

I. INTRODUCTION

A. DOCUMENT HISTORY

This document is prepared to add to the previously approved Specific Plan No. 270 designed for the purpose of delineating a residential land development plan and evaluating potential environmental impacts resulting from implementation of the plan as set forth in this document. The updated development proposal, called Victoria Grove (formerly known as The Sierra Collection) Specific Plan No. 270 Amendment No. 1, encompasses 511.4 acres of land located within the unincorporated area of Riverside County, California.

Concurrent with the original Specific Plan No. 270 County approval in December 1992, the project applicant received approval of General Plan Amendment (GPA No. 252), which designated an adjoining 226 acres as "Areas Not Designated as Open Space" on the Open Space and Conservation Map and is subject to the land use policies of the Riverside/Corona/Norco Land Use Planning Area in December 1992. The general plan amendment area encompassed 650 acres which includes both the 424.2 acre Specific Plan No. 270 project site and 226 acres of other adjacent non-Specific Plan properties that are not zoned as Specific Plan with SP 270. These 650 acres include parcels that are in Agricultural Preserves and will require a disestablishment/diminishment for a cancellation of this condition prior to development although many have been withdrawn from the Agricultural Preserve by the 10 year withdrawal process. Although the Sierra Collection Specific Plan only addresses development of 424.2 acres, GPA 252 and Environmental Impact Report No. 347 discusses impacts of development of the entire 650-acre General Plan Amendment (No. 252) area. Based on a projected density of 3.0 du/ac, development of the additional 226 acres could result in a maximum of 678 additional units being built. Thus, the impact of 1,749 dwelling units was discussed in the Environmental Impact Report (EIR 347).

On October 21, 1998, the Planning Commission approved Substantial Conformance No. 1 for Phase 1 of Victoria Grove which eliminated the need for a community center and converted the land to a park.

Substantial Conformance No. 2 was approved on November 18, 1998. It reconfigured Planning Areas 5 and 9 and realigned Street "A" to conform to the Tentative Tract Maps.

Victoria Grove Specific Plan No. 270 Amendment No.1 encompasses the area previously called "The Sierra Collection" in addition to the following changes. Amendment No. 1 increases the 424.2 acre Approved Plan development to 511.4 acres and creates a 12.0 acre elementary school site adjacent to the relocated park, which is increased from 7.5 acres to 9.0 acres. On December 14, 1999, the Board of Supervisors took action to adopt Specific Plan Amendment No. 1 by Resolution No. 99-445, to adopt General Plan Amendment No. 504 under Resolution No. 99-441, to approve Change of Zone No. 6476 (Ordinance No. 348.3904) and to approve Agricultural Preserve Case No. 819 to diminish the agricultural preserve and to cancel the associated land conservation contract.

1. Environmental Procedures

The Environmental Impact Report (EIR) portion of this document has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 15000, et seq.).

An Environmental Assessment (E.A.) of the project has been prepared by the County of Riverside. A Notice of Preparation (NOP) for an EIR and a description of potential adverse impacts has been distributed to the State Clearinghouse, responsible agencies and other interested parties on May 14, 1990. The objective of distributing the NOP has been 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 Sections V.C, V.D, and V.H. The E.A. and NOP distribution list and comments resulting from distribution are contained in Appendix A.

1. Subsequent technical and environmental studies were conducted to validate the EIR's previous findings and to address evolving environmental conditions.
2. The Developer has proposed revisions to the project and the design standards to respond to the findings of these subsequent reports and has proposed to construct significant off-site infrastructure improvements.
3. Based on these updated studies and the developer's proposed revisions and improvements, the County has conducted an Environmental Assessment with each subsequent action and has determined that environmental impacts are substantially those described in the original EIR such that no additional mitigations measures are needed.

2. Format

The format of this document is designed to be a combination Specific Plan No. 270 Amendment No.1 and Environmental Impact Report. The Specific Plan No. 270 Amendment No.1 portion of the document has been integrated into the existing Sections III and IV.

The EIR portion of this document is encompassed in Sections I, II and V. 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 is discussed under Section V.A and V.C.

Issues identified in the E.A. prepared by the County of Riverside are discussed in Section V.C and V.D, of the document and are formatted under two elements of the Environmental Hazards and Resources and Public Facilities and Services. Under each issue, an analysis is performed to determine the amount and degree of impact associated with the project. For all significant negative impacts, mitigations are delineated to reduce the impact to a level of insignificance.

Analysis of impacts and mitigations set forth are derived through technical reports and information which are submitted as an appendix to the document. In conjunction with this analysis, consistency with the General Plan is also determined through the relationship between project design and proposed mitigations and General Plan standards delineated for each issue.

3. Discretionary Actions and Approvals

This EIR was and will be used by the following public agencies in connection with the following decisions:

a. Riverside County Planning Commission

- 1) Recommendation to the Riverside County Board of Supervisors (the Board) as to EIR Certification.
- 2) Recommendation to the Board regarding adoption of the Specific Plan No. 270 Amendment No.1 by Resolution.
- 3) Recommendation to the Board regarding approval of the Change of Zone (Adoption of Zoning Ordinance-CZ6476) to Specific Plan No. 270 Amendment No.1 (SPA)
- 4) Recommendation to the Board regarding the adoption of the General Plan Amendment by a resolution to change the Open Space and Conservation Element and Map of the General Plan to the designation of Specific Plan for the 73.7 acres within the "donut hole" area of the project, the additional 7 acres in Planning Area 11, and the additional 6.1 acres in Planning Area 6.

b. Riverside County Board of Supervisors

- 1) EIR Certification.
- 2) Adoption by resolution of the Specific Plan No. 270 Amendment No.1 (Resolution 99-445, adopted 12-14-99).
- 3) Approval of the Change of Zone No. 6476 to Specific Plan No. 270 Amendment No.1 (approved 12-14-99).
- 4) Adoption by resolution of the General Plan Amendment No. 504 to change the Open Space and Conservation Element and Map of the General Plan to the designation of Specific Plan No. 270 Amendment No. 1 (Resolution 99-441, adopted 12-14-99).
- 5) Approval of Agricultural Preserve Contract Cancellation.

4. Effects Found Not to be Significant

The Environmental Assessment (E.A.) prepared by the County determined that certain environmental effects will not be significant and, therefore, are not discussed in an EIR level of detail. The effects found not to be significant as recognized by the County E.A. are wind erosion and blowsand, mineral resources and airports. A brief discussion of these issues and why the effects are not considered to be significant is contained in Section V. under the respective issues. Subsequent Environmental Assessments conducted by the County with each subsequent action determined that these environmental effects remain insignificant.

B. CEQA TOPICS LOCATION

<u>TOPICS</u>	<u>LOCATION</u>
Environmental Procedures	Section I.A.1
Effects Found Not to be Significant	Section I.A.4
Environmental Impact Report Summary	Section II.B
Interdisciplinary Summary	Section V.C & D
Cumulative Impact Analysis	Section V.H.1
Growth Inducement	Section V.H.4
Alternatives to the Proposed Project	Section V.H.3
Unavoidable Adverse Impacts	Section V.H.2
The Relationship Between Short-Term Uses of the Environment and Maintenance/Enhancement of Long-Term Productivity	Section V.H.5
Irreversible/Irretrievable Commitment of Energy Supplies and Other Resources	Section V.H.6
Organizations, Persons and Documents Consulted	Section V.H.8

II. SUMMARY

A. PROJECT SUMMARY

Victoria Grove Specific Plan No. 270 Amendment No. 1, as noted on the Regional Vicinity Map (Figure II-1) and shown on the Vicinity Map (Figure II-2), is a comprehensive proposal for a private access-controlled, master planned community located on 511.4 acres southwest of the City of Riverside and east of the City of Corona, just north of Lake Mathews. The site is in unincorporated Riverside County, south of the 91 freeway near the intersection of La Sierra Avenue and El Sobrante Road. The southern portion of the project borders on El Sobrante Road with portions of the western and eastern boundaries bordering on La Sierra Avenue and McAllister Street respectively. Directly west of La Sierra is approved "Lake Hills" Specific Plan No. 144 which is currently under construction, and directly north is the approved "The Orchards" development and a new residential project called "Orchard View" which features 98 half acre lots. The Victoria Grove Master Plan represents the logical and orderly extension of residential development for this area.

When complete, the Victoria Grove community will contain primary housing with varying lot sizes and densities. There will also be various types of open space uses incorporated in the plan; namely, natural, riparian (enhanced) and active/passive parks. There will be one (1) 9.0 acre park supporting active uses, two Passive Open Space/Private Recreation areas totaling 2.0 acres, 26.7 acres of natural riparian open space and a 23.6 acre section of MWD property that contains local roadways and a landscaped trail with naturalizing non-irrigated plant materials that are found on-site. In addition to the common open space, many of the half-acre lots will contain deed restricted areas to remain in an open space condition. Combined, these special areas will add another 64 acres of open space to the plan. Residential product types will vary in density from 0.9 du/ac to 3.4 du/ac providing the project with an overall density of 2.2du/ac.

Victoria Grove will appeal to both young move-up families from the central Inland Empire and fringe areas of Orange and Los Angeles Counties and mature move-down families and couples from the local area. The project is consistent with ongoing development trends in adjoining and surrounding areas.

Concurrent with the approval of the original Specific Plan, approval of General Plan Amendment (GPA No. 252) was also obtained. The amendment area encompassed 650 acres which included the 424.2 acre Specific Plan project site as well as the amendment area. Approval of the General Plan amendment removed the entire GPA area from the El Sobrante Community Policy Area, causing a redesignation of the entire GPA area to "Area Not Designated as Open Space". The EIR assumed a maximum over-all density for the non-Specific Plan GPA area properties of 3 du/acre. Although Victoria Grove SP 270 (formerly known as The Sierra Collection Specific Plan) only addressed development of 424.2 acres, the Environmental Impact Report discussed impacts of development of the entire 650 acre General Plan Amendment Area including the amendment area. Based on a projected density of 3.0 du/ac, development of the additional 226 acres could result in a maximum of 678 units being built. Thus, the impact of a total of 1,749 dwelling units for the entire GPA area including the Specific Plan was analyzed in Environmental Impact Report # 347.

The Board of Supervisors of the County of Riverside approved SP 270 (commonly referred to as The Sierra Collection) by Resolution # 92-570 and the Comprehensive General Plan Amendment #252 by Resolution # 92-565 on December 28, 1992.

On October 21, 1998, the Planning Commission approved Phase 1 of Victoria Grove, which consists of Tentative Tract Maps 28872, 28873, 28874, 28875, and 28878 and Substantial Conformance No. 1 to Specific Plan No. 270. The Planning Commission also recommended approval of Change of Zone CZ 6362. On November 24, 1998, the Board of Supervisors approved Tentative Tract Maps 28872, 28874, and 28875 and Substantial Conformance No. 1 to Specific Plan No. 270.

On November 18, 1998, the Planning Commission approved Phase 2 of Victoria Grove, which consists of Tentative Tract Maps 28897, 28898, 28899, and 28917 and Substantial Conformance No. 2 to Specific Plan No. 270. On January 5, 1999, the Board of Supervisors approved Change of Zone 6362, Tentative Tract Maps 28873, 28878, 28897, 28898, 28899, and 28917 and Substantial Conformance No. 2 to Specific Plan No. 270.

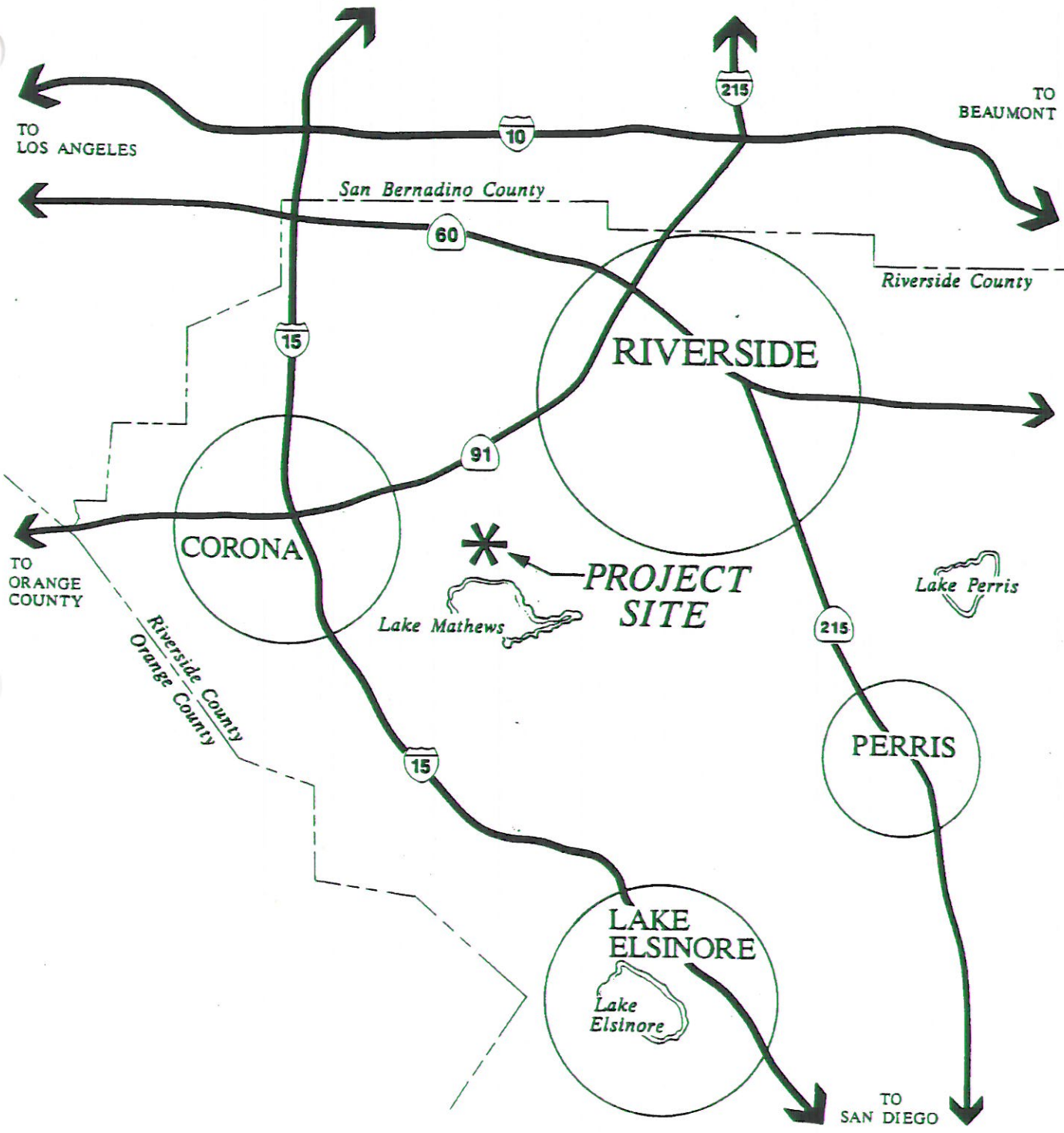
Victoria Grove Specific Plan No. 270 Amendment No. 1 can be briefly summarized as a relocation and increase in acreage of the park site to a more centrally located site adjacent to an elementary school site and public road (Blackburn Rd.). Additionally, this amendment provides for an inclusion within the Specific Plan boundary of adjacent lands which were part of the prior GPA but not The Sierra Collection. These residential areas are at densities similar to the surrounding densities as well as appropriate for the concept of a centrally located school/park area. Specific details of the amendment are shown on the following page.

On December 14, 1999, the Board of Supervisors took action to adopt Specific Plan Amendment No. 1 by Resolution No. 99-445, to adopt General Plan Amendment No. 504 under Resolution No. 99-441, to approve Change of Zone No. 6476 (Ordinance No. 348.3904) and to approve Agricultural Preserve Case No. 819 to diminish the agricultural preserve and to cancel the associated land conservation contract.

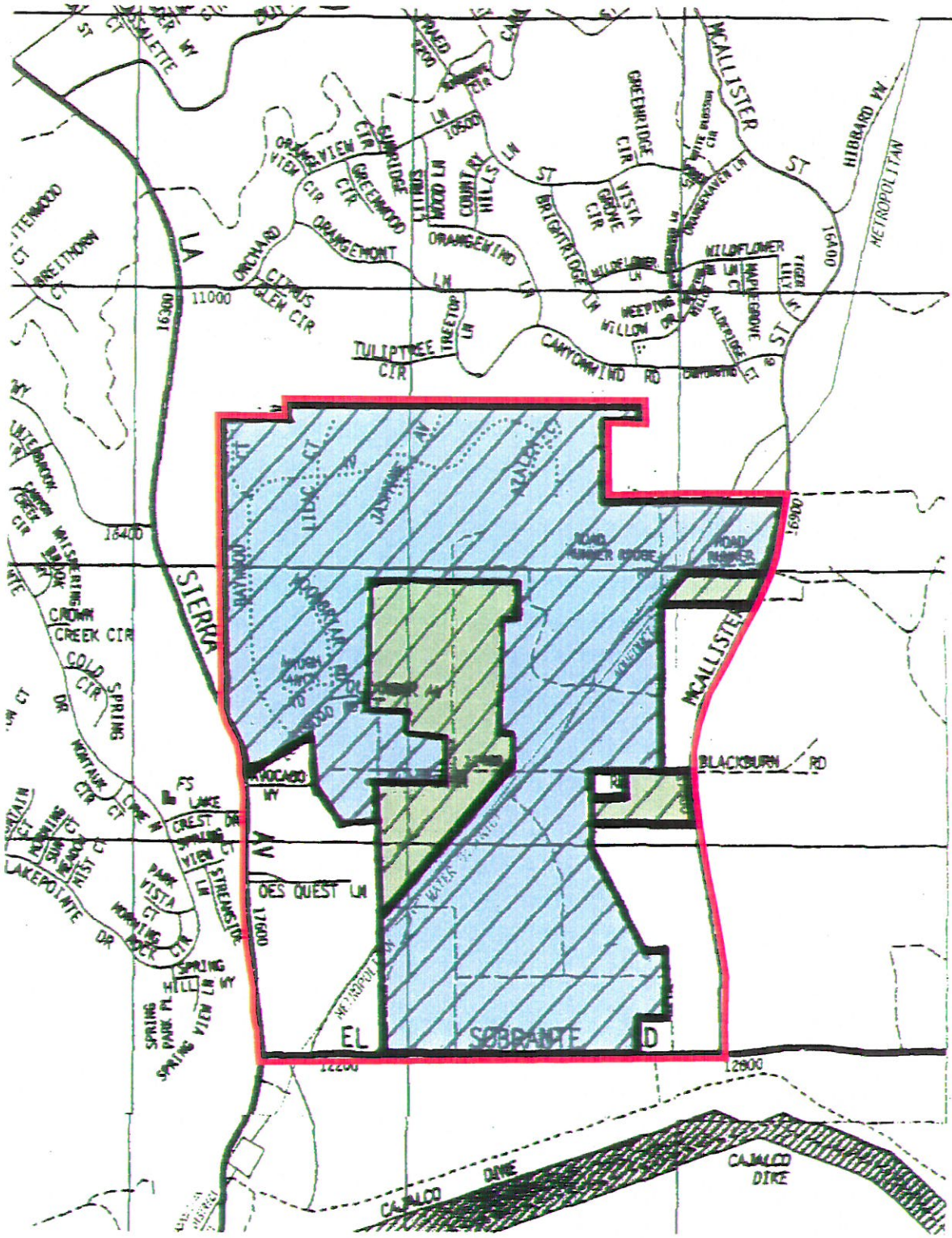
On December 15, 1999, the Planning Commission recommended approval of implementing Tentative Tract Maps 29281, 29372 and 29386. On February 1, 2000, the Board of Supervisors formally approved the Tentative Tract Maps.


**TABLE I
LAND USE SUMMARY**

<u>LAND USE</u>	<u>ACREAGE</u>	<u>DWELLING UNITS</u>	<u>PERCENTAGE</u>
<u>Residential</u>			
Low (½ Acre Lots)	94.7	124	19%
Medium (¼ Acre Lots)	113.4	287	22%
Medium-Executive Homes (7,200 Sq. Ft. Lots)	226.6	733	44%
<u>Non-Residential</u>			
Passive Open Space/Private Recreation	2.0	—	<1%
Park	9.0	—	2%
Open Space/Riparian	26.7	—	5%
MWD Open Space Paseo	23.6	—	5%
Elementary School	12.0	—	2%
Major Public Roads	3.4	—	<1%
Totals	511.4	1,144	100%



**Figure II-1
Regional Map**



 Original Specific Plan Boundaries

 Specific Plan Amendment No. 1
Added Land Boundaries


 GPA 252 Boundary

Figure II-2
Vicinity Map