CHAPTER 4 – PROJECT DESCRIPTION

All Chapter 4 figures are located at the end of this chapter, not immediately following their reference in the text.

4.1 INTRODUCTION

This chapter contains a detailed description of the Colinas del Oro Project (Project) with focus on those characteristics and activities that can cause physical changes in the environment. The description contained herein provides the reviewer with a written summary of the Project as it would be developed if the County of Riverside approves the project entitlements required to develop the property.

The Golden Valley Land Company, LLC is proposing to implement a residential, mixed-use (commercial/residential) and open space development, with associated on- and off-site infrastructure improvements for Colinas del Oro, an approximate 126.4-acre site located within the community of Meadowbrook, an unincorporated area in western Riverside County. As presently proposed, the Project proponent is preparing a draft specific plan (Colinas del Oro Specific Plan No. 364), that would allow conversion of this property to a mixed-use development the residential, commercial, park, and open space uses. To accomplish this, the Project proponent will submit applications seeking approval from the County for a General Plan Amendment (GPA), the SP 364 Specific Plan (SP), a Change of Zone (CZ), a Tentative Parcel Map (TPM), a Tentative Tract Map (TTM) and a Community Facilities District (CFD) to fund the required on- and off-site utility infrastructure systems for the Project area.

The County’s formal case numbers are:

- General Plan Amendment 00743;
- Specific Plan 00364;
- Change of Zone No. 07143;
- Tentative Tract Map No. 36450;
- Tentative Parcel Map No. 36453; and
- Environmental Impact Report No. 00530.

The County must certify this Environmental Impact Report (EIR), which has been prepared under the supervision of the County of Riverside, before development can proceed. As discussed in Chapter 2, Introduction, the Project description focuses on the facilities and activities that would be implemented if the Project entitlements are approved.

While approval of the GPA, SP, CZ, TPM and TTM, and possible CFD will not directly result in physical changes to the environment, it will provide the land use entitlements needed for the applicant to proceed with construction of the site and other improvements proposed by the Project. It will also result in the need to develop off-site infrastructure improvements to support future development under the SP. These off-site facilities are described in more detail below. Relying on data contained in the Initial Study/Environmental Assessment, the County of Riverside determined that development of the facilities allowed by these approvals could result in significant adverse impacts to the physical environment for fifteen (15) issue areas (aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic and utilities/service.
systems). After review of all comment letters submitted in response to the Notice of Preparation, the scope of the Draft EIR (DEIR) has not been significantly altered to accommodate the responses to the Notice of Preparation. Thus, this DEIR has been prepared to address the entitlements and physical changes to the environment relative to these 15 issues that development of the Project could impact, if the Project is approved.

4.2 PROJECT OBJECTIVES

The Project is being developed by Golden Valley Land Company, LLC under the jurisdiction of the County of Riverside. The Project’s objectives, derived from SP 364 are as follows:

- Develop a master-planned community.
- Provide improvements that will contribute to a more efficient system of regional drainage.
- Promote walkability throughout the community.
- Ensure that residential planning areas are located in close proximity to services, transportation links, and recreational amenities.
- Establish recreational facilities capable of serving Colinas del Oro as well as the entire Elsinore region.
- Implement housing type diversity by providing a variety of single-family and multi-family residential homes designed to be marketable within the evolving economic profile within Riverside County.
- Establish a community-wide circulation system that meets community needs and accommodates a variety of transportation modes.
- Develop guidelines for architecture, landscaping, color treatments, paving, walls, fencing, signage, and entry treatments that are consistent with the County-wide Design Standards & Guidelines, and reinforce the community theme of “Western Community.”
- Develop an environment that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.

4.3 PROJECT LOCATION

The Project is located in the community of Meadowbrook, an Unincorporated Community of Riverside County. Colinas del Oro is situated in the northeastern portion of the Elsinore Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. The Meadowbrook community includes some commercial and light industrial uses focused along State Route 74 (SR 74), the central transportation spine within the community. Overall, Meadowbrook is currently generally characterized by very low density residential development and vacant properties set amid rolling hills.

Surrounding development consists of rural residential development on large lots, primarily located to the north, south and east. While there are some homes to the west, a large portion of this area is vacant. The proposed locations for the off-site improvements are also characterized as either rural single-family development or vacant.
Surrounding Cities

The following Cities are located in proximity to Colinas del Oro:

- City of Perris: approximately 4.5 miles northeast;
- City of Lake Elsinore: approximately 6.0 miles to the southwest;
- City of Menifee: approximately 12.0 miles to the east; and
- City of Canyon Lake: approximately 5.0 miles southeast.

Refer to Figure 2.1-1, *Regional Location Map* and Figure 2.1-2, *Vicinity Map*.

4.4 PROJECT CHARACTERISTICS

To accomplish the above project objectives, the applicant has submitted a project specific GPA, SP, CZ, TPM and possible CFD that provide a conceptual level plan of site development. Data to prepare this project description was obtained from the applicant, the County of Riverside, and the project Environmental Assessment (including incorporated references) prepared for the project. Greater detail on the fifteen (15) environmental issues being evaluated in this DEIR (aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, recreation, transportation/traffic and utilities/service systems) will be provided in Chapter 5, Environmental Impact Evaluation.

4.4.1 Project Overview

General Plan Amendment

The existing General Plan Land Use designation within the Elsinore Area Plan of the Riverside County General Plan is identified as “Very Low Density Residential (VLDR) and Rural Mountainous (RM).” This designation is proposed to be modified with the respective land use designations contained in Table 2.1-1, *Specific Plan Land Use Summary*, which correspond to the Planning Areas contained in the SP, through a proposed General Plan Amendment. The new General Plan land use designation for the property will be SP if the proposed Project is approved. Within the SP designation the following land use designations will be included: Residential (Medium Density, Medium High Density, and Very High Density); Mixed-Use; Open Space – Recreation (Mini-Parks, Community Park, Community Center, and Open Space Park) and Rural Mountainous (Open Space Park).

This GPA would create a split foundation Specific Plan. Those areas in Community Development would become a Community Development section of the Specific Plan, changing the existing Land Use designations from VLDR to residential and mixed uses. The Rural Mountainous area is in the Rural Foundation of the General Plan and would remain in the Rural Foundation, but with a Specific Plan Land Use Designation of Rural Mountainous.

Specific Plan

The Colinas del Oro Specific Plan proposes a combination of residential, commercial, as well as recreational and open space uses. With a maximum total of 490 attached and detached residential units and eight (8) distinct product types, the community serves a variety of ages,
income levels and lifestyles. Traditional single-family homes will be permitted in Planning Area 3 and Planning Area 5, as well as multi-family residential product, which are permitted in both Planning Areas 1 and 2.

Home types may include:

- Single-Family Detached: Traditional;
- Single-Family Detached: Paired;
- Single-Family Detached: Cluster (Garden Court or Motor Court);
- Multi-Family Attached: Duplex /Triplex;
- Multi-Family Attached: Townhomes;
- Multi-Family Attached: Courtyards;
- Multi-Family Attached: Stacked Flats; and
- Live/Work and Residential Over Retail.

As illustrated in Figure 2.1-4, Land Use Plan, residential planning areas are densely clustered and oriented around a community park in the western portion of the community to accommodate a hillside preservation and recreation area in the eastern portion of the community.

Residential densities vary between 2.0 and 20.0 dwelling units per acre, consistent with the County's General Plan designations of Medium Density Residential (2.0 – 5.0 du/ac), Medium High Density Residential (5.0 – 8.0 du/ac), and Very High Density Residential (14.0 – 20.0 du/ac). Overall target Project density will be 3.9 dwelling units per acre.

The 11.3 acre mixed-use component of SP 364 will allow for neighborhood commercial retail, commercial office, very high density residential (with private recreational uses, which may be contained within Planning Area 2 – PA2) to create a vibrant, dynamic neighborhood with opportunities for shopping, eating, recreation, and socialization, emphasizing the convenience of living and working in the same community. The mixed-use neighborhood forms the core area of Colinas del Oro, providing the community with gathering spaces and restaurant, office, retail and service opportunities, all in a pedestrian-friendly environment. The mixed-use designation allows for the vertical or horizontal integration of offices, multi-family residences, and shops, creating a lively neighborhood and destination point for the overall community.

