



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2015

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Planning Director

Steve Weiss, AICP

Legal Counsel

Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

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951 955-1811

9:00 A.M.

OCTOBER 21, 2015

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 NONE

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **GENERAL PLAN AMENDMENT NO. 921 (FOUNDATION AND ENTITLEMENT/POLICY) AND CHANGE of ZONE NO. 7763** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sook P. Choh – Engineer/Representative: Rick Engineering – Third Supervisorial District – Area Plan: Sun City/Menifee Valley – Zone Area: Winchester – Zone: A-1-5 (Light Agriculture, 5-acre minimum) – Policy Areas: Estate Density Residential and Highway 79 – Location: Northerly of Scott Road, southerly of Wickerd Road, easterly of El Centro, and westerly of Leon Road – Project Size: 77.7 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and change the site’s zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.2 **GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda – Fifth Supervisorial District – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: Northerly of Cherry Valley Boulevard, westerly of Mountain View Avenue, southerly of Vineland Street, easterly of Nancy Avenue – Project Size: 8.67 Acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.3 **GENERAL PLAN AMENDMENT NO. 998 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7865** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC – Third Supervisorial District – Area Plan: Southwest – Zone Area: French Valley – Zone: Rural Residential (R-R) – Policy Area: Highway 79 – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Christine Street, and westerly of Highway 79 / Winchester Road – Project Size: 162.85 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site’s zoning classification from Rural Residential (R-R) to Planned Residential (R-4) on one parcel, totaling 162.85 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.


5.0 WORKSHOPS:**5.1 Parks Workshop**

- Kevin Kalman – Desert Recreation District
- Scott Bangle – Riverside County Parks
- Dean Wetter – Valley Wide Recreation & Parks
- Dan Rodriguez – Jurupa Area Recreation and Park District
- Suzanne Holland – EDA
- Duane Burke – Beaumont-Cherry Valley Recreation & Park District

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0 DIRECTOR’S REPORT****8.0 COMMISSIONERS’ COMMENTS**

Agenda Item No.: 4.1
Area Plan: Sun City / Menifee Valley
Zoning Area: Winchester
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: October 21, 2015

General Plan Amendment No. 921
Change of Zone No. 7763
Environmental Assessment No. 41744
Applicant: Sook P. Choh
Engineer/Representative: Rick Engineering


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 921 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7763 – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its General Plan Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and change project site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres, located north of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road, within the Sun City / Menifee Valley Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

The County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 921 on April 6, 2010.

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On April 6, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 921. The GPIP report package is included with this report. GPA No. 921 and Change of Zone No. 7763 (the "project") are now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on January 24, 2011. SB 18 provides that the noticed tribes have 90 days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90 day period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation. AB 52, became effective on July 1, 2015. In accordance with AB 52, notices regarding this project were mailed to all requesting Tribes on September 2, 2015. The County received no requests from the Tribes for formal AB 52 consultation on this project.

The Community of Winchester Draft Land Use Study

The Community of Winchester Draft Land Use Study was prepared for The County of Riverside Economic Development Agency. The study states that “the purpose of the Study is to evaluate the existing land uses as identified in the 2003 Riverside County Harvest Valley/Winchester Area Plan Land Use Map and provide proposed land use modifications that would support the long-term build out of a balanced, diversified, and economically sustainable community.” The Winchester Study has not been formally adopted by the County of Riverside, nor have the recommendations been included in the county-wide General Plan update, GPA960. However, the recommendations of the study may be incorporated into the next County General Plan Update, scheduled for some time in 2016.

This Land Use Study includes some additional areas that were not within the Harvest Valley/Winchester Area Plan, but are considered to be within the unincorporated “Community of Winchester”, including this project site. The Plan describes the proposed land use changes in the southeast vicinity of the proposed Project as follows, “To the east of Leon Road and north of Scott Road, a recommendation of Medium Density Residential centering around Commercial Retail is proposed to accommodate local retail shopping needs within walking distance to the surrounding residential developments.” The recommendations in the Study propose changing the land use designation of the land generally located southeast of the intersection of Leon Road and Wickerd Road, continuing south to Scott Road and east to Pines Airpark Road from Rural Residential to Commercial Retail. East of the Commercial Retail, the Draft Study would change the land use designation from Rural Residential to Medium Density Residential east to Abbott Road. The Study states that the land use recommendations are conceptual and not parcel specific. Furthermore, the Study does not propose any land use designation change for land on which this project is located, nor does the Study address the Estate Density Residential and Rural Residential Policy Area located west of Leon Road or Policy SCMVAP 6-1.

As a result, this proposed project is neither consistent, nor inconsistent with the Study. Staff is providing this information not as an analysis to determine consistency with the Study, but to provide further context of a larger regional land planning effort as it relates to this proposed General Plan Amendment.

ISSUES OF POTENTIAL CONCERN:

Estate Density Residential and Rural Residential Policy Area

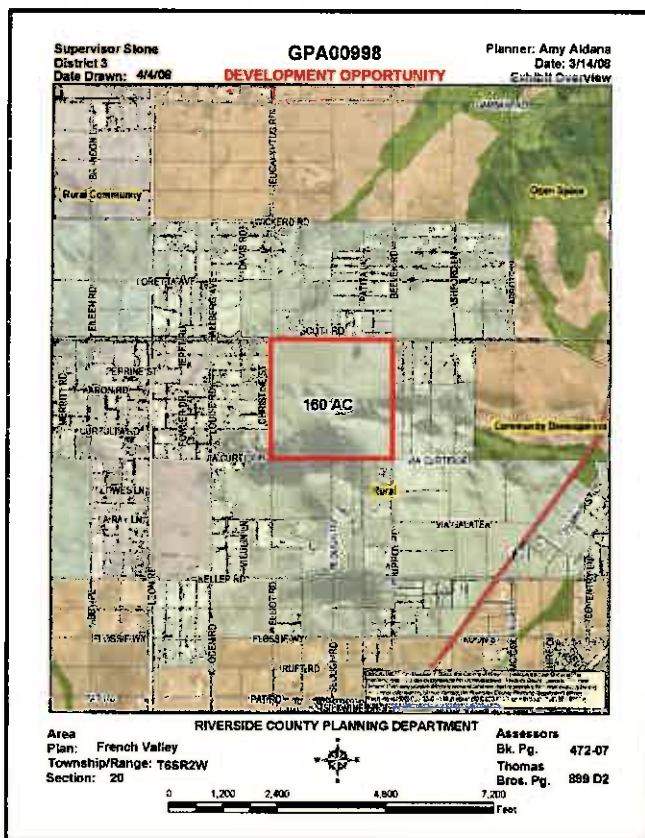
This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use Designation change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on a single 77.7-acre parcel.

The project site is located within the Estate Density Residential and Rural Residential Policy Area of the Sun City/Menifee Area Plan. Approval of this application is contingent upon removal of the project site from the Policy Area, as there would be a General Plan inconsistency otherwise. This Policy Area provides the following:

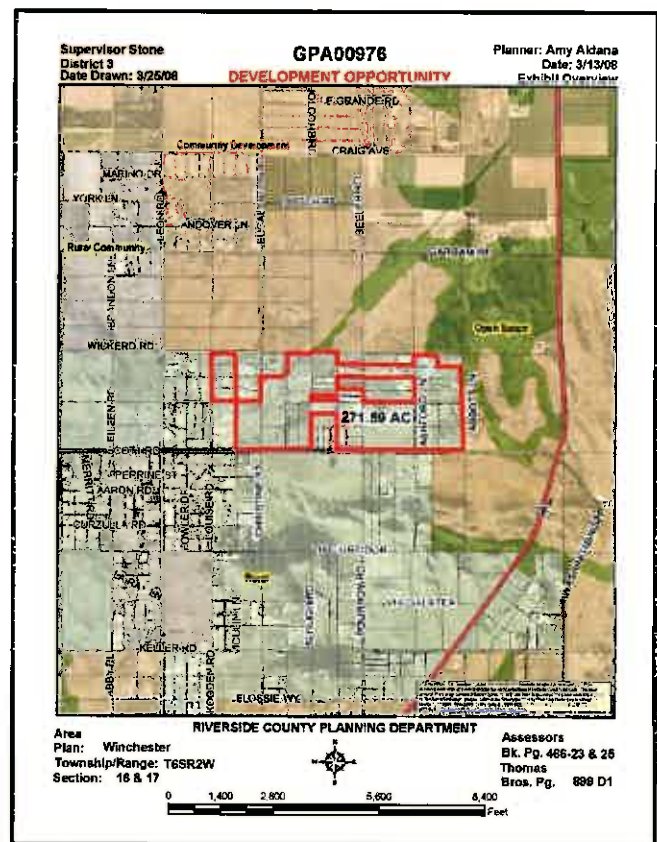
“The residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until the perspective changes significantly, growth and development should be focused elsewhere.”

The intent of this policy is to sustain a development pattern that conforms with a more “rural” pattern of settlement and that residential properties be subdivided in conformance with the existing land use which is a combination of Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, the policy also states that should the general consensus of the property owners within the area change, denser development patterns could occur. There have been a number of other proposed General Plan Amendments within close proximity of the project site along Scott Road, requesting similar increased residential densities. They are as follows:

- General Plan Amendment No. 998, located approximately one mile to the southeast, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 160 acres.
- General Plan Amendment No. 976, located approximately a half mile to the east, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 271 acres.

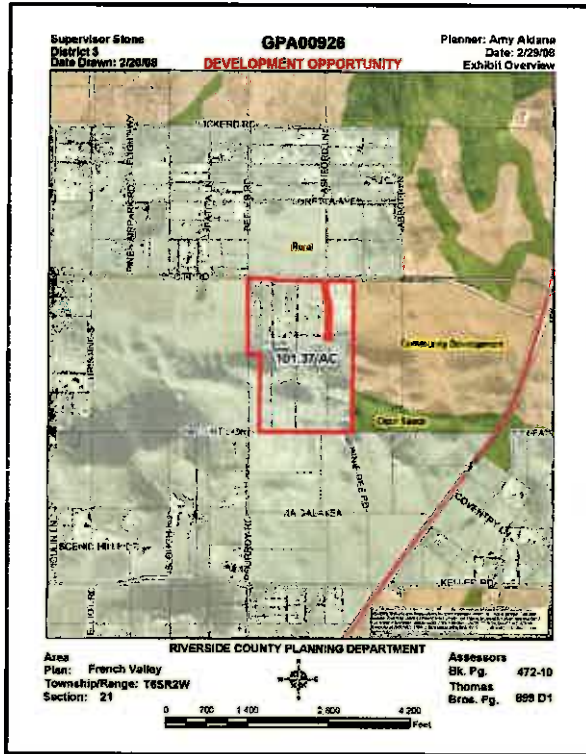


GPA00998 Aerial Location Map

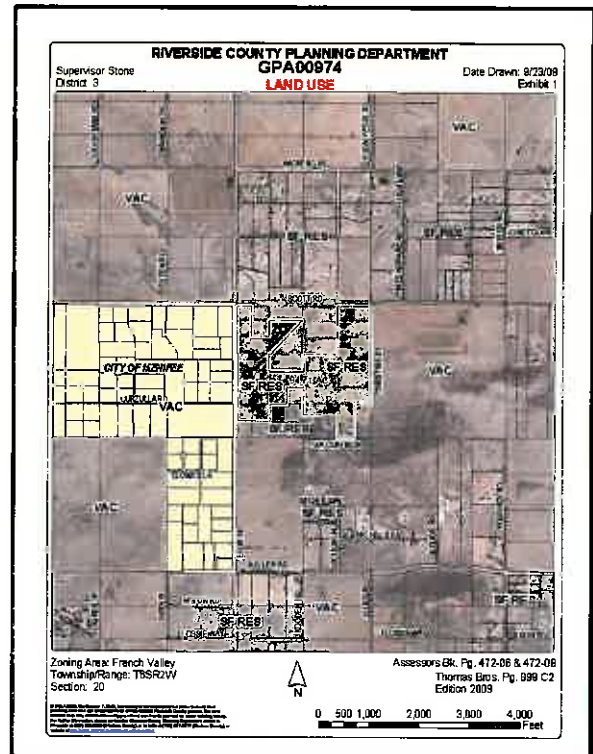


GPA00976 Aerial Location Map

- There have been other similar General Plan Amendment proposals in the immediate area, including Nos. 926 and 974 for conversion of the land use to Medium Density Residential (2-5 du/ac) as well. However, these two applications have been withdrawn, but may be resubmitted during the 2016 General Plan Review Cycle.



GPA00926 Aerial Location Map



GPA00974 Aerial Location Map

These General Plan Amendments represent a shift in land use for the area. To accommodate this shift and enable the site to be developed at Medium Density Residential, the site will be removed from the “Estate Density Residential and Rural Residential” Policy Area. Additionally, the site is located adjacent to an existing unincorporated residential development to the west, constructed in the year 2001, at a medium density range of 2-5 du/ac, which includes approximately 186 lots. Removing the site from the Policy Area, in conjunction with the land use change, results in a logical extension of the existing Medium Density Residential Development, creating a compatible development pattern. For now, the remainder of the Policy Area will retain its current land use designations.

Highway 79 Policy Area

The project site is also located within the Highway 79 Policy Area, which requires that new residential development be constructed at 9% below the mid-point of the existing land use. This required reduction is due to transportation infrastructure and capacity deficiencies. Mitigation measures have been added to the accompanying Mitigated Negative Declaration, which makes the project consistent with the goals of the policy. The mitigation measures are as follows:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation

infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.

- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made to justify a Regular Foundation Amendment. Additionally, five (5) findings must be made to justify an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) *The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

New Circumstance

The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, as discussed above, this policy contains a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. As discussed in the above Estate Density Residential and Rural Residential Policy Area section, GPA00998, GPA00976, GPA00926, and GPA00974 are all proposed General Plan Foundation Component Amendment applications for

properties along Scott Road, requesting changes from Rural to Community Development in order to enable land use changes to Medium Density Residential. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract to the west, which was constructed at a Medium Density Residential (2-5 du/ac) range. Lastly, a new high school will be located to the northeast of the project site approximately a quarter mile away. As a result of multiple new General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and the new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.

Riverside County Vision

The Riverside County General Plan Vision element discusses many concepts, which are separated by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision itself is the County's blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This project has been reviewed in conjunction with the Vision element and staff has determined that the project is consistent with it. Specifically, the Population Growth portion of the General Plan Vision element discusses the downsides of random sprawl and focusing on where the growth and new development can be accommodated. Changing the site's General Plan Foundation Component to Community Development will enable the site to be developed with new residential land uses, consistent with the density of the existing development to the west. Development of the project site would result in a logical extension of the existing residential tract to the west, tying into the established infrastructure. This is consistent with the Riverside Vision Statement as the Amendment will enable growth and development in a location that can accommodate it, rather than in a location that further contributes to sprawl. Furthermore, the Housing portion of the Riverside County Vision states that the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The project's increased development density would enable more dwelling units to be constructed and therefore, would further contribute to satisfying the State mandated RHNA (Regional Housing Needs Assessment) required amount of dwelling units. For these reasons, this project is consistent with the Riverside County Vision.

Internal Consistency

Staff has reviewed this proposed General Plan Foundation Component Amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance, provided the project site is removed from the Estate Density Residential and Rural Residential Policy Area. Once removed, there will be no further conflict or internal inconsistency regarding residential development densities. The project site is also located within the Highway 79 Policy Area. Through mitigation described in the accompanying Mitigated Negative Declaration and the above Highway 79 Policy Area discussion, this project will be in conformance. As a result, this project will not create an inconsistency with any of the General Plan elements or policies.

- 2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:
 - a) The Riverside County Vision;

As demonstrated in the above discussion, this proposed General Plan Amendment is consistent with the Vision element of the Riverside County General Plan. The project will result in a land use change to a property adjacent to an existing, developed residential tract. This will enable development to occur in logical, consolidated area, rather than as a stand-alone site, which would contribute to residential sprawl. In addition, the densification of the site will create additional dwelling units beyond what is anticipated under the current land use. These additional units further contribute to meeting the Regional Housing Needs Assessment unit counts. As a result, this project is consistent with the Riverside County Vision.

b) Any General Plan Principle; or

The Riverside County General Plan, Appendix B: General Planning Principles, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

As demonstrated by the number of General Plan Amendment applications for denser land use around the project site, the area along Scott Road is maturing from a rural residential settlement pattern to an urbanized area. This application furthers the principle by enabling new residential development pursuant to the collective new vision.

The second principle is within the Community Design category – Community Variety, Choice, and Balance:

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a Land Use shift from Rural Residential to Medium Density Residential, in support of the existing growth in the area and anticipated future needs. The change will enable a future residential infill development project along a primary transportation corridor. Also, as previously stated, development at a Medium Density Residential (“MDR”) (2-5 du/ac) range is compatible with the existing residential tract to the west, which was constructed within the MDR range. This proposed General Plan Amendment is a logical expansion of the existing Land Use pattern, creating a transition of housing density ranges from MDR along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes. As a result, there is no conflict with any of the General Plan principles.

c) Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

This project is a proposal to change a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment of the Land Use. As demonstrated in the above findings, this Land Use change does not conflict with the Riverside County General Plan, provided the project site is removed from the Estate Density Residential and Rural Residential Policy Area.

- 3) (ENTITLEMENT/POLICY FINDING) *The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.*

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land use from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling infill residential development in logical location.

Additionally, Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use change to enable a denser development in conjunction with a future implementing project. The change will allow for a variety of housing product types and a blend residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.

- 4) (ENTITLEMENT/POLICY FINDING) *Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.*

As discussed in the above Estate Density Residential and Rural Residential Policy Area section, GPA00998, GPA00976, GPA00926, and GPA00974 are other General Plan Foundation Component Amendment applications for properties located along Scott Road, which are requests for a Land Use change to Medium Density Residential. These applications, which represent multiple property owners, are a reflection of a desire for a denser development pattern. In addition, a new high school will be located approximately a quarter mile away from the project site to the northeast, which will result in a need for additional housing and services in the area.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) (5-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 du/ac) |
| 5. Surrounding General Plan Land Use (Ex #5): | City of Menifee, Estate Density Residential (2-acre minimum), Rural Residential (5-acre minimum), and Medium Density Residential (2-5 du/ac) |
| 6. Existing Zoning (Ex #3): | A-1-5 (Light Agriculture, 5-acre minimum) |
| 7. Proposed Zoning (Ex #3): | R-1 (One-Family Dwelling) |

- | | |
|-----------------------------------|--|
| 8. Surrounding Zoning (Ex #3): | City of Menifee, R-A-5 (Residential Agriculture, 5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), R-1 (One-Family Dwelling) |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Single family detached dwelling to the west, vacant land to the north, vacant land to the east, City of Menifee to the south |
| 11. Project Size (Ex #1): | Total Acreage: 77.7 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41744 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-016 recommending adoption of General Plan Amendment No. 921 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41744**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 921 amending the Riverside County General Plan Foundation Component from Rural (R) to Community Development (CD), amend the General Plan Land Use from Rural Residential (R:RR) (5-acre minimum) to Medium Density Residential (CD:MDR) (2-5 du/ac), in accordance with the Proposed General Plan Land Use Exhibit #6, and amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, in accordance with the Proposed Sun City/Menifee Area Plan Figure 4: Policy Areas Map; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7763 changing the zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site has a General Plan Land Use of Rural: Rural Residential (R:RR) (5-acre minimum) and is located within the Sun City / Menifee Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Rural Residential (5-acre minimum) to the east, Estate Density Residential (2-acre minimum) to the north, Medium Density Residential (2-5 du/ac) to the west, and the City of Menifee to the south.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac).

4. The required findings for a Regular Foundation Amendment and an Entitlement/Policy Amendment are set forth in the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, which implements the associated General Plan provisions. This project is consistent with both.
5. As a result of new General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a new high school to be located in close proximity of the project site, this General Plan Amendment is justified because of these new circumstances.
6. Staff has concluded that this project will not create an inconsistency between any of the Riverside County General Plan elements, provided the General Plan Sun City/Meniffee Area Plan Figure 4: Policy Areas Map is amended by removing the project site from its boundary. Staff has reviewed this project in conjunction with each of the nine (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance.
7. Staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a change to a denser residential land use, which is a logical extension of the existing Medium Density Residential to the west.
8. The project site is also located within the Highway 79 Policy Area. The project will be in conformance through mitigation described in the accompanying Mitigated Negative Declaration and restated as follows:
 - Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
 - Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
 - If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of

possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

9. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land use from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling infill residential development in a logical location.
10. Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use change to enable a denser development in conjunction with a future implementing project. The change will allow for a variety of housing product types and a blend of residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.
11. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. Staff has concluded that this project is consistent with each of these planning principle categories.
12. The project site has a zoning classification of A-1-5 (Light Agriculture, 5-acre minimum).
13. The project site is surrounded by properties which have a zoning classification of A-1-5 (Light Agriculture, 5-acre minimum) to the east, R-A-5 (Residential Agriculture, 5-acre minimum) to the north, R-1 (One-Family Dwellings) to the west, and the City of Menifee to the south.
14. This Change of Zone will result in a new zoning classification of R-1 (One-Family Dwelling).
15. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP").
16. In accordance with AB 52, notices were mailed to all requesting Tribes on September 2, 2015. County Staff received no requests for consultation on this project.
17. The project site is located within a "Low" wildfire hazard zone.
18. Fire protection and suppression services will be available for the site through Riverside County Fire Department. It is not located with a State Responsibility Area.
19. Environmental Assessment No. 41744 identified the following potentially significant impacts:
 - a. Transportation/Traffic

These listed impacts will be fully mitigated in the environmental assessment. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (2-5 du/ac) Land Use, and with all other elements of the Riverside County General Plan, provided the project site is removed from the Sun City/Menifee Area Plan Figure 4: Policy Areas.
2. The proposed project is consistent with the R-1 (One-Family Dwelling) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A designated City's sphere of influence; or
 - b. The boundaries of a City; or
 - c. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
 - d. An Airport Influence Area ("AIA"); or
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - f. A "High" wildfire hazard zone; or
 - g. A State Responsibility area.
3. The project site **is** located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland County Service Area (CSA #146); and
 - b. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Number: 466-220-029.

2
3 **RESOLUTION NO. 2015-016**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 921**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 October 21, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15
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 Planning
19 Commission of the County of Riverside, in regular session assembled on October 21 2015, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

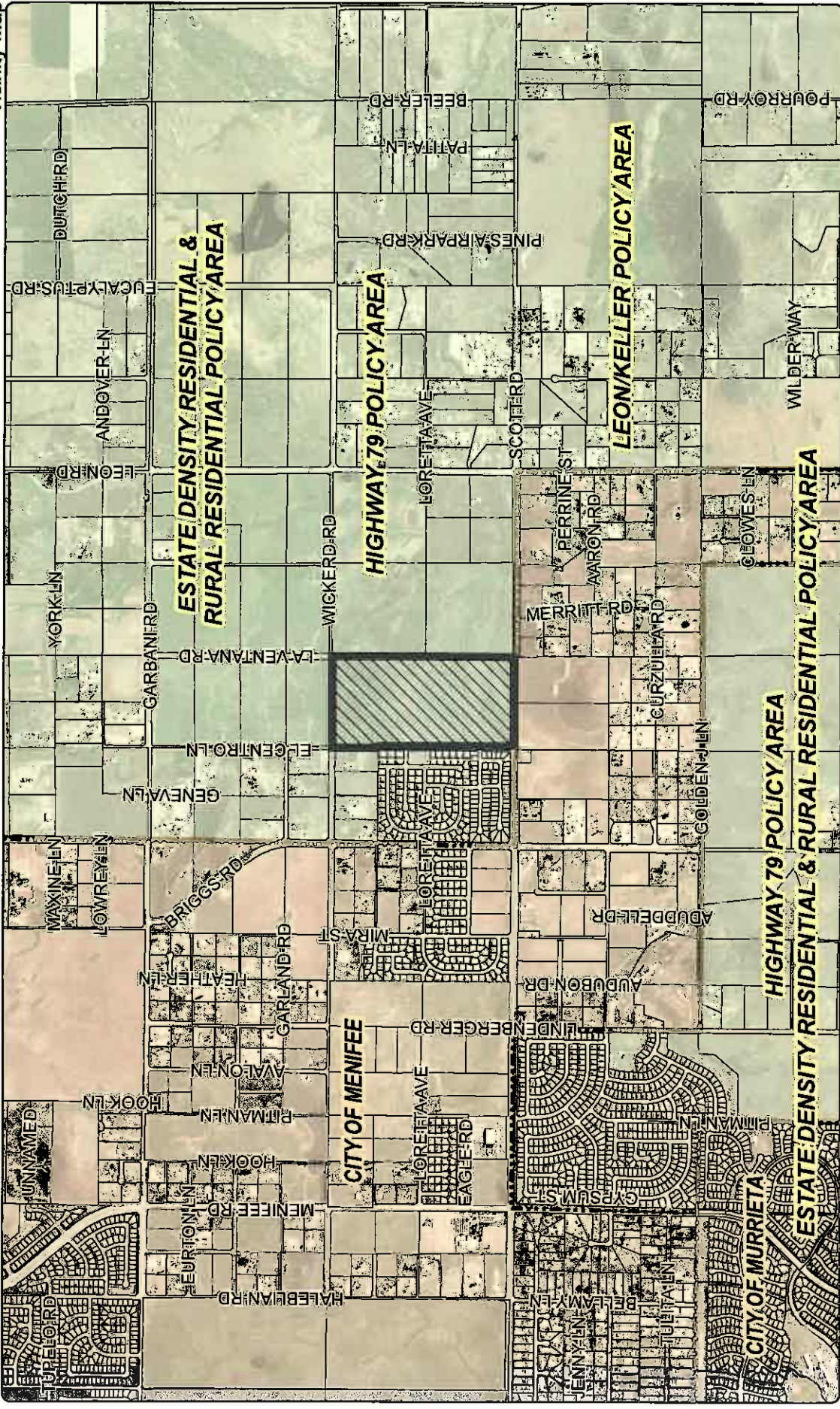
23 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
24 Assessment File No. 41744; and

25 **ADOPTION** of General Plan Amendment No. 921
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07763 GPA00921
VICINITY/POLICY AREAS

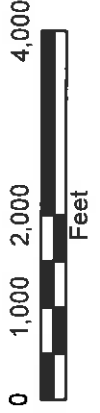
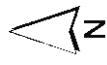
Supervisor Washington
 District 3

Date Drawn: 09/02/2015
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Ordinance. The new General Ordinance contains different types of land uses than are provided for under existing zoning. For further information, please contact the Planning Department at (951) 948-2800. Website: www.riversideca.gov. Book Number: 170060427 (Riverside County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07763 GPA00921

Supervisor Washington
District 3

Date Drawn: 09/02/2015
Exhibit 1

LAND USE



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

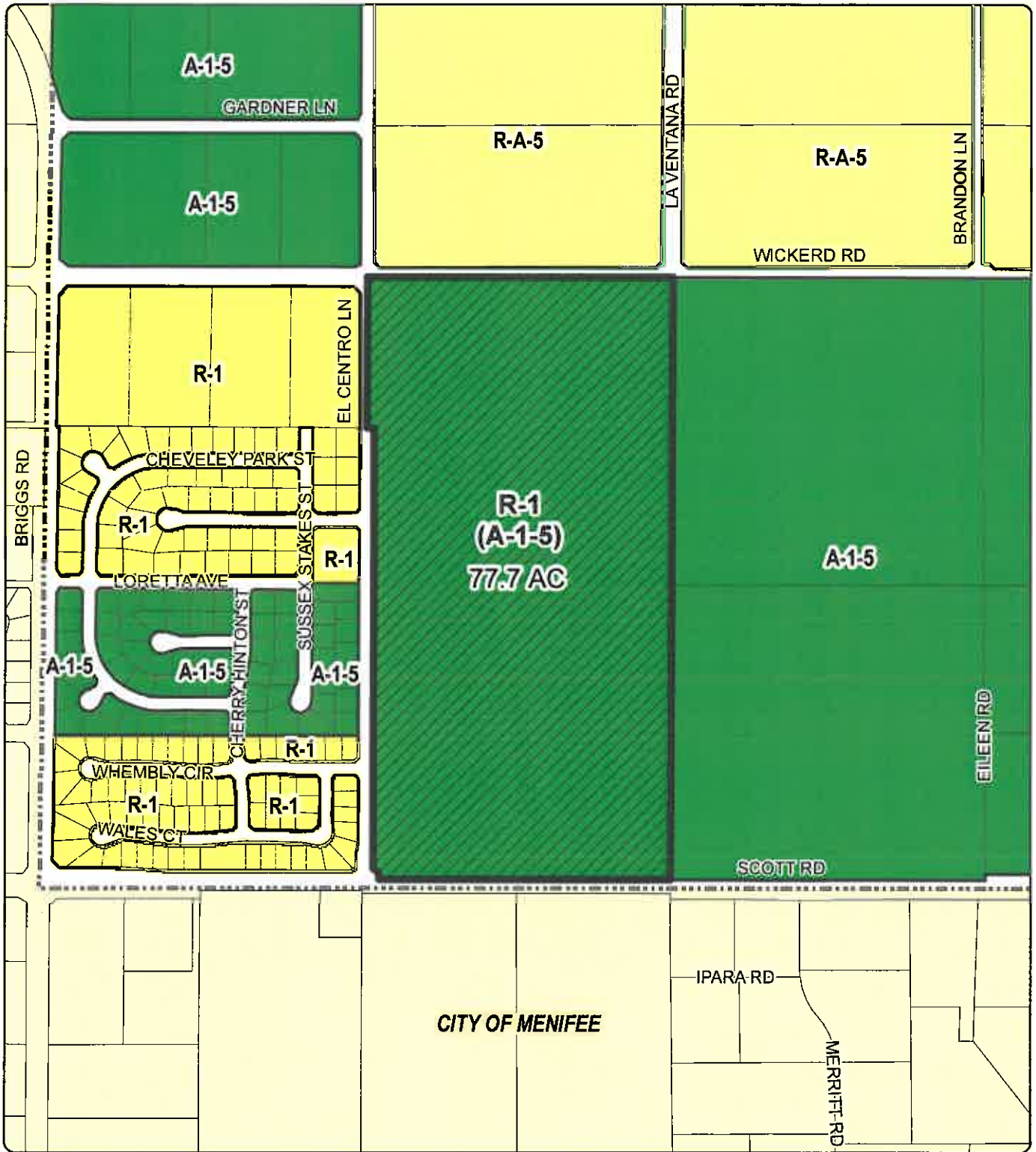
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07763 GPA00921

Supervisor Washington
District 3

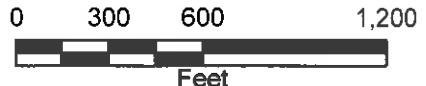
Date Drawn: 09/02/2015
Exhibit 3

PROPOSED ZONING



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

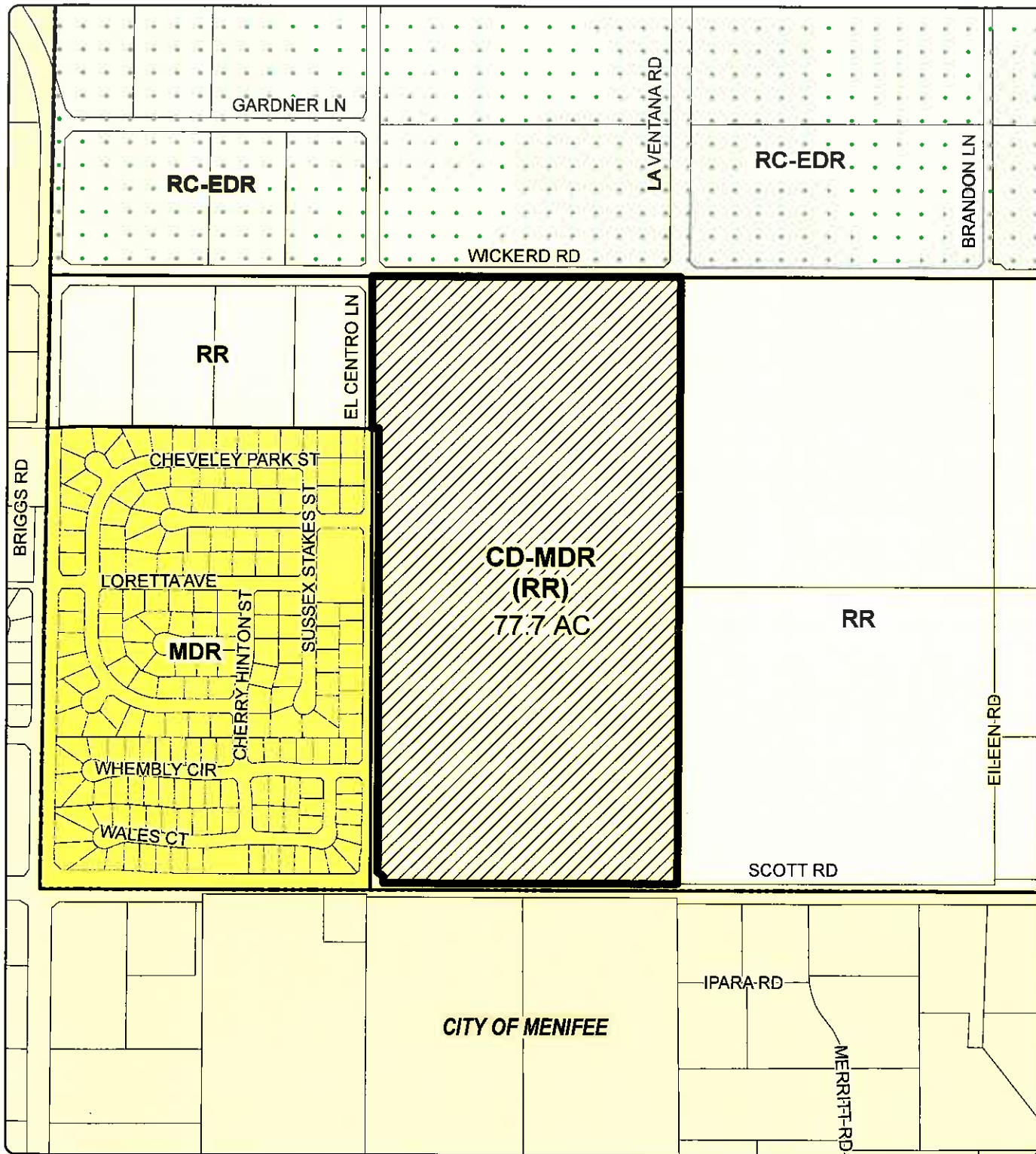
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07763 GPA00921

PROPOSED GENERAL PLAN

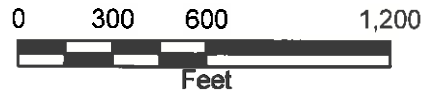
Supervisor Washington
District 3

Date Drawn: 09/02/2015
Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rcdms.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41744

Project Cases: General Plan Amendment No. 921 and Change of Zone No. 7763

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P.O. Box 1409, Riverside, CA 92502-1409

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant's Name: Sook P. Choh

Applicant's Address: 4 North 680 Ware Woods Drive, St. Charles, IL 60175

Applicant's Telephone Number: (630) 377-0323

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 921 to amend the Riverside County General Plan Foundation Component from Rural (R) to Community Development (CD), amend the General Plan Land Use from Rural Residential (R:RR) (5-acre minimum) to Medium Density Residential (RC:MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and a Change of Zone to change the Zoning designation from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 77.7 acres

D. Assessor's Parcel No.: 466-220-029

E. Street References: North of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 18, Township 6 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land, surrounded by single-family detached homes to the west and south, and vacant land to the east and north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: This project includes a General Plan Foundation Amendment – Regular, a General Plan Entitlement/Policy Amendment, the Estate Density Residential & Rural Residential policy area map reconfiguration, and a Change of Zone only. There are no additional implementing development plans associated with this project. This project is consistent with the provisions (through mitigation) of the Land Use Element.

2. Circulation: The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan:** Sun City/Menifee Valley
- C. General Plan Foundation Component (Existing):** Rural (R)
- D. General Plan Land Use Designation (Existing):** Rural Residential (R:RR) (5-acre minimum)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Medium Density Residential (CD:MDR) (2-5 du/ac)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** Estate Density Residential & Rural Residential / Highway 79
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Harvest Valley/Winchester and Southwest
 2. **Foundation Component(s):** Rural, Rural Community, and Community Development
 3. **Land Use Designation(s):** City of Menifee, Estate Density Residential (2-acre minimum), Rural Residential (5-acre minimum), and Medium Density Residential (2-5 du/ac)
 4. **Overlay(s), if any:** None
 5. **Policy Area(s), if any:** Estate Density Residential & Rural Residential / Highway 79
- J. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None
- K. Zoning (Existing):** A-1-5 (Light Agriculture, 5-acre minimum)
- L. Zoning (Proposed):** R-1 (One-Family Dwelling)

M. Adjacent and Surrounding Zoning: City of Menifee, R-A-5 (Residential Agriculture, 5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), R-1 (One-Family Dwelling)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

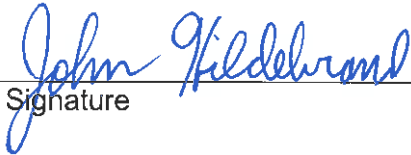
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

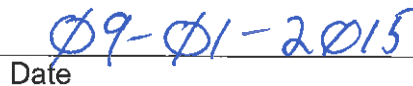
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date

John Earle Hildebrand III

Printed Name

For Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure 9 – “Scenic Highways” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 – “Scenic Highways” exhibit in the Sun City/Menifee Valley Area Plan, the project site is located approximately two miles away from the I-215 freeway, which is a designated “County Eligible” Scenic Highway; however, due to the project site’s distance away from the I-215, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” exhibit in the Sun City/Menifee Valley Area Plan, the project site is located within “Zone B”. A change

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in residential density from 1 dwelling unit per 5-acre minimum to 2-5 dwelling units per 1-acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5-acre minimum to 2-5 dwelling units per 1-acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "Local Importance". Farmland of Local Importance is either currently producing or has the capacity for production, but does not meet the criteria of Prime Farmland. The California State Department of Conservation makes these designations based on soil types and land use. However, the current land use is Rural Residential, which precludes the use of commercial farming. As a result, the loss of viable agricultural land is negligible. Impacts associated with this project are considered less than significant.

b) There are no Williamson Act contracts on the site. As a result, there are no impacts.

c-d) The properties surrounding the project site are zoned for residential. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in con-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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version of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change will result in an increase in population and/or vehicle trips at time of build-out, based upon the proposed residential density change. However, there is no development plan associated with the project at this time. During the review of a future implementing project, appropriate air quality impact mitigation measures will be imposed upon the project.

There are no point source air pollution emitters within one mile of the project site.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) Pursuant to the Riverside County GIS Database, the project site is not located within any Criteria Cells under the Multiple Species Habitat Conservation Plan ("MSHCP"). As a result, the Habitat Acquisitions and Negotiations Strategy ("HANS") application is not required. However, during the time of an implementing project, a biological assessment may be required to determine the site's biological resources and subsequently apply appropriate development mitigation measures.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) Pursuant to SB-18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on January 24, 2011. SB-18 provides for a 90-day review period in which all noticed tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation.

New State legislation, AB-52, became effective on July 1, 2015. This legislation requires a lead agency to notify any Native American Tribe who has requested to consult, within 30-days after a project is deemed complete, unless an environmental Notice of Preparation ("NOP") was posted prior to July 1, 2015. This project includes the preparation of a Mitigated Negative Declaration of environmental effects, which was prepared after July 1, 2015. As a result, AB-52 notices were mailed to all requesting tribes on September 2, 2015, in compliance with the new legislation. County Staff received no requests for consultation on this project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. At that time, further analysis through the preparation of a Biological Study and Cultural Resource Study, as well as tribal consultation, may be required. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is primarily located within an area designated as "Low" and "Undetermined" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" exhibit, the project site is not located within close proximity to any fault zones. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" exhibit, the southern three-quarters of the project site is designated "Low Liquefaction" and the remainder of the project site shows no mapped liquefaction zones.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's Land Use and Zoning designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the project site to the south, is located within an area consisting of some slope angles between 15% to 25%. The remainder of the project site is flat. This project includes a land use change only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, a portion of the site located at the northeast, is identified as having "Susceptible" subsidence potential. This project includes a land use change only. As a result, no people or structures will be exposed to adverse effects associated with the subsidence zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within the proximity of a fault zone and ground subsidence potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

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project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Diamond Lake is located approximately four miles to the east of the project site. The project site is not located within the Diamond Lake Dam Inundation zone and indicates a low likeliness for geologic hazards, such as seiche, mudflow, or volcanic hazard. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the project site to the south, is located within an area consisting of some slope angles between 15% to 25%. The remainder of the project site is flat. This project includes a land use change only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

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project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan foundation component and change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is not located within a "High" Wildfire Susceptibility Area or State Responsibility Area. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Additionally, Diamond Valley Lake is located approximately four miles to the east of the project site. The project site is not located within the Diamond Valley Lake Dam Inundation zone. Approval of this project will result in a land use change. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on a single 77.7-acre parcel.

The project site is located within the Estate Density Residential and Rural Residential Policy Area. Approval of this application is contingent upon removal of the project site from the Policy Area, as there would be a General Plan inconsistency otherwise. This policy area is within the Sun City / Menifee Valley Area Plan and states the following:

"The residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until the perspective changes significantly, growth and development should be focused elsewhere."

The intent of this policy is to sustain a development pattern that conforms with a more "rural" pattern of settlement and that residential properties be subdivided in conformance with the existing land use which is a combination of Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, the policy also states that should the general consensus of the area change, denser development patterns could occur. There have been a number of other proposed General Plan Amendments within close proximity of the project site, requesting similar increased residential densities. They are as follows:

- General Plan Amendment No. 1129, located north of the project site, is a proposal to change from Estate Density Residential (2-acre minimum) to Medium Density Residential (2-5 du/ac) on 170-acres and includes a provision for a new high school. This project site is also located within the "Estate Density Residential and Rural Residential Policy Area".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- General Plan Amendment No. 998, located approximately one mile to the southeast, is a proposal to change from Rural Residential (5-acre minimum) to Medium Density Residential (2-5 du/ac) on one parcel, totaling 160-acres.
- General Plan Amendment No. 976, located approximately a half mile to the east, is a proposal to change from Rural Residential (5-acre minimum) to Medium Density Residential (2-5 du/ac) on one parcel, totaling 271-acres.
- There have been other similar General Plan Amendment proposals in the immediate area, including Nos. 921 and 926 for conversion of the land use to Medium Density Residential (2-5 du/ac) as well. However, these two applications have been withdrawn, but may be resubmitted during the next Foundation cycle change, scheduled for Q1 or Q2 of 2016.

These General Plan Amendments represent many property owners in the area who have collectively proposed a fundamental shift in land use for the area. To accommodate this shift and enable the project site to be developed at Medium Density Residential, the project site will be removed from the "Estate Density Residential and Rural Residential" policy area. Additionally, the project site is located adjacent to an existing unincorporated residential development to the west, constructed in the year 2001, at a medium density range of 2-5 du/ac and includes approximately 186 lots. Removing the project site from the policy area, in conjunction with the land use change, results in a logical extension of the existing Medium Density Residential Development, creating a compatible development pattern. For now, the remainder of the policy area will retain its current extent. As a result, impacts will be less than significant.

b) The project site is located in close proximity to the City of Menifee as well as the City of Murrieta; however, the project site is not located within a designated sphere of influence for either City. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-e) This project will result in changes to the site's General Plan land use pattern. The project site has a current General Plan Land Use of Rural Residential (5-acre lot size minimum) and is proposed to be amended to Medium Density Residential (2-5 du/ac). The proposed land use amendment will result in a reasonable integration of smaller residential lot sizes into the area, which are compatible with the other existing residential lots to the west.

The existing Zoning for the project site is A-1-5 (Light Agriculture, 5-acre minimum) and is proposed to be changed to R-1 (One-Family Dwelling), in order to be in conformance with the new land use. The single family residential designation is consistent with the existing development to the west.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "MRZ-3" Mineral Resource Area. However, due to the small size of the project site and the existing developments within the surrounding area, extracting minerals from the project would be unfeasible.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. Interstate 215 is located approximately two miles to the west of the project site and Highway 79 is located approximately two miles to the east of the project site. Any noise generated from the Highway at this distance will be negligible. As a result, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The project is not located near any other sources of potential noise, therefore, there will be no significant impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

a-d) This General Plan land use change to denser residential will result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Residential designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) The existing General Plan Land Use of Rural Residential (RR) allows for development at a minimum of 1 dwelling unit per 5-acres. At maximum build-out under the existing land use over 77.7-acres, 15 lots could potentially be developed. This General Plan Amendment will result in a land use change to Medium Density Residential (MDR), which allows for development at 2-5 dwelling units per acre (du/ac). At build-out, this would result in a potential range between 155 and 388 dwelling units with a midpoint of 271 dwelling units over the same 77.7-acres.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential midpoint population increase from the existing land use (RR) to the proposed land use (MDR) of 770 persons using the General Plan assumption of 3.01 residents per unit and calculated using the following (3.01*271 units)-(3.01*15 units). This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 770 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

Additionally, as previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Fire Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Sheriff Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Source: School District, GIS Database

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for new School Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Library Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Health Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS Database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project site is located within the "Lakeview / Nuevo / Romoland / Homeland" Community Service Area ("CSA"). A recreational facilities needs/expansion assessment will be conducted in the future, at the time of an implementing project. Upon build-out, the project site will be serviced through the CSA.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County General Plan Figure 7 – "Trails and Bikeway System" in the Sun City/Menifee Valley Area Plan

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 7 – "Trails and Bikeway System" exhibit, there are several identified "Community Trail" locations in proximity to the project site. Contributions to these trails will be determined upon time of implementing project review. Additionally, Quimby fees will be paid and/or implemented in the appropriate amount during the time of an implementing project. The project site is located within the "Lakeview / Nuevo / Romoland / Homeland" County Service Area and will be serviced through the CSA. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. Approval of this project will result in a General Plan Amendment and Zone Change, which will increase the project site's allowable build-out density. The Highway 79 Policy states "...ensure that overall within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." This Policy intends to limit the existing build-out of the current Land Use Designation, due to potential infrastructure limitations. The proposed increase to the project site's density is in conflict with the Policy. Mitigation, which shall be adhered to during time of any implementing project, is proposed below. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project is consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With implementation of the below mitigation, the resulting project will address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously discussed, the proposed project will result in an amendment to the General Plan Land Use, which could eventually lead to a higher level of development on the property.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, the impacts will be less than significant.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) There is no implementing project in conjunction with this General Plan Land Use Amendment and Change of Zone, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: This project has been determined to be consistent with the Highway 79 Policy Area, pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

Monitoring: Monitoring will be achieved through review of the future implementing project.

44. **Bike Trails**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on water requirements upon build-out. An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists). However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore sewer demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on sewer capacity needs. The future implementing project will be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project site is vacant and therefore solid waste service is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on solid waste service needs upon build-out. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California’s AB-32 greenhouse gas reduction requirements as well as Riverside County’s Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife popu-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. As a result, there will be no impacts.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: n/a

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GPA00921 & CZ07763

MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts identified in Environmental Assessment No. 41744, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of GPA00921 and CZ07763 will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
Transportation /Traffic	<p>The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> • Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 	Prior to implementing project approval and/or prior to building permit issuance	Project Proponent	A report or fee must be submitted by any implementing project proponent

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method
	<ul style="list-style-type: none"> Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 			

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA00921

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the 04/06/2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:
NONE - GPIP

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

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

Ron Goldman
2.23.10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 921 – Foundation-Regular – Applicant: Dr. Sook P Choh – Engineer/Representative: Rick Engineering/Mick Ratican - Third Supervisorial District - Winchester Zoning District - Sun City/Menifee Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Scott Road, southerly of Wickerd Road, easterly of El Centro and westerly of Leon Road. - 77.72 Gross Acres - Zoning: Light Agriculture- 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD:MDR) (2-5 du/ac). - APN(s): 466-220-029

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning

Ron Goldman
Planning Director

Continued on attached page

Initials:
RJ

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dep't Recd
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 5.10: GENERAL PLAN AMENDMENT NO. 921 - Foundation / Regular - Applicant: Dr. Sook P. Choh - Engineer/Representative: Rick Engineering / Mick Ratican - Third Supervisorial District - Winchester Zoning District - Sun City / Menifee Valley Area Plan: Policy Area(s) - Highway 79 Policy Area; Estate Density Residential & Rural Residential Policy Area: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) - Location: North of Scott Road, east of El Centro Lane, south of Wickerd Road, and westerly of Leon Road - 77.72 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum Lot Size (A-1-5) - APN: 466-220-029.

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend General Plan Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Medium Density Residential (2-5 Dwelling Units per Acre).

III. MEETING SUMMARY

The subject proposal did not require a presentation.

Project Planner, Tamara Harrison, at (951) 955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:

Mick Ratican, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, recommended to the Board of Supervisors;

INITIATION of the GENERAL PLAN AMENDMENT

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.10
Area Plan: Sun City/Menifee Valley
Zoning District: Winchester
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: December 2, 2009

General Plan Amendment No. 921
Applicant: Dr. Sook P Choh
Engineer/Representative: Rick Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director's recommendation that the Board of Supervisors adopt an order initiating proceedings for GPA00921 from Rural: Rural Residential to Community Development: Medium Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth indicated that he was concerned about continuing to allow Community Development designations in rural areas. Mr. Roth indicated that rural areas were being destroyed and eliminated one piece at a time. Mr. Roth inquired as to where the demarcation line would be between Community Development and Rural in the area.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 5.10
Area Plan: Sun City/ Menifee Valley
Zoning District: Winchester Area
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: December 2, 2009

General Plan Amendment No. 921
Applicant: Dr. Sook P. Choh
Engineer/Representative: Rick Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from "Rural" (RUR) to "Community Development" (CD) and the General Plan Land Use designation from "Rural Residential" (RR) (5 acre minimum lot size) to "Medium Density Residential" (MDR) (2-5 du/ac) for an approximately 77.72 acre site. The project is located northerly of Scott Road, southerly of Wickard Road, easterly of Briggs Road and westerly of Leon Road.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "Winchester" community within the "Sun City/ Menifee Valley" area plan. Community Development: Medium Density Residential and Rural: Rural Residential lies to the west of the site and Rural Community: Estate Density Residential lies to the north. Rural: Rural Residential can be found to the east of the site and the City of Menifee lies to the south of the site directly across Scott Road. The proposal would be a reasonable extension of the Community Development Foundation given the site's proximity to the City of Menifee and existing Community Development designations.

Tract Map No. 31347 which lies west of the subject site across El Centro Road, approved 69 lots with a 7,200 square foot minimum lot size in 2004 and demonstrates some change that has occurred in the area since the adoption of the General Plan in 2003. The City of Menifee incorporated in October of 2008 and also presents some change for the area since the adoption of the General Plan. Due to nearby developments, water and sewer are available at the site.

The site is located within the boundaries of the Multiple Species Habitat Plan (MSHCP); however, the site does not fall within a criteria cell. The site will be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

The subject site also falls within the General Plan's "Highway 79" policy area. The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

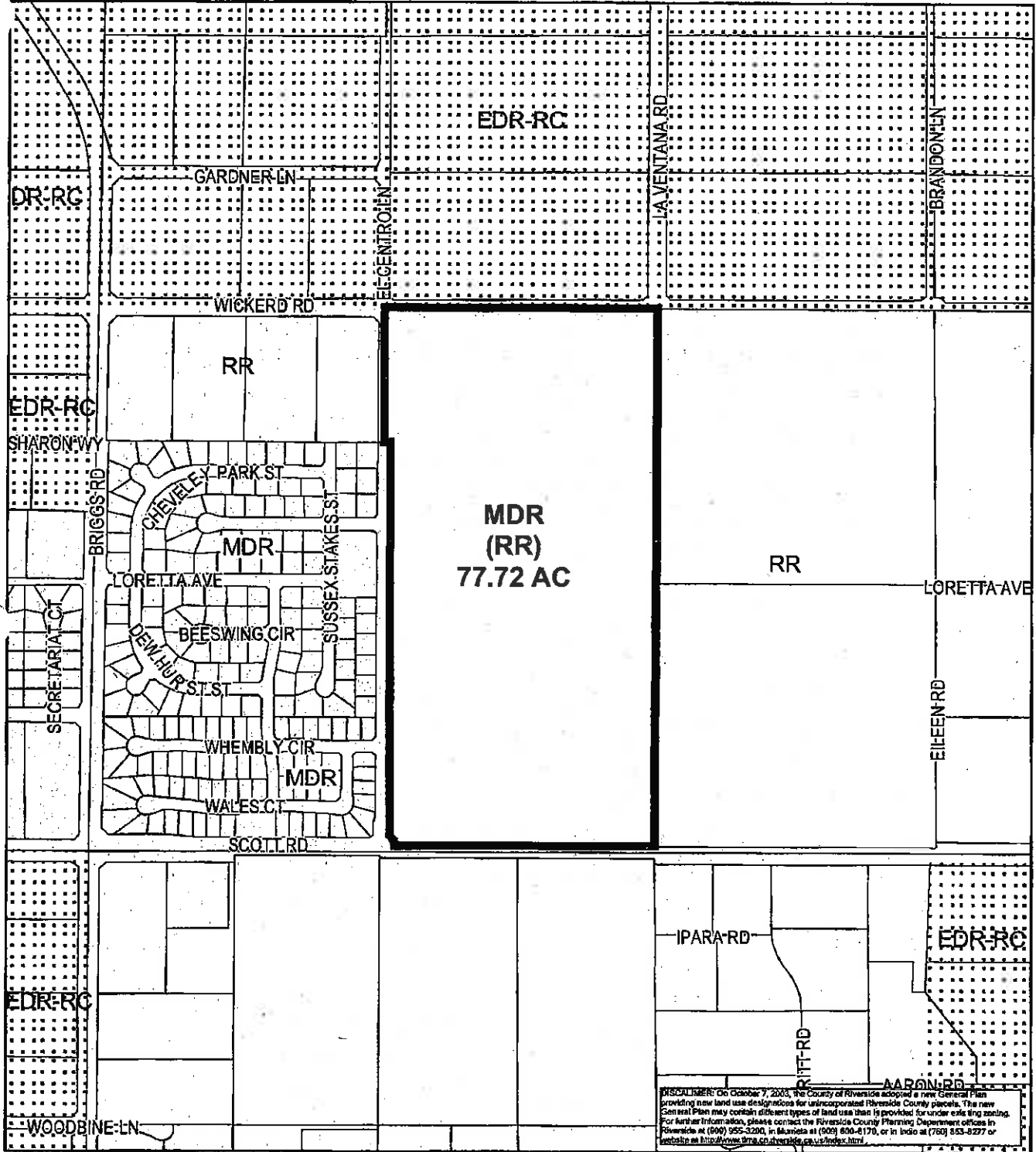
The parcel is also located at the southwestern edge of the General Plan's "Estate Density Residential and Rural Residential Area East of Interstate 215" policy area. The policy requires that "residential development in this area shall retain its existing estate density and rural character." The current proposal is inconsistent with the policy and the subject site would need to be removed from the policy area as part of the General Plan Amendment.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 921 from Rural: Rural Residential to Community Development: Medium Density Residential. The initiation of proceedings for the amendment of the General Plan does not imply that any such amendment will be approved.

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 6, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$3912.76.
3. The project site is currently designated as Assessor's Parcel Number: 466-220-029.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Winchester
Township/Range: T6SR2W
Section: 18



Assessors
Bk.Pg. 466-22
Thomas
Bros. Pg. 869 A7



Supervisor Stone
District 3
Date Drawn: 2/20/08

GPA00921 EXISTING ZONING

Planner: Amy Aldana
Date: 2/21/08
Exhibit 2

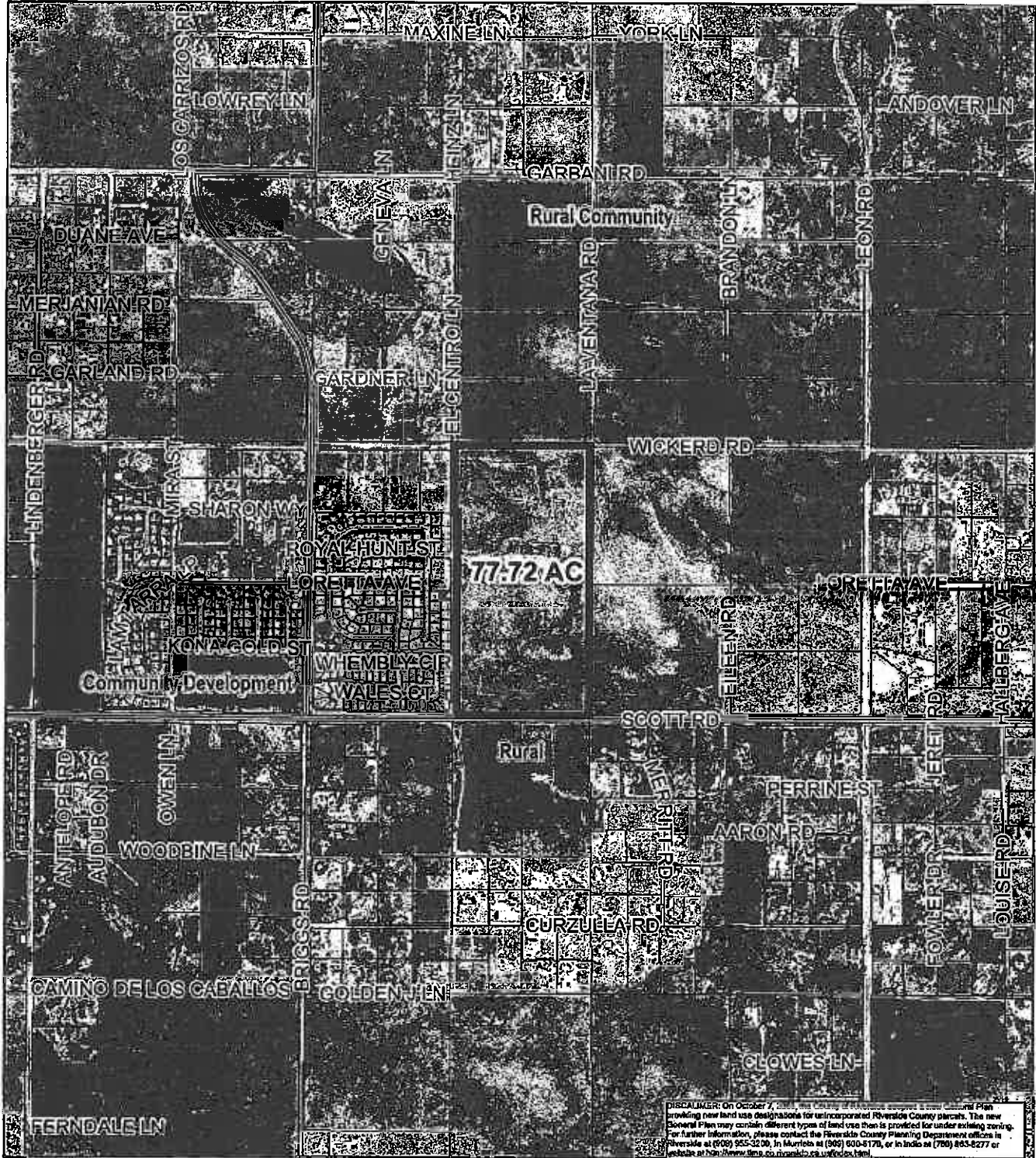


Zone
Area: Winchester
Township/Range: T6SR2W
Section : 18

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 466-22
Thomas
Bros. Pg. 869 A7





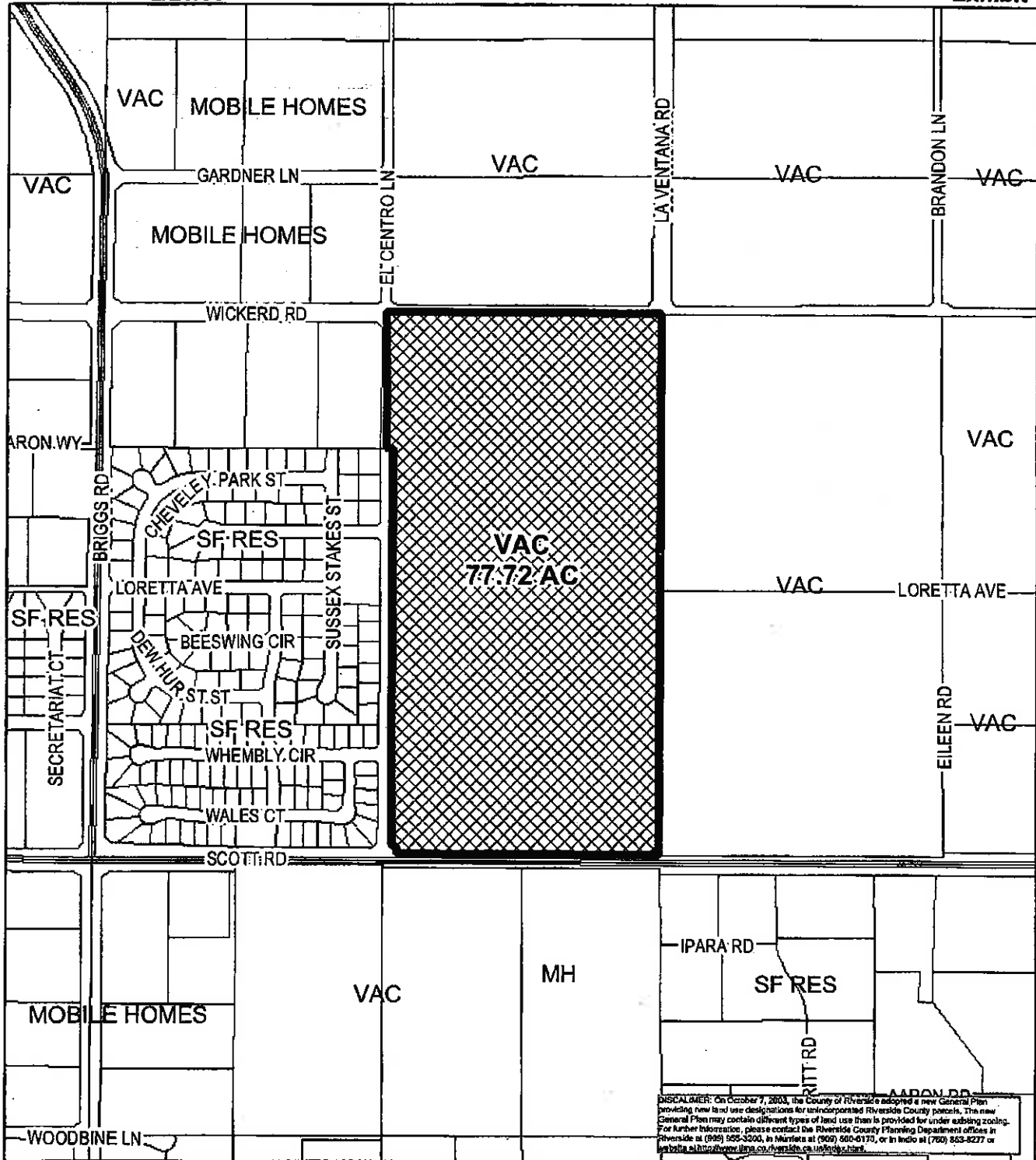
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: Winchester
Township/Range: T6SR2W
Section: 18



Assessors
Bk. Pg. 466-22
Thomas
Bros. Pg. 869 A7

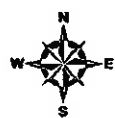
DISCLAIMER: On October 7, 2007, the City of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 600-6170, or in Indio at (760) 893-8277 or website at <http://www.riverside.ca.gov/planning/plan/070308/070308.html>



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3300, in Murietta at (951) 600-6170, or in Indio at (760) 853-8277 or by e-mail at info@www.ltrpa.co.riverside.ca.us.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Winchester
Township/Range: T6SR2W
Section : 18



Assessors
Bk. Pg. 466-22
Thomas
Bros. Pg. 869 A7



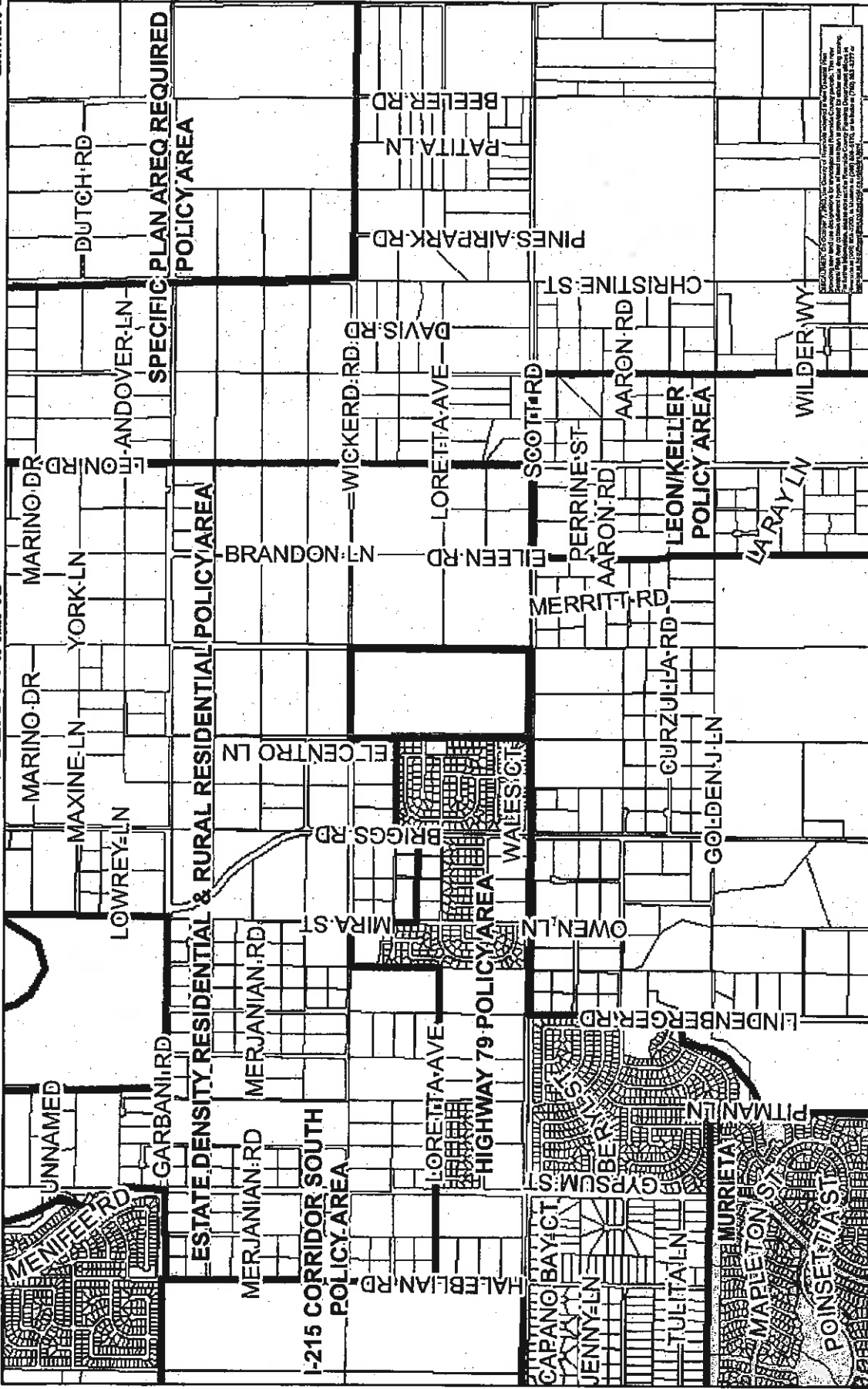
Supervisor Stone
District 3

Date Drawn: 2/20/08

GP#00921

POLICY AREAS

Planner: ...y Aldana
Date: 2/21/08
Exhibit 8



Zone Winchester
Area: T6SR2W
Section: 18

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 466-22
Thomas 869 A7
Bros. Pg. 13,200



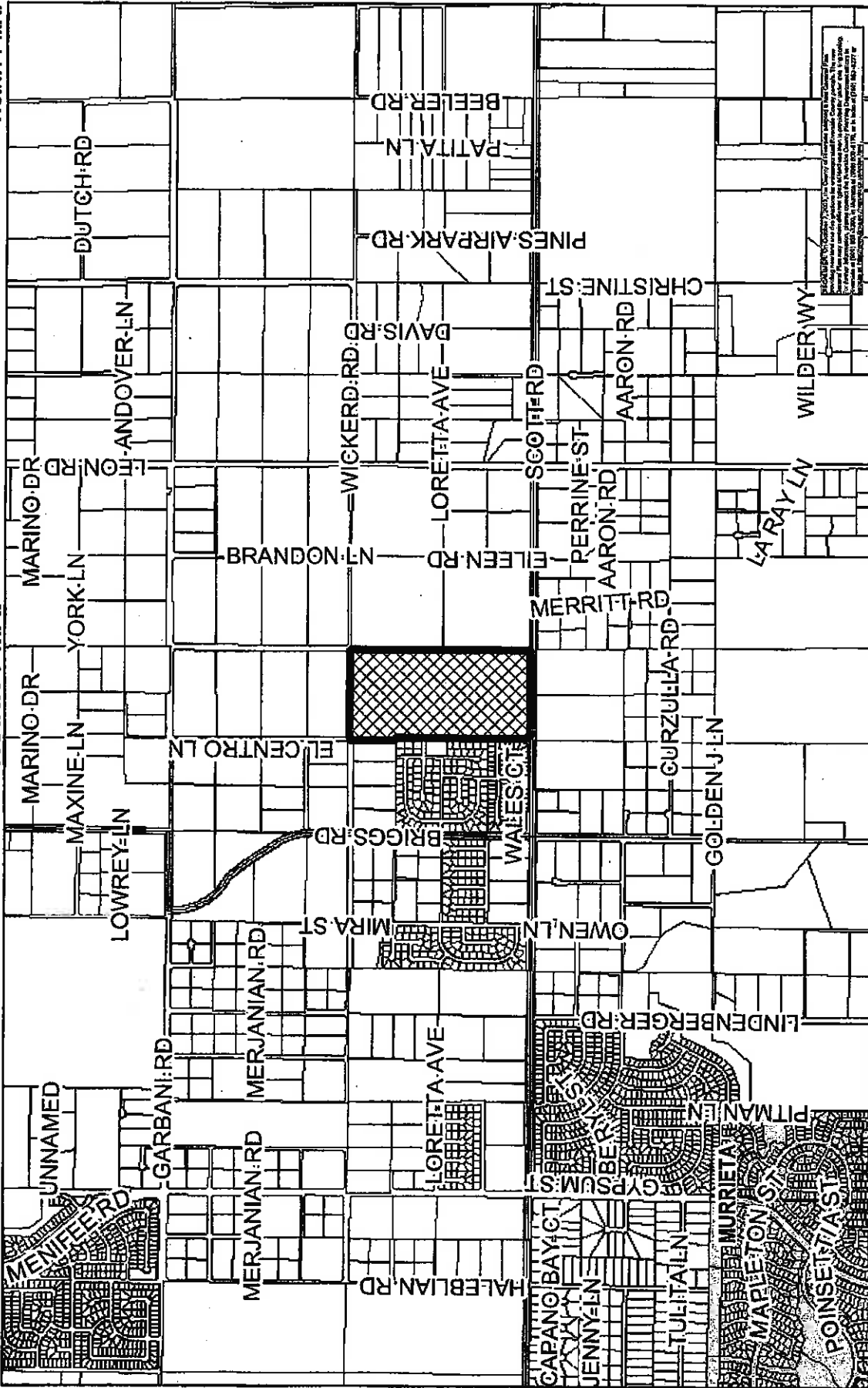
RIVERSIDE COUNTY PLANNING DEPARTMENT
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Supervisor Stone
District 3

Date Drawn: 2/20/08

GPAU0921 VICINITY MAP

Planner: Andy Aldana
Date: 2/21/08
VICINITY MAP



Zone Area: Winchester
Township/Range: T6SR2W
Section: 18

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 466-22
Thomas 869 A7
Bros. Pg. 13,200



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APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

It is felt that amending Assessor Parcel Number 466-220-029 from Rural Foundation Component with a Land Use Designation of Rural Residential to Community Development Foundation Component with a Land Use Designation of Medium Density Residential would be in keeping with current development in the area. This parcel is adjacent to areas currently constructed or under construction with a Land Use Designation of Medium Density Residential. Site topography is conducive to Medium Density Residential. Site fronts Scott Road which is a Urban Arterial Highway about 2 miles to access to the I-215 Freeway. All utilities exist at the site, topography lends it self to this type of project, site is close to the freeway, and medium density residential land use designation is consistent with projects in the area.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

IHM Kyung Hwa Kay
c/o Joong H Choh
4N 680 Ware Woods Dr.
St. Charles, IL 60175
GPA921-Owner

Jaeihm Hyun
c/o Joong H. Choh
4N 680 Ware Woods Dr.
St. Charles, IL 60175
GPA921-Owner

Jae E. Han
c/o Joong H. Choh
4N 680 Ware Woods Dr.
St. Charles, IL 60175
GPA921-Owner

Rick Engineering / Mick Ratican
1223 University Ave. STE# 240
Riverside, CA 92507
GPA921-Engineer

Byongjin Gene Et Al
c/o Joong H. Choh
4N 680 Ware Woods Dr.
St. Charles, IL 60175
GPA921-Owner

Dr. Sook P. Choh
4N 680 Ware Woods Dr.
St. Charles, IL 60175
GPA921-Applicant

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 921 (Foundation and Entitlement/Policy) and **CHANGE of ZONE NO. 7763** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sook P. Choh – Engineer/Representative: Rick Engineering – Supervisorial District: Third – Area Plan: Sun City/Menifee Valley – Zone Area: Winchester – Zone: A-1-5 (Light Agriculture, 5-acre minimum) – Policy Areas: Estate Density Residential and Highway 79 – Location: North of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road. – Project Size: 77.7 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
OCTOBER 21, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/2/2015,

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

APN (s) or case numbers CZ07763 / GPA00921 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

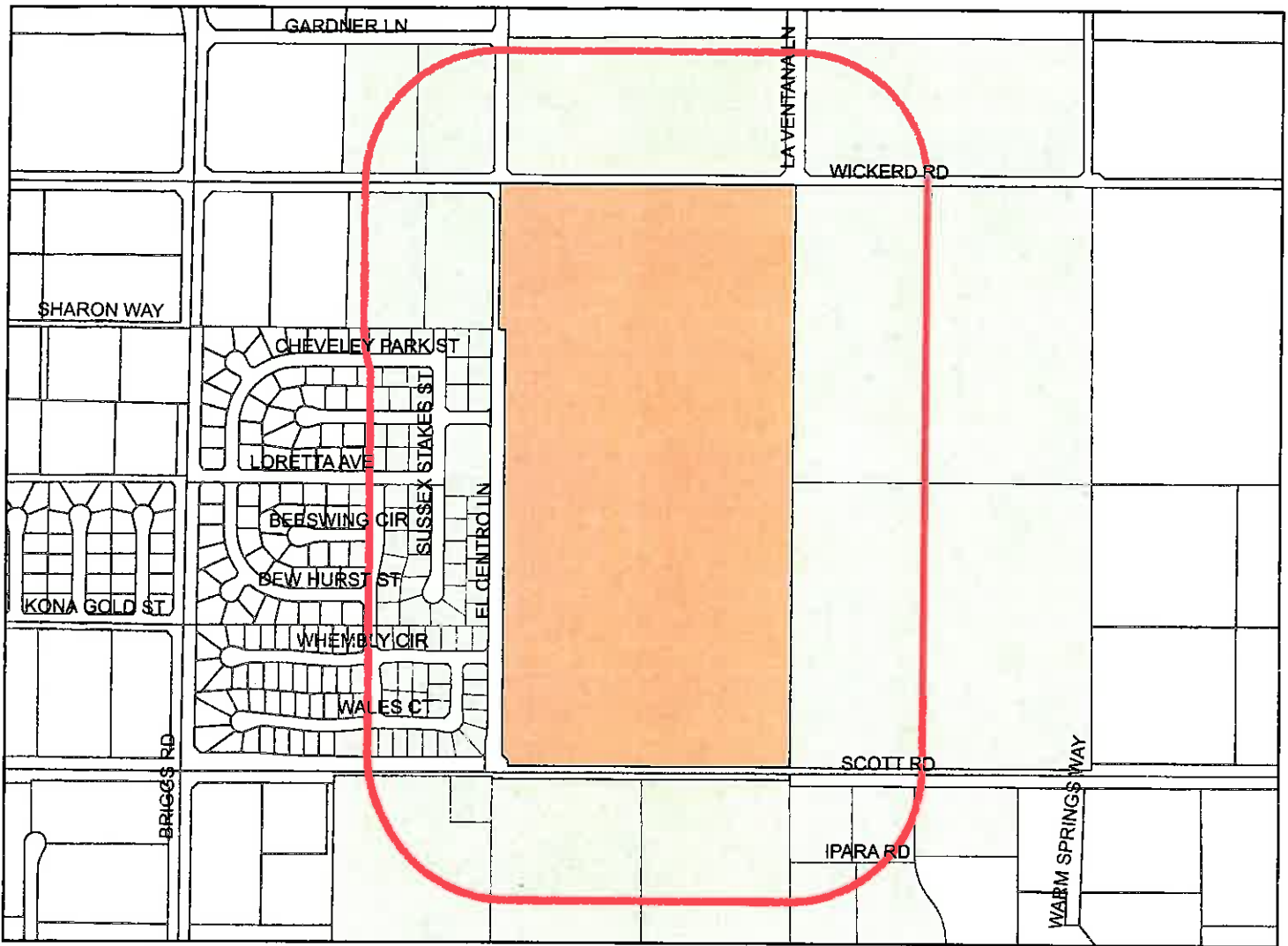
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07763 / GPA00921 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 466-370-018 | 466-382-001 | 466-390-002 | 466-370-022 | 466-390-003 | 466-380-023 | 466-392-002 | 466-210-019 | 466-391-051 | 466-370-005 |
| 466-380-005 | 466-220-003 | 466-380-024 | 472-010-007 | 472-010-008 | 466-390-004 | 466-382-006 | 466-370-013 | 466-372-018 | 466-370-021 |
| 466-370-017 | 466-391-049 | 472-020-003 | 466-381-015 | 466-391-042 | 466-370-024 | 472-010-010 | 466-392-003 | 466-391-052 | 466-391-045 |
| 466-370-010 | 466-391-048 | 466-380-006 | 466-391-046 | 466-370-003 | 466-380-022 | 466-392-007 | 466-220-029 | 466-380-020 | 466-382-004 |
| 466-380-008 | 466-370-008 | 466-220-022 | 466-372-009 | 466-380-025 | 466-370-015 | 466-391-047 | 472-020-008 | 466-390-007 | 466-220-021 |
| 466-370-014 | 466-370-016 | 466-382-003 | 472-010-009 | 466-210-032 | 466-210-036 | 466-370-020 | 466-381-017 | 466-392-009 | 466-392-004 |
| 466-370-004 | 466-370-002 | 466-390-006 | 466-391-053 | 466-392-001 | 466-370-001 | 466-391-050 | 466-380-009 | 466-382-002 | 466-391-023 |
| 466-392-005 | 466-391-043 | 472-020-004 | 466-382-005 | 466-370-011 | 466-372-019 | 466-220-009 | 466-210-020 | 466-381-014 | 466-370-012 |
| 466-370-009 | 466-380-021 | 466-392-008 | 466-392-006 | 466-370-006 | 466-391-044 | 466-390-005 | 472-020-001 | 472-020-002 | 466-370-023 |
| 466-380-007 | 466-381-016 | 466-370-007 | 466-370-019 | 466-380-010 | 466-383-001 | 466-390-001 | 466-391-022 | | |



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MARTHA MONGE, ETAL
30145 GARDNER LN
MENIFEE, CA. 92584

ASMT: 466220022, APN: 466220022
MARK JACKSON, ETAL
32575 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466210020, APN: 466210020
ARLINE WYSCARVER, ETAL
30155 GARDNER LN
SUN CITY CA 92584

ASMT: 466220029, APN: 466220029
GENE BYONGJIN, ETAL
C/O HYUN JAEIHM
1 HEATH WAY
S BARRINGTON IL 60010

ASMT: 466210032, APN: 466210032
JV DEV
C/O JIM LYTLE
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 466370001, APN: 466370001
MATT BURNELL, ETAL
32875 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466210036, APN: 466210036
JVRL 220
C/O AMBER MANAGEMENT
29826 HAUN RD NO 305
MENIFEE CA 92584

ASMT: 466370002, APN: 466370002
LINA GLORE
32855 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466220003, APN: 466220003
CALVARY CHAPEL OF MENIFEE
29220 SCOTT RD
MENIFEE CA 92584

ASMT: 466370003, APN: 466370003
GRETCHEN DALEY, ETAL
32835 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466220009, APN: 466220009
MARIE MARCELLIN, ETAL
C/O MARIE E MARCELLIN
21 S ENCINO RD
LAGUNA BEACH CA 92651

ASMT: 466370004, APN: 466370004
DESIREE HENRY, ETAL
32815 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466220021, APN: 466220021
DONG KIM, ETAL
32043 CAMINO RABAGO
TEMECULA CA 92592

ASMT: 466370005, APN: 466370005
KIMBERLY LYNN, ETAL
32795 EL CENTRO LN
MENIFEE, CA. 92584



ASMT: 466370006, APN: 466370006
JUNE SZUEBER, ETAL
C/O JUNE A SZUEBER
32770 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370013, APN: 466370013
DANIEL CARTER
32841 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370007, APN: 466370007
LAURA NGUYEN, ETAL
32790 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370014, APN: 466370014
MARILEE MORBO, ETAL
32821 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370008, APN: 466370008
SYLVIA GUTMAN, ETAL
32810 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370015, APN: 466370015
LETICIA AGUAYO, ETAL
32801 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370009, APN: 466370009
RYAN TIEGS
32830 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370016, APN: 466370016
MARIA POPP, ETAL
32781 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370010, APN: 466370010
PAMELA SANICOLA, ETAL
32850 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370017, APN: 466370017
DENISE MIARS
32761 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370011, APN: 466370011
GABRIELLE HENSLEY, ETAL
32870 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370018, APN: 466370018
DOROTHY AYALA, ETAL
32774 CHERRY HINTON ST
MENIFEE, CA. 92584

ASMT: 466370012, APN: 466370012
ROSALYN OMOYELE
32861 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370019, APN: 466370019
ELIZABETH CALDERA, ETAL
32794 CHERRY HINTON ST
MENIFEE, CA. 92584



GPA00921 – Applicant
Dr. Sook P. Choh
4N 680 Ware Woods Dr.
St. Charles, IL 60175

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GPA00921 – Representative
Rick Engineering c/o Richard O'Neil
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

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1770 Iowa Avenue, Suite 100
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ASMT: 466370020, APN: 466370020
ANDREA DIXON, ETAL
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PATRICIA CRUZ, ETAL
32834 CHERRY HINTON ST
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HOLLY HUMPHREYS, ETAL
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TEMECULA CA 92592

ASMT: 466370023, APN: 466370023
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ASMT: 466372009, APN: 466372009
ARTHUR HATHAWAY, ETAL
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MENIFEE, CA. 92584

ASMT: 466372018, APN: 466372018
DANNY STEIDINGER
30198 BEESWING CIR
MENIFEE, CA. 92584

ASMT: 466372019, APN: 466372019
CHERYL ZABLOW, ETAL
30193 LORETTA AVE
MENIFEE, CA. 92584

ASMT: 466380005, APN: 466380005
SUBRINA NICHOLS, ETAL
C/O SUBRINA NICHOLS
30194 LORETTA AVE
MENIFEE, CA. 92584

ASMT: 466380006, APN: 466380006
REMEDIOS SMALL, ETAL
30214 LORETTA AVE
MENIFEE, CA. 92584

ASMT: 466380007, APN: 466380007
THAVONE PHETSARATH
30234 LORETTA AVE
MENIFEE CA 92584

ASMT: 466380008, APN: 466380008
LOLITA BALLESTEROS, ETAL
C/O LOLITA BALLESTEROS
30235 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466380009, APN: 466380009
AMALIA PATINO, ETAL
30215 ROYAL HUNT ST
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ASMT: 466380010, APN: 466380010
VICTOR HERRERA
30195 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466380020, APN: 466380020
JACQUI SHANHOLTZER, ETAL
30196 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466370006, APN: 466370006
JUNE SZUEBER, ETAL
C/O JUNE A SZUEBER
32770 SUSSEX STAKES ST
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ASMT: 466370013, APN: 466370013
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ASMT: 466390005, APN: 466390005
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MARIGOLD OWNERS ASSN
C/O KEYSTONE COM INC
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32950 EDINBOROUGH WAY
MENIFEE, CA. 92584

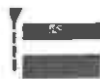
ASMT: 466392004, APN: 466392004
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ASMT: 466391051, APN: 466391051
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ASMT: 466392005, APN: 466392005
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ASMT: 466391052, APN: 466391052
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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

GPA00921 & CZ07763
Project Title/Case Numbers

John Hildebrand
County Contact Person

(951) 955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Sook P. Choh
Project Applicant

4N 680 Ware Woods Drive, St. Charles, IL 60175
Address

North of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road
Project Location

Proposal to amend the Riverside County General Plan Foundation Component from Rural (R) to Community Development (CD), amend the General Plan Land Use from Rural Residential (R:RR) (5-acre minimum) to Medium Density Residential (CD:MDR) (2-5 du/ac), amend the Estate Density Residential and Rural Residential Policy Area map by removal of this project site from its boundary, and a Change of Zone, to change the Zoning designation from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on October 21, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A MITIGATED NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

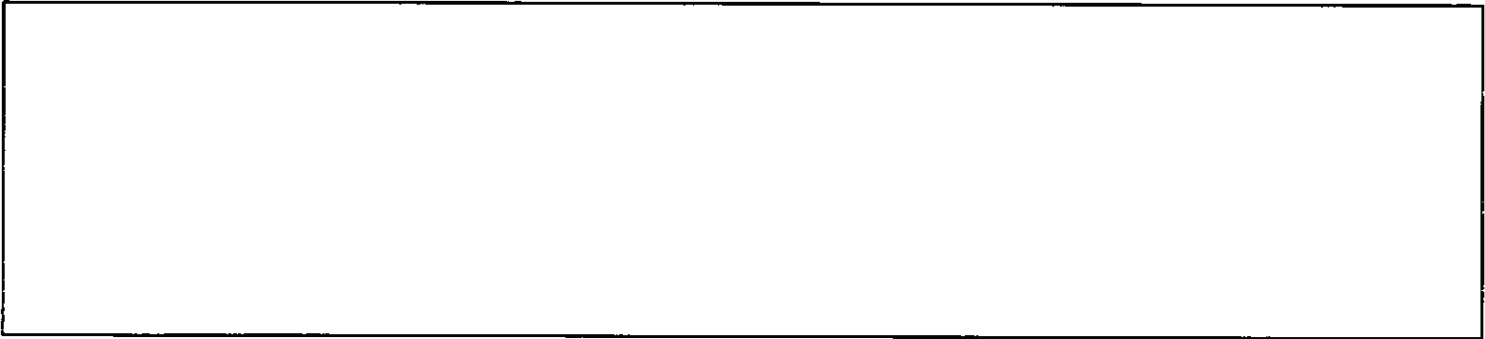
This is to certify that the earlier EA, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand
Signature

Project Planner
Title

09/01/2015
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA00921 and CZ07763

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: August 26, 2015

Applicant/Project Sponsor: Sook P. Choh Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Hildebrand at (951) 955-1888.


Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41744 ZCFG05093

FOR COUNTY CLERK'S USE ONLY

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: October 21, 2015

General Plan Amendment No. 948
Environmental Assessment No. 41776
Applicant: David Rodriguez
Engineer/Representative: Ed Cepeda



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 948 (Foundation and Entitlement/Policy Amendment) – Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres, located north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue, within The Pass Area Plan. (APN: 405-130-018)

BACKGROUND:

General Plan Initiation Proceedings (“GPIP”)

The County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 948 on May 19, 2009.

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On May 19, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 948. The GPIP Board of Supervisors report package is included with this report. GPA No. 948 (the “project”) is now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 15, 2015. SB 18 provides that the noticed tribes have 90 days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90 day period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation. AB 52, became effective on July 1, 2015. In accordance with AB 52, notices regarding this project were mailed to all requesting Tribes on September 2, 2015. The County received no requests from the Tribes for formal AB 52 consultation on this project.

ISSUES OF POTENTIAL CONCERN:

GPIP Provision

A provision that was imposed during the initiation proceedings requested that the applicant acquire the adjacent property to the east (APN: 405-130-011) for purpose of inclusion into any future implementing project at the overall site. Applicant David Rodriguez contacted the adjacent property owner in June 2015, who did not have a reasonable desire to sell the property. The project applicant conducted due diligence; however, acquisition of the adjacent property at this time is unfeasible.

The Pass Area Plan – Cherry Valley Policy Area

The project site is located within The Pass Area Plan and specifically within the Cherry Valley Policy Area. This project meets the requirements of each of the following Cherry Valley policies, which were established to protect the area through managing growth in certain areas while preserving its existing rural character:

PAP 3.1 – Require a minimum lot size of one acre for properties within the Rural Community Foundation Component within the Cherry Valley Policy Area, except for properties within one-half mile for the San Bernardino County Line.

- This project includes a General Plan Amendment only. There is no concurrent subdivision or other implementing development project. The project site is 8.67-acres in area and is located further than one-half mile from the San Bernardino County Line. As a result, this project is consistent with PAP 3.1.

PAP 3.2 – Encourage local serving commercial development along Beaumont Avenue within the Cherry Valley Policy Area.

- The project site is located to the west of Beaumont Avenue, less than a quarter mile away, and is considered a logical extension of the existing commercial corridor in the area. Furthermore, the properties to the south of the project site, across Cherry Valley Boulevard, have a Commercial Zone designation. This project meets the requirements of PAP 3.2.

PAP 3.3 – Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley area by using existing flood control easements and underutilized road rights-of-way.

- This project includes a General Plan Amendment only. While this type of project will not itself create trails, it meets the requirements of this policy, because the policy will be implemented when any future development project is proposed, and this project does not in any way prevent a multi-purpose trail. A portion of the project site to the east, abuts an existing channelized flood control basin. This provides an opportunity to potentially establish a multi-purpose trail segment in conjunction with a future implementing project. An analysis to determine the feasibility of constructing a trail will occur when a development project is submitted. As a result, this project will comply with PAP 3.3 at the time any future development project is proposed.

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first

step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be prepared for both Planning Commission recommendation and Board of Supervisors consideration.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made to justify a Regular Foundation Amendment. Additionally, five (5) findings must be made to justify an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) *The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

New Circumstance

To the southeast of the project site, the new Beaumont High School was constructed in 2005. As a result of the new high school, additional service commercial properties adjacent to the school are needed in support of the areas growth and service needs. In addition, properties immediately adjacent to a school are generally not conducive for residential, due to the impacts of noise and traffic generated by the school. As a result of the new school and potential impacts from the school itself, the surrounding Land Use pattern is changing, creating a new circumstance since the 2003 General Plan update.

Riverside County Vision

The existing General Plan Land Use for the property is Very Low Density Residential, which requires development at one residential dwelling unit per acre. The Riverside County General Plan Vision element discusses many concepts, which are separated by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision itself is the County's blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns and development. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Population Growth portion of the General Plan Vision Statement discusses the downsides of random sprawl and focusing on where the growth and new development can be accommodated. Changing the project site's General Plan Foundation Component to Community Development will enable the site to be developed with a commercial use, which will allow for a more appropriate framework of uses, consistent with future development in the area.

Internal Consistency

Staff has reviewed this proposed General Plan Foundation Component Amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance. As a result, this proposed Regular Foundation Amendment and Entitlement/Policy Amendment will not create an inconsistency with any of the General Plan elements. Furthermore, any future implementing development project will be required to adhere to all applicable Riverside County Zoning codes, relating to architecture, site planning, landscaping, and transportation, as well as all applicable

California State building codes. For these reasons, this proposed project will not create an internal inconsistency among the elements of the General Plan.

2) (ENTITLEMENT/POLICY FINDING) *The proposed change does not involve a change in or conflict with:*

a) *The Riverside County Vision:*

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision element of the Riverside County General Plan through providing a logical extension of similar commercial land uses in proximity to each other. In addition, this proposed Entitlement/Policy Amendment is also consistent with the Vision Element. Under Jobs and the Economy section of the Vision Element, No. 2 states, "Jobs/housing balance is significantly improved overall, as well as within subregions of the County." Additional commercial property in the area, supports this vision through providing a better mix of uses, which could create new commercial activities leading to job growth.

b) *Any General Plan Principle; or*

Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of special note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The community in which the project site is located has been maturing over the years and changing from rural to suburban. Some of the service commercial areas along the adjacent street networks have been developed and will continue to be developed in anticipation of future growth in the area.

The second principal is within the Community Design category – Community Variety, Choice, and Balance:

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a shift from residential to commercial land use, in support of the existing growth in the area and anticipated future trends. It will enable a future infill development project along a primary transportation corridor, providing a new opportunity for a variety of uses. There is no conflict with any of the General Plan principles.

- c) Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

This project is a proposal to change a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment to the land use. As demonstrated in the findings, this land use change does not conflict with the Riverside County General Plan.

- 3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan will result in changing the project site from residential to commercial. The location of the project site, adjacent to a major vehicular corridor, is better suited to support commercial uses, rather than residential. As a result, this change in Land Use will further the General Plan's goals through enabling infill commercial development.

Additionally, Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan Land Use maps." This General Plan Amendment will also result in a logical extension of the area's existing commercial core, which fronts both Cherry Valley Boulevard and also Beaumont Avenue.

- 4) (ENTITLEMENT/POLICY FINDING) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

As stated in the above finding, Beaumont High School was constructed in 2005 with the first school year initiated in the years 2005-2006, creating a new land use for the area. This has resulted in a pattern of land use change around the area, through an extension of commercial properties along the primary transportation corridor of Cherry Valley Boulevard, which is a designated arterial road. In addition, residential properties immediately adjacent to the high school could be negatively impacted by traffic and noise, creating an incompatible land use. This change from residential to commercial will establish a more appropriate transition of land uses, moving away from the school location. As a result, this General Plan Amendment is a reasonable change based upon the new circumstance.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Very Low Density Residential (VLDR) (1-Acre Minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) |
| 5. Surrounding General Plan Land Use (Ex #6): | High Density Residential (HDR), