and needs to be corrected and/or amended in a number of aspects. Impacts to various natural resources and corresponding mitigations are not adequately described.

4

a) Impacts to oak trees are acknowledged but not quantified in the EIR. As noted in the EIR, Riverside County's Oak Tree Management guidelines specify that certain measures be taken to minimize damage to native oak trees (such as clustering homes to maximize avoidance of impacts to native oaks). Typically, under the county's oak tree preservation/management program, clusters of native oaks within planned development areas are mapped, included in defined conservation easement zones and turned over to an appropriate conservation/land stewardship organization for maintenance. Although the EIR states that oak trees will be impacted and that "the Riverside County Oak Tree Management guidelines will be applied where feasible", neither the nature and degree of impacts, nor the degree of oak tree preservation and/or management are adequately described to enable meaningful public comment, as required under CEQA.

5

TCCL Comments on Oak Valley Specific Plan No. 31, Page Two

The term "feasible", as used in the EIR, is virtually meaningless. Please address this issue in further CEQA review documents, including the numbers and locations of those oak trees to be removed, those to be preserved in the context of their existing oak woodland habitat, and those to be retained in an altered vegetation matrix. With regard to the latter, please include an analysis of likelihood that the tree can persist and reproduce. It is worth noting here that very few transplanted mature oak trees have ever survived longer than a few years in southern California. Also, native oaks are highly susceptible to lethal fungal infections (root rot) if not maintained in an environment with the soil moisture regime to which they are adapted.

b) The EIR indicates proposed removal of 58% (6.29 acres) of Army Corps of Engineers jurisdictional wetlands, plus another 7.31 acres of CDFG jurisdictional riparian woodland and ephemeral stream course. The value of these resources cannot be overemphasized in the context of the relatively xeric environment in question. Springs, seeps, and other more-or-less permanent water sources are critical to many local wildlife species. The value of these resources also depends to a large extent on their locations within the context of the local topography and other habitat resources, including surrounding vegetation, proximity to game trails, creek beds, ridgelines, etc. Thus, loss or alteration of such water resources is largely site-specific and the effectiveness and validity of proposed mitigations will depend on the exact nature and locations of mitigation measures.

The proposed mitigations are either inappropriate or lack sufficient detail for meaningful public comment, as required under CEQA. Thus, the EIR proposes four options for mitigating impacts to wetlands: 1) creation or enhancement of seven acres of on-site wetlands, plus an additional four acres of possible similar on-site mitigation, with a remainder of 14 additional, as yet unidentified, acres of onsite mitigation (25 acres total), 2) off-site mitigation at a 3:1 (or higher) ratio, including possible participation in a regional mitigation bank, such as Team Arundo, 3) a combination of 1) and 2) above, 4) use of adjacent land owned by the project proponents (Oak Valley Partners) for off-site mitigation.

The appropriateness of option 1) will depend on as yet unidentified parameters, such as actual extent and location(s) of on-site mitigation and proximity to wildlife habitats and potentially adverse or incompatible surrounding land uses. Not all water sources or wetlands are equal. Existing springs and seeps, for example, support particular plant communities, which may also require particular soil compositions (proportions of clay, silt, gravel, sand, etc) and dissolved mineral content. These edaphic factors often also dictate the aquatic and semi-aquatic invertebrate fauna, which in turn are important components of the overall community and may be important in sustaining it, as well as small predatory vertebrates (birds, reptiles, amphibians, small mammals). Those same organisms may or may not be able to access or survive in so-called constructed or enhanced wetlands, depending on the specific location(s) and nature of such constructed resources. For example, ponds and lakes within the context of a manicured golf course or urban park vegetated with exotic trees and other plants will be of little use to native insects and other invertebrates, which comprise the major faunal elements of existing on-site wetlands and their associated plant communities. Loss of these organisms, in turn, would comprise a major deficit in the diets of many small vertebrates. Thus, option 1) must be described in much more detail, before its propriety and mitigation value can be determined.

As for participation in an off-site wetlands mitigation bank, such action can only be appropriate if it were to remediate the impacts incurred by this project. Thus, near-distant off-site mitigation would be more appropriate than far distant off-site mitigation. A cash contribution to Team Arundo is wholly inappropriate in this case, as it would do nothing to remediate on-site damage to wetlands and the local organisms which depend on them. Team Arundo activities are now concentrated on the Santa Ana River, many miles downstream from the project area. Project related impacts to wetlands would be primarily site-specific, as these water resources are needed by local wildlife, as well as dispersing and migratory species passing through the project area.

The same comments for wetlands mitigation alternatives one and two also apply to alternative three.

Alternative four might be appropriate if it resulted in preservation of alternative wetlands resources having essentially the same or greater values in the context of local ecological parameters, such as associated vegetation

TCCL Comments on Oak Valley Specific Plan No. 31, Page Three

communities, access to wildlife, proximity to habitats and organisms dependent on them, and wildlife movement routes. As noted in the EIR, opportunities for local and regional wildlife movement within and through the project site comprise an important natural resource value. The signs of bears and other wide-ranging wildlife species within the project area well illustrate the far-reaching importance of this site to regional wildlife mobility.

6

The build out of this project will create an impediment to local and regional wildlife movement even beyond its boundary, due to increased traffic and associated road kills, and encroachment of predatory domestic pets into the surrounding natural lands. It will also increase the risk of invasion of surrounding lands by invasive weeds and noxious ornamental landscape plants, which in turn will decrease the value of the natural habitat to native species which depend on it. No remediation or mitigation for such impacts are proposed within the EIR; this oversight must be corrected. Suitable mitigation might include dedication of lands suitable for maintaining regional wildlife mobility through or around the project, with adequate buffering from incompatible land uses, such as are planned for nearly all of the project site. One possible example might be the mitigation discussed above under 2), A), b) (off-site mitigation on neighboring lands owned by the Oak Valley Partners), such as a creek or wash that links directly with both San Timoteo Creek and the San Bernardino Mountains. The EIR suggests Noble Creek to the east of the project site as a likely candidate, as it has the proper alignment and adequate passage under highway I-10; however, current plans to construct a school and associated infrastructure along that drainage north of I-10 may preclude its suitability. A better choice might be Singleton Canyon, which links San Timoteo Creek to Wildwood Canyon and also has passage under I-10. Live Oak Canyon, further to the west, is less suitable, due to concrete channelization along a portion of its length, as noted in the EIR, and passage through a relatively urbanized portion of Yucaipa.

7

The potential adverse impacts to local and regional wildlife movement, as discussed above, are too important to ignore and proper mitigation must be addressed in a subsequent environmental impact report to be circulated for public review. The supplemental EIR must identify suitable specific mitigation measures for project related impacts to wildlife movement. These measures must be presented for public review and comment.

8

Sincerely,

Jack Bath

Jack Bath
TCCL President

LETTER P: TRI-COUNTY CONSERVATION LEAGUE, DECEMBER 8, 2000

Response to Comment P1: The comment sets forth the perspective of the comment writer regarding the environmental setting within which Oak Valley SP #318 lies, and includes opinions of the comment writer regarding the Specific Plan itself.

Response to Comment P2: A 45-day public review period for the Draft EIR began on October 24, 2000 and closed on December 7, 2000 (see Letter A). Riverside County provided Draft EIR documents to surrounding cities, as well as interested public agencies, and printed a notice of availability in a newspaper of general circulation in accordance with CEQA and County requirements. As noted in Response to Comment O1, it is the policy of Riverside County to accept comment letters on a Draft EIR, even if they are received after the close of the public review period, and to make them part of the public record for the project.

Response to Comment P3: Oak Valley SP #318 represents an amendment to the previously adopted SP #216/216A. As a result, urban development within the project area has been assumed in the Air Quality Management Plan, Riverside County Congestion Management Plan, Riverside County Comprehensive General Plan, Beaumont General Plan, and Calimesa General Plan. The Draft EIR found that the approved SP #216/216A would generate 59,252 more average daily trips than would Oak Valley SP #318, and that the air quality impacts of Oak Valley SP #318 are less than those which would have occurred with implementation of SP #216/216A. In addition, a discussion of the consistency of Oak Valley SP #318 with regional growth forecasts is provided beginning on Page V.F-1 of the Draft EIR. Finally, see Comment G20, wherein the Western Riverside Council of Governments found Oak Valley SP #318 to be consistent with SCAG regional policy calling for new urban development to be attached to existing urban centers.

Response to Comment P4: This is a general comment, which is followed by specific comments that provide explanation as to why the Tri-County Conservation League reached this conclusion. See Responses to Comments P5 to P8 for specific responses.

Response to Comment P5: See Response to Comment O3.

Response to Comment P6: See Response to Comment O4.

Response to Comment P7: The Draft EIR recognizes the loss of approximately 1,100 acres of overall wildlife habitat as a significant unavoidable impact because it will substantially diminish wildlife habitat on the project site and in the project vicinity.

See Response to Comment C3 for a discussion of wildlife movement corridors. Figure C.6.3 of the EIR shows potential habitat linkage routes outside the proposed project limits.

Response to Comment P8: As discussed in the Draft EIR, the proposed Oak Valley SP #318 represents an amendment to the approved SP #216/216A for which EIR #229 was certified by Riverside County (May 1990). In adopting SP #216/216A, The County adopted a Statement of Overriding Considerations, acknowledging significant unavoidable impacts on biological resources. The

Oak Valley SP #318

I. RESPONSE TO COMMENTS

significant unavoidable impacts which were previously acknowledged and accepted by the County are essentially the same impacts which would occur with development of the proposed Oak Valley SP #318. See also Response to Comment C3 for a discussion of linkages and wildlife movement.

JIM QUIRK
(OAK VALLEY E.I.R. SP #318)

MAJOR POINTS OF CONTENTION:

I LACK OF NOTICE TO AFFECTED PARTIES PER CEQA:

- 1. City of Redlands
 - 2. City of Yubaipa
 - 3. Spirit of the Sage Council
 - 4. Sierra Club
-] Plaintiffs in 1997 lawsuit against Oak Valley and Calaveras

II Mitigation (or lack of) for disturbed areas

- 1. 1,034 acres loss constitutes regional loss (in light of recent great catcher & S.K.R. & S.B.K.R. designations for critical habitat!)

Article in San Bernardino Sun & Riv Rev - Oct. 12 / 7 / 2000

[V-S claims moderate to high quality habitat
The summary claims high
The Redlands Institute mapping claims high quality]

apparent conflicts!

III Wetland loss -

- 1. Avoids removal is not habitat creation
- 2. Since you deny there is a R.C.M.S.H.P., then there is no mitigation bank. It's amazing, a copy wasn't sent to the County's own plan that I am a member of!!! (Section II, p. 24)
- 3. Y.V.W.D.'s deceptive use of taxpayer monies to create 'wetland' habitat is still in limbo because of E.P.A. direction!

IV Lack of mitigation for Endangered species (Summary 11-22-23)

1. Do you think (Mr. Earls) that the bulldozing for P.B.A. and illegal hunting on Oak Valley scared away the breeding White Shouldered Kite and Cal. Gnatcatcher? Shame on poor biology Bells Vireo etc.

3 Wildlife species? Give me a break!!!

* The County should purchase the remaining Oak Valley for M.I.S.C.F and the damage Abraham, Yanglao, and Tova have done to the entire County!!!!

Al Kelley
POB 844
Redlands ca. 92377

LETTER Q: AL KELLEY, DECEMBER 8, 2000

Response to Comment Q1: See Response to Comments O1 and P2. Notices of Preparation that Oak Valley SP #318/EIR #418 was to be prepared were provided to the cities of Redlands and Yucaipa during its review period. Neither city responded, and neither requested that a copy of the Draft EIR be provided. Because neither the City of Redlands, nor the City of Yucaipa are adjacent to the unincorporated area within which Oak Valley SP #318 is located, neither city is a responsible agency, and neither city requested that a Draft EIR be provided, Draft EIR #418 was not distributed to the cities of Redlands or Yucaipa.

Response to Comment Q2: The loss of approximately 1,100 acres of overall wildlife habitat was identified in the Draft EIR as a significant unavoidable impact because Oak Valley SP #318 will substantially diminish wildlife habitat on the project site and in the project vicinity. Please refer to Section V.H of the Draft EIR for unavoidable adverse impacts. The site is not within designated critical habitat for the California gnatcatcher or the San Bernardino kangaroo rat.

Response to Comment Q3: Arundo removal (e.g., Team Arundo) is acceptable mitigation to the U.S. Army Corps of Engineers, which is the regulatory agency responsible for impacts on wetlands and waters of the United States. The Santa Ana River Arundo removal mitigation bank is independent of the Western Riverside County MSHCP, and is an established bank authorized by the U.S. Army Corps of Engineers.

The reference to the Yucaipa Valley Water District does not raise any substantive comments regarding the adequacy of the Draft EIR, and no response is necessary.

Response to Comment Q4: Focused surveys of the Oak Valley SP #318 property have shown that no endangered or threatened species are present on the proposed project site. Thus, mitigation for such species is not required. The project will be in compliance with applicable regulations relative to other species.

Biological resources surveys have been conducted within the Oak Valley SP #318 project site over many years. The Draft EIR summarizes the specifics found within the project site during those surveys.

The final comment regarding purchase of the Oak Valley SP #318 site represents the opinion of the comment writer, and does not raise any substantive issues regarding the adequacy of the Draft EIR. No further response is necessary.

Oak Valley SP #318

Errata

Response to Comment Q1: See Response to Comments O1 and P2. Notices of Preparation that Oak Valley SP #318/EIR #418 ~~was to be prepared~~ were not provided to the cities of Redlands and Yucaipa during its review period. ~~Neither city responded, and neither requested that a copy of the Draft EIR be provided.~~ Because neither the City of Redlands, nor the City of Yucaipa are adjacent to the unincorporated area within which Oak Valley SP #318 is located, neither city is a responsible agency, and neither city requested that a Draft EIR be provided, Draft EIR #418 was not distributed to the cities of Redlands or Yucaipa. Intergovernmental review of development projects of regional significance is provided by Western Riverside Council of Governments for as a responsible agency to SCAG (see Letter G). Appendix A of the Technical Appendices contains the County's mailing list of the NOP and Draft EIR. According to Public Resources Code Section 21092.(b)(3) "The notice required by this section shall be given to the last known name and address of all organizations and individuals who have previously requested notice and shall also be given by at least one of the following procedures...." The County of Riverside does not have such a request on file for project specific areas from the cities of Redlands, Yucaipa, and Spirit of the Sage. The Sierra Club did receive a NOP and Notice of Availability on the Draft EIR (see Appendix A in the Technical Appendices).

Also according to Public Resources Code Section 21092.2 "The notices required pursuant to Sections 21080.4, 21092, 21108 and 21152 shall be mailed to any persons who have filed a written request for notices which either the clerk of the governing body or, if there is no governing body, the director of the agency. The request may also be filed with any other person designated by the governing body or director to receive these requests. The agency may require requests for notices to be annually renewed. The public agency may charge a fee, except to other public agencies, which is reasonably related to the costs of providing this service. This section shall not be construed in any manner which results in the invalidation of an action because of the failure of a person to receive a requested notice, provided that there has been substantial compliance with the requirements of this section."



SAN GORGONIO PASS WATER AGENCY

A California State Water Project Contractor
795 E. Sixth Street, Suite H • P.O. Box 520 • Beaumont, CA 92223
Phone (909) 845-2577 • Fax (909) 845-0281

President:
Philip J. Lamm

December 8, 2000

Vice President:
Ray Morris

Jim Quirk
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Treasurer:
Richmond Zapp

RE: Draft EIR No. 318

Directors:
Richard Larsen
Raymond J. Lewis
Orville Strickland
Barbara Voigt

Dear Mr. Quirk,

The San Gorgonio Pass Water Agency has received the above referenced project and hereby submits the following comments:

General Manager
& Chief Engineer:
Stephen P. Stockton

There was considerable discussion about total water supply in the area, which is very good, but we are requesting that the analysis be modified as described. The EIR report uses a 1987 letter from John Mann to describe generally the water supply of the area of the Project. His description of the area includes the San Timoteo Subarea and its water yield as reported in December 1986 report of the Department of Water Resources (San Bernardino-San Gorgonio Water Resources Management Investigation). Since that time, the San Gorgonio Pass Water Agency has completed a "safe yield" study of the Beaumont Storage Unit. We believe that the Project should use this document as the basis to determine the amount of water available to the Project, as the Project is almost entirely within the Beaumont Storage Unit. The use of the "common pool" approach to determine the amount of water available for the Project may be appropriate, but it should use the total acreage from the Beaumont Storage Unit as compared with the acres within the Project.

1

Legal Counsel:
McCormick, Kidman
& Behrens

The water demand for Specific Plan 318 described in the EIR does not include the existing golf courses but it appears the golf courses are included within the Project area. According to our records, the golf courses are using about 500 acre feet per year and their water demand should be included in the total Project demand.

2

After these new calculations are made and a new Project demand above the available supply has been determined, a new import demand can be

3

Importing Water To The Pass Area

calculated. One of the mitigating solutions to the water demand could be the use of reclaimed water on the golf courses, thus freeing up local water for the housing element of the Project. A second mitigating solution could be the direct delivery of State Project Water to the golf courses with the same result of increased local supply for the Project.

3

The discussion of purchase of supplemental water for the Project, generally, is accurate. However, the document needs to set out a more definitive concept in the EIR document regarding the purchase of supplemental water as to time source and conditions. The discussion must also provide the general elements of the financial mechanisms that could be used to provide an on-going revenue source for supplemental water purchases to support the feasibility of being able to secure the supplemental water.

4

If we can be of further assistance, please do not hesitate to call. Thank you for the opportunity to comment on this interesting project.

Sincerely,

Stephen P. Stockton
Stephen P. Stockton
General Manager and Chief Engineer

CC: Oak Valley

LETTER R: SAN GORGONIO PASS WATER AGENCY, DECEMBER 8, 2000

Response to Comment R1: The San Gorgonio Pass Water Agency completed its report "Safe Yield Study Beaumont Storage Unit" in October 1995 (Boyle Engineering). This study uses groundwater modeling and a water budget analysis to estimate the safe yield of the Beaumont Storage Unit as approximately 6,100 acre feet per year (p. 3). The information gained from this study was used to develop an understanding of the hydrologic system under safe yield conditions, as well as under the current level of ground water development (p. 6). The results of the study will also be used to allocate imported water supplies for groundwater replenishment, refine assessments for groundwater storage potential, and form a basis for equitable allocation of replenishment costs among groundwater producers (p.6). As with any study that uses a model to examine groundwater budgets, there is a degree of uncertainty associated with the accuracy of numerical conclusions. However, the information provided in the report should be used in addition to the estimates Mann made in 1987 with the understanding that no safe yield number is an "absolute", but merely an estimate based on best available information. Any safe yield or share of "common supply" number would be used only as a starting point from which to estimate the projected deficit in local supply and project the demand for additional imported water needed by the proposed project.

Using the Mann letter, it was estimated the available supply for the proposed 1,247.9 acre project was 572 acre feet per year. The October 1995 safe yield study estimates 6,100 acre feet as the safe yield of the 28 square mile (p. 10) Beaumont Storage Unit. Converting 28 square miles to acres (17,920) and allocating a proportion (1,247.9/17,920) of safe yield to the proposed project, it is estimated that 425 acre feet per year of water from the Beaumont Storage Unit would be available to the proposed project. Using the new estimate, an additional 147 acre feet of imported water may need to be purchased from the San Gorgonio Pass Water Agency to supply the needs of the proposed project.

Mitigation Measure D2.2A is hereby modified to read:

D2.2A Prior to issuance of building permits which would increase existing water usage within the boundaries of Specific Plan # 318 by more than 425 acre-feet, a water agreement will be secured with the San Gorgonio Pass Water Agency to provide sufficient water to the development for domestic purposes.

Based on discussions with the San Gorgonio Pass Water Agency, it is understood that additional information regarding the water agreement will be provided prior to County public hearings and action on Oak Valley SP #318.

Response to Comment R2: The water demand of the 500 acre golf course was not analyzed as part of the proposed project EIR because the golf course is an existing facility and its impacts were analyzed and presented as part of the certified EIR for Specific Plans 216/216A (EIR No. 229, State Clearinghouse #8703301). Approval of Substantial Conformance No. 1 and Plot Plan No. 15651 by the County of Riverside authorized construction of the golf course pursuant to the approved Specific Plans 216/216A in October 1998 (V-9 and V.B-1).

Oak Valley SP #318

EIR # 418, which addresses the action being considered by the County of Riverside at this time (approval of Specific Plan #318) identifies the water consumption which would result from project approval (an increase of 2,652 acre-feet per year).

Response to Comment R3: The County of Riverside Comprehensive General Plan includes a policy to incorporate the use of adequately treated wastewater for selected non-potable uses where it can be made available economically (V.D-66 and V.D-75). Reclaimed water is not currently available to the proposed project site. However, the City of Beaumont has indicated that reclaimed water would be available within the next three years (V.D-75). Mitigation Measure D.2.2B addresses the concern for reducing potable water demand by requiring installing infrastructure for delivery of reclaimed water to provide irrigation water if economically feasible (V.D-75).

Consideration of reclaimed water and supplemental imported water as alternative water sources for the existing golf courses in the region is essential as part of a water management plan for the entire region. However, the environmental impacts of the 500 acre golf course to water resources were not analyzed as part of the proposed project EIR because, as noted in response to Comment R2, the golf course is an existing facility. As such, Riverside County does not have the ability to place conditions of approval or other requirements on the golf course through the EIR mitigation measures.

Response to Comment R4: The financial mechanisms for providing an on-going revenue source for supplemental water and conditions of purchasing the supplemental water are not presented in the EIR. However, the completion of the San Gorgonio Pass Water Agency infrastructure project is scheduled for early 2002, and the source of supplemental water will be the State Water Project (V.D-64 and V.D-65). A description of potential local and imported water supplies and their availability is presented on pages V.D-64, V.D-65, V.D-74, and V.D-75. This description also includes a summary of discussion with the San Gorgonio Pass Water Agency and correspondence from Beaumont-Cherry Valley Water District, which essentially provide invitations for negotiating a potable water supply for the proposed project.

EIR #418 requires the applicant enter into a water agreement will be secured with the San Gorgonio Pass Water Agency to provide sufficient water to the development for domestic purposes prior to the time a building permit would be issued by the County that would increase water usage by more than 425 acre-feet, annually. Thus, the timing of such an agreement is specified in the Draft EIR. The specific terms and conditions of such an agreement would be negotiated between the applicant and the San Gorgonio Pass Water Agency.

Riverside County Comprehensive General Plan policy requires that the project proponent to demonstrate that adequate water facilities and water resources will exist to meet the demands of the project and that commitments for adequate and available water service must be confirmed (V.D-65). The EIR makes it clear that no firm agreement to supply water to the proposed project exists (V.D-74), but requires the applicant to secure such an agreement from the San Gorgonio Pass Water Agency.



United States Department of the Interior
 Fish and Wildlife Service
 Ecological Services
 Carlsbad Fish and Wildlife Office
 2730 Loker Avenue West
 Carlsbad, California 92008



Jim Quirk
 Project Planner
 Riverside County Planning Department
 9th Floor - P.O. Box 1409
 Riverside, California 92502-1409

DEC 11 2000

Re: Comments on Draft EIR No. 418 for Specific Plan No. 318 and Change of Zone 6492 /
 Oak Valley SCPGA Golf Course Specific Plan, Riverside County, California

Dear Mr. Quirk:

We have reviewed the Draft Environmental Impact Report (DEIR) for the proposed Oak Valley SCPGA Golf Course Specific Plan in Riverside County, California. According to the DEIR, the federally threatened coastal California gnatcatcher (*Poliopitila californica californica*, "gnatcatcher") has been observed onsite. Other federally listed species with the potential to occur within the project boundaries include the federally endangered Stephens' kangaroo rat (*Dipodomys stephensi*, "SKR"), least Bell's vireo (*Vireo bellii pusillus*, "vireo") and southwestern willow flycatcher (*Empidonax traillii extimus*, "flycatcher"). The following comments and recommendations are based on our knowledge of sensitive and declining habitat types and species in western Riverside County.

1

The Oak Valley SCPGA Golf Course Specific Plan project site is located within the unincorporated boundaries of Riverside County, between the cities of Calimesa and Beaumont. The proposed project is bounded to the southwest by San Timoteo Canyon Road and to the northeast by Interstate 10. The proposed project covers a total of 1,747.9 acres, consisting of 4,367 residential units, commercial uses, schools, infrastructure, parks and open space. The project site incorporates a SCPGA golf facility (existing) on 500 acres.

2

We are concerned about "take" of federally listed species protected under the Endangered Species Act of 1973 (Act), as amended. Section 9 of the Act prohibits the take of any federally listed endangered species by any person subject to the jurisdiction of the United States. Take includes "harass" and "harm", as defined by section 3 of the Act. Harass in the definition of take means "an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding or sheltering." Harm in the definition of take in the Act means "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering." (See 50 CFR § 17.3). Take incidental to an otherwise lawful activity may be authorized under sections 7 or 10 of the Act.

3

Jim Quirk

2

The proposed project contains 516 acres of chaparral, 167 acres of sage scrub associations, 446 acres of non-native and ruderal grassland, 20 acres of oak woodland, 9 acres of meadow (including marsh) and 9 acres of riparian woodland. A total of 1,034 acres of wildlife habitat will be impacted by the proposed project.

4

The DEIR states that "it is considered highly unlikely that the California gnatcatcher will occupy the site of the Oak Valley SP#318." This seems unfounded, considering that a gnatcatcher has been documented onsite. The preconstruction survey conducted on February 16, 1999, detected a gnatcatcher south of the golf course, just beyond the proposed project boundaries.

To avoid impacts to the gnatcatcher during construction of the golf course, avoidance of 13 acres of habitat and a 100-foot wide buffer was conserved by the applicant. We provided a letter of concurrence on March 11, 1999 (attached). As such, this 13 acre area is occupied by gnatcatchers, therefore, authorization under section 7 or 10 of the Act is required prior to any ground disturbing activities. We understand that the gnatcatcher surveys conducted during 1999/2000 included only 13 of the 167 acres of sage scrub onsite. Therefore, we recommend new surveys for gnatcatcher be completed for the balance of the project area.

5

All suitable habitat should be surveyed in order to determine whether or not species may be present on the project site. The lack of specific survey information for the entire project site, and the documentation of a gnatcatcher onsite, seems to contradict the finding of "less than significant impact" for loss of habitat for threatened and endangered species. The impacts to sage scrub onsite should be analyzed as a significant effect to the gnatcatcher, including a discussion of impacts to dispersal. We recommend mitigation at 3 acres conserved for each acre of impacted sage scrub.

The County of Riverside has initiated development of a multiple species habitat conservation plan (MSHCP) and Natural Communities Conservation Plan (NCCP) to address long-term conservation of biological resources. Based on the Alternatives Development Document, distributed by Dudek (October 4, 2000) for the Western Riverside MSHCP, this project is adjacent to a core habitat area, and contains a portion of the San Timoteo linkage area. These linkage areas are necessary, and include both wetland and upland buffers. The proposed project may affect the design of a future MSHCP and should be evaluated for consistency with the ongoing MSHCP planning efforts. Although the MSHCP is still being developed, the impacts of this project should be evaluated in order to avoid foreclosing options for a viable habitat reserve system. Onsite conservation of viable habitat within the San Timoteo linkage area should be incorporated into the proposed project to be consistent with the conceptual framework of the MSHCP. An aerial photo showing the project footprint and adjacent properties would be helpful for evaluating impacts from a regional perspective.

6

We do not agree with the finding of "less than significant impact" to wildlife movement corridors. The culverts (A, B, and C) that pass under the I-10 freeway may provide regional wildlife movement that will be severely impacted by this project. Statements in the DEIR such as "these culverts would be utilized by small to medium sized predatory mammals..." seem to indicate that no real attempt was made to find out what type of animals really use these culverts. The DEIR noted the finding of bear sign within the project area, and further stated that bears are

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Jim Quirk

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not present on the site with any regular frequency. We are unclear how this conclusion could be substantiated. The use (or non-use) of the I-10 culverts by wildlife, should be studied and analyzed to substantiate the impact to regional wildlife movement across this site from the other three directions.

7

The impacts to migrating and dispersing birds should also be analyzed. The project as proposed would remove the entire 167 acres of coastal sage scrub that is present on the project site, as well as substantial amounts of other habitat types, including wetlands. Please explain in the Final Environmental Impact Report (FEIR) possible impacts to the regional and migratory movement of birds (especially gnatcatchers) that may result with the removal of this habitat.

The proposed open space area onsite would likely provide limited value as wildlife habitat. Because the discontinuous nature of remaining open space, along with highly constrained habitat connections (e.g., golf course) may preclude the possibility for movement of wildlife into remaining onsite habitat, or movement across the site into adjacent habitat areas. An explanation of the limited amount of mitigation proposed should be addressed. Please explain in the FEIR the option of using adjacent lands owned by the Oak Valley Partners, L.P. for wildlife habitat mitigation.

8

This project will have a significant impact to onsite wetlands. The FEIR should address the avoidance of wetlands as a mitigation measure. Replacement of wetlands with onsite creation or participation in the "Team Arundo" mitigation bank should be utilized only for unavoidable impacts. The function and values of natural riparian woodlands, wet meadows and marshes will not be replaced by the proposed onsite or offsite mitigation. As cited in the "Biological Resources of the Oak Valley Project Area" (Dames & Moore, 1987), dry washes "provide specialized breeding sites for several, commonly observed species, (and) are frequently used travel corridors for mammals." Therefore, the dry wash areas should also be avoided to the maximum extent feasible.

9

We recommend that avoidance, minimization, or mitigation be used to reduce all biological impacts to a level below significance. The FEIR should include mitigation measures for listed species present and wetland impacts related to the proposed project. The FEIR should include the following:

10

- 1) results of surveys for the gnatcatcher, vireo, and flycatcher in suitable habitat on the entire project site;
- 2) surveys that are referenced in the EIR should be included in their entirety in the Technical Appendix, including maps of areas surveyed;
- 3) detailed discussion of avoidance, mitigation and conservation measures intended to offset project impacts to wetlands, listed species and their habitats;
- 4) the long-term viability and management of proposed open space as it relates to wildlife uses; and
- 5) a more-detailed discussion of potential indirect effects (e.g., noise, lighting, traffic, invasive plants, introduction of non-native animals) to biological resources associated with the proposed project.

11

In addition, a discussion of wildlife habitat linkages, especially San Timoteo Creek and its tributaries, that may be impacted by the proposed project should be included in the FEIR. This discussion should include the potential downstream effects that this project may have on San

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Jim Quirk

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Timoteo creek, including impacts to downstream populations of vireo and flycatcher, hydrology, water quality and the potential for introduction/increase of exotic species (e.g., giant reed (*Arundo donax*)), and the introduction of predators such as cowbirds and feral cats. Also include a discussion of how the remaining or proposed enhanced corridor would function for wildlife movement, what types of habitat would be present, width of remaining corridor (estimated) and width of buffer areas;

12

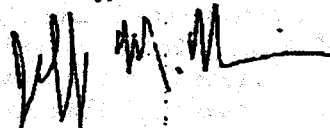
The FEIR should include a map that shows required fuel modification zones for the development areas. These fuel modification zones should be included in the direct impacts of the project. These zones should be coordinated with the County of Riverside or local fire department to determine the buffer required between the open space area and development areas. In addition, any periodic irrigation in native vegetation should be considered a direct impact due to the increase in non-native plant species associated with increased water. In particular, non-native ant species would likely increase as a result of irrigation and preclude the use of the area by native ant species that may be important to maintaining sensitive wildlife species in the open space. Fuel modification zones should be configured so that they are contained entirely within the project site, and do not infringe upon neighboring, offsite habitat areas.

13

We look forward to working with the project proponent to ensure that project impacts are adequately mitigated. We are also available to meet with the project proponent and assist in the preparation of a habitat conservation plan for a section 10 permit, or authorization under section 7 for take authorization for the gnatcatcher. If you have any comments or questions, please contact Ruth Olsen of my staff at (760) 431-9440.

14

Sincerely,


Jim A. Bartel
Assistant Field Supervisor

CEQA-1082.1

Attachment

cc: Lynn Calvert-Hayes (LSA Associates, Riverside)
Oak Valley Partners, L.P. (Calimesa)
Robert Smith (ACOE, Los Angeles)
Glenn Black (CDFG, Chino)

LETTER S: U.S. FISH AND WILDLIFE SERVICE, DECEMBER 11, 2000

Response to Comment S1: This introductory paragraph provides the opinions of the USFWS regarding species which have the potential to be present within the site of Oak Valley SP #318. The comment does not raise any substantive issues regarding the adequacy of the Draft EIR, and no further response is necessary.

Response to Comment S2: This comment constitutes a factual statement regarding Oak Valley SP #318, and does not raise any substantive issues regarding the adequacy of the Draft EIR. No further response is necessary.

Response to Comment S3: This comment identifies the general concern and regulatory responsibilities of the USFWS and does not raise any substantive issues regarding the adequacy of the Draft EIR. No further response is necessary.

Response to Comment S4: This comment constitutes a factual statement regarding Oak Valley SP #318, and does not raise any substantive issues regarding the adequacy of the Draft EIR. No further response is necessary.

Response to Comment S5: As discussed in the Draft EIR, focused surveys for the California gnatcatcher were conducted in Spring 1998, and the species was not observed on site. A single gnatcatcher was observed on site in late 1998 and early 1999 incidental to focused Stephens' kangaroo rat trapping surveys. The 13-acre location where the gnatcatcher was previously observed was re-surveyed in late 1999 and early 2000. No California gnatcatchers were observed during this survey. Thus, the EIR made its conclusions based on the late survey where the lone juvenile was not found. The EIR also states that in order to comply with the ESA, additional surveys would be required within one year prior to construction to determine the presence/absence of the California gnatcatcher on the subject site. The conclusion that the California gnatcatcher is 'highly unlikely' to occupy the site is based on the location of the site at the edge of the species' range, the lack of any on-site observations of the species during the nesting season, the very limited number of current or historical records of the species in the surrounding area, and the conclusion that a single California gnatcatcher observed on site was a transitory juvenile

A 3:1 mitigation ratio for loss of occupied California gnatcatcher habitat maybe considered appropriate in certain circumstances. However, California gnatcatchers are considered absent from the subject site at this time. Thus, a 3:1 mitigation ratio is not justified for unoccupied habitat. Impacts to the overall loss of wildlife habitat within Oak Valley SP #318, including migrating and dispersing birds, is considered significant and unavoidable in the Draft EIR.

Response to Comment S6: See Response to Comment C3 for a discussion of the relationship of Oak Valley SP #318 to the Western Riverside County MSHCP.

Response to Comment S7: Oak Valley SP #318 will not have a significant impact to regional wildlife movement as stated in the EIR. The east-west movement of wildlife through the site was

Oak Valley SP #318

I. RESPONSE TO COMMENT

identified in the Draft EIR as being limited to localized movement and to species willing to use the existing, small culverts which crosses under the I-10 freeway and the existing golf course and rural residential areas beyond. The proposed project will not infringe on wildlife's ability to move through the existing culverts. Nor will the proposed project alter those culverts. The Draft EIR recognizes that Oak Valley SP #318 will result in the loss of approximately 1,100 acres of wildlife habitat. Local wildlife movement, such as that occurring in an east-west direction on and through Oak Valley SP #318, is one of the values of that approximately 1,100 acres of habitat. The loss of approximately 1,100 acres of habitat and associated values (such as wildlife movement) is identified in the EIR as a significant and unavoidable impact. Conclusions regarding bear sign is due to an anecdotal observation of a single sign during multiple surveys of the site undertaken over a number of years.

Response to Comment S8: Impacts on habitat were found to be significant and unavoidable. The lands referred to in the comment were designated for urban development in May 1990 when Riverside County approved SP #216/216A. This designation was subsequently acknowledged by the cities of Calimesa and Beaumont during General Plan preparation by both of these municipalities. As a result, the Calimesa and Beaumont General Plans both designate the lands referred to in the comment for urban development. It is also important to note that the lands referred to in the comment are located within the cities of Calimesa and Beaumont, and that Riverside County does not have any jurisdiction over those lands. See also Response to Comment C3 for a discussion of the relationship of Oak Valley SP #318 to the Western Riverside MSHCP core habitats and linkages.

Response to Comment S9: See Response to Comment O4 for a discussion of wetlands mitigation. The proposed project mitigation measures are rectification and compensation measures to be implemented by both on-site creation and enhancement and off-site means (i.e., purchase of habitat or participation in a agency backed program such as Team Arundo). Major dry washes was preserved within the SCPGA golf course. Other dry washes will be impacted by the project, as will surrounding habitat. The loss of this habitat value is considered significant as the project will substantially diminish habitat for wildlife, as noted in the Draft EIR.

Response to Comment S10: No federally listed species are present within Oak Valley SP #318. Thus, no mitigation measures for impacts to listed species are included in the Draft EIR. The Draft EIR includes mitigation measures for wetlands impact (refer to Response to Comment S9, above).

Response to Comment S11: The focused surveys were conducted in suitable habitat areas throughout the entire site of Oak Valley SP #318. Please refer to the vegetation map shown in Figure C.6.1 of the Draft EIR. The only exception is the follow-up focused survey of the 13 acres for the lone California gnatcatcher, which was conducted in late 1999 and early 2000. Please also note that the EIR states that pre-construction surveys will be required for listed species potentially present on the proposed project site.

Oak Valley SP #318

I. RESPONSE TO COMMENTS

The focused surveys for the California gnatcatcher, least Bell's vireo, southwestern willow flycatcher, and Stephens' kangaroo rat are presented in the Biological Resources Report (Technical Appendix E).

The requested discussion is provided in the Mitigation Discussion within Section V.C-104 of the Draft EIR. See also Responses to Comments O4 and S9.

The loss of approximately 1,100 acres of overall wildlife habitat is considered to be a significant and unavoidable impact because it will substantially diminish wildlife habitat on the project site and in the project vicinity. Please refer to Section V.H of the Draft EIR for unavoidable adverse impacts.

See Response to Comment S12 for a discussion of mitigation indirect impacts.

Response to Comment S12: Please refer to Response C3 for a discussion of the relationship of Oak Valley SP #318 to the Western Riverside County MSHCP and to Response to Comment E1 for a discussion of riparian buffer areas. The native environment within Oak Valley SP #318 has been partially degraded due to existing and historic agricultural practices. Predators such as cowbirds are already present on the site (see Technical Appendix E). However, the need for edge effects controls such as lighting, fencing, and feral animal control will be implemented. Shielded lighting to direct night-time lighting onto the roadways and away from wildlife habitat will be utilized as well as fencing of residential backyards to minimize the potential impacts from domestic and feral animals.

Response to Comment S13: Fuel modification zones, where needed, will be located within Oak Valley SP #318, and are a condition of approval of the proposed project as required by the Riverside County Fire Department when detailed plans are submitted for review and approval. The fuel modification plans will be coordinated with the Riverside County Fire Department to ensure adequate buffer areas and landscape types are provided. The requirement to provide fuel modification plans at the time detailed development plans are submitted for review and approval is consistent with Riverside County Fire Department policy.

Response to Comment S14: The comment refers to implementation of the ESA, and does not raise any substantive comments regarding the adequacy of the Draft EIR. No further response is required.



Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Department of Toxic Substances Control

Edwin F. Lowry, Director
1011 North Grandview Avenue
Glendale, California 91201



Gray Davis
Governor

December 11, 2000

Mr. James Quirk, AICP
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, California 92502

**DRAFT ENVIRONMENTAL IMPACT REPORT FOR OAK VALLEY & SCPGA
GOLF COURSE (SITE), RIVERSIDE, CALIFORNIA, SCH #2000051126**

Dear Mr. Quirk:

The Department of Toxic Substances Control (DTSC) has received your draft Environmental Impact Report (EIR) for the above mentioned Project. Based on the review of the document, DTSC comments are as follows:

1) According to the EIR, the Site had been historically used for farming and grazing. These practices may have released toxic and/or hazardous substances such as pesticides and/or herbicides. The EIR also states that other substances such as petroleum products, paints, household cleaners, and solvents may be present at the Site. Because the Site will consist of residential areas and schools, the EIR needs to identify and determine whether current or historic uses at the Site have resulted in any release of hazardous wastes/substances at the project area.

1

2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.

2

3) If during construction of the project, soil or groundwater contamination is suspected, construction in the area should stop and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil or groundwater exists, the EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

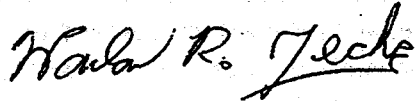
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Mr. James Quirk
December 11, 2000
Page 2

If you have any questions, please contact Ms. Jessy Philip, Project Manager, at (818) 551-2174 or me at (818) 551-2877.

Sincerely,



Harlan R. Jeché
Unit Chief
Southern California Cleanup Operations - Glendale Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

**LETTER T: CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL,
DECEMBER 11, 2000**

Response to Comment T1: No known release of hazardous wastes/substances has occurred within Oak Valley SP #318. This site is not included in any listing of hazardous materials sites prepared pursuant to the provisions of Government Code Section 65962.5. The Initial Study prepared for Oak Valley SP #318 found that the generation, use, storage, and disposal of hazardous materials are strictly regulated by various federal, State, and local authorities, and that adherence to the policies, standards, and regulations of responsible entities will reduce the risk of impacts associated with hazardous materials to a less than significant level. As a result, Riverside County concluded that impacts would be less than significant, and so noted in its initial study for the proposed project. This information was provided in the Initial Study prepared for Oak Valley SP #318, and was distributed for a 30-day public review. No comments were received in response to the Notice of Preparation, and, as a result, impacts were found to be less than significant.

Response to Comment T2: See Response to Comment T1.

Response to Comment T3: Riverside County concurs, and will incorporate this measure as a condition of Oak Valley SP #318 approval. Initial reporting and oversight will be vested with the Riverside County Health Agency.



City Of Calimesa

December 19, 2000

Riverside County Planning Department
4060 Lemon Street
9th Floor/P.B. Box 1409
Riverside, CA 92506-1409
Attention: James Quirk, AICP

RE: Environmental Impact Report
Specific Plan 318
Oak Valley

Dear Mr. Quirk:

The City of Calimesa has reviewed the Environmental Impact Report prepared for Specific Plan 318 and has the following comments:

Trains

We find that the document that discusses the impact of train trips noise generation, and air quality does not address the increase in traffic from the "trash trains" traveling to Eagle Mountain landfill. We also question and are skeptical of the information obtained from the railroad as to the increase in rail traffic. In addition, no mention is made of the proposed increase to the length of trains, currently approximately 5000 ft in length to a proposed 5900 ft in length. This will further exacerbate the wait time at the San Timoteo crossing northwest of the project area. We feel that this particular issue has not been addressed in the document nor is the noise and air quality impacts of idling train engines addressed in the mitigation monitoring program.

Riparian

It appears the meadow, micro wetlands, and cattail marsh is in the general vicinity of the P.A. 9 and P.A. 10. Perhaps the open space in P.A. 23A could be expanded to include this area avoiding disturbance. While there is not strong components of each, it would benefit from becoming attached to a larger area where riparian habitat could thrive in the combined open space. This area is a prime location for the replacement of wetland

The City of Calimesa encourages the mitigation of wetlands to occur on site, we would not support the "Team Arundo" approach for off-site mitigation. If off site mitigation occurs, consultation with the City of Calimesa is necessary to identify areas on the remaining Oak Valley property for an appropriate location, the City would concur with the 3:1 ratio of replacement in this case.

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We do not support the additional acreage of already disturbed land (golf course) to provide mitigation for wetlands unless such area is completely undisturbed.

4

Trails

While there appears to be park facilities throughout the development there is no attempt to connect to the trails system identified on the Riverside County Trails Map. The Riverside County Conservation and Open Space Map indicates a trail passing through the area of San Timoteo Canyon Road. It is unclear, according to the scale of the map, whether the trail is/was located on the north side of the roadway in Oak Valley. If this is the case provisions should be made to accommodate the trail in the Specific Plan.

5

Traffic

There are several closely spaced intersections that may cause significant traffic flow problems if the number of through lanes is not consistent. The roadways between adjacent intersections should have the same number of through lanes coming away from the previous intersection as there are through and free right turn lanes at the subsequent intersection. For example, at intersections 6, there are three through lanes proposed in the northbound direction. However, there are three northbound through lanes and a free right at intersection No. 7. Due to the short distance between intersections, four through lanes are required to properly assign traffic and make a free right turn feasible. This condition exists at the following intersections:

6

- Singleton Road (Intersection Nos. 1, 2, 3, 4)
- Cherry Valley Boulevard (Intersection Nos. 33, 5, 6, 7, 8)
- 14th Street (Intersection Nos. 15, 16, 17, 18)
- Beaumont Ave. (Intersection Nos. 23, 24, 25)
- Potrero Boulevard (Intersection Nos. 26, 27)

The proposed roadway sections at the I-10 freeway include several additional lanes in each direction (Singleton, Cherry Valley, 14th Street, Beaumont). This will require significant bridge widening and cost, which will require coordination with Caltrans. The TIA does not address the related impacts and requirements in making improvements within the State right-of-way.

7

There are significant impacts generated on two roadway segments as a result of the Build-out plus Project for which the TIA does not require mitigation on Page V.D.-37. This is incorrect and should be changed. Additionally, both of the segments are again mentioned as impact D1.2, but only one of the roadway segments (Potrero Boulevard between San Timoteo Canyon Road and Champions Drive) is addressed as a mitigation measure. Significant improvements would be necessary to improve Singleton Road between the I-10 ramps and should not be considered as part of the intersection improvements.

8

Table D.1-H "Build-out Plus Project with Mitigation does not match the list on Page V.D-53 that shows that 13 intersections would operate below the desired LOS. There are several intersection mitigation improvements that are problematic (such as triple left turns), and the recommended mitigation improvements might not meet the desired LOS. All of these intersections should be shown with their respective LOS values that do not meet the desired LOS.

9

P:\calc_val\SP318\nop

The TIA does not propose adequate solutions for the 13 intersections that do not meet the desired LOS at build-out plus project with mitigation. Are there other roadway alignments that would improve the LOS and/or reduce the amount of conflicting traffic (i.e. left turns)?

10

Two intersections (Brookside Ave./Desert Lawn Dr. and Desert Lawn Dr./Champions Dr.) that do not have significant impact in General Plan Build-out but are significantly impacted with the Project. These intersection improvements should be 100% project related and constructed as part of the project.

11

Table D.1-F "Contribution to Total New Traffic Volumes at Study Area Locations: shows the percent ratio of project/new traffic at each of the 35 intersections. This percent should be assessed from the project to contribute its fair-share of the improvements scheduled as part of the General Plan Build-out. The project takes advantage of the General Plan roadway and intersection improvements but otherwise has no fiscal responsibility for the same improvements that it would need to mitigate the project impacts if they were not built as part of the General Plan. (This argument is null if the City/County has a Transportation Fee established to help fund the General Plan improvements proposed in the TIA.)

12

A triple left turn is proposed in the General Plan build-out (with and without mitigation) condition for Intersection No. 26 (Potrero Blvd./SR 60 EB ramps) that is problematic. Triple left turns are not recommended for this application on a freeway off-ramp. The TIA should propose an alternate lane configuration.

13

Historic/Prehistoric Resources

The City of Calimesa would like to see the remnants of the Haskell Ranch/Clough Ranch preserved. It is apparent that several of the buildings have significant historic value and would be a great loss if destroyed by construction. Our preference is to incorporate the interpretive center into the remnants of the ranch as well as the paleontological findings, and create an area where both the riparian (see our comment above) can exist with an interpretive center as long as there is some sort of separation between the areas. It would be an opportunity to allow defined footpaths from the interpretive area through the wetlands in an orderly manner to limit degradation of the riparian area. We strongly concur with mitigation measure CB.2C creating an interpretive center in or around Planning Area 9, however negotiations with the Riverside County Parks District is imperative prior to the Board of Supervisors decision on this Specific Plan/EIR.

14

Public Services

The EIR refers to Fire Services located beyond the acceptable 3-mile radius for emergency services. Relying on the future fire station in the northern part of Oak Valley Specific Plan 216 & 217 is unrealistic. There are two Fire Station locations in the unimproved portion of Oak Valley, one is located along San Timoteo Canyon in Planning Area 6L, the other station is located in Planning Area 4. It may appear that the future construction of the stations may be sufficient to serve Oak Valley Specific Plan 318, however timing of construction for SP 318 is anticipated prior to construction activity in Oak Valley SP 216 & 217. We suggest that the prudent approach to public safety would be to locate a fire station within SP 318 to avoid a shortage of service to the future residents of Oak Valley.

15

Pin/oak_val/SP318/nop

Thank you for the opportunity to submit comments to the EIR for Specific Plan 318. Should you have any questions please contact me at (808) 785-9801.

Sincerely,



Sandra Massa-Lavitt
City of Calimesa
Director of Planning

LETTER U: CITY OF CALIMESA, DECEMBER 19, 2000

Response to Comment U1: The project site is separated from the railroad tracks by the San Timoteo Canyon Road. Traffic along San Timoteo Canyon Road would generate higher continuous equivalent noise (Leq) levels affecting the project site. Sound walls and building upgrades were required by the Draft EIR as mitigation for residential developments along San Timoteo Canyon Road. These measures would help reduce the train noise as well. Train schedules were provided by the Union Pacific (UP) Railroad Company, and were utilized to analyze potential noise impacts. The increase in the length of trains from 5,000 to 5,800 feet, a 16 percent increase, if it occurs, would not significantly increase the train noise, because train noise is associated with main factors, including the type and number of locomotives, average train speed, and nighttime operations. In addition, based on the current and projected train schedule, the anticipated increase in train trips from the trash trains traveling to the Eagle Mountain landfill, a small percentage of the projected total train trips, would not significantly increase the train noise level in the project area.

Air quality in the project area is affected primarily by emissions from vehicular traffic on area roadways, including San Timoteo Canyon Road and I-10, which is projected to carry a high volume of traffic. Emissions associated with trains (from locomotives), including the anticipated Eagle Mountain bound trash trains, were considered at the time the County of Riverside prepared the EIR for the Eagle Mountain landfill project.

Response to Comment U2: Comment noted. Planning Areas 9 and 10 are proposed for commercial and multiple family housing, respectively. The U.S. Army Corps of Engineers does not give credit for on-site retention of wetland areas as mitigation for the loss of wetlands. However, in reviewing Oak Valley SP #318, Riverside County will consider the City's comment favoring this area as a location for replacement of wetlands.

Response to Comment U3: The Santa Ana River Team Arundo mitigation bank is authorized by the U.S. Army Corps of Engineers as acceptable off-site mitigation. See also Response to Comment Q3.

Response to Comment U4: The comment represents the opinion of the comment writer. Because portions of the golf course will support wetland vegetation, and would be biologically considered to be wetlands, subject to State and federal regulations, mitigation and protection of wetland areas within the golf course is considered to be appropriate mitigation.

Response to Comment U5: Trails within Oak Valley SP #318 will be connected to the County's system as required by the Riverside County Comprehensive General Plan.

Response to Comment U6: The intersections cited in the comment are typically freeway interchanges and frontage roads. The traffic analysis undertaken for the Draft EIR demonstrated that the additional lanes called for in the City's comment are not needed for operational purposes. Whether adequate transitions can be provided is speculative at this time, and cannot be known until such time as improvement plans are drawn. If such improvement plans indicate that

Oak Valley SP #318

additional through lanes are required because of inadequate room to provide transitions, they will be provided as part of final improvement plans.

Response to Comment U7: The traffic impact analysis prepared for Oak Valley SP #318 does, in fact, anticipate widening of bridges over the I-10 freeway. Such widening will require coordination with Caltrans, including preparation of Project Study Reports, Project Reports, and new environmental documentation for each freeway-related project.

Response to Comment U8: This improvement was considered to be part of the bridge improvements that would be required. The design of the widened bridge would be determined as part of the preparation of Project Study Reports and Project Reports.

Response to Comment U9: The Draft EIR identified the mitigation which would be required to meet applicable level of service (LOS) standards at build out for all intersections that were analyzed. Where such mitigation was determined to be infeasible, the reasons for such a conclusion were identified in the Draft EIR, and all feasible mitigation was required. The level of service resulting from feasible mitigation was not calculated since all feasible mitigation was being applied, and since it was known that a significant unavoidable impact would occur. See also Response to Comment G3.

Response to Comment U10: Many of the traffic issues that the Draft EIR identified along I-10 freeway interchanges resulted from regional traffic not related to Oak Valley SP #318 bypassing the partial SR-60/I-10 interchange. Completion of a full interchange between these two freeways would assist in moving regional traffic through this area.

The Beaumont General Plan identifies an additional interchange along the SR-60 freeway west of Portrero Road. Construction of the interchange would be problematic due to the topography of the area. In addition, connection of a roadway from a new interchange to San Timoteo Canyon Road would be problematic in that the roadway would have to cross over San Timoteo Creek and the Union Pacific rail line to connect to San Timoteo Canyon Road. San Timoteo Canyon Road could not, however, be realigned (as its will be at Portrero Road) to accommodate the overcrossing due to the location of the existing golf course.

Response to Comment U11: The comment refers to the assignment of project fair share for improvements to intersections along Desert Lawn Drive at Brookside Avenue and Champions Drive. The intersection of Desert Lawn and Champions Drive is the result of realignments being proposed by Oak Valley SP #318 and would, therefore, be constructed as part of the project. The intersection of Desert Lawn Drive and Brookside Avenue is off site to Oak Valley SP #318, and the determination of fair share set forth in the Draft EIR is, therefore, correct.

Response to Comment U12: The Beaumont traffic model which was used to analyze project-related traffic assumed build out of all land uses consistent with the County General Plan and the General Plans of the cities of Calimesa, Beaumont, and Banning. Build out of these land uses would be accompanied by build out of the circulation systems planned by each of these jurisdictions. Each development would thus assume responsibility for construction of all internal

Oak Valley SP #318

I. RESPONSE TO COMMENTS

roadway to their full General Plan cross-section, as well as for the construction of half-width improvements along peripheral roadways. The project sponsor of Oak Valley SP #318 will construct all roadways within the Specific Plan (including General Plan designated roads) to their full General Plan cross-section. In addition, the Oak Valley SP #318 project sponsor will construct half-width improvements along all roadways adjacent to the boundaries of Oak Valley SP #318. Where such a roadway along the Specific Plan's boundary is a freeway frontage road, the project sponsor will construct full improvements. Riverside County concurs that establishment of a uniform traffic mitigation fee would greatly simplify the mitigation of traffic impacts between jurisdictions. The RCIP effort which is currently underway will provide the basis for such a mitigation program.

Response to Comment U13: The appropriate mitigation would be a double left turn, which will be applied to Oak Valley SP #318/EIR #418.

Response to Comment U14: Significant coordination between the Oak Valley SP #318 applicant and the Riverside County Parks District was undertaken prior to public distribution of the Draft EIR. Focused cultural resource efforts determined that preservation of the Haskell Ranch was infeasible, and as a result, Mitigation Measure C8.2 was incorporated into the Specific Plan.

Response to Comment U15: The Draft EIR notes that, in the original approval of SP #216/216A, development of a fire station was approved within the northern portion of that proposed project. This fire station location was retained by the City of Calimesa when it adopted Oak Valley SP 1. Development of that fire station was intended to serve the entire SP #216/216A, including lands within the area encompassing Oak Valley SP #318. EIR Mitigation Measure D3.1A requires payment of fees into the County's fire facilities mitigation program or provision of adequate facilities. Under either scenario, a fire station would be placed such that adequate service to Oak Valley SP #318 is provided.

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

J. MITIGATION MONITORING/REPORTING PLAN

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
GEOLOGY						
C1.1A Structures and facilities within the project site shall be designed and constructed to standards mandated by the Uniform Building Code (UBC) (1997) for Seismic Zone 4, and/or professional engineering standards appropriate for the level of potential seismic hazard which may occur on site. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety.	The developer shall submit to the County ¹ for review and approval building plans that meet the requirements set forth in the mitigation.	Prior to issuance of building permits.	Riverside County Department of Building and Safety			
C1.1B Geotechnical investigations and additional seismic analysis shall be conducted in areas where multi-story "Normal-High Risk" and "Essential" land uses are proposed (as identified in the Riverside General Plan). The findings and results of this analysis shall be incorporated into the design of any such structure or facilities. Any such analysis shall be completed prior to the approval of tentative tract maps creating lots for construction of residential dwelling units, as well as prior to the approval of commercial plot plans for the area in question.	The applicant shall submit to the County for review and approval a site-specific geotechnical investigation conducted by a registered engineering geologist or registered geotechnical engineer evaluating the potential for seismic hazards in areas where multi-story land uses are proposed for "Normal-High Risk" and "Essential" land uses as identified in the County General Plan.	Prior to County approval of residential tentative tract map or approval of commercial plot plans.	Riverside County Department of Building and Safety			
C1.2A The potential for a liquefaction hazard on portions of the proposed project site underlain by alluvium (as designated Qya and Qoa in Figure C.1.3) shall be assessed by a site-specific geotechnical investigation conducted by a registered engineering geologist or registered geotechnical engineer prior to submittal of a tentative tract map.	The applicant shall submit to the County for review and approval a site-specific geotechnical investigation conducted by a registered engineering geologist or registered geotechnical engineer evaluating the potential for liquefaction in accordance with the mitigation.	Prior to submittal of tentative tract map.	County Geologist			
C1.2B If a liquefaction hazard is identified, adequate and appropriate measures such as (but not limited to); design foundations in a manner which limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of	The applicant shall submit to the County for review and approval grading and building plans in conformance with mitigation provided in the site-specific geotechnical	Prior to issuance of grading plans and building plans in areas determined to be	Riverside County Department of Building and Safety			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

J. MITIGATION MONITORING / REPORTING PLAN

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the Riverside County Geologist and the County Department of Building and Safety for review and approval.	investigation conducted by a registered engineering geologist or registered geotechnical engineer evaluating the potential for liquefaction.	effected by liquefaction.	Riverside County Department of Building and Safety			
C1.3A All areas underlain by the San Timoteo Formation or older alluvium, north-facing slopes, steep topography (in excess of 25 percent), and existing landslides shall require a detailed slope stability analysis prior to the issuance of grading permits, demonstrating that manufactured slopes will be stable in post-grading conditions, and that proposed development will not be at risk of damage due to slope instabilities within natural open space areas.	The applicant shall submit to the County for review and approval a detailed slope stability analysis in conformance with the stated mitigation.	Prior to issuance of grading permits.	County Geologist Riverside County Department of Building and Safety			
C1.3B Development on or adjacent to steep slopes shall consist of land uses identified by the Riverside County General Plan as "Normal-Low Risk" (moderate or low density single-family residential units).	The applicant shall submit to the County for review and approval tentative tract maps or parcel maps which identify the type of land use adjacent to or on steep slopes.	Prior to approval of tentative tract map or parcel map.	Riverside County Department of Building and Safety			
C1.3C Detailed grading plans shall be developed for each increment of development. Grading plans shall be submitted to the Riverside County Geologist for review and approval.	The applicant shall submit to the County for review and approval detailed grading plans in conformance with the stated mitigation.	Prior to issuance of grading permits.	County Geologist			
C1.3D The developer/construction contractor shall implement measures to mitigate potential impacts to slopes including, but not limited to, the following: <input type="checkbox"/> Development shall be avoided in areas of unstable soils, poor soil conditions, and areas of high visual impact. <input type="checkbox"/> Cut and fill slopes shall be blended into the natural surrounding topography.	The developer/construction contractor shall submit to the County for review and approval grading plans in conformance with the stated mitigation.	Prior to issuance of grading permits.	Riverside County Department of Building and Safety			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<input type="checkbox"/> Cut or fill slopes shall not exceed 10 feet in height or a slope of 2:1 unless engineering analysis indicates steeper slopes are safe. <input type="checkbox"/> The amount of terrain modification shall be minimized during planning and design of grading and development plans. <input type="checkbox"/> Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. <input type="checkbox"/> Structures shall not be sited on or below identified landslides unless slides are stabilized. <input type="checkbox"/> North-facing cut slopes shall be minimized.						
C1.4A Prior to any development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for that planning area shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval.	The developer/construction contractor shall submit to the County for review and approval an overall Conceptual Grading Plan in conformance with the stated mitigation.	Prior to the issuance of grading permits.	County Geologist Riverside County Department of Building and Safety			
C1.4B Construction erosion and sediment control plans for minimizing erosion shall be submitted to the Riverside County Geologist and/or Department of Building and Safety for review and approval prior to the issuance of grading permits. Measures included in individual erosion control plans may include, but shall not be limited to, the following: <input type="checkbox"/> Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. <input type="checkbox"/> Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.	The developer/construction contractor shall submit to the County for review and approval construction erosion and sediment control plans in conformance with the stated mitigation.	Prior to the issuance of grading permits.	County Geologist Riverside County Department of Building and Safety			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<ul style="list-style-type: none"> <input type="checkbox"/> Structures shall not be sited on or below identified landslides unless slides are stabilized. <input type="checkbox"/> The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils. <input type="checkbox"/> To the extent possible, the amount of cut and fill shall be balanced. <input type="checkbox"/> The amount of water entering and exiting a graded site shall be limited through the placement of interceptor trenches or other erosion control devices. 						
<p>C1.4C Drainage design measures shall be incorporated into the final design of individual projects on site. These measures shall include, but will not be limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages. <input type="checkbox"/> Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages. <input type="checkbox"/> Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses. <input type="checkbox"/> Disturbed areas that have been identified as highly erosive shall be (re)vegetated. <input type="checkbox"/> Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff. <input type="checkbox"/> The landscape scheme for projects within the project site shall utilize drought tolerant plants. 	<p>The developer/construction contractor shall submit to the County for review and approval drainage plans in conformance with the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Department of Building and Safety</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

J. MITIGATION MONITORING / REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<input type="checkbox"/> Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion. C1.5A An evaluation of settlement, hydrocompaction and expansion potential of soils shall be conducted prior to the issuance of grading permits for individual projects within the proposed project site.	<p>The developer/construction contractor shall submit to the County for review and approval soils reports in conformance with the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Department of Building and Safety</p>			
C1.5B The developer/construction contractor shall implement measures to mitigate potential impacts related to expansive soils and/or subsidence. Such measures shall be submitted to the Riverside County Geologist for review and approval. Mitigation measures may include, but shall not be limited to, the following: <input type="checkbox"/> Compressible soils or suitable import soils shall be over excavated and recompacted. <input type="checkbox"/> Soils susceptible to hydrocompaction shall be removed or presoaked. <input type="checkbox"/> Granular engineered fill shall be placed over or in place of expansive soils.	<p>The applicant shall submit to the County for review and approval grading and building plans in conformance with the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>County Geologist Riverside County Department of Building and Safety</p>			
C1.6A Reservoirs, detention basins, or other water holding structures/facilities constructed within the Specific Plan area shall be sited, designed and constructed to minimize the potential for failure, overtopping or other seiche hazards. Plans for such facilities shall be subject to review and approval of Riverside County Flood Control and Water Conservation District.	<p>The applicant shall submit to the County for review and approval an engineering analysis for proposed reservoirs, detention basins, or other water holding structures/facilities to minimize seiche hazards in accordance with the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Flood Control and Water Conservation District.</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

Oak Valley SP #318

J. MITIGATION MONITORING / REPORTING PLAN

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
HYDROLOGY						
<p>C2.1A The peak discharge of storm water from the Oak Valley SP #318 shall not exceed that which existed prior to project development, unless flows are conveyed to an approved flood control facility which has capacity to accept such increased flows.</p>	<p>The applicant shall submit to the County for review and approval grading plans that incorporate the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Flood Control and Water Conservation District</p>			
<p>C2.2A Project grading shall implement erosion control measures. Drainage design measures incorporated into the final project design which would minimize long-term erosion impacts include (but are not limited to) the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Collection of runoff entering developing areas into surface and subsurface drains for removal to nearby drainage courses. <input type="checkbox"/> Capture of runoff above steep slopes or poorly vegetated areas and conveyance to nearby drainage courses. <input type="checkbox"/> Conveyance of runoff generated on paved or covered areas via drains and swales to natural drainage courses. <input type="checkbox"/> Revegetation of disturbed areas and vegetation of non-disturbed but highly erosive areas. <input type="checkbox"/> Use of drought tolerant plants and irrigation systems which minimize runoff. <input type="checkbox"/> Use of other erosion control devices such as rip-rap, gabions, concrete lining, small check dams, etc. to reduce erosion in gullies and active stream channels. 	<p>The developer/construction contractor shall submit to the County for review and approval construction erosion and sediment control plans in conformance with the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Flood Control and Water Conservation District</p> <p>Riverside County Department of Building and Safety</p>			
<p>C2.2B Erosion control measures during the construction phase shall include (but are not limited to) the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Limit grading disturbance to essential project area. 	<p>The developer/construction contractor shall submit to the County for review and approval construction erosion and sediment control plans in</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Flood Control and Water Conservation District</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<input type="checkbox"/> Limit the extent and duration of ground disturbing activities during and immediately following periods of rainfall, to avoid the potential for erosion which may be accelerated by rain on exposed soils. <input type="checkbox"/> Balance, to the extent possible, the amount of cut and fill. <input type="checkbox"/> Divert water entering and exiting the site through the placement of interceptor trenches or other erosion control devices. <input type="checkbox"/> Spray water on disturbed areas to limit dust generation.	conformance with the stated mitigation.		Riverside County Department of Building and Safety			
C2.2C Slopes exposed during grading and/or construction activities shall be revegetated or otherwise stabilized in a timely manner to prevent unnecessary siltation of streambeds and/or drainage facilities. Grading and/or construction contractors shall utilize silt fencing or other erosion control devices/equipment to limit the erosion of on-site soils.	The developer/construction contractor shall submit to the County for review and approval construction erosion and sediment control plans in conformance with the stated mitigation.	Prior to issuance of grading permits.	Riverside County Department of Building and Safety			
C2.2D The applicant shall prepare and submit to the Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation Department erosion and sediment control plans for review and approval prior to the issuance of grading permits.	The developer/construction contractor shall submit to the County for review and approval construction erosion and sediment control plans in conformance with the stated mitigation.	Prior to issuance of grading permits.	Riverside County Department of Building and Safety Riverside County Flood Control and Water Conservation District			
C2.2E Construction and/or grading contractor(s) shall establish and implement a construction Storm Water Pollution Prevention Plan (SWPPP) and post-construction Water Quality Management Plan (WQMP) in accordance with the National Pollution Discharge Elimination System issued by the Regional Water Quality Control Board, Santa Ana Region. The NPDES permit will require the implementation of "Best Management Practices" (BMP) to minimize erosion during construction.	Applicant shall submit a copy of the SWPPP and NPDES permits and WQMP to the Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District.	Prior to issuance of grading permits.	Riverside County Department of Building and Safety Riverside County Flood Control and Water Conservation District			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
C2.3A Development within the Oak Valley SP #318 shall comply with applicable provisions of any NPDES permit and the applicable standards and regulations of other responsible agencies.	Applicant shall submit a copy of the SWPPP and NPDES permits and WQMP to the Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District.	Prior to issuance of grading permits.	Riverside County Department of Building and Safety Riverside County Flood Control and Water Conservation District			
C2.4A Prior to final map approval, detailed drainage/hydrologic studies shall be prepared for review and approval by the Riverside County Flood Control and Water Conservation District, demonstrating that each of the areas designated for residential, commercial, and school development will be provided with adequate protection from storm water drainage per the standards of the County Flood Control District. Such studies shall also demonstrate that peak, post-development storm flows will be no greater than pre-development levels.	The applicant shall submit to the County for review and approval detailed drainage/hydrologic studies in conformance with the stated mitigation measure.	Prior to final map approval.	Riverside County Flood Control and Water Conservation District			
C2.4B All on-site flood control and drainage features shall be designed, installed, and maintained in a manner to prevent flooding hazards associated with a 100-year storm. Plans for all on-site flood control features shall be submitted to the Riverside Flood Control and Water Conservation District for review and approval.	The applicant shall submit plans for all on-site flood control features to the County for review and approval.	Prior to final map approval.	Riverside County Flood Control and Water Conservation District			
C2.4C Drainage features such as grass lined channels and detention basins shall be maintained in a manner which maximizes the efficiency of these drainage facilities.		Prior to final map approval.	Riverside County Flood Control and Water Conservation District			
Maintenance may include the control of vegetation and/or the installation of siltation control devices/equipment.						
C2.4D Drainage features such as small check dams, shall be utilized to control the volume/velocity of storm flows.		Prior to final map approval.	Riverside County Flood Control and Water Conservation District			

J. MITIGATION MONITORING / REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>C2.4E On-site irrigation systems shall be designed, installed, and maintained in a manner as to avoid watering of impermeable surfaces.</p> <p>C2.4F For each area located within the 100-year flood plain, as determined by the Master Drainage Plan, the following information shall be provided on the tentative tract maps:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Designation and boundaries of special flood control hazards including 100-year water surface level. If no flood hazards exist, a statement to this effect shall be made. <input type="checkbox"/> Designation, location, widths, and directions of flow of water courses and flood control channels. 		<p>Prior to the issuance of grading permits.</p> <p>Prior to final map approval.</p>	<p>Riverside County Building and Safety Department</p> <p>Riverside County Flood Control and Water Conservation District</p> <p>Riverside County Building and Safety Department</p>			
NOISE						
<p>C3.1A A free standing sound wall along the residential property line with a minimum of 8 feet effective height from the residential grade shall be constructed for the residential units located in the Group A Impact Zone. The following mitigation measures are required for all residences within the Group A Impact Zone.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sound walls (Plexiglass with a minimum height of 6 feet) shall be required for any second floor balconies constructed for the residential units that are directly exposed to traffic noise exceeding 70 dBA CNEL. <input type="checkbox"/> Double paned windows shall be required for both ground floor and second floor bedrooms in the above units that are exposed to traffic noise exceeding 70 dBA CNEL. <input type="checkbox"/> Mechanical ventilation (i.e., air conditioning systems) shall be required to ensure that windows can remain closed for a prolonged period of time to comply with 	<p>Applicant shall submit to the County evidence that the mitigation listed is included in the construction documents with the developer's contractor.</p>	<p>Prior to issuance of grading permits.</p> <p>Field inspections during construction</p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>the fresh air exchange requirements by the Uniform Building Code.</p> <p>C3.1B A 6-foot-high sound barrier consisting of a concrete block wall or earthen berm or a combination of the two shall be provided along the property line for residential units that fall within the Group B Impact Zone, as identified herein, to reduce the traffic noise level in the outdoor activity area to below 65 dBA CNEL.</p> <p><input type="checkbox"/> Sound walls (Plexiglass with a minimum height of 5 feet) shall be required for any second floor balconies directly exposed to traffic noise exceeding 65 dBA CNEL.</p> <p><input type="checkbox"/> Double paned windows shall be required for the second floor bedrooms in these units directly exposed to traffic noise exceeding 65 dBA CNEL.</p> <p><input type="checkbox"/> Mechanical ventilation, such as air conditioning systems, is also required for bedrooms exposed to traffic noise exceeding 65 dBA CNEL to ensure that windows can remain closed for a prolonged period of time.</p>	<p>The applicant shall submit to the County for review and approval development plans for residential units subject to the stated mitigation.</p>	<p>Prior to issuance of building permits.</p>	<p>Riverside County Building and Safety Department.</p>			
<p>C3.1C Mitigation measures such as air conditioning systems shall be required for the development areas that would fall within Group C Impact Zone to achieve the 45 dBA CNEL interior noise standard. A freestanding sound barrier with a minimum 6 feet effective height can be used in lieu of the mechanical ventilation mitigation to reduce both the ground floor exterior and interior noise levels for the residential units. However, second floor bedrooms directly exposed to the traffic would need to have the mechanical ventilation mitigation, i.e., air conditioning system, to achieve the interior noise standard.</p> <p>C3.1D A 6-foot sound barrier wall shall be required if school classrooms or play areas are proposed within 113 feet of the centerline of Champions Drive.</p>	<p>The applicant shall submit to the County for review and approval development plans that incorporate noise barriers for residential units subject to noise levels over 65 dB CNEL and be designed according to the mitigation.</p>	<p>Prior to issuance of building permits for residential units.</p>	<p>Riverside County Building and Safety Dept.</p>			
	<p>The applicant shall submit to the County for review and approval development plans that incorporate</p>	<p>Prior to issuance of building permits.</p>	<p>Riverside County Building and Safety Department</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
AIR QUALITY						
	noise barriers for schools designed according to the mitigation.					
C4.1A The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.	Applicant shall submit to the County evidence that the mitigation listed is included in the construction documents with the developer's contractor.	Prior to issuance of grading permits.	Riverside County Building and Safety Department			
C4.1B The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines, where such vehicles are available and their use is economically feasible.	Applicant shall submit to the County evidence that the mitigation listed is included in the construction documents with the developer's contractor.	Prior to issuance of grading permits.	Riverside County Building and Safety Department			
C4.1C The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use over extended periods during the work day. During smog season (May through October), the overall length of the construction period should be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.	Applicant shall submit to the County evidence that the mitigation listed is included in the construction documents with the developer's contractor.	Prior to issuance of grading permits.	Riverside County Building and Safety Department			
C4.1D The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.	Applicant shall submit to the County evidence that the mitigation listed is included in the construction documents with the developer's contractor.	Prior to issuance of grading permits. Field Inspections	Riverside County Building and Safety Department Riverside County Building and Safety Department			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>C4.1E Dust generated by the development activities shall be retained on site and kept to a minimum by following the dust control measures listed below.</p> <ul style="list-style-type: none"> <input type="checkbox"/> During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to minimize dust leaving the site, and to create a crust after each day's activities cease. <input type="checkbox"/> During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to minimize dust leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour. <input type="checkbox"/> After clearing, grading, earth moving, or excavation is completed, the on-site areas where dust has collected shall be kept clean by picking up accumulated soils until the area is paved or otherwise developed so that dust generation will not occur. <input type="checkbox"/> Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to minimize dust generation. <input type="checkbox"/> Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be covered. 	<p>Applicant shall submit to the County evidence that the mitigation listed is included in the construction documents with the developer's contractor.</p>	<p>Prior to issuance of grading permits. Field Inspections</p>	<p>Riverside County Building and Safety Department Riverside County Building and Safety Department</p>			
<p>C4.1F The construction contractor shall utilize, as much as feasible, precoated/natural colored building materials, water-based or low-VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.</p>	<p>Applicant shall submit to the County evidence that the mitigation listed is included in the construction documents with the developer's contractor.</p>	<p>Prior to issuance of building permits. Field Inspections</p>	<p>Riverside County Building and Safety Department Riverside County Building and Safety Department</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
C4.2A The project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards.	The applicant/developer shall submit to the County for review and approval building plans which incorporate Title 24 energy conservation standards for residential and commercial buildings.	Prior to issuance of building permits.	Riverside County Building and Safety Department			
C4.2B Transportation demand measures (TDM) shall be incorporated in the design of the commercial land uses. These measures can include, but are not limited to, preferential parking for vanpooling/carpooling, subsidy for transit pass or vanpooling/carpooling, bike racks, lockers, showers, and on-site cafeteria.	The applicant/developer shall submit to the County for review and approval plot plans and/or use permits for commercial land uses which incorporate transportation demand measures.	Prior to approval of plot plan/or use permit.	Riverside County Planning Department			
C4.2C Residential builders within the Oak Valley SP #318 shall determine with the County and Southern California Edison if it is feasible to pre-wire houses for electrical charges for EV cars and/or optic-fibers for home offices. If feasible, install EV charges and/or optic-fibers per the electrical purveyor's direction prior to Certificate of Occupancy.	The applicant/developer shall submit to the County written proof that the applicant has met with Edison and the County to determine if it is feasible to pre-wire houses for electrical charges for EV cars and/or optic-fibers for home offices. If feasible, the developer shall install EV charges/or optic-fibers per the electrical purveyor's direction.	Prior to issuance of building permits for residential units. Prior to Certificate of Occupancy.	Riverside County Planning Department Riverside County Planning Department			
WILDLIFE AND VEGETATION						
C6.1A The design of the project shall include the creation of 24.83 acres of waters of the U.S. and riparian woodland habitat on-site to mitigate for loss of these habitats by the proposed project or the project proponent shall satisfy mitigation requirements for impacts to jurisdictional areas by purchasing the required mitigation credits in a regional mitigation bank acceptable to the U.S. Army Corps of Engineers.	The applicant shall submit either tentative tract map(s) or parcel map(s) that show the creation of 24.83 acres of waters of the U.S. and riparian woodland on the project site or submit proof to the County that mitigation credits in a regional mitigation bank acceptable to the U.S. Army Corps of Engineers have been purchased.	Prior to approval of final map.	Riverside County Planning Department U.S. Army Corps of Engineers			

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
C6.2A The project design shall preserve 134 acres of wildlife habitat within on site open space areas to aid in alleviating impacts to the loss of approximately 1,034 acres of wildlife habitat as a result of the proposed project.	The applicant shall submit either tentative tract map(s) or parcel map(s) that show the preservation of 134 acres of wildlife habitat on the project site.	Prior to approval of tentative tract maps or parcel maps.	Riverside County Planning Department			
SCENIC HIGHWAYS						
C7.1A Development on hillside areas shall be designed to minimize visual impacts from the I-10 and San Timoteo Canyon Road, through the use of contour grading to imitate the existing on-site variable slopes.	The applicant/developer shall submit to the County for review and approval grading plans that incorporate the stated mitigation.	Prior to issuance of grading permits.	Riverside County Planning Department Riverside County Building and Safety Department			
C7.2A The design review process for commercial establishments shall ensure that no significant light or glare impacts shall result from the proposed project. Specific issues to be evaluated at the time of design review shall include the following: <input type="checkbox"/> Proposed exterior lighting and landscaping of parking areas to reduce visible lighting from outside these areas. <input type="checkbox"/> Use of shielding on exterior lights to focus light onto the ground. <input type="checkbox"/> Proposed architectural materials to ensure that reflective materials are minimized.	The applicant shall submit to the County for review and approval building plans that incorporate the stated mitigation.	Prior to issuance of building permits.	Riverside County Planning Department Riverside County Building and Safety Department			
C7.2B The Beaumont Unified School District shall determine lighting and landscape standards on school property, but shall be encouraged to follow proposed design guidelines to mitigate effects of light and glare.	The applicant shall provide proof to the County that the lighting and landscape standards of the Beaumont Unified School District has been followed for construction of schools.	Prior to issuance of building permits for the schools.	Beaumont Unified School District Riverside County Planning Department			

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
HISTORIC AND PREHISTORIC RESOURCES						
<p>C8.1A Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is not possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.</p>	<p>The applicant along with the County shall meet to determine whether avoidance of cultural resources is feasible.</p> <p>If not feasible, the tract maps shall include the placement of the cultural resource sites shall be placed within permanent conservation easements or dedicated open space.</p>	<p>Prior to approval of tentative tract map/plot plan/use permit</p> <p>Prior to approval of tentative tract map/plot plan/use permit.</p>	<p>Riverside County Planning Department</p> <p>Riverside County Regional Park and Open-Space District</p>			
<p>C8.1B If avoidance and/or preservation in place of cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:</p> <p>a. A participant-observer from the Morongo Band of Mission Indians shall be used during archaeological testing or excavation in the project site.</p> <p>b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register,</p>	<p>The applicant/developer shall submit to the County for review and approval grading plans that incorporate the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Planning Department</p> <p>Riverside County Regional Park and Open-Space District</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>execution of the Testing Program will suffice as mitigation of project impacts to this resource.</p> <p>c. After approval of the research design and prior to the issuance of a grading permit, the project proponent shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report that follows the County of Riverside outline for Archaeological Testing. The Test Level Report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment. If cultural resources that shall be affected by the project are found ineligible for listing on the California or National Register, test level investigations will have depleted the scientific value of the sites and the project can proceed.</p> <p>d. If the resource is identified as being potentially eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a treatment program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.</p> <p>e. After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. Typically a treatment program involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site</p>						

V. COMPREHENSIVE GENERAL - PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>as being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report, following the outline of the County of Riverside for Archaeological Mitigation or Data Recovery, shall be developed. This data recovery report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.</p>						
<p>C8.1C If burials or sacred objects are anticipated, a monitor from the Morongo Band of Mission Indians shall accompany the archaeologist.</p>	<p>The applicant/developer shall submit to the County for review and approval grading plans that incorporate the stated mitigation.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Planning Department</p>			
<p>C8.1D If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the descendent may inspect the site of the discovery. The descendent shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>	<p>The applicant/developer shall submit to the County for review and approval grading plans that incorporate the stated mitigation.</p> <p>The grading permit shall state that an archaeologist has the right to stop work if human remains are found during construction.</p>	<p>Prior to issuance of grading permits.</p>	<p>Riverside County Planning Department</p>			
<p>C8.1E Any archaeological materials collected during any phase of cultural resource work shall be given, upon approval of the County of Riverside Regional Park and Open-Space District, to the Morongo Band of Mission Indians for permanent archival storage and preservation.</p>	<p>The applicant/developer shall submit to the County for review and approval an agreement with the Morongo Band of Mission Indians and the County of Riverside Regional Park and Open-Space District which fulfills the intent of the stated mitigation. Said</p>	<p>Prior the issuance of a certificate of occupancy.</p>	<p>Riverside County Regional Parks and Open Space District</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
	agreement shall specify the method, manner, and/or circumstance of the final disposition of archaeological materials.					
C8.1F Prior to the issuance of a grading permit, the project proponent shall provide written assurance to the County that a qualified archaeologist, acceptable to the County of Riverside Regional Park and Open-Space District, has been retained to conduct cultural resource monitoring during project grading.	The applicant shall submit to the County for review and approval the name and professional qualifications of the archaeological monitor.	Prior to issuance of grading permits.	Riverside County Regional Parks and Open Space District			
C8.1G A qualified archaeological monitor shall be present during ground disturbing activities in culturally sensitive sediments. The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until the find can be evaluated by the project archaeologist.	The grading permit shall state that an archaeologist has the right to stop or redirect work if archaeological artifacts or sites are found during construction.	Prior to issuance of grading permits.	Riverside County Planning Department			
C8.1H A report, detailing the results of the monitoring program and following the Archaeological Monitoring Report Outline of the County of Riverside, shall be developed. This report shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.	The applicant/developer shall ensure that any required archaeological report is adequately prepared and submitted to the County.	Prior to issuance of Certificate of Occupancy.	Riverside County Regional Parks and Open Space District			
C8.1I Any archaeological materials collected during any phase of cultural resource work shall be given upon approval of the County of Riverside Regional Park and Open-Space District, to the Morongo Band of Mission Indians for permanent archival storage and preservation.	The applicant/developer shall submit to the County for review and approval an agreement with the Morongo Band of Mission Indians and the County of Riverside Regional Park and Open-Space District which fulfills the intent of the stated mitigation. Said agreement shall specify the method, manner, and/or circumstance of the final disposition of archaeological materials.	Prior to issuance of Certificate of Occupancy.	Riverside County Regional Parks and Open Space District			

V. COMPREHENSIVE GENERAL PLAN AND ENVIRONMENTAL ANALYSIS
 J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>C8.1J Any historic materials collected during any phase of cultural resource work shall be offered to the County of Riverside Regional Park and Open-Space District or its designee on a first right of refusal basis.</p>	<p>The applicant/developer shall submit to the County, a report which details the final disposition of any archeological materials collected on-site.</p> <p>The applicant/developer shall submit to the County for review and approval a plan which specifies the method, manner, and/or circumstance of the final disposition of historic materials.</p> <p>The applicant/developer shall submit to the County, a report which details the final disposition of any archeological historic collected on-site.</p>	<p>Prior to approval of tentative tract map/plot plan/use permit.</p>	<p>Riverside County Planning Department</p>			
<p>C8.2A Preservation in place is the preferred manner of mitigating impacts to historical structures. If preservation in place is not possible, elements of historic buildings and structures within the project site may be incorporated as feasible as part of the Oak Valley development. If reuse is not feasible, the following mitigation measures shall be undertaken for each standing building, structure, or object identified as a contributing element to the District. The following buildings have been identified as being potentially contributing elements to the Haskell Ranch Historic District:</p> <p>A. Noble Adobe B. Blacksmith Shop C. Hay Barn D. Bunk House E. Foreman's House F. J. S. Haskell House G. Milk House H. Milk Storage I. Noble Adobe J. Grain Bins K. Calf Pens L. Ranch Workers Houses M. Silos N. J. W. Haskell House O. S. L. W. Haskell House P. H. K. Haskell House</p>	<p>The applicant/developer shall submit to the County for review and approval either: 1) plans for the preservation in place and/or reuse of on-site historic buildings or; 2) Documentation of each historic building in full compliance with the stated mitigation.</p>	<p>Prior to approval of tentative tract map/plot plan/use permit.</p>	<p>Riverside County Regional Parks and Open Space District Riverside County Planning Department</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>For each of these resources, a full HABS I-style documentation, including photographs, oral history, and selected plans, will be developed. This documentation shall be coordinated with Mitigation Measures C8.1B to insure that constituent relationships are adequately documented, particularly in relation to subsurface resources such as foundations, floors, privies, road margins and irrigation systems. The data recovery program shall fully address the California Register and National Register eligibility of the cultural resources. The documentation shall be submitted to the County of Riverside Regional Park and Open-Space District for review and comment.</p>						
<p>C8.2B Any historic materials collected during any phase of cultural resource work or still standing after County review of the resource documentation (Mitigation Measure C8.2B), shall be offered to the County of Riverside Regional Park and Open-Space District or its designee on a first right of refusal basis.</p>	<p>The applicant/developer shall submit to the County for review and approval a plan which specifies the method, manner, and/or circumstance of the final disposition of historic materials.</p> <p>The applicant/developer shall submit to the County, a report which details the final disposition of any archeological historic collected on-site.</p>	<p>Prior to approval of tentative tract map/plot plan/use permit.</p>	<p>Riverside County Regional Parks and Open Space District</p> <p>Riverside County Planning Department</p>			
<p>C8.2C Prior to the approval of the Plot Plan for the commercial development within Planning Area 9, an interpretive display about the cultural resource history of the area shall be developed. This interpretive display is subject to approval of the County of Riverside Regional Park and Open-Space District and shall be coordinated with them. The interpretive display, at a minimum, will consist of one or more sign discussing the historic setting of the project area relative to the historic resources documented for the project area.</p>	<p>The applicant/developer shall submit to the County for review and approval plans for the required interpretive display. The plans shall fulfill the intent of the stated mitigation.</p>	<p>Prior to the approval of the tentative tract map/plot plan/use permit for development within Planning Area 9.</p>	<p>Riverside County Planning Department</p> <p>Riverside County Regional Parks and Open Space District</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>C8.3A The applicant shall retain a qualified vertebrate paleontologist, to be approved by the County of Riverside Planning Department, to develop a Paleontological Resources Impact Mitigation Program (PRIMP). The PRIMP shall be designed to investigate the potential for encountering paleontological resources in areas of excavation and shall be reviewed by the County of Riverside Planning Department for consistency with the paleontology resource impact mitigation guidelines from both Riverside County and the Society of Vertebrate Paleontology. Riverside County's generic mitigation program as adopted for the Oak Valley SP #318 site follows:</p> <ol style="list-style-type: none"> 1. A pre-construction field assessment to locate fossils at surface exposures. Salvage of fossils from known localities, including processing standard samples of matrix for the recovery of small vertebrate fossils, and (if appropriate) trackway replication. 2. Monitoring of excavation by a qualified vertebrate paleontologic monitor within those portions of the site likely to contain resources. The vertebrae paleontologic monitor shall be present full time during grading excavations in the San Timoteo Formation and Pleistocene alluvium to inspect fresh excavation and to recover paleontological resources. The monitor must be empowered to temporarily divert construction equipment away from fossil resource localities to other work areas. The monitor must be equipped to rapidly remove fossils to avoid prolonged delays to construction schedules. If large mammal fossils or large concentrations of fossils are encountered, the developer shall consider using heavy equipment on site to assist in the removal of large materials. The results of excavation monitoring shall be reviewed on a quarterly basis, and if certain formations such as the Pleistocene old alluvium are 	<p>The applicant/developer shall submit to the County for review and approval the name and professional qualifications of the vertebrate paleontologist.</p> <p>The applicant/developer shall submit to the County for review and approval a Paleontological Resources Impact Mitigation Program which fully satisfies the requirements set forth in the stated mitigation.</p>	<p>Prior to issuance of grading permits, with mitigation program to be implemented during grading operations.</p>	<p>Riverside County Planning Department</p>			

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>not producing fossils, the monitoring in that unit can be reduced by 50 percent until fossils are again located, at which time monitoring will return to 100 percent.</p> <p>3. Preparation of recovered specimens to a point of identification, including washing of standard samples (a standard sample equals 12 cubic meters/yards, or 6,000 lbs) of sediments to recover small fossil vertebrates. Removal of surplus sediment from around the specimens reduces the volume of storage for the repository institution and the storage cost for the developer.</p> <p>4. Identification and curation of specimens into an established and recognized institutional repository with retrievable storage. The repository institution may be a local museum or university that can retrieve the specimens on request. The storage facility must have climate control and controlled entry. Examples of facilities that <i>do not</i> meet the qualifications of a repository are public schools and public storage units.</p> <p>5. Preparation of a report of findings with an appended, itemized inventory of specimens. The report and inventory, when submitted to the lead agency, signifies the completion of the program to mitigate impacts to paleontological resources.</p> <p>C8.3B The project paleontologist shall conduct a pre-construction field assessment to locate fossils at surface exposures.</p>	<p>The applicant shall submit evidence that the mitigation listed is included in the construction documents with the developer's contractor.</p> <p>The findings of the field assessment shall be included in any final report prepared to document on-site paleontological resources.</p>	<p>Prior to any grading of the project site.</p>	<p>Riverside County Planning Department</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
C8.3C The pre-construction field assessment shall be followed by pre-excavation salvage of fossils from known localities, which includes processing standard samples of paleosol matrix for the recovery of small vertebrate fossils.	The applicant shall submit evidence that the mitigation listed is included in the construction documents with the developer's contractor.	Prior to any grading of the project site.	Riverside County Planning Department			
C8.3D During construction excavation, a qualified vertebrate paleontologic monitor shall be present full time during grading in the San Timoteo Formation and Pleistocene alluvium to inspect fresh excavation and to recover paleontological resources. The monitor shall be empowered to temporarily divert construction equipment away from fossil resource localities to other work areas. The monitor shall be equipped to rapidly remove fossils to avoid prolonged delays to construction schedules. Areas separated because of simultaneous excavations may require several monitors. If large mammal fossils or large concentrations of fossils are encountered, the developer shall consider using heavy equipment on site to assist in the removal of large materials. The results of excavation monitoring shall be reviewed on a quarterly basis, and if certain formations such as the Pleistocene old alluvium are not producing fossils, the monitoring in that unit can be reduced by 50 percent until fossils are again located, at which time monitoring will return to 100 percent.	The applicant shall provide proof to the County that a qualified paleontologist has been hired for field monitoring during grading. The grading permit shall state that the paleontological monitor has the authority to divert and direct grading if fossils are exposed during construction.	Prior to the issuance of grading permits.	Riverside County Planning Department			
C8.3E Specimens recovered shall be prepared to a point where they are identifiable and stabilized. Preparation includes washing standard samples of sediment (C8.3A, above) to recover small vertebrate fossils. Matrix samples may be collected and stockpiled off site to prevent construction delays.	The applicant shall submit to the County for review and approval a plan which details the manner in which uncovered materials are documented, stabilized, recovered, and or stored. The applicant shall provide evidence that such a plan is included in construction documents.	Prior to the issuance of Certificate of Occupancy.	Riverside County Planning Department			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>C8.3F Specimens shall be identified and curated into an institutional repository with retrievable storage. The repository institutions charge a one-time fee based on volume so removing surplus sediment is important. The repository institution may be a local museum or university (University of California, Riverside; San Bernardino County Museum, Loma Linda University) that has a curator that can retrieve the specimens on request. The storage facility must have climate control and controlled entry. Examples of facilities that <i>do not</i> meet the qualifications of a repository are public schools and public storage units.</p>	<p>The applicant shall submit to the County evidence that provisions have been made to adequately identify and curate uncovered materials (per the requirements of the stated mitigation) have been made.</p> <p>The applicant shall provide to the County a report which details the final disposition of uncovered materials.</p>	<p>Prior to issuance of Certificate of Occupancy.</p>	<p>Riverside County Planning Department</p>			
<p>C8.3G A report shall be prepared that details the methods of the monitoring program and the results. This shall include an appended itemized inventory of identified specimens. This report shall be presented to the developer for submission to the county for review. When the review process has been completed, the revised document shall signify completion of the PRIMP. A copy of the final report and the accession inventory shall be forwarded to the repository institution.</p>	<p>The applicant shall submit to the evidence that a report which fulfills the intent of the stated mitigation, has been filed with the repository institution.</p>	<p>Prior to the issuance of Certificate of Occupancy.</p>	<p>Riverside County Planning Department</p>			
<p>C8.3H After the excavation monitoring program is complete, the project paleontologist shall prepare a statement of potential impacts that might occur from onsite erosion to areas with paleontologic resource potential that remain on site.</p>	<p>The applicant shall submit to the County for review and comment a statement which fulfills the intent of the stated mitigation.</p>	<p>After final grading on-site and prior to issuance of building permits.</p>	<p>Riverside County Building and Safety Department</p>			
<p>C8.3I The project paleontologist shall submit a statement to the County of Riverside Planning Department that addresses the adequacy of access control measures to be used during construction to keep unauthorized persons from collecting fossils.</p>	<p>The applicant shall submit a statement to the County which fulfills the intent of the stated mitigation.</p>	<p>Prior to the issuance of grading permits.</p>	<p>Riverside County Planning Department</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
Traffic						
<p>D1.1A Roadways links wholly within the boundaries of Oak Valley SP #318, as well as Champions Drive shall be constructed at the time of project development per the requirements of Oak Valley SP #318. Roadway links along the perimeter of the Specific Plan area (San Timoteo Canyon Road, shall be constructed to their full half width section adjacent to the Specific Plan area concurrent with development of the adjacent Oak Valley SP #318 Planning Area. Intersections located within and adjacent to the boundaries of Oak Valley SP #318 (San Timoteo Canyon Road at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn Drive) shall be constructed concurrent with roadway construction with the geometrics illustrated in Figure D.1.9c, unless subsequent traffic impact analyses demonstrate that lesser geometrics can be provided which meet applicable LOS standards, as approved by the Riverside County Transportation Department.</p>	<p>The applicant/developer shall provide evidence that the required improvements have been constructed (or have been funded and will be constructed concurrent with project development).</p>	<p>Review and approval of tentative tract map/plot plan/use permit for applicable development plan.</p>	<p>Riverside County Transportation Department</p>			
<p>D1.1B Concurrent with the construction of "J" Street within the boundaries of Oak Valley SP #318, "J" Street shall be extended offsite to Roberts Road with the same number of travel lanes as that provided within the Specific Plan area north of Champions Drive.</p>	<p>The applicant/developer shall submit evidence that the required improvements have been/will be constructed.</p>	<p>Review and approval of tentative tract map/plot plan/use permit for applicable development plan.</p>	<p>Riverside County Transportation Department</p>			
<p>D1.1C To provide mitigation for impacts on offsite intersections, individual residential and commercial planning areas shall make a fair share contribution toward the mitigation lane additions at the intersections illustrated in Figures D.1.9a thru D.1.9c. The recommended improvements for which fair share contributions shall be collected are those improvements that are over and above the General Plan build out geometrics assumed in the base condition. Prior to recordation of residential tract maps or</p>	<p>The applicant/developer shall submit evidence to the County that adequate fair share contributions for the referenced circulation improvements have been made.</p>	<p>Review and approval of tentative tract map/plot plan/use permit for applicable development area.</p>	<p>Riverside County Transportation Department</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
approval of commercial site plans, a supplemental traffic analysis shall be prepared pursuant to County standards for review and approval by the Riverside County Transportation Department to update mitigation requirements and to determine specific fair share contributions.						
D1.1D To mitigate deficiencies in the proposed circulation network south and east of San Timoteo Canyon Road and Potrero Boulevard, the County of Beaumont should consider additional north-south connections between San Timoteo Canyon Road and SR-60. In considering additional north-south connections, the County of Beaumont and Riverside County should coordinate to provide consistency between their respective General Plan circulation elements.	Te applicant/developer shall coordinate with the City of Beaumont and Riverside to analyze the need for north-south connections between San Timoteo Canyon Road and SR-60.	Immediately upon approval of the project.	Riverside County Transportation Department			
D1.2A Construct Potrero Boulevard between San Timoteo Canyon Road and Champions Drive as a four-lane roadway.	The applicant/developer shall construct the required roadway sections as referenced in the stated mitigation.	Review and approval of the tentative tract map/plot plan/use permit for applicable development area.	Riverside County Transportation Department.			
Water						
D2.2A Prior to issuance of building permits, which would increase existing water usage within the boundaries of Oak Valley SP #318 by more than 425 acre-feet, a water agreement will be secured with the San Geronimo Pass Water Agency to provide sufficient water to the development for domestic purposes.	The applicant/developer shall submit evidence to the County that an agreement to provide sufficient water to support development has been secured.	Prior to the issuance of building permits.	Riverside County Department of Building and Safety			
D2.2B If economically feasible, infrastructure for delivery of reclaimed water shall be installed as part of the Oak Valley SP #318 to provide irrigation water and reduce the potable water demand of the proposed project.	The applicant/developer shall submit to the County for review and approval a reclaimed water delivery system.	Prior to the issuance of building permits.	Riverside County Department of Building and Safety			

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>D2.2C The following water conservation measures are recommended by the State Department of Water Resources for new development to be implemented where feasible in addition to the use of required water-efficient plumbing fixtures.</p> <p><i>Interior</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Supply line pressure:</i> Maintain interior water pressure no greater than 50 pounds per square inch (psi). <input type="checkbox"/> <i>Drinking fountains:</i> Equip drinking fountains with self-closing valves. <input type="checkbox"/> <i>Hotel rooms:</i> Post conservation reminders in rooms and restrooms. Install thermostatically controlled mixing valves in baths/showers. <input type="checkbox"/> <i>Laundry facilities:</i> Provide water-conserving models of washers. <input type="checkbox"/> <i>Restaurants:</i> Use water-conserving models of dishwashers or spray emitters that have been designed for water conservation. <input type="checkbox"/> <i>Ultra-low-flush toilets:</i> Install 1.5-gallon per flush toilets in new construction. <p><i>Exterior</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Landscape with low water-using plants, wherever feasible. <input type="checkbox"/> Limit use of lawn to lawn-dependent uses, such as playing fields. When lawn is used, use drought tolerant grasses. <input type="checkbox"/> Group plants of similar water use together to reduce over-irrigation of low-water-using plants. 	<p>The applicant/developer shall submit evidence to the County that the state mitigation is included in project design.</p>	<p>Prior to the issuance of building permits.</p>	<p>Riverside County Department of Building and Safety</p>			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<input type="checkbox"/> Use mulch extensively in landscaped areas to improve the water-holding capacity of the soil, reducing evaporation and soil compaction. <input type="checkbox"/> Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots (e.g. drip irrigation, soil moisture sensors, and automatic irrigation systems) within parks, schools, and commercial area landscaping. <input type="checkbox"/> Grade slopes so that runoff or surface water is minimized.						
Sewage						
D2.3A Sewage collection and treatment services will be provided through the City of Beaumont, or other sewage treatment entity. Prior to the recordation of tract maps, the project proponent shall submit to the County of Riverside evidence of a commitment from a sewage collection and treatment entity to provide sewer collection and treatment services.	The applicant/developer shall submit to the County evidence of commitment from a sewage collection entity to provide sewer collection and treatment services.	Prior to the recordation of tract maps.	City of Beaumont and Riverside County Department of Health			
D2.3B Ultra-low-flow toilets shall be installed throughout the development to reduce flows to the wastewater treatment facility.	The applicant/developer shall submit to the County that the stated mitigation is incorporated into project design.	Prior to the issuance of building permits.	County of Riverside Building and Safety Department			
Fire Services						
D3.1A The project applicant shall be required to pay established fire protection mitigation fees that are used by the Fire Department to construct new fire protection facilities or provide facilities in lieu of the fee as approved by the County of Riverside Fire Department.	The applicant/developer shall submit evidence that 1) fire protection mitigation fees have been paid or; 2) that fire protection facilities have been provided.	Prior to the issuance of building permits.	Riverside County Fire Department and Riverside County Building and Safety Department			

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
D3.2A The project applicant shall design and implement a fuel modification program for the interface between developed and natural areas within and adjacent to the proposed project area. Such fuel modification plan shall be subject to approval by the Riverside County Fire Department. The fuel modification program shall be achieved through graduated transition from native vegetation to irrigated landscape. The program shall also establish parameters for the percent, age, extent, and nature of native plant removal necessary to achieve the County fire prevention standards to protect human lives and property, while preserving as much natural habitat as practicable.	The applicant/developer shall submit evidence to the County that a fuel modification program has been prepared.	Prior to approval of tract maps/plot plan/use permit.	Riverside County Fire Department and County Planning Department			
D3.2B All structures constructed within the Oak Valley SP #318 shall comply with the construction requirements of Riverside County Ordinance No. 787, and shall be provided with fire-retardant roofing material as described in the Uniform Building Code.	The applicant/developer shall submit evidence to the County that the stated mitigation has been incorporated into project design.	Prior to the issuance of building permits.	Riverside County Fire Department and County Planning Department			
Sheriff Services						
D4.1A The project applicant shall be required to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure for each Phase as they are developed. The fees are for the acquisition and construction of public facilities.	The applicant/developer shall submit evidence to the County that mitigation fees required by the Sheriff's Department have been paid.	Prior to issuance of Certificates of Occupancy.	Riverside County Sheriff's Department			
Solid Waste						
D7.1A The developer shall coordinate solid waste disposal requirements with County agencies and area waste haulers to ensure that adequate landfill capacity County is available within a reasonable distance of the proposed project.	The applicant/developer shall submit to the County for review and approval a solid waste disposal plan.	Prior to the issuance of building permits.	Riverside County Waste Resources Management District			
D7.1B The project applicant shall coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the proposed project on a	The applicant/developer shall submit to the County for review and approval, a curbside recycling plan.	Prior to the issuance of building permits.	Riverside County Waste Resources Management District			

V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS
J. MITIGATION MONITORING /REPORTING PLAN

Oak Valley SP #318

Mitigation Measures	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Remarks
<p>common schedule as set forth in County Resolution. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.</p> <p>D7.1C All future commercial and multi-family residential development within the project site shall comply with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. The law requires the provision of adequate area for collecting and loading recyclable materials. Prior to the issuance of building permits, the applicant shall submit a site plan which includes the final design for recyclable collection and storage area to the Riverside County Waste Resources Management District for review and approval. The storage area for recyclable materials shall comply with County standards.</p>	<p>The applicant/developer shall submit evidence to the County that the stated mitigation is incorporated into the design of the project (or portions thereof).</p>	<p>Prior to the issuance of building permits.</p>	<p>Riverside County Waste Resources Management District</p>			

Note: ¹ County denotes the County of Riverside.

OAK VALLEY
SPECIFIC PLAN #318, EIR #418
V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

**Section K - Supplemental
Response to Comments**

Prepared by

LSA Associates, Inc.
1650 Spruce Street, Suite 500
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Attn: Lloyd Zola
Project #OVP931

April 11, 2001

**K. SUPPLEMENTAL RESPONSES TO COMMENTS ON THE OAK VALLEY SP #318
DRAFT EIR #418**

The 45-day CEQA mandated public review period on the Oak Valley SP #318 Draft EIR began on October 24, 2000 and ended on December 7, 2000. On December 8, 2000, a comment letter was received from the San Geronio Pass Water Agency, signed by Stephen P. Stockton, General Manager and Chief Engineer of the Agency. Pursuant to the provisions of CEQA, written responses to that letter were prepared along with responses to all other comment letters received on the Draft EIR.

A subsequent letter after the close of the public review period, dated April 3, 2001 was provided by the San Geronio Pass Water Agency, providing additional comments on the Oak Valley SP #318 Draft EIR. The April 2001 letter states that a water supply assessment by the Beaumont Cherry Valley Water District pursuant to Public Resources Code Section 21151.9 and Water Code Sections 10910 *et seq.* should have been prepared and included in the Draft EIR.

Response to Supplemental Comment 1: The San Geronio Pass Water Agency's letter of December 8, 2000 was considered in the preparation of a proposed Final EIR for the Oak Valley SP#318 EIR. As requested by the Pass Water Agency, Riverside County provided clarification regarding its estimate of the amount of supplemental water that would be required to support build out of the Oak Valley SP#318. The County found that an additional 147 acre-feet of imported water may need to be purchased from the San Geronio Pass Water Agency to supply the needs of the proposed project, and modified Mitigation Measure D2.2A to that effect.

Riverside County also addressed the water use by the existing SCPGA golf course, noting that the golf course is an existing facility and that its impacts were analyzed and presented as part of the certified EIR for Specific Plans 216/216A (EIR No. 229, State Clearinghouse #8703301). Approval of Substantial Conformance No. 1 and Plot Plan No. 15651 by the County of Riverside, authorizing construction of the golf course, occurred pursuant to the approved Specific Plans 216/216A in October 1998.

In response to the San Geronio Pass Water Agency's December 8, 2000 letter, the County noted that the County's General Plan includes a policy to incorporate the use of adequately treated wastewater for selected non-potable uses where it can be made available economically, but that reclaimed water is not currently available to the proposed project site. The County further noted that the City of Beaumont has indicated that reclaimed water would be available within the next three years, and that Mitigation Measure D.2.2B addresses the concern for reducing potable water demand by requiring installing infrastructure for delivery of reclaimed water to provide irrigation water if economically feasible.

Riverside County's responses to the San Geronio Pass Water Agency's December 8, 2000 letter also noted that EIR #418 requires the applicant enter into a water agreement to be secured with the San Geronio Pass Water Agency. This agreement will provide sufficient water to the development for domestic purposes prior to the time a building permit would be issued by the County that would increase water usage by more than 425 acre-feet, annually. Thus, the timing

of such an agreement is specified in the Draft EIR. The County also stated that the specific terms and conditions of such an agreement would be negotiated between the applicant and the San Geronio Pass Water Agency. It is not within the purview of Riverside County to address specific terms and conditions of agreements between an applicant and an outside service agency. Instead, Riverside County has ensured that adequate water would be available for the proposed development project by limiting the amount of development that can occur prior to securing a supplemental source of water. Hence, the County will enforce Mitigation Measure D2.2A, which requires that, "prior to the issuance of building permits which would increase existing water usage within the boundaries of Specific Plan # 318 by more than 425 acre-feet, a water agreement will be secured with the San Geronio Pass Water Agency to provide sufficient water to the development for domestic purposes."

Response to Supplemental Comment 2: Public Resources Code Section 21151.9, which is cited in the comment letter, is entitled "Water Projects for Agriculture." In addition, Water Code Sections 10910 *et seq* do not apply to the proposed Oak Valley SP#318, which is an amendment to the previously approved Specific Plans 216/216A (EIR No. 229, State Clearinghouse #8703301). California Water Code Section 10910(a)(2) states that the requirements of Water Code Sections 10910 *et seq.* apply to an "amendment to, or a revision of, the land use element of a general plan, or a specific plan, *that will result in a net increase in the stated population density or building intensity to provide for additional development*" (emphasis added). Oak Valley SP#318, which is, in fact an amendment and revision to the previously approved Specific Plans 216/216A, decreases rather than increases population density and building intensity.

As specified in Table H.3-C of the Draft EIR, the proposed revisions and amendment to the previously approved Specific Plans 216/216A, which are represented by Oak Valley SP#318, would result in a reduction of 542 acre-feet of domestic water consumption annually (17 percent) due to a substantial reduction in the overall building intensity of the project. The proposed project eliminates 316 acres of business park development, while only increasing the total dwelling unit yield of the project by 427 units, resulting in a reduction in residential density from 8.77 dwelling units (26 people) per residential acre to 5.16 dwelling units (15.3) per residential acre.

Response to Supplemental Comment 3: Riverside County understands the Pass Water Agency's position, and will assist in ensuring that adequate water supply is acquired by the Oak Valley project for specific developments within the Specific Plan area (e.g., tract maps, commercial site plans). At this time, it is clear that 425 to 572 acre feet per year of groundwater are available to Oak Valley SP#318 without resulting in groundwater overdraft. Mitigation Measure D2.2A requires that a water agreement for supplemental supplies be secured with the San Geronio Pass Water Agency prior to the issuance of building permits which would increase existing water usage within the boundaries of Specific Plan # 318 by more than 425 acre-feet. Thus, the Draft EIR specifies the time and source for the purchase of supplemental water. The specific conditions for such an agreement are a matter of negotiation between the developer of Oak Valley SP#318 and the San Geronio Pass Water Agency. Riverside County cannot dictate the terms of such an agreement between an applicant and an outside service agency through the EIR

process. The source of revenue for the purchase of supplemental water supplies would be the Oak Valley SP#318 project. The mechanics of that purchase (e.g., one time payment to the Pass Water Agency, supplemental charges on water bills charged by the retail water purveyor) are also a matter of negotiation between the developer and the San Gorgonio Pass Water Agency.

Response to Supplemental Comment 4: See response to Supplement Comment 2. The proposed project will result in a substantial *decrease* in building intensity and a projected 17 percent decrease in domestic water consumption as compared to the existing development approval for the site.

Response to Supplemental Comment 5: See responses to Comments K1 and R1, as well as response to Supplemental Comment 1. Riverside County has acknowledged the Pass Water Agency's approach to determining the Oak Valley SP#318's share of groundwater basin safe yield.

Response to Supplemental Comment 6: See response to Comment R1 and response to Supplemental Comment 1. The mitigation measure has been revised based on comments received from the San Gorgonio Pass Water Agency. See also response to Comment R4 and response to Supplemental Comment 3. The Supplemental Comment omits an important part of the County's response to Comment R4. The portion of the County's response which is omitted from Supplemental Comment 6 reads as follows:

"EIR #418 requires the applicant enter into a water agreement with the San Gorgonio Pass Water Agency to provide sufficient water to the development for domestic purposes prior to the time a building permit would be issued by the County that would increase water usage by more than 425 acre-feet, annually. Thus, the timing of such an agreement is specified in the Draft EIR. The specific terms and conditions of such an agreement would be negotiated between the applicant and the San Gorgonio Pass Water Agency."

Response to Supplemental Comment 7: See response to Supplemental Comment 2. The provisions of Water Code Sections 10910 *et seq* do not apply to the proposed project, since it is a revision and amendment to an adopted Specific Plan, and will result in decreased building intensity and domestic water consumption. In addition, the provisions of Public Resources Code Section 21151.9 apply to "Water Projects for Agriculture."

Response to Supplemental Comment 8: As noted in the comment, the 1995 Urban Water Management Plan for the Beaumont-Cherry Valley Water District has anticipated substantial growth within its sphere of influence. Because the original Oak Valley approval (Specific Plans 216/216A) occurred in May 1990, long before adoption of the Urban Water Management Plan, Specific Plans 216/216A were included as part of the substantial growth analyzed by the Beaumont-Cherry Valley Water District. In addition, as noted on Page V.D-75 of the Draft EIR, the San Gorgonio Pass Water Agency included water demand for Specific Plans 216/216A in its plans for imported water supply. In fact, after including the water demand for Oak Valley SP 216 & 216A, which is considerably more than the water demand for the proposed project, the

San Geronio Pass Water Agency concluded that implementation of its Water Importation Project (currently under construction) will substantially reduce the projected water supply deficit with the expectation that water demand will approximately match supplies in the Year 2020 (Gorgonio Pass Water Agency Water Importation Project Environmental Impact Report, Addendum No. 1., page 3-11).

Response to Supplemental Comment 9: See response to Supplemental Comment 2. The provisions of Water Code Sections 10910 *et seq* do not apply to the proposed project, since it is a revision and amendment to an adopted Specific Plan, and will result in decreased building intensity and domestic water consumption.

Response to Supplemental Comment 10: The comment mis-characterizes the conclusions of the Draft EIR. While the Draft EIR concludes that *groundwater* supplies are inadequate, the Draft EIR also clearly requires the purchase of imported water supplies, and requires that an agreement be secured with the San Geronio Pass Water Agency for such supplemental water supplies. The Draft EIR further demonstrates that San Geronio Pass Water Agency has secured adequate water supplies and has infrastructure under construction to support growth through the year 2020, and that development of the project site was included in the Pass Water Agency's projections of future water demand¹. The EIR requires that an agreement be secured directly with the San Geronio Pass Water Agency to provide sufficient supplemental water supplies for domestic purposes.

Response to Supplemental Comment 11: See response to Supplemental Comment 2. The provisions of Water Code Sections 10910 *et seq*. do not apply to the proposed project, since it is a revision and amendment to an adopted Specific Plan, and will result in decreased building intensity and domestic water consumption.

Response to Supplemental Comment 12: Based on the Draft EIR, Riverside County has no choice but to make a finding that the Oak Valley project *will* have sufficient water supplies since sufficient mitigation is already included in the EIR. Oak Valley SP#318 has sufficient groundwater supplies to accommodate 16 to 22 percent of build out, which is adequate for the initial stage of residential development. In addition, Mitigation Measure D2.2A requires that a water agreement for supplemental supplies be secured with the San Geronio Pass Water Agency prior to the issuance of building permits which would increase existing water usage within the boundaries of Specific Plan # 318 by more than the available groundwater supplies. As demonstrated in the Draft EIR, the San Geronio Pass Water Agency has secured adequate water supplies and has infrastructure under construction to support growth through the year 2020, and that development of the project site was included in the Pass Water Agency's projections of future water demand¹.

¹ In fact, build out of previously approved Specific Plans 216/216A, which was used as the basis for the Agency's projected water demands for the site, assumes a 17 percent higher domestic water demand than would result from the proposed amendments and revisions represented by Oak Valley SP #318.



SAN GORGONIO PASS WATER AGENCY

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April 3, 2001

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Riverside, CA 92502-1409

RE: Draft Environmental Impact Report ("DEIR")
Specific Plan No. 318 (the "Oak Valley Project")

Dear Mr. Quirk:

I wish to submit additional comments which the San Gorgonio Pass Water Agency ("SGPWA") wishes to be considered, responded to, and, if necessary, acted upon, in connection with the DEIR and the Oak Valley Project prior to the proposed April 11, 2001 date of hearing on the Final Environmental Impact Report ("FEIR") and on the Oak Valley Project. These additional comments specifically relate to an issue raised in my prior letter to you: whether the DEIR adequately addressed the means for providing sufficient supplemental water for the Oak Valley Project and the sources of such water.

SGPWA cannot locate in the DEIR a water supply assessment by the Beaumont Cherry Valley Water District pursuant to Public Resources Code Section 21151.9 and Water Code Sections 10910 *et seq.* Neither has SGPWA been asked to prepare such an assessment. SGPWA believes that the County must include such an assessment in the DEIR for circulation prior to adoption of the FEIR. The assessment should contain a detailed plan for acquiring and developing additional water supplies. The County cannot approve the Oak Valley Project without adoption of such a plan as part of the mitigation measures contained in the FEIR. I am attaching to this letter a copy of a memorandum prepared by SGPWA legal counsel addressing these points in greater detail.

I hope that this letter and the attached information clarifies the position of the SGPWA with respect to its previous request for additional information in

Jim Quirk
Riverside County Planning Department
April 3, 2001
Page 2

the DEIR about the time, source and conditions for purchase of supplemental water and about the revenue source for supplemental water.

3

Please contact me if you have any additional information or questions about the foregoing.

Very truly yours,

SAN GORGONIO PASS WATER AGENCY



Stephen P. Stockton

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A PROFESSIONAL CORPORATION

to: STEVE STOCKTON
from: RUSSELL G. BEHRENS and BOYD L. HILL
subject: SGPWA/OAK VALLEY
date: March 9, 2001

The Oak Valley Project requires the construction of 4,367 new residential dwelling units. The DEIR identifies Impact D2.2, which states:

The implementation of the proposed project at build out requires a water supply of approximately 2,652 acre-feet per year of water within a groundwater basin that appears to be in a state of overdraft.

Although there is some dispute between SGPWA and the County about the number, the DEIR provides:

The proposed project area's "common-pool approach" share of the basin's "safe yield" is estimated to be approximately 572 acre-feet of groundwater per year; groundwater pumping in excess of that amount is presumed to contribute to an overdraft of the area's groundwater basin.

The DEIR proposes a solution to Impact D2.2:

Exercising the opportunity to purchase any supplemental water that is needed to avoid groundwater overdraft from the San Geronio Pass Water Agency would reduce the impact of water demand for the project to a level of less than significant.

Thus, the DEIR proposes mitigation measure D2.2A, which states:

Prior to issuance of building permits, which would increase water usage to more than 572 acre-feet of groundwater per year, a water agreement will be secured with the San Geronio Pass Water Agency to provide sufficient water to the development for domestic purposes.

4

5

6

March 9, 2001
Page 2

SGPWA previously submitted comments on the DFIR to the County, which comments included the following:

The discussion of purchase of supplemental water for the Project, generally, is accurate. However, the document needs to set out a more definitive concept in the EIR document regarding the purchase of supplemental water as to time source and conditions. The discussion must also provide the general elements of the financial mechanisms that could be used to provide an on-going revenue source for supplemental water purchases to support the feasibility of being able to secure the supplemental water. [emphasis added]

The County responded to the SGPWA comments as follows:

The financial mechanisms for providing an on-going revenue source for supplemental water and conditions of purchasing the supplemental water are not presented in the EIR. However, the completion of the San Gorgonio Pass Water Agency infrastructure project is scheduled for early 2001 and the source of supplemental water will be State Water Project (V.D-64 and V.D-65). A description of potential local and imported water supplies and their availability is presented on pages V.D-64, V.D-65, V.D-74, and V.D-75. This description also includes a summary of discussion with the San Gorgonio Pass Water Agency and correspondence from Beaumont-Cherry Valley Water District, which essentially provide invitations for negotiating a potable water supply for the proposed project. Mitigation Measure D2.2A requires that a water agreement be secured with San Gorgonio Pass Water Agency prior to issuance of building permits where water demand is more than what could be supported with local supplies.

Riverside County Comprehensive General Plan policy requires that the project proponent must show adequate water facilities and water resources availability will exist to meet the demands of the project and that commitments for adequate and available water service must be confirmed (V.D-65). The EIR makes it clear that no firm agreement to supply water to the proposed project exists (V.D-74). However, it is within the purview of the Riverside County Board of Supervisors to interpret the adequacy of information available to meet the requirements of the General Plan policies. [emphasis added]

The County must comply with Public Resources Code Section 21151.9 and Water Code Sections 10910 *et seq.* because the Oak Valley Project constitutes a "project" as defined in Water Codes Section 10913. Section 10913 lists applications for certain activities submitted to a county as a "project," including activities such as: (a) a proposed residential development of more than

March 9, 2001
Page 3

500 dwelling units; and (f) a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project. The Oak Valley Project is a mixed use project which calls for, *inter alia*, the construction of more than 4,000 dwelling units. It therefore qualifies as a "project" under Water Code Section 10913.

Public Resources Code Section 21151.9, enacted in 1995, provides:

Whenever a city or county determines that an environmental impact report is required in connection with a project, as defined in Section 10913, and described in Section 10910, or the Water Code, it shall comply with Part 2.10 (commencing with Section 10910) of Division 6 of the Water Code.

Section 10910(a) of the Water Code requires a county that determines that an environmental impact report is required in connection with a "project" as defined in Section 10913 must comply with Part 2.10 if, as part of the approval of the "project" the adoption of a specific plan is required, if the county has not previously complied with Part 2.10 for the "project." There is no indication in the DEIR that the County has previously complied with Part 2.10 with respect to the Oak Valley Project. Therefore, it appears that compliance with Part 2.10 is required.

Section 10910(c) of the Water Code requires the County to identify any water system that it, or may become, a "public water system," as defined in Water Code Section 10912. Section 10912 defines a "public water system" as a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. Section 10912 includes, as a public water system: (b) any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system; and (c) any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption. It is arguable the SGPWA, and its Groundwater Replenishment Program, qualify as a "public water system." It is clear that Beaumont--Cherry Valley Water District qualifies as a "public water system."

Section 10910(d) of the Water Code requires the County to, at the time it submits a notice of preparation, to request each "public water system" to assess whether the projected water demand associated with the "project" was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 of the Water Code (commencing with Section 10610). SGPWA is not aware that the County made such a request at the time it submitted its notice of preparation of the DEIR.

Each "public water system" must respond to such a request with an assessment which indicates whether its total projected water supplies available during normal, single-dry, and

March 9, 2001
Page 4

multiple-dry water years included in the 20-year projection contained in its urban water management plan will meet the projected water demand associated with the proposed "project," in addition to the public water system's existing and planned future uses.

SGPWA cannot find any mention of any such assessment in the DEIR. It is likely that the Beaumont--Cherry Valley Water District's Urban Water Management Plan (the "Plan"), referenced at page V.D-69 of the EIR does not include in its 20-year projection the water demand for Specific Plan 318. The DEIR makes a statement (page V.D-73) about the Plan which does not contain a conclusion about the water needs of the Oak Valley Project as compared to those listed in the Plan, and, in fact, indicates that the Plan is not sufficient without adding an additional pressure zone and purchase of supplemental water:

BCVWD anticipate substantial growth in its sphere of influence, and has provided a water supply plan in its 1995 Urban Water Management Plan to meet future demand. The BCVWD has planned a future water supply mix of groundwater, imported water, and recycled (reclaimed) water. BCVWD also plans to add a 2650 Pressure Zone to its system, regardless of whether Oak Valley SP #318 is to be served by the District. If BCVWD implements the water supply plan in its 1995 Urban Water Management Plan and follows through on its plans to add the 2650 Pressure Zone, the impact of serving water to the proposed project [on water infrastructure] will be reduced to a less than significant level. [emphasis added]

The Beaumont--Cherry Valley Water District should have made an assessment and its governing body should have approved it at a regular or special meeting and submitted it to the County not later than 30 days after the date on which a request was received. There is no indication in the DEIR that such a request was made by the County or received by the District.

Section 10911 requires that, if the "public water system" concludes, as a result of its assessment, that its water supplies are, or will be, insufficient, the "public water system" must provide to the county its plans for acquiring additional water supplies, setting forth the measures that are being undertaken to acquire and develop those water supplies. Section 10911 lists information which should be included in such plans: (1) the estimated total costs, and the proposed method of financing the costs, associated with acquiring the additional water supplies; (2) all federal, state, and local permits, approvals, or entitlements that are anticipated to be required in order to acquire and develop the additional water supplies; (3) the estimated time frames within which the "public water system" expects to be able to acquire additional water supplies based on the considerations set forth in (1) and (2).

March 9, 2001
Page 5

The County has apparently concluded that existing and planned water supplies are insufficient as evidenced by the language of Impact D2.2. However, under the mitigation for D2.2, there is no discussion of the plans of the Beaumont-Cherry Valley Water District to acquire additional water supplies or of measures which the District is undertaking to acquire and develop those supplies. No mention is made of the estimated total costs, the method of financing the costs, the permits, approvals or entitlements necessary to acquire the necessary additional water supplies, or of the time frame for such acquisition.

10

It is apparent that the Beaumont--Cherry Valley Water District has not made an assessment in compliance with Sections 10911 or 10912 of the Water Code, and that the County has not requested such an assessment. Section 10911(b) of the Water Code requires that any such water supply assessment be included in the environmental impact report for the "project," and Section 10911(c) of the Water Code requires that the lead agency also include in the environmental impact report its evaluation of any information included in the assessment.

11

Section 10911(c) requires the lead agency to determine, based on the entire record, whether projected water supplies will be sufficient to satisfy demands of the "project," in addition to existing and planned future uses. If the lead agency determines that water supplies will not be sufficient, the lead agency must include that determination in its findings pursuant to Section 21081 of the Public Resources Code.

Based on the DEIR, the County has no choice but to make a finding that the Oak Valley Project will not have sufficient water supplies pursuant to Section 21081 of the Public Resources Code. Section 21081 provides that no public agency shall approve or carry out a project for which an environmental impact has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out, unless there is proper mitigation or a statement of overriding considerations.

It is not likely that a statement of overriding considerations can make up for the lack of water. The only recourse which the County has is to adopt sufficient mitigation for the deficiency in water supply. The mitigation measures which the County should adopt are clearly specified in Part 2.10 of the Water Code. The County needs to obtain an assessment from Beaumont--Cherry Valley Water District which includes specifics of a plan to acquire and develop additional water supplies. The mitigation measures should adopt that plan, and the plan must be specific. Public Resources Code Section 21004 provides that a public agency may use discretionary powers provide by law other than Division 13 of the Public Resources Code for the purpose of mitigating or avoiding a significant effect on the environment.

12

OAK VALLEY
SPECIFIC PLAN #318, EIR #418
V. COMPREHENSIVE GENERAL PLAN
AND ENVIRONMENTAL ANALYSIS

**Section L - Supplemental
Response to Comments**

Prepared by

LSA Associates, Inc.
1650 Spruce Street, Suite 500
Riverside, California 92507
Attn: Lloyd Zola
Project #OVP931

May 30, 2001

TABLE OF CONTENTS

L. SUPPLEMENTAL RESPONSE TO COMMENTS ON THE OAK VALLEY
SP #318 DRAFT EIR #418

LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES
COMMENTING ON THE DRAFT EIR

- Letter V:** Cherry Valley Acres & Neighbors, May 9, 2001
Gary Lewis, President
Stan Riddell, Committee Chair
- Letter W:** San Bernardino Audubon Society, May 6, 2001
Dr. Timothy P. Kranz, Member of the Board
- Letter X:** United States Department of Interior, Fish and Wildlife Service,
April 11, 2001
Jeff M. Newman, Acting Assistant Field Supervisor
- Letter Y:** Jennifer McLaughlin (undated)
- Letter Z:** San Timoteo Greenway Conservancy, December 8, 2000
Peter J. Kiriakos, President
- Letter AA:** City of Calimesa, May 22, 2001
Sandra Massa-Lavitt, Director of Planning
- Letter BB:** Center for Biological Diversity, May 22, 2001
Kassie Siegel, Conversation and Litigation Associate

**L. SUPPLEMENTAL RESPONSES TO COMMENTS ON THE OAK VALLEY SP #318
DRAFT EIR #418**

The 45-day CEQA mandated public review period on the Oak Valley SP #318 Draft EIR began on October 24, 2000 and ended on December 7, 2000. There was a series of comment letters that were received during the public comment period at the May 9, 2001 and May 23, 2001 Riverside County Planning Commission hearings on the Oak Valley SP #318 EIR. Pursuant to the provisions of CEQA, written responses to those letters were prepared along with responses to all other comment letters received on the Draft EIR.

The comment letters received at the May 9, 2001 Planning Commission Meeting are as follows:

Letter V: Cherry Valley Acres & Neighbors, May 9, 2001
Gary Lewis, President
Stan Riddell, Committee Chair

Letter W: San Bernardino Audubon Society, May 6, 2001
Dr. Timothy P. Kranz, Member of the Board

Letter X: United States Department of Interior, Fish and Wildlife Service, April 11, 2001
Jeff M. Newman, Acting Assistant Field Supervisor

Letter Y: Jennifer McLaughlin (undated)

Letter Z: San Timoteo Greenway Conservancy, December 8, 2000
Peter J. Kiriakos, President

The comment letters received at the May 23, 2001 Planning Commission Meeting are as follows:

Letter AA: City of Calimesa, May 22, 2001
Sandra Massa-Lavitt, Director of Planning

Letter BB: Center for Biological Diversity, May 22, 2001
Kassie Siegel, Conversation and Litigation Associate

CHERRY VALLEY ACRES & NEIGHBORS
(CVAN)
P O BOX 3257
CHERRY VALLEY, CA. 92223
9 MAY 2001

MR. JOHN ROTH, CHAIRMAN
RIVERSIDE COUNTY PLANNING COMMISSION
40 LEMON STREET, 14TH FLOOR
RIVERSIDE, CA.

SUBJECT: OAK VALLEY PARTNER'S RESPONSES TO PLANNING COMMISSIONERS
QUESTIONS, ASKED BY THE COMMISSION AT THE 5 MAY 2001 PLANNING COMMISSION
HEARING.

DEAR CHAIRMAN ROTH

As you will recall, after the conclusion of the Commission meeting of 11 April 2001, one of our representatives, Mr. Stanley Riddell, stated that your direction to the proponents to provide answers to the Commission's questions, posed at the hearing, would require a revision to the EIR. You disagreed with his statement but directed Planner Jim Quist to provide a copy of the proponent's written response to Mr. Riddell, when the Planning Department received the written answers. We appreciate your action and are pleased to provide our response in this letter for your consideration. Unfortunately, the documentation was not received by us in time for us to prepare our comments and to mail them to the Planning Department, in time for them to be placed in your packet for the meeting of 9 May, 2001. We therefore request that this letter, containing our comments, be accepted by the Commission, considered in your deliberations and be included in the administrative record.

1

CVAN COMMENTS:

It is CVAN'S contention that the responses provided to the questions that were asked by the Commission at the April 11, 2001 Planning Commission meeting, as contained in the booklet submitted to the commission, as the answers pertain to water and the gnatcatcher, are in fact, *non-responsive*. The Commission asked that the water requirements of the entire Pass Area, present and projected, be summarized and the source of water to satisfy the total requirements to be specifically identified. The Commission directed that the summary was to include the water requirements of Calimesa, Beaumont, Banning and the surrounding unincorporated area. The summary was to include the dates of availability of supplemental water, if supplemental water is or will be needed, to satisfy the requirements. We do not find the requested summary in the written response provided by the developer.

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Similarly, we find no reference to the problem identified by The U.S. Department of the Interior, Fish and Wildlife Service, in their letter to James Quirk, dated April 11, 2001. Their letter cites the fact that the project site supports the federally threatened coastal

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California gnatcatcher (*Poliopitila californica*, gnatcatcher). The Commission directed that the mitigating measures that were to be taken to resolve this problem be provided. No mitigation measure to correct this problem is evident in the written response provided to the Commission.

3

THE FOLLOWING ADDITIONAL COMMENTS ARE SUBMITTED IN REGARD TO THE DATA SUBMITTED BY THE PROPONENTS:

WATER SUPPLY

The water level in the Beaumont storage unit, from which Oak Valley proposes to obtain water for the development, at least until supplemental water is available, has been in a state of overdraft for at least 80 years. This condition is confirmed by the "Safe Yield Study Beaumont Storage Unit, October 31, 1995, completed by the Boyle Engineering Corporation. The Boyle Engineering Corporation, was commissioned by The San Gorgonio Pass Water Agency to conduct the study to determine the condition of the Beaumont Storage Unit, the term applied to the aquifer underlying the area of the City of Beaumont, the proposed Oak Valley Project, Cherry Valley, part of Banning and part of Calimesa. The study employed various scientific disciplines as well as computer modeling, together with old and new water well records from throughout the Pass area to acquire the necessary data for the study. Although the comments submitted on page 9 of the response indicates that the subject of overdraft of the aquifer "has been hotly debated", the validity of the Boyle study is generally accepted. To date there has been no authoritative evidence submitted by any agency, district or engineering firm that disputes the conclusions contained in the Boyle Study. The study concludes that the aquifer has been in a state of overdraft for over 80 years and continues to drop at an average annual rate in excess of one foot.

4

THE FOLLOWING COMMENTS ARE GEARED SEQUENTIALLY TO THE CONCLUSIONS REGARDING WATER SUPPLY, CONTAINED ON PAGE 11, OF THE WRITTEN RESPONSE:

- 1) The statement that *the withdrawal of 425-acre feet of groundwater per year from the aquifer would not adversely impact the aquifer defies logic*. According to the Boyle Study, the aquifer has been in a state of overdraft for more than 80 years. How could the withdrawal of additional 425-acre feet each year not add to the existing problem? The answer is obvious. *It will add to the problem.*
- 2) The statement that the Project will require 2,652-acre feet of water annually is not disputed. Our concern is the source of the water.
- 3) The statement that the proposed project will use 17% less water than the approved project has no bearing on where the required water, regardless of the quantity, will come from.
- 4) The identification of the San Gorgonio Pass Water Agency Importation Project, as the source of imported water supplies, to *assure* that the project does not impact ground

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water levels, is tacit acknowledgement that the ground water levels will be adversely impacted by the proposed development.

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5) The statement that the San Gorgonio Pass Water Agency Importation Project's EIR Addendum No 1, concludes that sufficient imported water will be available to support projected growth through the year 2020 may have been an acceptable projection when it was written several years ago but it is not valid today. The Agency's total entitlement to State water is 17,300 acre-feet of water per year, if the water is available. This amount is sufficient for about 24,600 dwelling units, on the basis that each unit will require 1/2 acre-foot of water per year, average. The boundaries of the Pass Water Agency extend from Calimesa to Cabazon and include the Cities of Calimesa, Beaumont, and Banning, as well as the unincorporated communities of Cabazon and Cherry Valley. Existing residents within the boundaries of the Agency have been paying taxes to bring State water into the Pass area since 1962. All are equally entitled to the State water when it arrives. The City of Beaumont alone has reportedly already approved or has in the approval pipeline 35,000-40,000 new dwelling units. When constructed, the water requirement to support the projected developments in Beaumont alone will exceed the total water entitlement of the San Gorgonio Pass Water Agency. It is obvious, therefore, that additional imported water supplies beyond the Agency's 17,300 acre-feet entitlement is required to support the project as well as many other developments within the Pass area. The source of the additional required water is currently unknown.

9

6) The statement that the existing approval for Oak Valley SP #318 (OVSP 216 & 216A) is included in the growth projections used by the San Gorgonio Pass Water Agency, in reaching its conclusion regarding the adequacy of water supplies for the next 20 years, has no meaning. The statement does not support any conclusion.

10

7) The statement that the San Gorgonio Pass Water Importation Project is now under construction is accurate. When completed, it will have the capacity to transport 8,500 acre-feet of water per year. This amount is less than 1/2 of the 17,300 acre-foot entitlement. There is no assurance that this amount will always be available. Of the quantity received, 2000 acre-feet must be provided, by Court Order, to slow the rate of the overdraft of the Beaumont Storage Unit. All residents within the boundaries of the San Gorgonio Pass Water District, who have been paying for the importation of State water since 1962, including those in Calimesa, Beaumont, Cherry Valley, Banning and Cabazon are equally entitled to their share of the residual 6,000 acre-feet of water. The water does not belong to Oak Valley alone..

11

8) The statement that the applicant must secure a water agreement from the San Gorgonio Pass Water Agency before the time a building permit would be issued is based on a letter from the Agency. This is prima-faced evidence that the Agency does not have overriding confidence that future water will be available, at the time it is required. It should be noted that the Agency is a water wholesaler. Its mission is to sell imported water to local retailers. In this case, the retailer would be the Beaumont Cherry Valley Water District (BCVWD). It should be BCVWD that

12

demonstrates through a comprehensive study, that the project can be served with water, without degradation of its service to existing users after the new project is built. We doubt that BCVWD would be unable to provide such assurance. We again disagree that the project can be served with 425 acre-feet of ground water without an adverse effect on the aquifer. As previously noted, the aquifer has been in a state of overdraft for over 80 years. An additional extraction of 425 acre-feet will adversely affect the over draft problem.

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9) It is noted that the Riverside County Comprehensive General Plan Policy requires that the project proponent demonstrate that adequate water facilities and resources will exist to meet the demand of the project now and in the future. *The proponent has not met this requirement as of the present time.*

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10) *The conclusion acknowledges that there is no firm agreement to supply water to the project.* It states that the applicant is required to secure such an agreement from the San Geronio Pass Water Agency.

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In summary, through the documentation submitted by the proponents themselves, it is abundantly evident that the answers to the questions asked by the Commission have not been satisfactorily answered. On this basis, certification of the EIR and approval of the project must be denied.

15

We again appreciate the opportunity to comment on the proposed project and trust that the Commission will find them useful.

Sincerely

Gary Lewis, President

Gary Lewis
By Richard Riddell VICE CHAIR
Stan Riddell, Committee Chair

LETTER V: CHERRY VALLEY ACRES & NEIGHBORS, MAY 9, 2001

Response to Comment V1: Your comments have been responded to in this Supplemental Response to Comments and are included for consideration by the County's Planning Commission and Board of Supervisor's in their deliberations on the proposed project.

Response to Comment V2: A copy of the May 9, 2001 Planning Commission document pages 8 - 11 regarding water issues is attached to this comment letter for clarification purposes. The cumulative analysis was provided and states as follows, "Table H.1-B of the Draft EIR contains a summary of cumulative water demands, similar to the solid waste table discussed in the Planning Commission hearing. The table identifies a cumulative annual water demand of 13,344 acre-feet from 21,141 approved and proposed dwelling units and associated commercial, industrial, and other uses, assuming that each of the approved and proposed projects cited in the table are constructed at their maximum allowable density."

It is the commentor's opinion that the answers to the Planning Commission's questions were non-responsive and this information will be passed on to the decision-making bodies for consideration during their deliberations on this project.

Response to Comment V3: As discussed in the Draft EIR, focused surveys for the California gnatcatcher were conducted on all potential habitat within the site, including the 167 acres, in Spring 1998, and the species was not observed on site (please refer to V.C.-82 of the EIR and to page 4 of the Biological Resources Update in the Technical Appendix). A single gnatcatcher was observed on site in late 1998 and early 1999 incidental to focused Stephens' kangaroo rat trapping surveys. The 13-acre location where the gnatcatcher was observed was re-surveyed in late 1999 and early 2000. No California gnatcatchers were observed during this survey. Thus, the EIR made its conclusions based on the results of the entire site survey in 1998 and on the results of the 1999/2000 resurvey of the local area where the lone juvenile had been detected in 1998/1999. The EIR also states that in order to comply with the Endangered Species Act, additional surveys would be required within one year prior to construction to determine the presence/absence of the California gnatcatcher on the subject site. The conclusion that the California gnatcatcher is "highly unlikely" to occupy the site is based on the location of the site at the edge of the species' range, the lack of any on-site observations of the species during the nesting season, the very limited number of current or historical records of the species in the surrounding area, and the conclusion that a single California gnatcatcher observed on site was a transitory juvenile.

Habitat replacement, or other mitigation, for the loss of occupied California gnatcatcher habitat may be considered appropriate in certain circumstances. However, California gnatcatchers are considered absent from the subject site at this time. Thus, habitat replacement is not justified for unoccupied habitat. Impacts to the overall loss of wildlife habitat within Oak Valley SP #318, including migrating and dispersing birds, are considered significant and unavoidable in the Draft EIR.

Response to Comment V4: The commentor's statements will be passed on to the decision-making bodies for their consideration during their deliberations on this project.

Response to Comment V5: Riverside County's responses to the San Gorgonio Pass Water Agency's December 8, 2000 letter noted that the Draft EIR "requires the applicant enter into a water agreement to be secured with the San Gorgonio Pass Water Agency." This agreement will provide sufficient water to the development for domestic purposes prior to the time a building permit would be issued by the County that would increase water usage by more than 425 acre-feet, annually. Thus, the timing of such an agreement is specified in the Draft EIR. The County also stated that the specific terms and conditions of such an agreement would be negotiated between the applicant and the San Gorgonio Pass Water Agency. It is not within the purview of Riverside County to address specific terms and conditions of agreements between an applicant and an outside service agency. Instead, Riverside County has ensured that adequate water would be available for the proposed development project by limiting the amount of ground water the project can use prior to securing a supplemental source of water. Hence, the County will enforce Mitigation Measure D2.2A, which requires that, "prior to the issuance of building permits which would increase existing water usage within the boundaries of Specific Plan # 318 by more than 425 acre-feet, a water agreement will be secured with the San Gorgonio Pass Water Agency to provide sufficient water to the development for domestic purposes. The source of revenue for the purchase of supplemental water supplies would be the Oak Valley SP#318 project. The mechanics of that purchase (e.g., one time payment to the Pass Water Agency, supplemental charges on water bills charged by the retail water purveyor) are also a matter of negotiation between the developer and the San Gorgonio Pass Water Agency."

Response to Comment V6: The commentor's statements will be passed on to the decision-making bodies for consideration during their deliberations on this project.

Response to Comment V7: Refer to response to Comment V5. The intent of the statement that the proposed project will use 17 percent less than the approved project does not have a bearing as to where the water is coming from but does illustrate that the proposed project will use less water than the project that is currently approved. Also, the approved project was used in the 1995 Urban Water Management Plan for the Beaumont-Cherry Valley Water District which anticipated substantial growth within its sphere of influence. Because the original Oak Valley approval (Oak Valley Specific Plans 216 & 216A) occurred in May 1990, long before adoption of the Urban Water Management Plan, OVSP 216 & 216A were included as part of the substantial growth analyzed by the Beaumont-Cherry Valley Water District. In addition, as noted on Page V.D-75 of the Draft EIR, the San Gorgonio Pass Water Agency included water demand for OVSP 216 & 216A in its plans for imported water supply. In fact, after including the water demand for the portion of OVSP 216 & 216A currently being processed as Oak Valley SP #318, which is considerably more than the water demand for the proposed project, the San Gorgonio Pass Water Agency concluded that implementation of its Water Importation Project (currently under construction) will substantially reduce the projected water supply deficit with the expectation that water demand will approximately match

supplies in the Year 2020 (Gorgonio Pass Water Agency Water Importation Project Environmental Impact Report, Addendum No. 1., page 3-11). The portion of the approved OVSP 216 & 216A, which is proposed as Oak Valley SP #318 would use 4,221 acre-feet per year versus 2,652 acre-feet per year (refer to Table H.3-C in the Draft EIR).

Response to Comment V8: Comment noted. Refer to response to comments V5, V7, and V12 to V14.

Response to Comment V9: Refer to response to Comments V5 and V7.

Response to Comment V10: The statement supports the conclusion that the 1995 Urban Water Management Plan for the Beaumont-Cherry Valley Water District is based on the anticipated growth of the Oak Valley project.

Response to Comment V11: Comment noted. The commentor's statements will be passed on to the decision-making bodies for consideration during their deliberations on this project.

Response to Comment V12: Stephen P. Stockton, General Manager and Chief Engineer of the San Gorgonio Pass Water Agency, stated at the Planning Commission hearing on this project that it is the San Gorgonio Pass Water Agency that is the appropriate entity to secure a water agreement with the developer of Oak Valley since the agency is the purchaser of water. Therefore, the agreement will be between the project proponent and the agency.

Response to Comments V13 and V14: The Draft EIR does provide adequate mitigation to assure that adequate water is available. The County will enforce Mitigation Measure D2.2A, which requires that, "prior to the issuance of building permits which would increase existing water usage within the boundaries of Specific Plan #318 by more than 425 acre-feet, a water agreement will be secured with the San Gorgonio Pass Water Agency to provide sufficient water to the development for domestic purposes. The source of revenue for the purchase of supplemental water supplies would be the Oak Valley SP #318 project. The mechanics of that purchase (e.g., one time payment to the Pass Water Agency, supplemental charges on water bills charged by the retail water purveyor) are also a matter of negotiation between the developer and the San Gorgonio Pass Water Agency."

The commentor is correct. In order to support future development and build out of Oak Valley SP #318 without impacting groundwater levels, a total of 2,227 acre-feet of supplemental water supply is needed. This is accomplished with Mitigation Measure D2.2A, which is based on comments received from the San Gorgonio Pass Water Agency.

The San Gorgonio Pass Water Agency has stated that it is working with area retail water distributors (such as the Beaumont-Cherry Valley Water District) on a financial mechanism for the purchase of imported water supplies to recharge the groundwater basin. The mechanism being pursued by the Agency would have retail water purveyors purchase supplemental water supplies from the San Gorgonio Pass Water Agency. The cost of such

supplemental water would be passed on to consumers as part of their normal water bills. However, because this financing mechanism is not yet in place, Mitigation Measure D2.2A was set forth in the Oak Valley SP #318 EIR to ensure adequate water supply to support future development. Thus, in the absence of a basin-wide funding mechanism, the EIR requires that Oak Valley directly purchase replenishment water.

Response to Comment V15: Your comments will be forwarded to the decision-making bodies for their consideration in the deliberations on the proposed project.

Table B
Comparison of the Impacts Evaluated in Oak Valley SP #318/EIR #418
with those Previously Approved in OVSP 216 & 216A/EIR 229

Impact	OVSP 216 & 216A/EIR 229	Oak Valley SP #318/EIR #418	Change
Average Daily Traffic Generation	131,425 trips	72,844 trips	- 63,253 trips (- 44.6%)
Mobile Air Emissions			
CO	10,153 lbs.	3,677 lbs.	- 6,476 lbs. (- 63.8%)
ROC	917 lbs.	363 lbs.	- 554 lbs. (- 60.4%)
NO _x	1,951 lbs.	1,174 lbs.	- 777 lbs. (-39.8%)
SO _x	200 lbs.	NA	NA
PM ₁₀	1,021 lbs.	566 lbs.	- 455 lbs. (- 44.6%)
Annual Domestic Water Consumption	3,194 a.f. ¹	2,652 a.f.	- 542 a.f. (-17.0%)
Sewage Generation	1.89 mgd ²	1.56 mgd	- 0.33 mgd (- 17.5%)
Student Generation	2,167 students	2,402 students	+ 235 students (+ 10.8%)
Parkland Provided	27.0 acres - plus golf course & natural open space	38.0 acres plus golf course & natural open space	+ 11.0 acres

Source: Oak Valley Environmental Impact Report No. 229; Oak Valley SP #318/EIR #418

Notes: ¹ acre feet
² million gallon per day

WATER SUPPLY

Project Water Demands

Project-related water needs are documented in the Draft EIR on pages V.D-71 to V.D-72. As identified in the Draft EIR, proposed development within Oak Valley SP #318 will consume approximately 2,652 acre-feet per year of water. As shown in Table B, this is a 17 percent decrease in domestic water demand as compared to the existing project approval.

The existing golf course, which was included in the original approval of OVSP 216 & 216A, and specifically approved by the Planning Commission as part of OVSP 216 & 216A, Substantial Conformance No. 1 on December 1, 1998, is estimated to use up to 1,500 acre-feet of water annually. Golf course water usage is an existing condition, as is water being consumed by all other existing uses within the San Geronio Pass region.

Cumulative Water Demand

Table H.1-B of the Draft EIR contains a summary of cumulative water demands, similar to the solid waste table discussed in the Planning Commission hearing. The table identifies a cumulative annual water demand of 13,344 acre-feet from 21,141 approved and proposed dwelling units and associated commercial, industrial, and other uses, assuming that each of the approved and proposed projects cited in the table are constructed at their maximum allowable density.

Project's "Share" of the Groundwater Basin Safe Yield; Need for Supplemental Water

As stated in the Draft EIR (page V.D-74), the "groundwater basin over which Oak Valley SP #318 is located appears to be in a state of overdraft." The existence and extent of such overdraft has been hotly debated in the San Gorgonio Pass area. The Draft EIR conducted an analysis of Oak Valley's "share" of the groundwater basin's safe yield. Using a "common pool" approach, the Draft EIR concluded that the portion of Oak Valley yet to be developed would be able to pump 572 acre-feet of groundwater per year without impacting groundwater levels. In their comments on the Draft EIR, the San Gorgonio Pass Water Agency requested that the project's impact on groundwater be based on a more conservative evaluation of the groundwater basin's safe yield, which was undertaken in 1995. Response to EIR Comment R3 (page V.I-92) sets forth that analysis, and concludes that, using the more conservative safe yield figure, the portion of Oak Valley yet to be developed would be able to pump 425 acre-feet of groundwater per year without impacting groundwater levels.

Thus, in order to support future development and buildout of Oak Valley SP #318 without impacting groundwater levels, a total of 2,227 acre feet of supplemental water supply is needed.

Source for Imported Water

The Draft EIR identifies the source of imported water as the San Gorgonio Pass Water Agency Importation Project, which is currently under construction. The current construction project, called the East Branch extension of the State Water Project, is a cooperative venture with the State of California, Department of Water Resources, the San Gorgonio Pass Water Agency, and the San Bernardino Valley Municipal Water District with a total cost of nearly \$100 million. The San Gorgonio Pass Water Agency's share of this project is \$54 million. When complete in 2002, the system will deliver up to 8,500 acre-feet per year of supplemental water to the Pass area. Since it has to give the "highest priority to eliminate groundwater overdraft," the San Gorgonio Pass Water Agency has committed the first 2,000 acre-feet per year of State Water Project supplies to correcting the overdraft in the Beaumont Storage Unit. The remaining 6,500 acre-feet of water will be available for spreading and additional groundwater basin recharge. The San Gorgonio Pass Water Agency has memorialized their ability to serve the future water needs of the Oak Valley SP#319 project in their letter dated April 26, 2001 signed by Stephen P. Stockton, General Manager and Chief Engineer for the Agency (a copy of which is contained in the Appendix).

As noted in the Draft EIR, (page V.D-75), the San Gorgonio Pass Water Agency has evaluated projected growth in the San Gorgonio Pass region. The Agency concluded that, as the result of the water importation project, water demand will "approximately match supplies in the year 2020 or potentially exceed supplies by 9,600 acre feet."¹ In reaching this conclusion, buildout of OVSP 216 & 216A was assumed.² In reaching their conclusion that adequate water supplies would be available through the year 2020, the San Gorgonio Pass Water Agency estimated annual water demand increasing within the Beaumont Storage Unit by 13,662 to 17,125 acre feet. This includes development of 24,662 dwelling units within the Beaumont Storage Unit, and 35,662 dwelling units in the balance of the Pass Water Agency's service area.

Requirements Placed on Oak Valley SP #318 for Supplemental Water

As noted above, in order to support future development and buildout of Oak Valley SP #318 without impacting groundwater levels, a total of 2,227 acre feet of supplemental water supply is needed. This is accomplished with Mitigation Measure D2.2A, which, based on comments received from the San Gorgonio Pass Water Agency, reads as follows.

"D2.2A Prior to issuance of building permits which would increase existing water usage within the boundaries of Specific Plan # 318 by more than 425 acre-feet, a water agreement will be secured with the San Gorgonio Pass Water Agency to provide sufficient supplemental water supply to the development for domestic purposes."

The San Gorgonio Pass Water Agency has stated that it is working with area retail water distributors on a financial mechanism for the purchase of imported water supplies to recharge the groundwater basin. The mechanism being pursued by the Agency would have retail water purveyors purchase supplemental water supplies from the San Gorgonio Pass Water Agency. The cost of such supplemental water would be passed on to consumers as part of their normal water bills. However, because this financing mechanism is not yet in place, Mitigation Measure D2.2A was set forth in the Oak Valley SP #318 EIR to ensure adequate water supply to support future development. Thus, in the absence of a basin-wide funding mechanism, the EIR requires that Oak Valley directly purchase replenishment water.

¹ San Gorgonio Pass Water Agency, San Gorgonio Pass Water Agency Water Importation Project Environmental Impact Report Addendum No. 1, June 1996.

² Personal communication with Ernest Egger, City of Beaumont, July 13, 2000. As previously noted, the proposed project (Oak Valley SP #318) *reduces* domestic water consumption by 17 percent as compared to the existing project approval.

Conclusion Regarding Water Supply

EIR #418 accomplishes the following.

- Identifies the amount of groundwater that could be used for future development within Oak Valley SP #318 without impacting groundwater levels: 425 acre feet annually.
- Determines the amount of water needed to support future development within Oak Valley SP #318: 2,652 acre feet annually.
- Compares the proposed domestic water demand to that which would result from the existing project approval for the site: 17 percent decrease compared to the existing approval.
- Identifies the source of imported water supplies needed to ensure that Oak Valley SP #318 does not impact groundwater levels: San Gorgonio Pass Water Agency Importation Project.
- Cites the conclusion of the San Gorgonio Pass Water Agency Importation Project Environmental Impact Report Addendum No. 1 that imported water supplies will provide sufficient water to support projected growth through the year 2020.
- Confirms that the existing approval for Oak Valley SP #318 (OVSP 216 & 216A), is included in the growth projections used by the San Gorgonio Pass Water Agency in reaching its conclusions regarding the adequacy of water supplies for the next 20 years.
- Notes that the San Gorgonio Pass Water Agency Importation Project is under construction.
- Requires that the applicant secure a water agreement from the San Gorgonio Pass Water Agency to provide sufficient supplemental water supply for domestic purposes prior to the time a building permit would be issued by the County that would increase water usage by more than 425 acre-feet annually, thereby identifying the timing of such an agreement.³
- Notes that Riverside County Comprehensive General Plan policy requires the project proponent to demonstrate that adequate water facilities and water resources will exist to meet the demands of the project and that commitments for adequate and available water service must be confirmed (EIR page V.D-65).
- Makes it clear that no firm agreement to supply water to the proposed project exists (EIR page V.D-74), but requires the applicant to secure such an agreement from the San Gorgonio Pass Water Agency (Mitigation Measure D2.2A).

³ As noted in response to Comment Letter "R", from the the San Gorgonio Pass Water Agency, the specific terms and conditions of such an agreement would be negotiated between the project developer and the Agency.



*to enjoy
to study
to protect
our natural heritage*

San Bernardino Valley AUDUBON SOCIETY

San Bernardino County Museum
2024 Orange Tree Lane, Redlands, CA 92373

May 6, 2001

Subject: Oak Valley SCPGA Golf Course Specific Plan,
Specific Plan #318 Draft Environmental Impact Report
(DEIR)

Mr. Jim Quirk
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Quirk:

The San Bernardino Valley Audubon Society (Audubon) submits these comments on the DEIR for the Oak Valley SCPGA Golf Course Specific Plan (SP-318).

Before going into detail regarding our comments, however, we would like to state for the record our displeasure at the poor public advertisement and notification of these hearings. In particular, Audubon did not hear of these proceedings until one week after the closing of the DEIR comment period, and this was only upon communication from the City of Calimesa, who also did not receive the DEIR until just days before closing of the comment period.

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As a professor of Environmental Studies at the University of Redlands, I am teaching a class on environmental impact assessment this semester. Despite repeated attempts by my students to contact you, and in written correspondence by myself formally requesting to be advised of proceedings regarding the Oak Valley SCPGA Specific Plan, we were not notified of this, nor any previous hearings on the project. We (Audubon) formally request notification of all future proceedings of the project.

2

Natural Area Habitats and Open Space

The DEIR identifies 516 acres of chaparral, 167ac of sage scrub, 446ac of non-native grassland, 20ac of oak woodland, 9ac of meadow and extremely rare marshland, and 9ac of riparian woodland habitats. These plant communities comprise a unique ensemble of habitats that provide critical habitat for several endangered or special status species.

The proposed designation of 218 acres of open space is severely compromised by the discontinuous distribution of natural open space between developed areas and the developed open space of the golf course. Golf course landscapes provide little or no benefits to native wildlife, and represent an attractive nuisance to other non-native species. The natural open space proposed by the project is insufficient and does not take into consideration the need to establish corridors for recreational trails and wildlife.

3

No detailed survey of oak woodlands on the project parcel have been completed or discussed in the DEIR. A thorough survey of all affected oak trees should be accomplished *prior* to determination of significance with regard to potential impacts and mitigation measures for oak woodland habitat.

Recommendation: Conduct a thorough oak tree survey prior to certification of the DEIR in order to more adequately evaluate potential impacts and mitigation measures for this resource. Redesign project open space to provide more acreage and more contiguous configuration of natural open space areas.

Wetlands

Audubon supports efforts by the San Timoteo Greenway Conservancy to establish a continuous natural area corridor along San Timoteo Creek. Particularly, the riparian, meadow and marsh wetlands in San Timoteo Canyon provide habitat for many unique species of birds, and are a favorite area for our members to see migratory and resident wildlife. The riparian and marsh habitats onsite should be avoided, and the project should incorporate these into a regional open space corridor extending along San Timoteo Creek. This would not only provide essential habitat for wildlife, but would provide an amenity for project area residents and the public for equestrian and hiking trails.

The proposed mitigation measures for impacts to wetlands are vague and ineffective. Replacement of wetlands with onsite creation (golf hazards?) is inadequate. Specific locations and details regarding how and where such mitigation wetlands would be created and sustained needs to be provided before such measures can be evaluated. Proposed participation in "Team Arundo" does not mitigate the loss of high quality riparian habitat onsite; and participation in an unidentified off-site habitat mitigation bank is unacceptable.

Recommendation: Avoidance of wetland habitat onsite is preferred. Particularly, the SP-318 should be redesigned to reduce impacts to riparian habitat along San Timoteo Creek and allow for future extension of a riparian corridor through the project.

Endangered Species

The California gnatcatcher (*Polioptila californica c.*)—a federal and state Endangered species—has been identified in sage scrub habitat onsite, and potential habitat for southwest willow flycatcher (*Empidonax traillii eximus*) and least Bell's vireo (*Vireo bellii pussillus*) exists in riparian habitat onsite. The DEIR grossly understates the potential direct and indirect impacts to California gnatcatcher habitat. Despite the fact that a positive gnatcatcher sighting was confirmed immediately south of the project boundary, no thorough survey of all 167ac of potential sage scrub habitat has yet been completed.

It is very clear, in accordance with CEQA provisions, and as clarified by case law, that mandatory findings of significance are warranted in this situation. This finding is *not* discretionary on the part of the Lead Agency. The DEIR does not propose any

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substantive mitigation for impacts to wildlife habitat and defers further consideration of this issue to merely obtaining required permits from the U.S. Fish and Wildlife Service and California Department of Fish and Game. This obviates the intent of CEQA for open public participation in these deliberations and commits the project to the proposed actions without consideration of project alternatives or redesign in a public forum.

6

Recommendation: surveys of potential gnatcatcher habitat should be completed for all 167ac of sage scrub habitat onsite, and for flycatcher and vireo habitat in the riparian habitat areas. Every effort should be made to avoid even potential habitat for these species, as this provides critical habitat for migration of these endangered species through the area.

Wildlife Corridors

Audubon strongly disagrees with the conclusion that the project may have a less than significant impact on wildlife corridors. A recent analysis by the University of Redlands (Environmental Studies Advanced Design Studio, completed 12/15/00) modeled endangered species habitat parameters using a geographic information system (GIS). The study produced wildlife habitat suitability models and analyzed potential corridors between San Timoteo Canyon, the Crafton Hills, the Upper Santa Ana River wash, and Wildwood Canyon. These habitat suitability models identify only a few remaining options to establish wildlife corridors between San Timoteo Creek and other occupied gnatcatcher habitat in the San Jacinto wildlife area to the south, and occupied habitat in the eastern San Bernardino Valley.

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The culverts under I-10 provide the last remaining opportunities for terrestrial wildlife to move through the area. Studies have shown that many wildlife species, including bear and mountain lion, depend upon these areas for vital movement between major populations in the San Bernardino and San Jacinto Mountains. It is clear from comments in the DEIR that no specific analysis has been undertaken to assess wildlife movement through these culverts and in the canyons running through the property. The University of Redlands study indicates that the Singleton Canyon corridor immediately north of SP-318 and under the control of Oak Valley Partners is perhaps the single remaining corridor for large mammals moving from the Potrero Badlands, through San Timoteo Canyon, to the Wildwood Canyon-Pisgah Peak natural area and the San Bernardino Mountains.

8

Recommendation: as a condition of approval of SP-318, a natural open space corridor should be dedicated along Singleton Canyon between the I-10 and San Timoteo Creek. An analysis of use of underpasses and culverts traversing I-10 should be completed prior to certification of the DEIR.

Cumulative Impacts

The DEIR fails to address cumulative impacts with regard to the other Specific Plan components of the Oak Valley Partners, and other developments in the area. The original Oak Valley Specific Plan Nos. 216 and 216A, adopted by the County in 1990, called for

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a five-phase development on 6,700 acres. In that document, site-specific environmental impact assessment of all but the first phase of the project was deferred to subsequent specific plans, such as the currently proposed SP-318.

With the incorporation of the City of Calimesa in 1990 and annexations by the City of Beaumont, the parent project has now been divided into three jurisdictions. This does not change the fact that the project, as a whole, will result in certain and unavoidable cumulative adverse impacts to the environment. Particularly, impacts to traffic on the I-10 corridor may be substantially greater than those resulting from the development of SP-318 by itself, with as many as 130,000 additional vehicle trips per day on I-10 and San Timoteo Canyon Road. Other cumulative impacts on air quality, community services, water supply and water quality should also be addressed with regard to full project build-out.

Perhaps most disturbing about this project, however, is that it is being evaluated piece meal—as if the other phases of the project are independent entities unto themselves. This is not the case. Oak Valley Partners is the applicant for each of these specific plan efforts. Oak Valley is essentially one much larger project—a proposed new town complete with over 13,000 residential units, hundreds of acres of commercial property, roadways, and of course, more golf courses.

By subdividing the Oak Valley New Town into specific plans under separate jurisdictions, either by purposeful intent to downplay the full impacts of the project, or by the ineptitude of interagency planning coordination, the potential for integration of a comprehensive mitigation program is negated. The cumulative impacts section of the DEIR must be rewritten to include potential impacts of the full Oak Valley New Town project and other pending or approved projects in the region.

Thank you for this opportunity to provide comments. On behalf of our members and by unanimous consent of the Board of Directors, these comments are respectfully submitted.

Very Sincerely,

Dr. Timothy P. Krantz, Member of the Board

Contact:
Redlands Institute for Environmental Design, Management and Policy
University of Redlands
1200 E. Colton Avenue, Duke Hall
Redlands, CA 92373-0999
(909)335-5268

LETTER W: SAN BERNARDINO AUDUBON SOCIETY, MAY 6, 2001

Response to Comment W1: The public mailing list was provided to the Planning Commission in their staff report. A copy of all notices on the availability of the Notice of Preparation and Availability of the Draft EIR were sent to Michael Hunter, University of Redlands Environmental Studies. Copies of the notices and all documentation including the Draft EIR and technical appendices were available to the public at the City of Riverside, Main Library; library at University of California, Riverside; and the Riverside County Library in Calimesa.

Response to Comment W2: Please refer to response to Comment W1.

Response to Comment W3: The suggestion that vegetation within Oak Valley SP #318 is a "unique ensemble" that provides "critical habitat" for several endangered or special status species is not supported by facts. The following table summarizes the extent of vegetation on the site relative to that throughout western Riverside County (as reported in the October 4, 2000 Preliminary Draft Western Riverside County MSHCP, Alternatives Development Document).

Vegetation Type	Acres on Oak Valley SP #318 Site	Acres in Western Riverside County per Preliminary Draft MSHCP Documents
Chaparral	516	435,000
Sage Scrub	167	159,000
Non-native Grassland	446	151,685
Oak Woodland	20	35,330
Meadow	9	(not differentiated) fits best in: Non-native Grassland: 151,685 or Freshwater Wetlands: 1,732
Riparian Woodland	9	14,545

The above habitat types obviously occur throughout western Riverside County, and in many locations are interspersed or occur in close proximity to one another. The presence of these habitat types and the proportion in which they occur on the site of Oak Valley SP #318 is not unusual in western Riverside County and is certainly not "unique." The suggestion that the habitats on the site of Oak Valley SP #318 comprise a "unique ensemble" is contrary to data presented in documents prepared for the Preliminary Draft MSHCP.

The suggestion that Oak Valley SP #318 contains "critical habitat for several endangered or special status species" implies that portions of the site are designated as "critical habitat" as defined under the federal Endangered Species Act. In fact, no portion of the site is designated as "critical habitat" for any threatened or endangered species.

The nearest designated "critical habitat" for the California gnatcatcher is in the Badlands approximately 0.5 mile to the southwest of the site. According to a 1990 study of the species, the California gnatcatcher has not been reported as a breeding species in the San Gorgonio Pass or northern Badlands region in several decades. The site of Oak Valley SP #318 is at the edge of the species' range as demonstrated by existing documentation, survey results, and the limited number of observances of the species in the region (the UC Riverside MSHCP website reports a total of four observations of the species in the entire Pass and Badlands region representing less than 1 percent of all reports of the species in western Riverside County between 1888 and 1998). The site of Oak Valley SP #318 is not an important habitat area for the California gnatcatcher.

The commentator states that the proposed designation of open space within the project site is severely compromised and insufficient. It is clearly stated in the Draft EIR (see page V.C-105) that preservation of 134 acres of natural open space does not fully mitigate project impacts to wildlife habitat. The commentator's observation is consistent with the conclusions of the Draft EIR.

Response to Comment W4: The commentator recommends a "thorough oak tree survey prior to certification of the EIR." A detailed map of on-site vegetation (including oak woodland) was prepared for the project and is presented in Figure C.6.1 (page V.C.-83) of the EIR. The EIR concludes that the project will result in impacts to 17 acres of oak woodland which will occur primarily in Planning Area 23B where custom homesites will be constructed within the oak woodland, additional oak trees may be impacted within Planning Areas 10, 11, 15, 16, 21A, 22, and 23B. Riverside County has also conditioned the proposed project (Condition 30.9) that prior to approval of any map within Planning Areas 10, 11, 15, 16, 21A, 21B, 22 and 23B that an oak tree inventory and conservation plan shall be developed and reviewed and approved by the Planning Department. It is anticipated that most of the oak trees can be preserved within this area but that the presence of the homes will reduce habitat values of the remaining oak woodland.

Response to Comment W5: The commentator suggests that the project will impact riparian habitat within San Timoteo Creek. In fact, San Timoteo Creek is entirely outside the boundaries of the proposed project.

The commentator is correct that the CEQA Guidelines identify, and the resource agencies (i.e., U.S. Army Corps of Engineers [Corps] and California Department of Fish and Game [CDFG]) identify "avoidance" of impacts to wetlands habitats as the preferred mitigation measure. However, the Guidelines and agencies do in fact allow for, and permit, such impacts if other mitigation is provided. Mitigation allowed under the CEQA Guidelines and accepted by the agencies includes habitat creation (on or off site) and habitat compensation through providing substitute resources or environments. The proposed combination of on- and off-site mitigation measures is acceptable under the CEQA Guidelines and under the mitigation policies of resource agencies. Off-site mitigation measures acceptable to resource

agencies include "Team Arundo" where riparian woodland habitat is being restored to the Santa Ana River.

Under CEQA, mitigation measures should be capable of:

- Avoiding the impact altogether by not taking a certain action or part of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, and restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, or;
- Compensating for impacts by replacing or providing substitute resources environments.

The proposed project mitigation measures are rectification and compensation measures to be implemented by both on-site creation and enhancement and off-site means (i.e., purchase of habitat or participation in an agency backed program such as Team Arundo).

Response to Comment W6: As discussed in the Draft EIR, focused surveys for the California gnatcatcher were conducted on all potential habitat within the site, including the 167 acres, in Spring 1998, and the species was not observed on site (please refer to V.C.-82 of the EIR and to page 4 of the Biological Resources Update in the Technical Appendix). A single gnatcatcher was observed on site in late 1998 and early 1999 incidental to focused Stephens' kangaroo rat trapping surveys. The approximate 13-acre location where the gnatcatcher was observed was re-surveyed in late 1999 and early 2000. No California gnatcatchers were observed during this survey. Thus, the EIR made its conclusions based on the results of the entire site survey in 1998 and on the results of the 1999/2000 resurvey of the local area where the lone juvenile had been detected in 1998/1999. The EIR also states that in order to comply with the Endangered Species Act, additional surveys would be required within one year prior to construction to determine the presence/absence of the California gnatcatcher on the subject site. The conclusion that the California gnatcatcher is "highly unlikely" to occupy the site is based on the location of the site at the edge of the species' range, the lack of any on-site observations of the species during the nesting season, the very limited number of current or historical records of the species in the surrounding area, and the conclusion that a single California gnatcatcher observed on site was a transitory juvenile.

Habitat replacement for the loss of occupied California gnatcatcher habitat may be considered appropriate in certain circumstances. However, California gnatcatchers are considered absent from the subject site at this time. Thus, habitat replacement is not justified for unoccupied habitat. Impacts to the overall loss of wildlife habitat within Oak Valley SP #318, including migrating and dispersing birds, are considered significant and unavoidable in the Draft EIR.

Response to Comments W7 & W8: The EIR includes an analysis of the culverts that provide potential wildlife movement routes beneath I-10 (see pages V.C. 92-95 and Figure C.6.3 on page V.C. 96). The EIR concludes that the culverts provide a limited connection for wildlife between the project site and areas east of I-10. The connection is considered to be limited because of the existing Oak Valley Golf Club (golf course) immediately east of I-10 and the surrounding 500-acre St. Clair development currently under construction. The EIR concludes that the least impaired wildlife crossing under I-10 is the large bridge at Noble Creek, a direct connection with San Timoteo Creek. The EIR concludes that San Timoteo Creek/Noble Creek provides the best available corridor which is outside the boundary of Oak Valley SP #318 and will not be impacted by the project.

Singleton Canyon is not within, nor is it a part of, Oak Valley SP #318. It is within a larger area owned by Oak Valley Partners that is part of the City of Calimesa. Potential effects to wildlife movement corridors (as also identified in the Draft MSHCP document) within that area will be addressed as part of subsequent environmental documents prepared with the City of Calimesa as the CEQA Lead Agency.

Response to Comments W9 and W10: The commentor is referring to the entire Oak Valley project (OVSP 216 & 216A) as approved by the Riverside County Board of Supervisors in May 1990. This action served as an amendment to the County's General Plan and as a zone change granting specific development rights for an undeveloped 6,405-acre project site located in the north central Riverside County between Beaumont and Calimesa. The OVSP 216 and 216A proposed a planned golf/recreation oriented master-planned community of single and multi-family residential, commercial, recreational, and community uses. Development was intended to be implemented in several phases over a 30-year period. Subsequent to the County's approval of OVSP 216 & 216A, the City of Calimesa incorporated on December 1, 1990. The portion of OVSP 216 & 216A north of and including the 220 kV Edison transmission line easement was included in the City boundaries. The City of Calimesa adopted OVSP 216 & 216A for that portion within the Calimesa city limits to serve as the relevant land use plan and zoning for that area, renaming it Oak Valley SP 1.

In 1998, an annexation to the City of Beaumont occurred covering portions of the eastern 532.72 acres of OVSP 216 & 216A property. The remaining 1,747.9-acre portion of OVSP 216 & 216A located south of the Edison easement is the only portion of OVSP 216 & 216A remaining within unincorporated Riverside County, and is the subject of the Oak Valley SP #318 and EIR #418.

The EIR contains a cumulative analysis of traffic, air quality, water supply, community services, and water quality in Chapter V.H. The Oak Valley Specific Plan 1 (City of Calimesa) is shown in Table H.1.A and number 5 on Figure H.1.1 as a probable cumulative project. Number 12 on Figure H.1.1 is the St. Clair development in the City of Beaumont (partially within the originally approved OVSP 216 & 216A). A portion of OVSP 216 & 216A has already been built within the City of Beaumont and was used in determining

baseline conditions for the analysis within this EIR. Therefore, the analysis in the EIR did take into account the entire previously approved OVSP 216 & 216A. Also this project (Oak Valley SP #318) is considered a stand alone project and does not rely on the approvals or infrastructure in the Calimesa and Beaumont portions of the Specific Plan.



United States Department of the Interior
 Fish and Wildlife Service
 Ecological Services
 Carlsbad Fish and Wildlife Office
 2730 Loker Avenue West
 Carlsbad, California 92008



In Reply Refer To:
 FWS-WRIV-1614.1

APR 11 2001

James Quirk
 Project Planner
 Riverside County Planning Department
 9th Floor, CAC - P.O. Box 1409
 Riverside, California 92502-1409

Re: Specific Plan No. 318, General Plan Amendment No. 568, Change of Zone No. 6492,
 EIR No. 418, Oak Valley and SCPGA Golf Course, Beaumont/Banning Zoning Area,
 Riverside County, California

Dear Mr. Quirk:

This letter is in response to Specific Plan No. 318, General Plan Amendment No. 568, Change of Zone No. 6492, EIR No. 418, proposed by Oak Valley Partners, LP, in the Beaumont/Banning Zoning Area, Riverside County (County), California. The proposed intent to certify an environmental impact report (EIR) will effect 1,747.9 acres of unincorporated land within the northeastern section of western Riverside County, east of Interstate 10, and north of 14th Street. Approval of this project would allow for residential development consisting of 120.0 acres of low density, 524.1 acres of medium density, 90.8 acres of medium high density, and 92.9 acres of high density single family residential uses on lots ranging from 3,800 to 10,000 square feet with a maximum of 4,355 dwelling units, 46.4 acres of commercial uses, 40.0 acres for school sites, 38.0 acres for park sites, 25.0 acres of mixed use, 500 acres devoted to the existing golf course, 218.3 acres of open space, and 52.4 acres for major roads, and related change of zone and circulation element general plan amendment. In addition, the proposed project is an amendment to Transportation Study Area Map 3 of the General Plan to reflect the Specific Plan 318 Circulation Plan by deleting Hinda Road as a Secondary Highway through the project, realigning Desert Lawn Drive (Champions Drive) along the eastern project boundary, and upgrading of Cherry Valley Boulevard from a Secondary Highway to an Urban Arterial Highway from the project boundary to Interstate 10, and proposes to change of zone from SP (216 & 216A) to SP (318).

At meeting between the County, project representative, and us on February 7, 2001, we discussed concerns about the impact of the proposed project to the federally threatened coastal California gnatcatcher (*Poliopnila californica californica*, gnatcatcher) and the western Riverside County's multiple species habitat conservation planning (MSHCP) effort.

The proposed project site supports occupied gnatcatcher habitat. In our letter sent to your office dated December 11, 2000 (attached), we indicate that the gnatcatcher has been documented on the project sight. This sighting is referenced in the Oak Valley & SCPGA Golf Course Specific

James Quirk (FWS-WRIV-1614.1)

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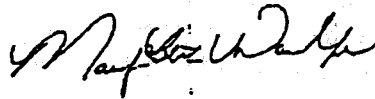
Plan No. 318/EIR No. 418. Furthermore, we provided a letter of concurrence dated March 11, 1999, stating if the gnatcatcher occupying the site was avoided, the golf course would result in a "not likely to adversely effect" to this species. This determination was based on avoidance and conservation of 13 acres of habitat and a 100-foot wide buffer by the applicant from the construction of the golf course.

We have determined that this project may adversely effect the gnatcatcher and, therefore, authorization under section 7 or section 10 should be obtained before the proposed project can proceed. Furthermore, the project evaluation needs to include potential effects to conservation efforts for species included in the MSHCP effort as well as effects of take of listed species.

For reasons stated above, we recommend the Planning Commission defer the certification of the EIR to allow us, along with California Department of Fish Game, to meet with the project proponent and your staff to discuss the proposed project.

We appreciate the opportunity to comment on the proposed board action. If you have any questions or comments please contact Daniel Marquez of my staff at (760) 431-9440.

Sincerely,



Jeff M. Newman
Acting Assistant Field Supervisor

Enclosure

cc: Glenn Black (CDFG; Chino)
Oak Valley Partners, LP
Jerry Jolliffe/Richard Lashbrook (County of Riverside)

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**LETTER X: UNITED STATES DEPARTMENT OF INTERIOR, FISH AND WILDLIFE
SERVICE, APRIL 11, 2001**

Response to Comment X1: As discussed in the Draft EIR, focused surveys for the California gnatcatcher were conducted in Spring 1998 throughout all potential habitat within the site, the species was not observed on site. A single gnatcatcher was observed on site in late 1998 and early 1999 incidental to focused Stephens' kangaroo rat trapping surveys. The 13-acre location where the gnatcatcher was observed was re-surveyed in late 1999 and early 2000. No California gnatcatchers were observed during this survey. Thus, the EIR made its conclusions based on the 1998 survey of the entire site and on the 1999/2000 survey where the lone juvenile was not found. The EIR also states that in order to comply with the Endangered Species Act, additional surveys would be required within one year prior to construction to determine the presence/absence of the California gnatcatcher on the subject site.

With respect to the existing golf course and the March 11, 1999 letter of concurrence from the USFWS to the Corps, that letter addressed the SCPGA golf course. The golf course was constructed and has been in operation for just under one year, all requirements of the USFWS were met pursuant to the March 11, 1999 letter. The project that is currently being considered is adjacent to the golf course but is a separate and distinct project from the existing golf course.

Response to Comment X2: Based on the surveys conducted to date, the site is not occupied by the California gnatcatcher nor by any other species listed as threatened or endangered under the state or federal Endangered Species Act. As is recommended in the EIR, additional surveys will be required for listed species potentially present on the proposed project site within one year prior to project construction. If at that time it is determined that threatened or endangered species have occupied the site, the applicant will certainly meet with the USFWS and the CDFG to address such species with the agencies.

Jennifer M Laughlin
 701 Church Place #2
 Redlands, CA 92377
 (909) 748-6511

To the County of Riverside in California,

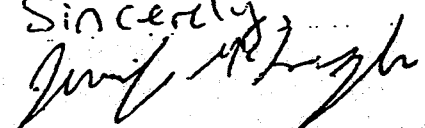
I am writing in concern about the proposed Oak Valley Project #318. In the EIR, the matter of Biological Resources in the area of the project were not addressed properly.

The EIR states that the California Knatcatcher, which is a federal and state endangered species, is absent from the project site. In fact, after the Fish and Wildlife Services evaluated the sight, they acknowledged that knatcatchers were indeed on the project site and would be threatened in a substantial way if the Oak Valley Project ~~is~~ approved.

The EIR fails to mention that the other phases, two and three, will also have an impact on the biological resources in other local sites near Oak Valley site # 318 and will ~~extremely threaten~~ the species.

I am very aware that many species besides the knatcatcher would be threatened by the Oak Valley project, therefore the project should not be able to be approved. There is no possible way that this impact can be mitigated and will remain as a potential significant impact.

Thank you for your time and I hope to see a response to my question in the future. Thank you again.

Sincerely,

 Jennifer M Laughlin

LETTER Y: JENNIFER MCLAUGHLIN (updated)

Response to Comment Y1: The biological resources of the site are properly addressed. Please refer to comments BB6, BB10, BB11, BB12, BB13, and BB19.

Response to Comment Y2: As discussed in the Draft EIR, focused surveys for the California gnatcatcher were conducted in Spring 1998 throughout all potential habitat within the site; the species was not observed on site. A single gnatcatcher was observed on site in late 1998 and early 1999 incidental to focused Stephens' kangaroo rat trapping surveys. The 13-acre location where the gnatcatcher was observed was re-surveyed in late 1999 and early 2000. No California gnatcatchers were observed during this survey. Thus, the EIR made its conclusions based on the 1998 survey of the entire site and on the 1999/2000 survey where the lone juvenile was not found. The EIR also states that in order to comply with the Endangered Species Act, additional surveys would be required within one year prior to construction to determine the presence/absence of the California gnatcatcher on the subject site.

Based on the surveys conducted to date, the site is not occupied by the California gnatcatcher nor by any other species listed as threatened or endangered under the state or federal Endangered Species Act. As is recommended in the EIR, additional surveys will be required for listed species potentially present on the proposed project site within one year prior to project construction.

Response to Comment Y3: It is assumed the commentor is referring to the entire Oak Valley project (OVSP 216 & 216A) as approved by the Riverside County Board of Supervisors in May 1990. This action served as an amendment to the County's General Plan and as a zone change granting specific development rights for an undeveloped 6,405-acre project site located in the north central Riverside County between Beaumont and Calimesa. The OVSP 216 and 216A proposed a planned golf/recreation oriented master-planned community of single and multi-family residential, commercial, recreational, and community uses. Development was intended to be implemented in several phases over a 30-year period. Subsequent to the County's approval of OVSP 216 & 216A, the City of Calimesa incorporated on December 1, 1990. The portion of OVSP 216 & 216A north of and including the 220 kV Edison transmission line easement was included in the City boundaries. The City of Calimesa adopted OVSP 216 & 216A for that portion within the Calimesa city limits to serve as the relevant land use plan and zoning for that area, renaming it Oak Valley SP 1.

In 1998, an annexation to the City of Beaumont occurred covering portions of the eastern 532.72 acres of OVSP 216 & 216A property. The remaining 1,747.9-acre portion of OVSP 216 & 216A located south of the Edison easement is the only portion of OVSP 216 & 216A remaining within unincorporated Riverside County, and is the subject of the Oak Valley SP #318 and EIR #418.

The EIR contains a cumulative analysis in Chapter V.H. The Oak Valley Specific Plan 1 (City of Calimesa) is shown in Table H.1.A and number 5 on Figure H.1.1 as a probable cumulative project. Number 12 on Figure H.1.1 is the St. Claire development in the City of Beaumont (within the originally approved OVSP 216 & 216A). A portion of OVSP 216 & 216A has already been built within the City of Beaumont and was used in determining baseline conditions for the analysis within this EIR. Therefore, the analysis in the EIR did take into account the entire previously approved OVSP 216 & 216A. Also this project (Oak Valley SP #318) is considered a stand alone project and does not rely on the approvals or infrastructure in the Calimesa and Beaumont portions of the Specific Plan.

The Oak Valley project will not "threaten" any species. As defined by CEQA, "The species is likely to become endangered within the foreseeable future throughout all or significant portion of its range and may be considered "threatened" as the term is used in the Federal Endangered Species Act." Based on the comprehensive surveys conducted to date, no threatened or endangered species occur on the site of Oak Valley SP #318. Wildlife that currently occupies the site will certainly be impacted by project construction through loss of habitat and displacement or death of individual animals. This impact does not constitute a "threat" to any species. Nonetheless, the loss of the 1,100 acres of habitat is considered to be a significant impact and, as the commentor notes, is not fully mitigated and remains a significant impact of the project (see EIR page V.C-105).

LETTER Y: JENNIFER MCLAUGHLIN (updated)

Response to Comment Y1: The biological resources of the site are properly addressed. Please refer to comments BB6, BB10, BB11, BB12, BB13, and BB19.

Response to Comment Y2: As discussed in the Draft EIR, focused surveys for the California gnatcatcher were conducted in Spring 1998 throughout all potential habitat within the site; the species was not observed on site. A single gnatcatcher was observed on site in late 1998 and early 1999 incidental to focused Stephens' kangaroo rat trapping surveys. The 13-acre location where the gnatcatcher was observed was re-surveyed in late 1999 and early 2000. No California gnatcatchers were observed during this survey. Thus, the EIR made its conclusions based on the 1998 survey of the entire site and on the 1999/2000 survey where the lone juvenile was not found. The EIR also states that in order to comply with the Endangered Species Act, additional surveys would be required within one year prior to construction to determine the presence/absence of the California gnatcatcher on the subject site.

Based on the surveys conducted to date, the site is not occupied by the California gnatcatcher nor by any other species listed as threatened or endangered under the state or federal Endangered Species Act. As is recommended in the EIR, additional surveys will be required for listed species potentially present on the proposed project site within one year prior to project construction.

Response to Comment Y3: It is assumed the commentor is referring to the entire Oak Valley project (OVSP 216 & 216A) as approved by the Riverside County Board of Supervisors in May 1990. This action served as an amendment to the County's General Plan and as a zone change granting specific development rights for an undeveloped 6,405-acre project site located in the north central Riverside County between Beaumont and Calimesa. The OVSP 216 and 216A proposed a planned golf/recreation oriented master-planned community of single and multi-family residential, commercial, recreational, and community uses. Development was intended to be implemented in several phases over a 30-year period. Subsequent to the County's approval of OVSP 216 & 216A, the City of Calimesa incorporated on December 1, 1990. The portion of OVSP 216 & 216A north of and including the 220 kV Edison transmission line easement was included in the City boundaries. The City of Calimesa adopted OVSP 216 & 216A for that portion within the Calimesa city limits to serve as the relevant land use plan and zoning for that area, renaming it Oak Valley SP 1.

In 1998, an annexation to the City of Beaumont occurred covering portions of the eastern 532.72 acres of OVSP 216 & 216A property. The remaining 1,747.9-acre portion of OVSP 216 & 216A located south of the Edison easement is the only portion of OVSP 216 & 216A remaining within unincorporated Riverside County, and is the subject of the Oak Valley SP #318 and EIR #418.

Oak Valley SP #318

The EIR contains a cumulative analysis in Chapter V.H. The Oak Valley Specific Plan 1 (City of Calimesa) is shown in Table H.1.A and number 5 on Figure H.1.1 as a probable cumulative project. Number 12 on Figure H.1.1 is the St. Claire development in the City of Beaumont (within the originally approved OVSP 216 & 216A). A portion of OVSP 216 & 216A has already been built within the City of Beaumont and was used in determining baseline conditions for the analysis within this EIR. Therefore, the analysis in the EIR did take into account the entire previously approved OVSP 216 & 216A. Also this project (Oak Valley SP #318) is considered a stand alone project and does not rely on the approvals or infrastructure in the Calimesa and Beaumont portions of the Specific Plan.

The Oak Valley project will not "threaten" any species. As defined by CEQA, "The species is likely to become endangered within the foreseeable future throughout all or significant portion of its range and may be considered "threatened" as the term is used in the Federal Endangered Species Act." Based on the comprehensive surveys conducted to date, no threatened or endangered species occur on the site of Oak Valley SP #318. Wildlife that currently occupies the site will certainly be impacted by project construction through loss of habitat and displacement or death of individual animals. This impact does not constitute a "threat" to any species. Nonetheless, the loss of the 1,100 acres of habitat is considered to be a significant impact and, as the commentor notes, is not fully mitigated and remains a significant impact of the project (see EIR page V.C-105).

SAN TIMOTEO GREENWAY CONSERVANCY

P.O. BOX 7656
REDLANDS, CA 92373



December 8, 2000
San Timoteo Greenway Conservancy
P.O. Box 7656
Redlands CA 92373

Jim Quirk
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA Los Angeles CA 92501

Dear Mr. Quirk:

The San Timoteo Greenway Conservancy (Greenway Conservancy) responds with the following comments to the Oak Valley SPCGA Golf Course Specific Plan, Specific Plan (SP) #318 Draft Environmental Impact Report (EIR), dated October 2000.

The Conservancy has had a very limited opportunity to review Oak Valley SP#318 and intends to submit additional comments after obtaining a complete copy of the plan. The Riverside County planning department, as well as T & B Associates, failed to notify interested parties of the release of the new Oak Valley Specific Plan #318, including the Sierra Club and The Spirit of the Sage Council, a litigant against Oak Valley SP#216. After personal discussions Tuesday, December 5, 2000 Keith Gardner and Jerry Jolliffe of the Riverside County Planning Department, Transportation and Land Management Agency (TLMA) regarding the inadequate notification, they verbally assured us of the Counties agreement to receive comments after the December 8, 2000 deadline, based upon this improper notification.

The San Timoteo Creek Greenway Conservancy is concerned with any potential negative impacts to San Timoteo Creek and its watershed. After an unnecessarily cursory review of SP#318, The Greenway has the following concerns:

General Comments

1. This project constitutes what is commonly known as leapfrog development and, as such, is a prime example of poor urban planning. Build out of this project will exacerbate the existing housing-to-jobs ratio imbalance in this region and can only negatively impact existing and planned infrastructure, such as transportation routes, water supply, and waste disposal. The project would be far more sensibly relocated nearer expanding job centers, such as the I-15 corridor, which is generating an expanding need for new housing. Additionally, the project will severely affect open space and wildlife resources in a particularly sensitive area, where there exists no need for new human dwellings to the extent planned. The only conceivable justification for this project is the economic gain of its proponents.

2. The EIR is deficient and needs to be corrected and/or amended in a number of aspects.

A. Impacts to various natural resources and corresponding mitigations are not adequately described.

1) Impacts to oak trees are acknowledged but not quantified in the EIR. As noted in the EIR, Riverside County's Oak Tree Management guidelines specify that certain measures be taken to minimize damage to native oak trees (such as clustering homes to maximize avoidance of impacts to native oaks). Typically, under the county's oak tree preservation/management program, clusters of native oaks within planned development areas are mapped, included in defined conservation easement zones and turned over to an appropriate conservation/land stewardship organization for maintenance. Although the EIR states that oak trees will be impacted and that "the Riverside County Oak Tree Management guidelines will be applied where feasible", neither the nature and degree of impacts, nor the degree of oak tree preservation and/or management are adequately described to enable meaningful public comment, as required under CEQA.

The term "feasible", as used in the EIR, is virtually meaningless. Please address this issue in further CEQA review documents, including the numbers and locations of those oak trees to be removed, those to be preserved in the context of their existing oak woodland habitat, and those to be retained in an altered vegetation matrix. With regard to the latter, please include an analysis of likelihood to persist and reproduce.

It is worth noting here that very few transplanted mature oak trees have ever survived longer than a few years in southern California. Also, native oaks are highly susceptible to lethal fungal infections (root rot) if not maintained in an environment with the soil moisture regime to which they are adapted.

2) The EIR indicates proposed removal of 58% (6.29 acres) of Army Corps of Engineers jurisdictional wetlands, plus another 7.31 acres of California Department of Fish & Game (CDFG) jurisdictional riparian woodland and ephemeral stream course. The value of these resources cannot be overemphasized in the context of the relatively xeric environment in question. Springs, seeps, and other more-or-less permanent water sources are critical to many local wildlife species. The value of these resources also depends to a large extent on their locations within the context of the local topography and other habitat resources, including surrounding vegetation, proximity to game trails, creek beds, ridge lines, etc. Thus, loss or alteration of such water resources is largely site-specific and the effectiveness and validity of proposed mitigations will depend on the exact nature and locations of mitigation measures.

The proposed mitigations are either inappropriate or lack sufficient detail for meaningful public comment, as required under CEQA. Thus, the EIR proposes four options for mitigating impacts to wetlands: 1) creation or enhancement of seven acres of onsite wetlands, plus an additional four acres of possible similar on-site mitigation, with a remainder of 14 additional, as yet unidentified, acres of on-site mitigation (25 acres total), 2) off-site mitigation at a 3:1 (or higher) ratio, including possible participation in a regional mitigation bank, such as Team Arundo, 3) a combination of 1) and 2) above, 4) use of adjacent land owned by the project proponents (Oak Valley Partners) for off-site mitigation.

The appropriateness of option 1) will depend on as yet unidentified parameters, such as actual extent and location(s) of on-site mitigation and proximity to wildlife habitats and potentially adverse or incompatible surrounding land uses. Existing springs and seeps, for example, support particular plant communities and are also used by particular animals. Those same organisms may or may not be able to access or properly utilize so-called constructed or enhanced wetlands, depending on the specific location(s) and nature of such constructed resources. For example, ponds and lakes within the context of a manicured golf course or urban park vegetated with exotic trees and other plants will be of little use to native insects and other invertebrates which comprise the major fauna elements of existing on-site wetlands and their associated plant communities. Loss of these organisms, in turn, would comprise a major deficit in the diets of many small vertebrates.

As for participation in an off-site wetlands mitigation bank, such action can only be appropriate if it were to remediate the impacts incurred by this project. Thus, near-distant off-site mitigation would be more appropriate than far distant off-site mitigation. A cash contribution to Team Arundo is wholly inappropriate in this case, as it would do nothing to remediate on-site damage to wetlands and the local organisms which depend on them. Team Arundo activities are now concentrated on the Santa Ana River, many miles downstream from the project area.

The same comments for wetlands mitigation alternatives one and two also apply to alternative three.

Alternative four might be appropriate if it resulted in preservation of alternative wetlands resources having essentially the same or greater values in the context of local ecological parameters, such as associated vegetation communities, access to wildlife, proximity to habitats and organisms dependent on them, and wildlife movement routes. As noted in the EIR, opportunities for local and regional wildlife movement within and through the project site comprise an important natural resource value. The finding of bear sign and other wide-ranging wildlife species within the project area well illustrates the far-reaching importance of this site to regional wildlife mobility.

3. This build out of this project will severely impact the options for movement of wildlife through an area already limited in connectivity between the major wildlife areas of the San Jacinto and San Bernardino Mountains. Additionally the build out of this project will impede local and regional wildlife movement even beyond its boundary, due to increased traffic and associated road kills, and encroachment of predatory domestic pets into the surrounding natural lands. It will also increase the risk of invasion of surrounding lands by invasive weeds and noxious ornamental landscape plants, which in turn will decrease the value of the natural habitat to native species which depend on it. No remediation or mitigation for such impacts are proposed within the EIR; this oversight must be corrected.

Suitable mitigation might include dedication of lands suitable for maintaining regional wildlife mobility through or around the project, with adequate buffering from incompatible land uses, such as are planned for nearly all of the project site. One possible example might be the mitigation discussed above under 2), A), b) (off-site mitigation on neighboring lands owned by the Oak Valley Partners), such as a creek or wash that links directly with both San Timoteo Creek and the San Bernardino Mountains. Page V.C-95 states that San Timoteo Creek to the south and Noble Creek to the east will provide a connector for wildlife movement after completion of SP#318. However plans are being worked on to develop the property south west of the I-10, San Timoteo Canyon Road intersection, as well as plans to construct a school and associated infrastructure along the drainage north of I-10, which may preclude its suitability. These projects will make the San Timoteo/ Noble Creek connections ineffective as a wildlife corridor.

A better choice might be Singleton Canyon, which links San Timoteo Creek to Wildwood Canyon and also has passage under I-10. Live Oak Canyon, further to the west, is less suitable, due to concrete channelization along a portion of its length, as noted in the EIR, and passage through a relatively urbanized portion of Yucaipa. Efforts need to be made by the proponents of SP#318 to secure a corridor that will be viable in the future such as the Singleton Canyon. The Riverside County Multiple Species Plan is currently being developed and already specifies the need for connectivity in this area.

The potential adverse impacts to local and regional wildlife movement, as discussed above, are too important to ignore and proper mitigation must be addressed in a subsequent environmental impact report to be circulated for public review. The supplemental EIR must identify suitable specific mitigation measures for project related impacts to wildlife movement. These measures must be presented for public review and comment.

SPECIFIC COMMENTS:

1. Page I-3. The site of the project drains predominantly into San Timoteo Creek with 4 on site streams. As stated in the SP#318 the project will increase the impervious surface and cause an increase in surface runoff containing urban pollutants. The Greenway Conservancy will monitor the State and Regional Water Quality Control Board permitting process to ensure that there are minimal impacts to San Timoteo Creek and it's watershed.
2. Page II-24. The Greenway Conservancy is very concerned about the loss of 8.7 acres of riparian woodland and 6.29 acres of wetlands. Southern California has already lost over 90% of these habitat types. We strongly object to the further destruction of naturally occurring wetlands and riparian habitats, including dry stream beds. We vehemently oppose using arundo removal as mitigation. The Riparian Woodlands and Marsh/Wetlands with some adjacent oak woodland are concentrated in one small area in the north west corner of SP#318. An effort should be made to retain all 19.29 acres of the natural water related habitats including the dry stream bed, by reconfiguring the plan. Details of the various mitigation options being considered were absent from SP#318 and the Conservancy would like to review and make comments on the various options when available. Page V.C-104 states that most of the mitigation area will be within the SPCGA Golf Course area and will convey local storm waters from residential sites. This type of golf course greens replacement habitat would be unlikely to support the sensitive riparian species and would be isolated from surrounding habitat so would provide little value to other wildlife species. Golf course greens, where used, should only plant nonnative grass where necessary for play, and retain native vegetation otherwise as has been done in new environmentally sensitive golf courses in the Palm Springs area. We will be monitoring the Corps of Engineers permitting process to request the least damaged to the natural habitat and the best mitigation.
3. Page IIIA-5. Preservation of only 134 acres of wildlife habitat on site out of 1168 acres is unacceptable. As stated on page V-5 SP#318 the project site contains moderate to high quality habitat and supports abundant and diverse species but the Greenway Conservancy feels little consideration seems to be given to this fact. The wildlife habitat in P.A. 7A, (see map page IIIA-6) is dissected and fragmented by the numerous houses located in the middle of it, severely limiting its value as wildlife habitat and corridor. P.A. 23A is better with the houses on the perimeter of the habitat. The long, thin configuration of P.A. 34B obstructs wildlife passage makes it useless as wildlife habitat. The Greenway Conservancy appreciates the preservation of the distinctive land forms in these planning areas but feels the more critical issue of wildlife survival is not adequately addressed.
4. As stated in SP#318 page II-38, the ground water is in overdraft. This is a serious concern to Cherry Valley citizens who are dependent on that supply. Page IIIA-27 states that the SP#318 water system will utilize underlying groundwater supplemented by imported water. The Greenway Conservancy is concerned that further depleting the ground water in the watershed could have negative impacts on other riparian and wetland habitats. Historically the

watershed has had significantly more wetlands and riparian habitats. The placement of numerous wells destroyed much of this once naturally occurring ecosystem. Some of the water removed by wells has been replaced by effluent from the Yucaipa Valley Water District Sewage Treatment Plant and now supports lush Riparian Forests, Wetlands and Marshes. Least Bells Vireos are now breeding in this recovered habitat near Alessandro bridge in Redlands. The Greenway Conservancy is concerned that diverting the flow of the reclaimed water from San Timoteo Creek to Oak Valley SP#318 (page II-38) could negatively impact the habitat which the Least Bells Vireo dependents upon.

5. The Greenway Conservancy was unable to review a grading plan but is concerned that extreme grading will significantly alter the natural topography. More and more communities are adopting strict grading ordinances to prevent the destruction of the natural landscape. Page III.A-2 states that a sensitive approach will be maintained to sensitive biological resources and existing topography. The Greenway Conservancy feels the approach to the sensitive biological resources is inadequate and is concerned that the methods used may be equally inadequate and result in large amounts of sediment impacting San Timoteo Creek.

6. Page III.A-22 The Greenway Conservancy would like to review and comment on the plans for the four types of facilities to convey water through the project site, and the location and design of the four detention basins. From our limited review of the document, the Greenway Conservancy is concerned that much of the natural streams system seems to be destroyed.

7. As stated on P. V.C-84 , many of the oaks within the project site are large, mature trees with well developed crowns. The Greenway Conservancy would like to review the oak preservation plan when it becomes available see and how it complies with the Riverside Counties Oak Tree Management Guidelines. (Refer also to Greenway Conservancy General Comments, paragraph 2A(1) above.

Sincerely,

Peter J. Kiriakos
President

LETTER Z: SAN TIMOTEO GREENWAY CONSERVANCY, DECEMBER 8, 2000

This letter was received by the Riverside County Planning Department in December 2000 and responded to as Document O in the Oak Valley SP #318 EIR #418, Chapter V.I Response to Comments. Refer to pages V.I-76 through V.I-82 in the Oak Valley SP #318 Final EIR #418.



City Of Calimesa

Item 5.19
5/23 PC

May 22, 2001

John Roth, Chair
John Snell, Member
John Petty, Member
James Porras, Member
Jan Zupparido, Member

The City of Calimesa presents the following information for consideration of the Riverside County Planning Commission. This information is presented partly as historic data you may not be aware of, as well as other information that would be relevant to your decision concerning Specific Plan No. 318.

Originally, Specific Plan No. 216 and EIR 229 approved the entire Oak Valley holdings, which included lands in the unincorporated Riverside County. Subsequent to the Specific Plan approval in 1989, the City of Calimesa incorporated in December 1990. The City of Beaumont annexed a portion of the property on the north side of the I-10 freeway and along what was San Timoteo Canyon Road (now Oak Valley Parkway). Approximately 1800+ acres remained under the jurisdiction of Riverside County. In previous action by the Riverside County Planning Commission and Board of Supervisors, the Southern California Professional Golfers Association constructed and now operates two (2) golf courses on the site.

In 1998, the City of Calimesa attempted to annex the remaining 1800+ by preparing a Development Agreement, and Addendum to EIR 229 (for Specific Plan No. 216). In addition, a Memorandum of Understanding was executed with the City of Beaumont to amend their sphere of influence through LAFCO to allow the City of Calimesa to annex the 1800+ acres.

Subsequent to the City of Calimesa approval of the annexation, a third party filed an environmental lawsuit, which delayed processing of the annexation through LAFCO. The City prevailed in the lawsuit and expected the property

Page 2
May 23, 2001
Riverside County Planning Commission
Oak Valley Specific Plan No. 318 and EIR No. 418

owner to honor its agreement to annex to the City of Calimesa. The property owner reneged on its agreement to annex, whereby LAFCO action ceased.

Currently, the Environmental Impact Report states sewer services will be provided by the City of Beaumont municipal system. Given the attempts of the City of Calimesa to annex the site, and the long-term understanding between the Cities of Beaumont and Calimesa, having Beaumont provide sewer or other public services to the development will seriously compromise our future annexation. State law will make it difficult or impossible to annex an area that has services provided by a municipal agency other than the annexing agency.

1

The City would also respond to the "Response to Comments" addendum to the EIR, more specifically, the comments concerning the following issues:

Noise - The EIR does not evaluate the noise impact of train activity along San Timoteo. It does not identify the number of trips scheduled along this portion of the track, the evening hours impacts during periods of low ambient noise levels, not does it mention and attempt to mitigate the vibrations from the train activity along this portion of the tracks.

2
1

Riparian/Wetlands - Destruction is a concern of the City of Calimesa. Suggestions for potential remedy are mentioned in the response to comments in the form of "Riverside County will consider the City's comments (in terms of replacement wetlands) favoring this area (PA 9 and PA 10) as replacement of wetlands.

3

The response to our comment is inadequate since there has been no discussion or attempt to modify the land use planning areas to preserve or replace habitat on site.

Trails - The City's concern of the lack of connections to the Riverside County Trails System was inadequately addressed in the "Response to Comments." It merely states that there will be a connection, yet there is no area identified in the Specific Plan as a trail system, which would or could connect to the existing system. As a note to the Planning Commission the RCIP land use committee was very concerned with the lack of an organized and protected trail system throughout the county. While trails are noted on a map, very few are protected. This would be an opportunity to protect a portion of the trail system through this area.

4

Traffic - Our comments contained in our comment letter stand. Responses to our issues are not addressed in sufficient manner to alleviate the City of Calimesa

5

Page 3
May 23, 2001
Riverside County Planning Commission
Oak Valley Specific Plan No. 318 and EIR No. 418

concerns. Issues relative to cumulative impacts, improvements necessary to accommodate bypass traffic as well as new traffic generated from this project, impact to the existing roadways in Calimesa that are not improved to accommodate the increase in traffic, and mechanisms to accommodate the cost of improvements other than mention of "fair share" responsibilities.

5

Fire Services - The EIR states "due to the limitation of existing facilities and personnel, this will have a significant impact on Riverside County Fire Department's ability to meet the standard response time of seven minutes in an urban area." The EIR mitigates the inadequate fire department response time by the payment of mitigation fees. This should be an unacceptable mitigation measure for the EIR.

6

The City of Calimesa will provide to the Planning Commission, copies of documents such as the Memorandum of Understanding between the City of Beaumont and Calimesa, the letter from Oak Valley renegeing on the agreement to annex and any other documents you feel are appropriate to the decision.

7

Thank you for the opportunity to provide further comments to the public hearing process of the Oak Valley Specific Plan No. 318 and EIR 418.

Sincerely,

Sandra Massa-Lavitt
Director of Planning

LETTER AA: CITY OF CALIMESA, MAY 22, 2001

Response to Comment AA 1. Your comments will be forwarded to the decision-makers for their consideration during the hearing process on the EIR and the project.

Response to Comment AA 2. Please refer to response to comments N1 and N2 from the Riverside County Department of Public Health. The County's Department of Public Health has found the noise study for the Oak Valley SP #318 EIR adequate. The Department has also recommended general conditions be added to the approval of the Specific Plan for train noise and vibration. Prior to the approval of each tentative tract or plot plan, an acoustical study will be prepared and appropriate measures will be taken to assure no residential structure is subject to excessive noise and vibration from trains (please refer to page V.I-73 (Letter N numbers 1 & 2) in the Final EIR. Also the information provided in Response to Comment U1 stands as presented.

Response to Comment AA 3. Under CEQA, mitigation measures should be capable of:

- Avoiding the impact altogether by not taking a certain action or part of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, and restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, or;
- Compensating for impacts by replacing or providing substitute resources environments.

The proposed project mitigation measures are rectification and compensation measures to be implemented by both on-site creation and enhancement and off-site means (i.e., purchase of habitat or participation in an agency backed program such as Team Arundo). Major dry washes were previously preserved within the existing SCPGA golf course. Other dry washes will be impacted by the project, as will surrounding habitat.

Response to Comment AA 4. Figure 3A-6 on page III.A-33 shows a multi-purpose regional trail proposed on the west side on San Timoteo Canyon Road which will be connected to the County's trail system in the San Timoteo Canyon area as required by the Riverside County Comprehensive General Plan. The Specific Plan also identifies a jog path/pedestrian system throughout the Oak Valley land use plan.

Response to Comment AA 5. The County's response to the City's concerns is as stated originally: "The Beaumont traffic model which was used to analyze project-related traffic assumed build out of all land uses consistent with the County General Plan and the General Plans of the cities of Calimesa, Beaumont, and Banning. Build out of these land uses would be

accompanied by build out of the circulation systems planned by each of these jurisdictions. Each development would thus assume responsibility for construction of all internal roadway to their full General Plan cross-section, as well as for the construction of half-width improvements along peripheral roadways. The project developer(s) of Oak Valley SP #318 will construct all roadways within the Specific Plan (including General Plan designated roads) to their full General Plan cross-section. In addition, the Oak Valley SP #318 project developer(s) will construct and/or dedicate half-width improvements along all roadways adjacent to the boundaries of Oak Valley SP #318. Where such a roadway along the Specific Plan's boundary is a freeway frontage road, the project sponsor will construct full improvements. Riverside County concurs that establishment of a uniform traffic mitigation fee would greatly simplify the mitigation of traffic impacts between jurisdictions. The RCIP effort which is currently underway will provide the basis for such a mitigation program."

Response to Comment AA 6. In addition to fees, the Draft EIR notes that, in the original approval of OVSP 216 & 216A, development of a fire station was approved within the northern portion of that proposed project. This fire station location was retained by the City of Calimesa when it adopted Oak Valley SP 1. Development of that fire station was intended to serve the entire OVSP 216 & 216A, including lands within the area encompassing Oak Valley SP #318. EIR Mitigation Measure D3.1A requires payment of fees into the County's fire facilities mitigation program or provision of adequate facilities. Under either scenario, a fire station would be placed such that adequate service to Oak Valley SP #318 is provided.

Response to Comment AA 7. Thank you. The Planning Commission appreciates the City providing the documentation to the County decision-makers for their consideration during the approval process on the project.



Center for Biological Diversity

Protecting and restoring endangered species and wild places of Western North America and the Pacific through science, policy, education, and environmental law.

VIA FACSIMILE

Item 5.1a
5/23 PC

May 22, 2001

Mr. Jim Quirk
Riverside County Planning Department
4080 Lemon Street, 9th Floor.
Riverside, CA 92501

Re: Riverside County Planning Commission Hearing on EIR No. 418, Oak Valley and SCPGA Golf Course, Beaumont/Banning Zoning Area, Riverside County, California

Dear Mr. Quirk:

This letter transmits the comments of the Center for Biological Diversity ("CBD") and the San Bernardino Valley Audubon Society ("Audubon") on EIR No. 418, Oak Valley and SCPGA Golf Course, Beaumont/Banning Zoning Area, Riverside County, California ("Oak Valley Project").

The Center for Biological Diversity ("CBD") submits these comments on its own behalf and on behalf of its members and staff with an interest in protecting the biological resources of the Oak Valley Project Area. The CBD is a non-profit environmental organization dedicated to the protection of native species and their habitats in the Western Hemisphere through science, policy, and environmental law. The CBD has over 5000 members throughout California and the western United States, including in Riverside County where the Oak Valley Project Area is located.

The San Bernardino Valley Audubon Society is a member of the National Audubon Society. The mission of the National Audubon Society is to conserve and restore natural ecosystems, focusing on birds and other wildlife for the benefit of humanity and the earth's biological diversity. The San Bernardino Valley Audubon Society covers communities in San Bernardino and Riverside County, and has many members in the region affected by the Oak Valley Project.

These comments focus on inadequacies contained in the DEIR. The CBD and Audubon will be submitting comments on the FEIR in the very near future. I regret the fact that these comments are submitted after the close of the official comment period on the Draft EIR. However, my clients have repeatedly requested, orally and in writing, to be kept informed of the status of this project and to receive copies of all the relevant documents, and that request has not been honored. Furthermore, the CEQA Amendments of 1994 make it clear that an organization or individual exhausts its

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administrative remedies (and therefore preserves its right to judicial review of the project approval) by submitting comments at any time prior to the certification of the EIR. (Pub. Resources Code § 21177(a),(b); *Galante Vineyards v. Monterey Peninsula Water Management District* (6th Dist. 1997), 60 Cal. App.4th 1117-1121. Therefore, the CBD and Audubon hope and expect that the County of Riverside will give full consideration to these and future comments submitted on their behalf.

1

The CBD and Audubon strongly object to the approval of the Oak Valley Project and certification of the EIR as currently proposed. The CBD and Audubon respectfully request that the Riverside County Planning Commission not recommend certification of the Final Environmental Impact Report ("FEIR") at this time. The Draft Environmental Impact Report ("DEIR") suffered from numerous procedural and substantive defects. These comments detail those deficiencies and suggest changes and additional review that should be incorporated into the DEIR.

2

I. The DEIR Fails to Meet the Requirements of the California Environmental Quality Act, California Pub. Res. Code §§ 21000-21178

An EIR is a detailed statement, prepared under the California Environmental Quality Act ("CEQA"), describing and analyzing the significant environmental effects of a project and discussing ways of mitigating or avoiding those effects. 14 Cal Code regs § 15362. The purposes of an EIR are to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment, to list ways in which the significant effects of a project might be minimized, and to indicate alternatives to the project. Pub. Res. Code § 21061. The following purposes have also been enumerated by California Courts: an EIR should provide disclosure of all relevant facts, should provide a balancing mechanism whereby decision makers and the public can weigh the costs and benefits of a project, should provide a means for public participation, should provide increased public awareness of environmental issues, should provide for agency accountability, and should provide substantive environmental protection. Because of the shortcomings discussed below, the EIR for the Oak Valley Project is inadequate to meet both the procedural and substantive mandates of CEQA.

3

II. The EIR Did Not Properly Define the Scope of the Project

As a threshold matter, the CBD and Audubon are gravely concerned that the scope of the project has not been properly defined, resulting in illegal project segmentation under CEQA. In general, a lead agency must fully analyze each "project" in a single environmental review document. Thus, in performing its analysis, the agency should not split a project into two or more segments. This approach ensures "that environmental considerations do not become submerged by chopping a large project into many little ones, each with a potential impact on the environment, which cumulatively may have disastrous consequences." (*Burbank-Glendale-Pasadena Airport Authority v. Hensler* (2d Dist. 1991) 233 Cal.App.3d 577, 592). Unfortunately, this is precisely the way the Oak Valley Project and associated developments are being handled by Riverside County and other responsible jurisdictions.

4

Oak Valley is essentially one part of a much larger project that is a proposed complete

new town including over 13,000 residential units, hundreds of acres of commercial property, roadways, and additional golf courses. The original Oak Valley Specific Plan Nos. 216 and 216A, adopted by the County in 1990, called for a six-phase development. In that document, site-specific environmental impact assessment of all but the first phase of the project was deferred to subsequent specific plans, such as the currently proposed SP-318. With the incorporation of the City of Calimesa in 1990 and annexations by the City of Beaumont, the parent project has now been divided into three jurisdictions. However, the existence of multiple jurisdictions in no way changes the obligations of each agency to properly analyze the project under CEQA. Oak Valley Partners is the applicant for each of these specific plan efforts.

4

It is obvious that the project, as a whole, will result in cumulative adverse impacts to the environment. Impacts to traffic on the I-10 corridor, for example, may be substantially greater than those resulting from the development of SP-318 by itself. Other cumulative impacts on habitat loss and fragmentation, loss of wetlands function, air quality, community services, water supply and water quality should also be addressed. Not only has Riverside County failed to properly analyze the Oak Valley Project in one EIR with the other phases of the project, but the current EIR also fails utterly to discuss the cumulative impacts of the project with respect to the other planned phases. By subdividing the Oak Valley New Town into specific plans under separate jurisdictions, the potential for integration of a comprehensive mitigation program is negated, the procedural and substantive mandate of CEQA has been frustrated, and substantial violations of the law have occurred.

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III. The Description of the Environmental Setting of the Project is Biologically and Legally Deficient

The EIR must describe the "environment in the vicinity of the project," as it exists before commencement of the project, from both a local and a regional perspective. 14 Cal Code Regs § 15125. The description should place special emphasis on environmental resources that are rare or unique to the region and that would be affected by the project. *Id.* Where basic information is missing from the EIR, the document is deficient as a matter of law. *San Joaquin Raptor/Wildlife Rescue Ctr. V. County of Stanislaus* (1994) 27 CA4th 713.

The Oak Valley EIR is deficient in its description of the project area. In many instances the EIR reveals that no serious attempt has been made to gather important information regarding biological resources on the project site. For example:

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"The water source for several of the various wet areas, including the seeps in the vicinity of the riparian woodland area and the cattail marsh, *could be* the result of a perched water table, or broken water lines from agricultural operations, or a combination of both." (DEIR p. V.C-85) (emphasis added). This statement indicates that no attempt was made to seriously investigate the source of the water for these wetlands. There is simply no way to predict what impacts development activities will have to wetlands if the water source is not known. This information must be included for all wetlands within the Project Area.

"Culverts A and B are approximately 6-foot by 6-foot concrete box culverts, and Culvert C is a dual, concrete box culvert that is approximately 4 feet high and 8 feet wide at each opening. These culverts *would be* utilized by small to medium sized predatory mammals such as coyotes, bobcats, raccoons, and skunks." (DEIR pp. V.C.-94-95) (emphasis added). Similarly, this statement indicates

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that no attempt was made to gather actual data on wildlife movement. This information is vital to an analysis of the effects of this project on wildlife in the area. Actual studies must be conducted to ensure that proposed wildlife migration corridors will be sufficient, at build-out of the proposed project, to ensure an acceptable level of wildlife migration. Resource agencies such as the USFWS and CDFG, as well as scientific experts, should be consulted on this issue.

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"Impacts to dry streambeds are not considered to constitute significant resource impacts. These areas are not considered riparian habitats and currently support habitats similar to the adjacent areas. In certain instances, these streambeds show evidence of a high degree of erosiveness. A total of 2.97 acres of this habitat is present within the proposed project area." This statement is inconsistent with other documents referenced by the EIR, and with the opinion of the USFWS. As the USFWS has stated: "As cited in the "Biological Resources of the Oak Valley Project Area" (Dames & Moore, 1987), dry washes 'provide specialized breeding sites for several, commonly observed species,...(and) are frequently used travel corridors for mammals.' Therefore, the dry wash areas should also be avoided to the maximum extent feasible. (Letter from Jim A. Bartel, USFWS, to Jim Quirk, dated December 11, 2000). The EIR contradicts itself in other areas as well:

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"The most sensitive habitat community for wildlife identified within the Oak Valley SP #318 is coastal sage scrub, which supports many sensitive animal species in Southern California. However, the coastal sage scrub present on the proposed project site is isolated to several patches that have been degraded by historic agricultural and grazing practices, and *fragmented by construction of the existing golf course.*" (DEIR p. V.C-85) (emphasis added). Here, the EIR points to the golf course as a factor in degrading and eliminating coastal sage scrub, and uses this as a justification for not including mitigation for the destruction of the sage scrub. Yet, in other places the EIR points to the golf course as existing wildlife habitat and uses the existence of the golf course as a reason for not providing additional mitigation for habitat destruction: "Wildlife habitat on site includes chaparral, coastal sage scrub, grasslands, and riparian habitat and the 500-acre golf course (construction recently completed)." (DEIR p. V.C-94). The EIR must be revised to correct or explain this apparent contradiction.

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In addition, the discussion of the regional importance of the 1,747.9 acres of habitat that will be impacted by the Oak Valley Project is inadequate. While the EIR does conclude that the loss of this habitat is a significant impact, the EIR must analyze the issue in context. For example, the EIR fails to address basic biological issues such as habitat fragmentation and the introduction of non-native species that will be caused by this project.

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In part because the biological information on the project site is deficient, the EIR fails to adequately consider the impacts of the project to the biological resources of the project site. The Oak Valley EIR should be supplemented to address these deficiencies.

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IV. The Analysis of Impacts to Biological Resources is Inadequate

Where the description of the environmental setting of the project is deficient, this will ordinarily taint the impact analysis and mitigation findings, rendering these legally inadequate as well. *San Joaquin Raptor/Wildlife Rescue Ctr. V. County of Stanislaus* (1994) 27 CA4th 713. The analysis of impacts to biological impacts is clearly deficient for this reason in this case, since the description of the environmental setting is inadequate.

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The analysis of biological impacts that the EIR does contain is also deficient, however. An EIR must identify the direct and indirect environmental impacts that are likely to result from the project in

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both the short term and the long term. 14 Cal Code Regs § 15126(a). The EIR must set forth the basis for its conclusions; a bare conclusion without an explanation of its factual and analytical basis not a sufficient analysis of an environmental impact. The EIR must not minimize the project's environmental impacts. *City of Santee v. County of San Diego* (1989) 214 CA3d 1438, 1450. The proposed project is one part of an entire new city planned for an undeveloped area of Riverside County. This project will urbanize an enormous area, add significantly to traffic volumes, contribute to air quality violations, destroy valuable wetlands, have extreme growth-inducing effects, and destroy an area of rich biological diversity that is habitat for a number of threatened and endangered species. There can be no doubt that the EIR has minimized the impacts of this project, rather than making a good faith attempt to identify, discuss and mitigate all biological impacts.

13

A. Threatened and Endangered Species

The EIR is particularly deficient with regard to its analysis of threatened and endangered species. Rather than objectively analyzing the effects of this proposed project on threatened, endangered, and sensitive species, the EIR's discussion attempts to minimize the potential impacts of this project on these species. The treatment of the coastal California gnatcatcher is perhaps the best example of the EIR's deficiencies.

The coastal California gnatcatcher (*Poliptila californica californica*) ("gnatcatcher") is a small bird in the thrush family (*Muscicapidae*). (58 Fed. Reg. 16742). The coastal California gnatcatcher occurs almost exclusively in the coastal sage scrub plant community. (Id.) This species is non-migratory and requires a home range of thirteen to thirty-nine acres. (Id.) This insectivorous bird breeds from late February through July, with most nest initiations occurring from mid-March through mid-May. (Id.) Clutch size averages four eggs, and the incubation and nestling phases encompass an average of fourteen and sixteen days, respectively. (Id.) Juveniles are dependent upon or remain closely associated with their parents for up to several months following departure from the nest, and may eventually disperse up to nine miles from their place of birth. (Id.)

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The coastal California gnatcatcher was listed as a threatened species on March 30, 1993. Although once locally abundant in six Southern California counties, the species had been extirpated by the time of listing from Ventura and San Bernardino Counties, and was on the brink of extirpation from Los Angeles county. Id. The primary threat to the species is habitat loss and fragmentation due to urban and agricultural development. Id.

The EIR states that suitable habitat for the gnatcatcher exists on the project area. The EIR further states that gnatcatchers were observed on the project area four times in 1998. (DEIR p. V.C-90). Then, inexplicably, the EIR concludes "The California gnatcatcher does not currently occupy the site of the Oak Valley SP #318." (Id. at V.C-91). This conclusion is purportedly based on negative findings during 1999 and 2000 surveys, however, the Project Applicant's consultants only surveyed a 13 acre area for the species. (Id.) The USFWS has informed Riverside County and the Applicant that the project area should be considered as occupied habitat for the gnatcatcher, and furthermore, that surveys should be conducted throughout all suitable habitat. (See, Letter from Jim. A. Bartel, USFWS, to Jim Quirk, dated December 11, 2000.) The USFWS writes: "The impacts to sage scrub onsite should be analyzed as a significant effect to the gnatcatcher, including a discussion of impacts to dispersal." (Id.)

The EIR attempts to make a distinction between surveys, analysis, and mitigation required under the federal Endangered Species Act ("ESA"), and surveys, analysis, and mitigation required

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under CEQA. While the requirements of the two statutes are certainly not identical, the distinctions drawn and assumed by the EIR are not warranted. While the requirements of Section 7 and Section 10 of the ESA are in addition to and separate from the requirements of CEQA, the biological analysis required under the two statutes is quite similar.

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The California gnatcatcher is imperiled primarily due to unchecked urban development that destroys its habitat. There are very few California gnatcatchers left in the wild because they are so endangered and because so much habitat has been lost. Because the number of individuals is so low, extensive studies are often necessary to locate individuals, even in areas where they do still occur. Due to this biological fact, Riverside County, under CEQA, needs to consider the impacts of this habitat loss to the gnatcatcher regardless of survey results, because habitat loss is such a critical issue for the species. However, it is absolutely indisputable that the EIR must consider the effects to the species after the species has actually been located on the Project Area. For the EIR to rely on several surveys that failed to locate the species, but that only surveyed a small fraction of the suitable habitat on the project site, completely undercuts one of the primary purposes of CEQA, which is to "prevent elimination of fish and wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history." (Pub. Resources Code § 21001(c)). Additional studies for the gnatcatcher and other species are also required under CEQA. The EIR admits that further surveys are necessary to comply with the ESA, but states that further studies are not required to comply with CEQA. This is incorrect. A good faith effort to determine occupancy by all threatened, endangered, and sensitive species must be made. The USFWS has pointed out flaws in the surveys, including the fact that the areas surveyed were too small a percentage of the project area.

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Regardless of the current occupancy of the site, the proposed Oak Valley project will eliminate a large amount of California gnatcatcher habitat. The EIR must analyze this impact. The EIR's conclusion that the proposed project's effects on threatened and endangered species will be insignificant is entirely unfounded. Furthermore, the California gnatcatcher does occur on the site. The EIR seems to imply that since no California gnatcatcher nests were detected, the habitat value of the project area to the gnatcatcher can be disregarded. Nothing could be further from the truth. Habitat for feeding, sheltering, and dispersal is extremely important to the continued survival of the species. The USFWS has already pointed this out to Riverside County. (See, e.g. Letter from Jim. A. Bartel, USFWS, to Jim Quirk, dated December 11, 2000.) The EIR must be revised to take into account the effects of the project on the California gnatcatcher.

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The EIR's deficiencies with respect to the California gnatcatcher are particularly egregious when viewed in context. The 13 acre area that has been surveyed for gnatcatchers was conserved by the Project Applicant when constructing the existing 500 acre golf course. This area was conserved in order to obtain project (the golf course) approval from the USFWS under the ESA. The current proposed project (Oak Valley) now seeks to destroy all 13 acres of gnatcatcher habitat. Not only is no mitigation proposed, but the action is not even analyzed or described as a significant impact to the species. This outrageous situation must be remedied prior to certification of the EIR or approval of the project.

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The CBD and Audubon feel that surveys for other threatened and endangered species such as the Quino checkerspot butterfly, Least Bell's vireo, southwestern willow flycatcher, and Stephens' kangaroo rat were also inadequate and must be supplemented. Additional surveys are necessary to

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comply with the procedural and substantive mandate of CEQA, in addition to any surveys that may be required under the ESA or other laws.

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B. Wildlife Migration

The EIR's conclusion with regard to wildlife migration corridors is false and is not supported by evidence on the record: "Construction of the proposed project will alter on-site movement patterns of wildlife utilizing the habitat onsite during foraging and other day-to-day behaviors but will not alter regional wildlife movement corridors and, therefore, will not interfere substantially with wildlife movement or interfere substantially with established wildlife corridors." No evidence to support this surprising claim is presented by the EIR, as mentioned above. The term "regional" is not defined, nor is the statement placed in context, or given any analytical meaning. Furthermore, evidence has been presented to Riverside County by Dr. Tim Kranz of San Bernardino Valley Audubon Society indicating that this project will have a significant impact on regional wildlife migration. (See, e.g. Letter from Dr. Tim Kranz to Mr. Jim Quirk, dated May 5, 2001.)

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There is a serious disconnect between reality, the description given in the EIR, and analysis in the EIR with regards to wildlife movement. The purpose of the EIR is to promote a rigorous analysis of this issue that will result in serious proposals to incorporate improved opportunities for wildlife migration into the project design. The EIR's failure to do so render the EIR a semantic exercise only, and of little use to the public or decision-makers regarding the effects of this project on wildlife migration. Riverside County must reconsider the description, analysis and conclusions with regards this project's impacts on wildlife migration.

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C. Failure to Identify and Discuss a Reasonable Number of Potential Impacts to Biological Resources

In addition to these issues, the EIR has failed to identify and describe a reasonable number of the biological impacts from this enormous project. Only six "less than significant impacts" (loss of habitat for threatened or endangered species, wildlife movement corridors, dry streambeds, Riverside County Tree Preservation Ordinance, and Adopted Conservation Plans) and two "potentially significant impacts" (impacts to wetlands and riparian habitats and impacts from the loss of 1,034 acres of wildlife habitat) are identified by the EIR. This is not reasonable, given the size of the area affected and the number of species present in the area. The EIR must consider direct, indirect, and cumulative effects, as well as both short and long term effects. The EIR has made no attempt to identify the indirect effects of the project, including habitat fragmentation, the introduction of non-native species, the impact of increased traffic and roadways, edge effects, the effects of increased human activity in the area, and other factors. No discussion of the long-term or cumulative effects of this project was included with respect to biological resources. A good faith effort must be made to provide description, analysis, and mitigation for these effects. The CBD and Audubon will provide additional comments when the EIR is revised.

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V. The Analysis of Cumulative Impacts is Inadequate

The cumulative effects analysis is a vital part of the CEQA process because consideration of individual projects in a vacuum may cause environmental disaster. Natural Resources Defense Council, Inc. v. Callaway, 524 F. 2d 79 (1975). A discussion of all impacts, past, current, and future, is required by CEQA. The discussion of cumulative impacts in the EIR (or lack thereof) is grossly inadequate.

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The DEIR appears to contain no description or analysis of the cumulative impacts on biological resources. The only statement apparent is as follows:

"It is concluded that the proposed project will result in cumulative impacts to biological resources in the region through the loss of wildlife habitats, especially coastal sage scrub and riparian woodland habitats that are potential habitat for sensitive species. Potential mitigation for cumulative impacts would be participation in the Riverside County Multi-Species Plan. However, the efficacy of participation in the plan as mitigation measure is undefined at this time as the plan is in its early formative stage." (DEIR p. V.C-106).

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The failure to properly address cumulative impacts is inexplicable given the massive scale and scope of the proposed project, which will (admittedly) eliminate 1,034 acres of habitat (DEIR p. V.C-105) and which will impact much more through habitat fragmentation, introduction of exotic species, including domestic dogs and cats, and through other factors. Moreover, the DEIR admits that the project will have significant growth-inducing effects. As discussed above, the current proposal is only one small part of a larger project. Given these factors, it is essential that the EIR be revised to include a description and analysis of cumulative impacts. The EIR must discuss, in detail, for each impact analyzed in the previous section on biological impacts, how that impact would or would not contribute to cumulative effects within the planning area, and how those effects would be mitigated. The cumulative impacts section is so deficient it is difficult to give more detailed comments. However, it is incumbent upon Riverside County to provide a more accurate and detailed description of impacts to biological resources, and to provide the public and local decision makers with an analysis of how this project, which dwarfs all other projects in the area, would contribute to cumulative biological impacts. It is entirely inconsistent with both the substantive and procedural mandate of CEQA to ignore the cumulative impacts of this project on biological resources.

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VI. The Analysis of Project Alternatives is Inadequate

The alternatives analysis is the heart of CEQA, and is vitally necessary to achieving CEQA's environmental protection mandate. The alternatives section is "The core of an EIR," and should "offer substantial environmental advantages over the project proposal." (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564, 566). The lead agency must analyze a reasonable range of alternatives within a "rule of reason." The EIR fails to meet this standard for two reasons.

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First, as discussed above, the EIR has failed to adequately identify, describe, and analyze the environmental effects of this project, in particular with respect to biological resources. Therefore, although the brief alternatives section purports to analyze for each environmental impact whether each alternative would offer an improvement over the preferred alternative, this exercise is meaningless since the environmental effects have not been adequately identified in the first instance.

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Second, the EIR has not analyzed a reasonable range of alternatives. In particular, the EIR should have analyzed a higher density alternative that preserved much more natural habitat than the proposed project. The EIR fails to analyze such an alternative or provide any explanation as to why such an alternative is not feasible.

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In summary, the current alternatives analysis appears to be a post-hoc rationalization of the Project Applicant's preferred project, a result that CEQA explicitly seeks to avoid. Riverside County must work with the Project Applicant to develop an alternatives analysis that provides significant

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environmental benefits over the proposed project. This should be done after the EIR has been revised to adequately analyze biological issues such as impacts to threatened, endangered and sensitive species, wildlife migration, and wetlands. The analysis must contain concrete information on each of these topics sufficient to allow a fact-based comparison, and foster informed decision-making and informed public participation.

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VII. The Mitigation Proposed by the EIR is Inadequate

As discussed above, important impacts to biological resources such as threatened, endangered, and sensitive species, wildlife migration corridors, and wetlands were not identified by the DEIR. Therefore, no mitigation was provided for them. This is a deficiency that must be remedied. However, in addition to this shortfall, the mitigation that was proposed for the two significant biological impacts is wholly inadequate.

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No mitigation was proposed for impacts to threatened and endangered species, wildlife movement corridors, and dry streambeds. (DEIR p. V.C-100). Impacts to these resources are significant, as discussed above, and mitigation must be proposed in coordination with the USFWS, CDFG, and scientific experts. For example, the USFWS proposed mitigation for destruction of the coastal sage scrub habitat of the California gnatcatcher at a level of three acres preserved (on site) for every acre destroyed. The DEIR proposes to destroy all 167 acres of coastal sage scrub on the Project Site and proposes no mitigation for this impact. This is unacceptable.

The DEIR proposes to destroy 8.74 acres of riparian woodland habitat, and 6.29 acres of wetlands, a loss of 58% of the wetlands on the Project site. As mitigation, the DEIR proposes several options, including recreating wetlands on the existing golf course. This proposal is unacceptable. As the USFWS and others have pointed out, artificial wetlands have a much lower habitat value than do natural wetlands. In addition, the "habitat" that exists on golf courses has very little value for wildlife. Golf course contain high levels of pesticides, fertilizers, and other contaminants, and are extremely harmful to many species. Golf courses constitute population sinks in many instances. Therefore, artificial wetlands created on the golf course are likely to have very little value to wildlife, and are likely to affirmatively harm some species.

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Other options proposed by the DEIR, such as off-site creation of artificial wetlands and the purchase of wetland mitigation bank credits, are also unsatisfactory. The CBD and Audubon encourage Riverside County to require much more on-site avoidance of wetlands, preservation of natural wetlands off site at a ration of at least 5:1, and creation of artificial wetlands in areas where it can be assured that those wetlands will have a positive habitat value for wildlife. The CBD and Audubon strongly disagree with the DEIR's conclusion that the implementation of the mitigation measures proposed by the DEIR will reduce the project's impacts to wetlands to less-than-significant. This conclusion is not supported by the record.

The EIR's treatment of the impacts due to the loss of 1,034 acres of habitat is completely unacceptable. The impacts include the loss of 400.9 acres of chaparral, 436 acres of grassland, 167 acres of coastal sage scrub, 17 acres of oak woodland, 4 acres of riparian woodland, 9 acres of meadow, and 80 acres of land currently developed or used as a plant nursery. (DEIR p. V.C-105). The EIR fails to acknowledge that further acres will be impacted due to habitat fragmentation, edge effects, the introduction of non-native species, disturbance due to human activities, and other factors. For the impacts that are admitted, the EIR fails to propose any mitigation. The EIR states "Impacts resulting from habitat loss are partially reduced through the on-site preservation of 134 acres of habitat." This

32

statement is absurd, as the 134 acres will be heavily impacted by the factors mentioned above. Next the DEIR states

"It is concluded that the proposed project will result in cumulative impacts to biological resources in the region through the loss of wildlife habitats, especially coastal sage scrub and riparian woodland habitats that are potential habitat for sensitive species. Potential mitigation for cumulative impacts would be participation in the Riverside County Multi-Species Plan. However, the efficacy of participation in the plan as mitigation measure is undefined at this time as the plan is in its early formative stage." (DEIR p. V.C-106).

These statements are nonsensical. The EIR must propose some mitigation for these impacts. There has clearly been no serious attempt to consider on-site preservation of sensitive resources, as all 167 acres of coastal sage scrub are slated for destruction. The EIR must insure that significant impacts have been mitigated to the maximum extent practicable. The EIR does not come close to meeting this standard. There is no mention of why on-site preservation of habitat, or off-site preservation of habitat, is not proposed as mitigation. The USFWS has proposed mitigating loss of coastal sage scrub at a rate of 3 acres preserved for every acre destroyed. The CBD and Audubon will provide further comments on mitigation once the impacts to biological resources are appropriately addressed in a revised EIR or supplement.

VIII. The Above Described Defects in the EIR Will Be Cause For Recirculation of the New EIR or Supplemental EIR when the Data Becomes Available

Consistent with 14 Cal. Code Regs. §15088.5 and *Laurel Heights Improvement Assoc. v. Regents of the Univ. of Cal.* (1993) 6 C4th 1112, a lead agency must recirculate the EIR for further public comment under any of four circumstances:

- (1) When the new information shows a new, substantial environmental impact resulting either from the project or from a mitigation measure;
- (2) When the new information shows a substantial increase in the severity of an environmental impact, except that recirculation would not be required if mitigation that reduces the impact to insignificance is adopted;
- (3) When the new information shows a feasible alternative or mitigation measure that clearly would lessen the environmental impacts of a project and the project proponent declines to adopt the mitigation measure; or
- (4) When the draft EIR was "so fundamentally and basically inadequate and conclusory in nature" that public comment on the draft EIR was essentially meaningless.

Based on the comments above, it is clear that the EIR must be re-drafted and recirculated. CBD and Audubon believe that conditions (1), (2), and (3) above will be met by meaningful and adequate discussion of the project description, impacts, mitigation measures, and cumulative impacts. The combined effect of these omissions makes it clear that the fourth condition has also been met. The EIR's erroneous conclusions with respect to the California gnatcatcher alone, for example, would be enough to warrant recirculation of a new EIR. Public comment on an issue is impossible and meaningless when the issue itself is omitted from the EIR.

IX. Violation of CEQA's Substantive Mandate

Besides ensuring protection of the environment through procedural and informational means, CEQA also has substantive mandates for environmental protection. The most important of these is the provision requiring public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects. *Citizens for Quality Growth v. City of Mt. Shasta*, 198 Cal.App.3d 433, 440-441 (1988); CA. Pub. Res. Code § 21002; 14 Cal. Code Regs. §§ 15002(a)(3), 15021(a)(2) and (c), 15041(c), 15364, 15370. The FEIR has failed to describe why feasible alternatives, or mitigation measures, such as higher density alternatives that include on-site preservation of wetlands and sensitive habitats such as coastal sage scrub, are impracticable.

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Further more, CEQA § 21001(c) indicates that it is the policy of the state to prevent elimination of fish and wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history. This project has the potential to seriously impact a number of threatened, endangered, and sensitive species, including the California gnatcatcher. The EIR must adequately describe and mitigate the direct, indirect, cumulative, short-term, and long-term effects of this project on all affected species. This is a requirement of CEQA independent of other requirements contained in the ESA or other laws. The EIR has failed to meet this substantive requirement because the proper procedures have not been followed.

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X. Conclusion

In summary, the current EIR does not fulfill its proper function under CEQA. The EIR does not contain sufficient impartial factual and analytical analysis in order to allow decision makers and the citizens of California to make informed decisions about the future of our environmental resources and sensitive species. The EIR does not rigorously explore the true biological impacts of this project in order to promote environmentally superior alternatives and mitigation measures. Rather, the EIR appears to represent a post-hoc rationalization of the Project Applicant's preferred project. CEQA requires that the public be informed of the true biological consequences, direct, indirect, short, and long term, of this project, before the EIR may be certified and the project allowed to move forward.

36

These comments have pointed out some of the major deficiencies of the DEIR, in particular with respect to biological resources. The CBD and Audubon will shortly provide Riverside County with additional comments on the FEIR and Project Approval. The CBD and Audubon strongly encourage Riverside County to revise the DEIR to provide the additional information and changes requested herein. Thank you very much for your consideration of these comments.

37

Sincerely,

Kassie Siegel
Conservation and Litigation Associate

LETTER BB: CENTER FOR BIOLOGICAL DIVERSITY (May 22, 2001)

Response to Comment BB 1: The County of Riverside has accepted your comments on the Draft EIR submitted to the Planning Commission on May 23, 2001 and is responding in this supplemental to the Response to Comment on the Draft EIR. As you know, the end of the public review period on the Draft EIR was December 7, 2000. The Planning Commission in its meeting on May 23, 2001 closed the public comments on the Specific Plan and EIR.

Response to Comment BB 2: Your comments will be forwarded to the decision-makers for their consideration during the hearing process on the EIR and the project.

Response to Comment BB 3: It is the County's opinion that the EIR is not inadequate and meets both the procedural and substantive mandates of CEQA. Your comments will be forwarded to the decision-makers for their consideration during the hearing process on the EIR and the project.

Response to Comments BB 4 and BB 5: It is assumed the commentor is referring to the entire Oak Valley project (OVSP 216 & 216A) as approved by the Riverside County Board of Supervisors in May 1990. This action served as an amendment to the County's General Plan and as a zone change granting specific development rights for an undeveloped 6,405-acre project site located in the north central Riverside County between Beaumont and Calimesa. The OVSP 216 & 216A proposed a planned golf/recreation oriented master-planned community of single and multi-family residential, commercial, recreational, and community uses. Development was intended to be implemented in several phases over a 30-year period. Subsequent to the County's approval of OVSP 216 & 216A, the City of Calimesa incorporated on December 1, 1990. The portion of OVSP 216 & 216A north of and including the 220 kV Edison transmission line easement was included in the City boundaries. The City of Calimesa adopted OVSP 216 & 216A for that portion within the Calimesa city limits to serve as the relevant land use plan and zoning for that area, renaming it Oak Valley SP 1.

In 1998, an annexation to the City of Beaumont occurred covering portions of the eastern 532.72 acres of OVSP 216 & 216A property. The remaining 1,747.9-acre portion of OVSP 216 & 216A located south of the Edison easement is the only portion of OVSP 216 & 216A remaining within unincorporated Riverside County, and is the subject of the Oak Valley SP #318 and EIR #418.

The EIR contains a cumulative analysis in Chapter V.H. The Oak Valley Specific Plan 1 (City of Calimesa) is shown in Table H.1.A and number 5 on Figure H.1.1 as a probable cumulative project. Number 12 on Figure H.1.1 is the St. Claire development in the City of Beaumont (within the originally approved OVSP 216 & 216A). A portion of OVSP 216 & 216A has already been built within the City of Beaumont and was used in determining baseline conditions for the analysis within this EIR. Therefore, the analysis in the EIR did take into account the entire previously approved OVSP 216 & 216A. Also this project (Oak

Valley SP #318) is considered a stand-alone project and does not rely on the approvals or infrastructure in the Calimesa and Beaumont portions of the Specific Plan.

Response to Comment BB 6: The description of the existing environment in the vicinity of the project is sufficient for analysis of the proposed project. The EIR presents a summary of the various technical studies that have been conducted on the site and provides a description of the vegetation and flora (page V.C-82) and wildlife habitat and fauna (page V.C-85) of the site. The regional setting relative to surrounding areas of habitat is described in the discussion of wildlife corridor issues (page V.C-92). The technical appendices provide additional detailed information on the existing environment.

The example cited by the commentor regarding the source of water for various seeps and wet areas is based on available information regarding site conditions. Various water lines, installed for agricultural purposes, cross the subject area. In some locations, the water lines are very near the surface and are readily apparent as are the few locations where such lines show signs of leaking. In other locations, the water lines are beneath the surface and their precise paths and locations of leaks are not readily apparent.

If the EIR had suggested that wetlands created by leaking water lines were of lesser value than those fed by natural water sources, then the information regarding the water source would be key to the assessment of impacts based on the setting description. However, rather than attempt to differentiate between wetlands artificially created by leaking water lines and those created by natural water sources, it was presumed that all such areas are wetlands, that impacts to such areas would be significant, and that mitigation would be required for such impacts. Therefore, the EIR discussion of water sources for existing wetlands is sufficient for the assessment of project impacts.

Response to Comment BB 7: As is described in the EIR (page V.C.-82), potential wildlife corridor connections were analyzed to evaluate connectivity (unimpeded wildlife movement routes) and general habitat conditions. The analysis concluded that I-10 and existing development (golf course and surrounding 500-acre St Clair approved project) pose an impediment to wildlife movement but, that the culverts beneath I-10 link the existing golf courses (the SCPGA courses on the Oak Valley SP #318 site and the Oak Valley Golf Club immediately east of I-10). The conclusion that small to medium sized predatory mammals would use the culverts to move between the golf courses is based on general biological knowledge that wildlife will often use such culverts to safely traverse roadways (i.e., SR-71 monitoring reports prepared for Oak Valley SP #318 by Cal Poly Pomona and discussions with biologists of the USFWS and of the CDFG). Since such wildlife species are known to exist east and west of I-10, it is reasonable to conclude that they would use the existing culverts to safely move between the two golf courses. The EIR sufficiently describes wildlife corridors or habitat linkages in the area.

Response to Comment BB 8: The loss of 2.97 acres of dry streambed is not, in and of itself, considered a significant impact. The comment cites the 1987 study of the property by Dames

& Moore that the dry washes provide breeding sites for several *commonly* observed species and are used frequently by mammals as travel corridors. The EIR (V.C. - 100) states that on-site wildlife movement patterns, including foraging and other day-to-day behaviors will be altered by construction of the proposed project but that the project will not interfere with regional wildlife movement patterns. Therefore, localized wildlife movement and habitat usage that occur in the 2.97 acres of dry streambeds are one component of the habitat values of the entire project site. As is described in the EIR (page V.C - 105), the project will result in the loss of 1,034 acres of wildlife habitat. This is concluded to be a significant impact which includes the loss of various habitat components such as dry streambeds.

Response to Comment BB 9: The existing golf course has fragmented the remaining coastal sage scrub habitat within the site and the coastal sage scrub is degraded by past agricultural practices. As is described in the 1990 EIR (EIR No. 229) for the entire Oak Valley property, most of the area that currently supports coastal sage scrub was previously cropland. Subsequent to 1987, cropland uses were abandoned and this portion of the site was used for cattle grazing.

Response to Comment BB 10: Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas, such that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another, or from one habitat type to another.

The subject property is situated between San Timoteo Canyon Road, the adjacent railroad, I-10, a mobile home park, a cemetery, an electrical transmission line corridor, a commercial nursery operation, and vacant land. The site and surrounding lands to the north have been subjected to decades of agricultural uses including recent livestock grazing. The site is bounded on the north by the city limits of the City of Calimesa and on the south by the city limits of the City of Beaumont. In its existing condition, the subject property is fragmented into patches of habitat by the existing SCPGA golf course. As such, the subject property is "hemmed in" by existing development. It was the past development (of roadways and other land uses) that fragmented habitat in the region. The proposed project would result in the loss of habitat from several already isolated patches of remaining habitat. Given the fragmented condition of habitat within the project area, the project will not result in impacts associated with habitat fragmentation.

The proposed project boundary (perimeter) totals about 35,000 linear feet (about 6.5 miles). Under the proposed project, a substantial majority (about 5 miles) of the boundary would consist of an interface between developed land uses either on or off site (i.e., the existing golf course, roadways, mobile home park, and cemetery) and low density residential uses on site. Thus, along about 5 miles (75 percent) of the project boundary, there would be little or no potential for non-native species to access or impact surrounding areas. Along the remaining 1.5 miles of project boundary, the proposed medium, medium high, and commercial development have potential to result in indirect impacts to surrounding habitat areas; such impacts could include light spill, human intrusion, introduction of non-native plant species,

and introduction of domestic pets. Given the level of disturbance on lands surrounding the subject property, the proximity of existing residential uses (i.e., the mobile home park), and the existing dense cover of non-native plants (i.e., brome grasses) on surrounding lands, these potential indirect impacts would not be significant.

Response to Comment BB 11: The description of resources is sufficient (please refer to comment BB-6 and response) and impacts are adequately described (please refer to the Draft EIR pages V.C.-99 through V.C. - 106).

Response to Comment BB 12: Please refer to comment BB 11 and response.

Response to Comment BB 13: Please refer to comment BB11 and response. The proposed project's impacts on traffic and circulation and air quality were analyzed in Sections V.D.1 and V.C.4, respectively. The growth inducing impacts of the proposed project are discussed in V.H.4 on page V.H-44 of the Draft EIR.

The project will urbanize approximately 1,100 acres of habitat that are fragmented by the existing golf course and surrounding land uses and roadways. The loss of this habitat was identified as a significant impact. Impacts to wetlands were identified in the EIR and concluded to be significant. Please refer to comment W3 and response regarding the biological diversity of the site and the diversity of such resources within western Riverside County. Based on the comprehensive surveys conducted to date, the site does not support threatened or endangered species.

Response to Comment BB 14: Please refer to following comment BB17 and response.

Response to Comment BB 15: Please refer to following comment BB17 and response.

Response to Comment BB 16: Please refer to following comment BB17 and response.

Response to Comment BB 17: As discussed in the Draft EIR, focused surveys for the California gnatcatcher were conducted on all potential habitat within the site, including the 167 acres, in Spring 1998, and the species was not observed on site (please refer to V.C.-82 of the EIR and to page 4 of the Biological Resources Update in the Technical Appendix). A single gnatcatcher was observed on site in late 1998 and early 1999 incidental to focused Stephens' kangaroo rat trapping surveys. The 13-acre location where the gnatcatcher was observed was re-surveyed in late 1999 and early 2000. No California gnatcatchers were observed during this survey. Thus, the EIR made its conclusions based on the results of the entire site survey in 1998 and on the results of the 1999/2000 resurvey of the local area where the lone juvenile had been detected. The EIR also states that in order to comply with the Endangered Species Act, additional surveys would be required within one year prior to construction to determine the presence/absence of the California gnatcatcher on the subject site. The conclusion that the California gnatcatcher is "highly unlikely" to occupy the site is based on the location of the site at the edge of the species' range, the lack of any on-site observations of the species

during the nesting season, the very limited number of current or historical records of the species in the surrounding area, and the conclusion that a single California gnatcatcher observed on site was a transitory juvenile.

Habitat replacement for the loss of occupied California gnatcatcher habitat may be considered appropriate in certain circumstances. However, California gnatcatchers are considered absent from the subject site at this time. Thus, habitat replacement is not justified for unoccupied habitat. Impacts to the overall loss of wildlife habitat within Oak Valley SP #318, including migrating and dispersing birds, are considered significant and unavoidable in the Draft EIR.

County policy (i.e., Checklist for Completeness of a Biological Report/Assessment Submitted to the County of Riverside, revised December 1999, with attachments), does not require that the results or findings of biological surveys be no more than one year old (i.e., for CEQA compliance). The USFWS generally maintains such a policy for focused surveys for those species listed under the federal Endangered Species Act as threatened or endangered.

Response to Comment BB 18: The USFWS letter (dated March 11, 1999) to Colonel John P. Carroll of the Corps (file number 199915019-AJS) concluded that the golf course would not adversely affect the California gnatcatcher because the redesigned golf course would avoid impacts to the species. In addition, the USFWS required the establishment of a 100-foot wide buffer between the golf course and the 13-acre area to further minimize the effects of golf course construction. There was no requirement by the USFWS to "conserve" or otherwise preserve the 13-acre area; the requirement by the USFWS was that the golf course project avoid impacts to the species. Had there been a requirement by the USFWS to conserve the 13 acres, it would have been stated in the letter of March 11, 1999. All requirements of the USFWS were met. The golf course has been constructed and did, in fact, avoid impacts to the species; there was never a requirement to "conserve" the 13-acre area.

Response to Comment BB 19: Focused surveys for threatened/endangered species including the Stephens' kangaroo rat, southwestern willow flycatcher, California gnatcatcher, least Bell's vireo, and Quino checkerspot butterfly, were conducted in potential habitat areas throughout the entire site of Oak Valley SP #318. Please refer to the vegetation map shown in Figure C.6.1 of the Draft EIR for locations of such habitat areas. An additional survey was conducted in late 1999 and early 2000 as a follow-up focused survey of the 13 acres wherein the California gnatcatcher was previously observed. All surveys were conducted in accordance with USFWS survey protocols. The surveys are valid for project analysis under the EIR. The EIR states that pre-construction surveys will be required for listed species potentially present on the proposed project site. In the event that such surveys reveal, at that time, the presence of threatened or endangered species then, mitigation would likely be required at that time for compliance with the Endangered Species Act.

Response to Comment BB 20: Please refer to response to Comment BB7. The "regional" area of analysis is clearly defined on page V.C-94 of the EIR as; (1) the San Bernardino National

Forest, and (2) the Badlands including the foothills of the San Jacinto Mountains, San Jacinto Wildlife Reserve, and the Box Springs Mountains.

Response to Comment BB 21: Habitat connectivity and the need to establish corridors for wildlife are addressed in the EIR for Oak Valley SP#318 starting on page V.C-92. Figure V.6.3 (Page V.C-96) identifies regional habitat areas, primary corridors, secondary corridors, and other linkages. The EIR concludes that "the proposed project does not serve as a significant wildlife corridor in the immediate project vicinity, nor does it infringe on any of the large wildlife corridors identified in the project vicinity (i.e., San Timoteo Creek and Noble Creek)." The EIR further concludes that "on-site conservation of the small amount of "linkage area" actually within the proposed project boundaries is unlikely to contribute sizeably to the existing corridor within San Timoteo Creek because of the roadway and railroad barriers."

The Preliminary Draft MSHCP (prepared by Dudek & Associates) for Western Riverside County Multi-Species Habitat Conservation Plan shows a "Constrained Linkage" (corridor) extending around and outside the site of Oak Valley SP #318 on the east and south. The Preliminary Draft MSHCP also shows a "Linkage" on the westernmost portion of the site parallel to San Timoteo Creek but within an area occupied by a portion of the SCPGA golf course and an existing commercial nursery. Dudek & Associates have indicated that the corridor designation was intended to reflect San Timoteo Creek, and that was not intended to extend across San Timoteo Canyon Road or the rail line which separate the Specific Plan area from San Timoteo Creek. The Preliminary Draft MSHCP, which identifies numerous corridor locations throughout the western County, identifies a "constrained linkage" to the north of Oak Valley SP #318 within the City of Calimesa. This corridor is within the original boundaries of OVSP 216 & 216A, and is under the same ownership as Oak Valley SP #318. The landowner is currently in the process of modifying the land use plan for the area north of Oak Valley SP #318 within Calimesa to allow for the linkage shown within the Preliminary Draft MSHCP.

Response to Comment BB 22: The commentor appears to be confused that somehow the acreage of a project dictates the number of impacts that will result. Please refer to comments BB6, BB10, BB11, BB12, and BB13.

With respect to the effects of increased traffic and roadways on biological resources, the widening of San Timoteo Canyon Road is identified as an objective in city and county General Plans. The decision to widen the roadway is not dependent on Oak Valley SP #318. Even if nothing is ever built on the site of Oak Valley SP #318, traffic on San Timoteo Canyon Road will increase and the road will be widened to four lanes according to the Riverside County General Plan. Thus, potential impacts to wildlife resulting from increased traffic along San Timoteo Canyon Road are a result of population growth, regional land use patterns (in western Riverside and southwestern San Bernardino counties), and regional transportation planning.

Response to Comment BB 23: The EIR contains a cumulative analysis in Chapter V.H. The cumulative analysis provides a figure with corresponding table showing the location and description of similar projects in the Beaumont and Calimesa areas. Each one of the issue areas described in the Draft EIR is analyzed for cumulative impacts in this section of the Draft EIR. The County disagrees with the commentor's opinion regarding the "gross inadequacy" of the cumulative impacts analysis in the Draft EIR.

Response to Comment BB 24: The analysis of cumulative impacts states, as the commentor points out, that:

It is concluded that the proposed project will result in cumulative impacts to biological resources in the region through the loss of wildlife habitats, especially coastal sage scrub and riparian woodland habitats that are potential habitat for sensitive species. Potential mitigation for cumulative impacts would be participation in the Riverside County Multi-Species Plan. However, the efficacy of participation in the plan as a mitigation measure is undefined at this time as the plan is in its early formative stage.

Subsequently, a draft version of the Riverside County Multi-Species Plan has been released showing areas throughout the western county that are recommended for preservation as "Core Habitat Areas." The subject property is not proposed as a Core Habitat Area indicating that the property is not important as a mitigation site for cumulative impacts. This indicates that, contrary to what the commentor seems to imply, the cumulative impacts resulting from the proposed project are not significant.

Response to Comment BB 25: Please refer to comment BB24 and response.

Response to Comment BB 26: Please refer to response to Comments BB27 through BB29.

Response to Comment BB 27: The biological effects of the project are adequately analyzed. Please refer to comments BB6, BB10, BB11, BB12, BB13, and BB19.

Response to Comment BB 28: The County of Riverside in its analysis of OVSP 216 & 216A in EIR No. 229 did analyze a "Habitat Protection Alternative." This alternative's basic intent was to reduce the potential impacts to on-site biological resources by reconfiguring the land use plan to retain wildlife habitat as open space and shift development to currently proposed open space areas such as mountainous areas increasing impacts on visual resources and slope stability. This alternative was rejected by the County in favor of the proposed project because the project proposed to incorporate biological resources into detailed project plans as possible and provide biological resource replacement and/or enhancement for impacts that cannot be avoided. It was also determined that if the development in the habitat areas were eliminated from the project proposal, issues relative to increased housing costs (due to fixed infrastructure costs spread over a smaller development base), and fewer housing opportunities of less variety may become of greater concern.

In relationship to Oak Valley SP #318, the project has been designed around an existing 500-acre golf course. Large blocks of open space are not feasible with the golf course in place, which already fragments wildlife habitat on site. By increasing the density of the development (as an alternative), the impacts on traffic, schools, air quality, noise, public services, and utilities and possibly cultural resources will remain the same as the impacts to those resources generated by the project as proposed. By increasing the density of the development and clustering housing, lot sizes would be smaller. Smaller lot sizes generally translate to smaller houses and the objective of the Specific Plan to provide housing and lot size diversity could not be met. A higher density alternative would not be feasible.

Response to Comment BB 29: Please refer to comments BB6, BB10, BB11, BB12, BB13, and BB19.

Response to Comment BB 30: Based on the comprehensive surveys conducted to date, the site does not support threatened or endangered species, impacts to wildlife movement are not significant. Impacts to 1,034 acres of wildlife habitat including impacts to dry streambeds are identified as a significant impact and are partially, but not fully, mitigated through the on-site preservation of 134 acres of habitat. Please refer to BB7, BB8, BB13, BB14-BB17, BB19, and BB21. The impact assessment is adequate.

Please note that the existing overriding findings from the 1990 EIR for the larger Oak Valley property demonstrate that the County of Riverside has already concluded that the benefits of developing the Oak Valley property outweigh the impacts. The 1990 EIR included development of the subject property.

Response to Comment BB 31: Under CEQA, mitigation measures should be capable of:

- Avoiding the impact altogether by not taking a certain action or part of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, and restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, or;
- Compensating for impacts by replacing or providing substitute resources environments.

The proposed project mitigation measures are rectification and compensation measures to be implemented by both on-site creation and enhancement and off-site means (i.e., purchase of habitat or participation in an agency backed program such as Team Arundo). Major dry washes were previously preserved within the existing SCPGA golf course. Other dry washes will be impacted by the project, as will surrounding habitat.