Planning Areas 4a and 4b are designated Open Space – Recreation, and are comprised of the Recreation Center and Community Park. PA's 4a and 4b total 7.0 acres, and are 5.9 acres and 1.1 acres in areas, respectively. The Community Park will provide both active and passive recreational opportunities to SP 364 residents and the community at large. Amenities within the Community Park shall include, at a minimum: a recreation area with bathroom, pool and spa, 2 ½ court basketball courts, a two covered tot lots, restroom facilities, shaded picnic areas, dog parks (one for large dogs, one for small dogs), a water splash play area, a waterfall, pond and creek, and open turf areas. Additional facilities are encouraged beyond the previous list of required items for the Community Park. Vehicular access to the Community Park is provided by Streets “A,” “B,” “D,” and “E,” and pedestrian access is provided by sidewalks and a trails network. The Community Center will be located in PA4b. It is anticipated that a building, approximately 20,000 square feet in area, as well as parking and landscaping shall be provided in this PA.
Neighborhood recreation areas will be provided within PA3 and connect to PA4 via walkways. These neighborhood recreation areas will consist of a five (5) mini-parks, totaling 1.4 acres. These parks shall be strategically interspersed within PA3 to conveniently serve the residents, and shall include, but not be limited to the following amenities: lawn areas, tot lots, playgrounds, picnic areas, exercise stations, open play areas, and shaded seating areas. As stated above, additional facilities are encouraged beyond the previous list of required items in these parks.

A 30.0 acre open space area and a 10.4 acre rural mountainous area are located to the west of residential planning areas (Planning Areas 6 & 7 – PA6 & PA7, respectively). An overlook/interpretive area will be included in PA6. This overlook/interpretive area will provide a scenic resting place for those using the trails in PA6. The overlook/interpretive area will also include plaques, which will contain historic information about the Good Hope Mine. No habitable structures will be permitted within these areas.

SP 364 will be constructing a portion of the County Trail System within the Project boundaries. This trail will enter the Project site at the southeasterly corner and meander throughout the Project to allow for connections to existing and proposed off-site segments of this Trail and other trails.

Overall, there are approximately 48.8 acres (or 38.6% of the Project site) of park/open space areas in SP 364 (this does not include any potential private open space uses to be located in PA1 or PA2).

Circulation

Vehicular Circulation

Project Roadways: The following roadways will be entirely funded and constructed to their full right-of-way by the Master Developer.

- SR 74 – Expressway (220’ ROW): SR 74 creates the Projects eastern boundary. SR 74 is designated as an Expressway with a maximum public right-of-way (r-o-w) of two hundred twenty feet (220’). This Expressway provides east/west access between Interstate 15 and Interstate 215. The Project will construct SR 74 from the north Project boundary to the south Project boundary at its ultimate half-section width as an Expressway (220 foot right-of-way) including landscaping and parkway improvements in conjunction with development. This corresponds to County Road Standard 82 as depicted in County Ordinance No. 461.

- Street “A” and Street “B” (east of Street “A”) – Enhanced Local Street (66’ ROW): Street “A” is located adjacent to PAs 1 and 2 and the northeastern boundary of SP 364. Street “B” is located at the southern portion of the community and accesses PAs 1 and 5. These streets provide ingress/egress from SR 74. Street “A” and Street “B” (east of Street “A”) are local streets that provide access to, and circulation within the Project. These streets have a maximum public r-o-w of sixty-six feet (66’), with forty-four feet (44’) of pavement, and an eleven foot (11’) wide parkway on both sides of the street. This corresponds to County Road Standard 104 as depicted in County Ordinance No. 461.
• Streets “B” (west of Street “A”), “C,” “D,” and “E” – Local Street (56’ ROW): These are local streets that provide circulation within the Project. These streets have a maximum public r-o-w of fifty-six feet (56’), with thirty-six feet (36’) of pavement, and a ten foot (10’) wide parkway on both sides of the street. This corresponds to County Road Standard 105 as depicted in County Ordinance No. 461.

• Local Streets - Local Street (56’ ROW): These streets are located within the individual planning areas, but are not part of the circulation network as depicted on Figure II-1, Vehicular Circulation Map. These streets have a maximum public r-o-w of fifty-six feet (56’), with thirty-six feet (36’) of pavement, and a ten foot (10’) wide parkway on both sides of the street. This corresponds to County Road Standard 105 as depicted in County Ordinance No. 461.

• Cul-de-sacs (56’ ROW): Cul-de-sacs, as designed within the Project will have a maximum public r-o-w of fifty-six feet (56’), with thirty-six feet (36’) of pavement, and a ten foot (10’) wide parkway on both sides of the street. This corresponds to County Road Standard 800 as depicted in County Ordinance No. 461.

• Private Drives (24’ to 30’ ROW): Private Drives consist of a 24-foot to 30-foot right-of-way and provide access to garages.

**Improved Off-site Roadways:** The Master Developer will contribute to the construction of the following roadways through the Transportation Uniform Mitigation Fee (TUMF), Community Facility District (CFD) financing and Development Impact Fee (DIF) programs.

All of the above roadways are shown on Figure 4.4-1, Vehicular Circulation Plan.

**Non-Vehicular Circulation**

A comprehensive trail system is planned within SP 364, and connects residential neighborhoods to the parks, recreational areas, mixed-use area and off-site existing and proposed trails. There are two types of Regional Trails – Urban and Open Space. Regional Trails are located within PA4a, PA4b, PA5, PA6, and PA7, and connect off-site at the southeastern and northwestern portions of the Project.

The Community Trail, primarily located within PA-6, is intended to encourage pedestrian activity throughout SP 364 and provide access to the open spaces and Regional Trails. The Community Trail provides access off-site at the northern portion of the Project. The Community Trails will be constructed with a hard surface trail material, such as stabilized Polypavement, a natural soil stabilizer that is softer than concrete but impervious to erosion.

Sidewalks are provided along community roadways and connect to Regional and Community Trails in most conditions. Sidewalks are 5 feet in width. Sidewalks consist of hard surface trail material or concrete surfaces for pedestrian use. The variety of trails offered within SP 364 is intended to facilitate high levels of activity and provide for a healthy and accessible community.

Bicycle riding will be permitted on the local streets, as well as the Regional and Community Trails.
• **Regional Trail – in Open Space Area (8 feet):** The Regional Trail in Open Space Area starts in the northwestern corner of the Project and runs southeasterly through PAs 6 and 7, and connects to the Regional Trail in Urban Area near the southwest corner or PA3. The Regional Trail in Open Space Area is 8 feet in width, within a twenty foot (20') easement, and will be comprised of decomposed granite. Trail width may be as narrow as twenty-four inches (24") to forty-eight inches (48"). Please reference Figure II-4, *Trail Cross Sections*.

• **Regional Trail – in Urban Area (10 feet):** The Regional Trail in Urban Area begins near the southwest corner or PA3, runs eastward to PA4a and southerly along Street “A” to Street “B” (northerly of PA4b and PA5) where it then provides access off-site to SR 74. The Regional Trail in Urban Area is 10 feet in width, within a twenty foot (20’) easement, and will be comprised of decomposed granite. Please reference Figure II-4, *Trail Cross Sections*.

• **Community Trail (8 feet):** The Community Trail is located in several areas throughout the Colinas del Oro Specific Plan. One section of the trail begins in the northern portion of PA6 and provides access off-site. It runs southerly through PA6, connects to PA3, connects to the Regional Trail in Open Space then continues on to provide two (2) access points into PA5. The Community Trail is-8 feet in width, within a fourteen foot (14’) easement, and will be comprised of decomposed granite. Trail width may be as narrow as twenty-four inches (24") to forty-eight inches (48"). Please reference Figure II-4, *Trail Cross Sections*.

• **Sidewalks (5 feet):** Sidewalks run alongside community roadways, and through open space tracts, providing pedestrian access to all neighborhoods within the community. Sidewalks are five feet in width.

The non-vehicular circulation plan includes three trail sizes and classifications as described in Figure 4.4-2, *Non-Vehicular Circulation Plan*.

**Hydrology/Drainage**

SP 364 has been designed to conform to current Riverside County Drainage Requirements and Design Standards. The Project site was originally a gold mine, and due to contamination in the soil and subsurface conditions, the property will be designed to control the storm runoff through detention and filtration (no infiltration). There are relatively small contributing areas with runoff that impacts the subject site as the site is very near the top of a system of foothills. Much of the runoff that exits the site falls on it. There is only one point along the northern edge where offsite runoff affects the site, and that too is a small amount. The property is not impacted by any FEMA mapped 100 year floodplain. There are three existing concentrations of flow that exit the property. The first at an existing culvert under SR 74 (near the proposed main access point), and the second a natural channel at the southeast corner of the property. The third is at the southwest corner of the property. All of the referenced points above will be maintained and used to outlet our post development flows. The Project is attempting to capitalize on the terrain of the site for views, natural open space, and constructed green space. These areas are being designed to incorporate the drainage requirements. Open spaces adjacent to drainage areas will provide for additional passive open space, giving the feel of additional room, that doubles functionally to treat Project runoff. The Project will provide a system of basins, storm drain, filtration ponds, detention basins, and filter grates to store, clean, and discharge Project runoff in a safe and mitigated way. Refer to Figure 4.4-3, *Master Drainage Plan* for general info on the proposed drainage facilities, and the Project drainage report for detail and design calculations.
Due to the subsurface mining operations, no LID BMP’s are proposed. In addition, since the site is tributary to Lake Elsinore, LID alternatives may have a harmful affect on downstream water quality. Therefore filtration with sand basins is proposed.

**Master Water Plan**

- **Potable Water:** In order to serve SP 364, both on- and off-site water Project infrastructures will be required. SP 364’s water needs will be served by the Elsinore Valley Municipal Water District (EVMWD). The Project will be required to construct (1) a new pump station and a 12-inch water line to connect the pump station to a new reservoir site and (2) a 1.6 million gallon (MG) reservoir and a 20-inch water line to connect to the Project site. The pump station is anticipated to be located on the same property as the reservoirs. Only an approximate location for the pump station is known at this time. Since an exact location for the pump station is not currently determined, additional environmental review, pursuant to CEQA, will be required during final engineering stages for the pump station. The new system will be built along the following alignment:
  - From the existing 1801 Zone 2 – 0.7 MG reservoirs, a new pump station will be constructed;
  - From that station, a 12-inch water line will be constructed along Walnut Street to the south where it intersects with Lookout Circle/Hammack Avenue;
  - Along that road to the east, following the curve in Hammack Avenue, to where it intersects with Plum Street;
  - Along Plum Street to the north to the intersection of Telford Avenue;
  - Along Telford Avenue to the East to the intersection of Peach Street;
  - North along Peach Street to Mountain Avenue;
  - And along Mountain Avenue to the east to be connected to the new 1.6 MG reservoir;
  - From that new reservoir, a new 20-inch water line will be built to connect to the site through undedicated right-of-way to the north east to the future intersection with Kimes Lane;
  - From the future intersection, the water line will run to the east along the existing paved portion of Kimes Lane to SR 74; then
  - North along SR 74 to the specific plan site.

Refer to Figure 4.4-4, *Potable Water Plan* for detail on the alignment or the off-site Sanitary Sewer and Potable Water System Analysis (Hunsaker 6-5-12) for detailed calculations. Refer to Figure 4.4-4a, *Onsite Potable Water Plan* for close-up detail of on-site potable water.

- **Reclaimed Water:** Based on recent discussions with Elsinore Valley Municipal Water District (EVWMD) there aren’t any connections currently available for reclaimed water in the area. If and when reclaimed water becomes available all efforts will be made to use recycled water where feasible.

**Master Sewer Plan**

There is currently no gravity sewer in the immediate area available to meet the needs of SP 364. Starting at the southeast corner of the SP 364 site, a new lift station will pump sewage through a 6-inch force sewer main along the following proposed alignment:
• Heading southwest along the northern/western side of SR 74 approximately 15 feet west/north of the existing edge of pavement until reaching the northwest corner of the intersection of Meadowbrook Avenue and SR 74;
• The sewer line will then cross the highway to the east, angle at the eastern edge of SR 74 and continue south aligned roughly 15 feet from the exiting edge of pavement;
• The sewer line will extend east on this alignment until reaching the highway box culvert near the intersection of Wasson Canyon Road and SR 74;
• The sewer line will move south/east of the box culvert, under the existing blueline stream, and then continue to the intersection of SR 74 and Wasson Canyon;
• From the intersection of Wasson Canyon Road and SR 74, the sewer line will continue south to the proposed connection point in Ramsgate; and,
• The connection will be made at the intersection of Bonica Street and Steele Valley Road.

It should be noted that the point connection is appropriately sized to accommodate the flows generated by the Project.

Refer to Figure 4.4-5, Master Sewer Plan for detail concerning the force main alignment and proposed connection or the off-site Sanitary Sewer and Potable Water System Analysis (Hunsaker 6-5-12) for detailed calculations.

Project Phasing

SP 364 has been designed for development in five (5) phases over an approximate 7-year period beginning in 2014 in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure.

Below is a description of the land uses and facilities proposed for construction under each phase.

Phase 1

Phase 1 will consist of infrastructure improvements necessary to serve approximately eighty-(80) lots within Planning Area 5. The main access point, Street A, will be constructed into the heart of SP 364. Also, in order to provide two points of access, Street B will be constructed and connected to SR 74. In addition to the main access points, a portion of Street E, and additional local streets, will be constructed to serve the lots constructed in this Phase. Water and sewer infrastructure will be constructed to serve the 80 homes, with a sewer lift station built to serve the entire property at the southeast corner of SP 364. Storm drain improvements will also be provided to ensure that the post development runoff does not exceed existing runoff. In order to build Street E and the lots along the eastern edge of it, grading within the main park will be required. Temporary drainage control features will be provided to control the runoff from the North. Permanent and temporary flood control facilities will be built at the west of Street E (basin), within Lot B (basin, channel, and culverts), and at the southeast corner of SP 364 (basin, and outlet spillway). The Regional Trail – In Urban Areas will be installed along PA4b, PA5 and along Street “A”, adjacent to the Community Park, in this Phase, consistent with Figure II-3, Non-Vehicular Circulation Plan (SP 364).
Phase 2

Phase 2 is the first phase of homes within PA3 as the homes extend north. Phase 2 will consist of approximately fifty-four (54) homes. Street E will be extended and additional local streets will be constructed. Edge conditions (drains and culverts) will be constructed to control the off-site flows that originate north of Phase 2. Water, sewer, and storm drain infrastructure will be built to tie into the Phase 1 connections. Phase 1 and 2 are designed to allow for a phased approach to access and utilities.

Phase 3

Phase 3 completes the northern portion of SP 364 and PA3, and also the Community Park area. The last row of lots from Planning Area 3 are to be constructed fronting to the Community Park. The Community Park will be a large park area along Street A per the landscape design; it will contain drainage and flood infrastructure, and also small park area up the hill along Street E. Phase 3 will consist of approximately 107 lots. Local streets will be extended, and Street B will be constructed with cul-de-sac access into PA2. Water and sewer service will tie into the infrastructure built by the previous phases. Phase 3 will also complete construction of the Regional Trail – In Open Space Area, to provide connection into the hillside for hikers, as well as the Community Trail and Interpretive/Overlook Area, consistent with Figure II-3, Non-Vehicular Circulation Plan, and Figure IV-45, Interpretive/Overlook Area.

Phase 4

Phase 4 will consist of onsite construction of the Very High Density portion of SP 364. Edge treatment for adjacent roads will be required, but all other construction will be contained within Planning Area 2. Water, sewer and storm drain connections should already be provided by earlier phases.

Phase 5

Phase 5 will consist of onsite construction of the Mixed Use area. Edge treatment for adjacent roads will be required, but all other construction will be contained within Planning Area 1. Water, sewer and storm drain connections should already be provided by earlier phases.

Refer to Figure 4.4-6, Conceptual Phasing Plan for details of the land uses and facilities proposed for construction under each phase.

Change of Zone

The current zoning designations for the site is Rural Residential (R-R). This designation is proposed to be modified through a Change of Zone application, and SP 364. The Change of Zone will also include a Specific Plan Ordinance, which will serve to formalize the Specific Plan boundary.

Community Facilities District

The project proponent may create a Community Facilities District (CFD) to fund and maintain the infrastructure required to support the Project. The CFD is a mechanism for funding the
underlying infrastructure systems outlined above for the Project and include the following potential systems:

- Streets and roads (thoroughfares, arterials, major streets, major collector streets), bridges, street lighting, traffic signals and safety lighting;
- Public utilities, including but not limited to water, sewer and drainage related facilities;
- Recreation facilities, including but not limited to, parks and recreation facilities, community centers, sports facilities and complexes, bikeways, and golf courses;
- Public Safety facilities, including but not limited to police station, sub-station, fire stations and related facilities;
- Electricity distribution system;
- Schools; and
- Other public facility/system improvements.

The physical impacts associated with the CFD are the installation and, in some instances, the operation of the above facilities and systems.

4.4.2 Grading Scenario

The SP 364 site has hills and valley areas as well as varying slopes (from 0.5% to 15%). The proposed grading plan attempts to match the terrain of the property while at the same time providing roads that are as flat as possible given the site constraints. The proposed Project elevations will range from between 1650 and 1800msl. Proposed street slopes generally increase as SP 364 extends west up the hill, and vary between 0.6% and 10%.

As designed, it is anticipated that the site will balance; yet due to the large amounts of rock, there may be export of rock material, and import of clean fill dirt. The Project will be constructed per the recommendation of the soils engineer. At time of final design great care will be given to design of cut and fill slopes and areas where utilities may require ripping.

Portions of the site are to remain undisturbed. The western portion of the site shall remain as undisturbed hillside area. In order to accept drainage into the site, there are control structures what will require grading to route and control the runoff. There are two main systems of drainage routing that will outlet to the existing two concentration points along SR 74 and the other at the southern property line. Basins will be provided for detention volume and water quality.

Refer to Figure 4.4-7, Conceptual Grading Plan for detail on the proposed grading plan.

4.4.3 Building Construction

Development of different parts of the residential components of the Project would occur in separate phases (see Project Phasing discussion, above). Construction of the homes and other Project amenities would likely occur according to market demand and be completed in one neighborhood area at a time. Development of housing in each neighborhood would be coordinated with the completion of the nearby amenities.
4.5 USES OF THIS ENVIRONMENTAL IMPACT REPORT

As previously stated, before any development can occur, the County of Riverside must provide the developer of this proposed project with the land use entitlements needed to construct the Project. It is these approvals that will allow the proposed development to proceed and allow the corresponding changes to the physical environment. This DEIR will be used as the information source and CEQA compliance document for the following discretionary actions or approvals by the County of Riverside:

- Adoption of the General Plan Amendment 00743;
- Adoption of the Specific Plan 00364;
- Adoption of the Change of Zone 07143;
- Approval of Tentative Tract Map No. 36450;
- Approval of Tentative Parcel Map No. 36453; and
- Approval of the Community Facilities District.

In addition to the above discretionary actions, this DEIR may also be used by the following responsible agencies, dependent upon the review, approval or permit requirements of each in regards to the Project:

- Santa Ana Regional Water Quality Control Board
- Elsinore Valley Municipal Water District
- South Coast Air Quality Management District
- Department of Toxic Substances Control
- Other Riverside County Departments, such as the County Flood Control and Water Conservation District, Department of Environmental Health, and Regional Conservation Authority (RCA)
Figure 4.4-1, Vehicular Circulation Plan
Figure 4.4-2, Non-Vehicular Circulation Plan
Figure 4.4-3, *Master Drainage Plan*
Figure 4.4-4, *Potable Water Plan*
Figure 4.4-4a, *Onsite Potable Water Plan*
Figure 4.4-5, Master Sewer Plan
Figure 4.4-6, Conceptual Phasing Plan
Figure 4.4-7, Conceptual Grading Plan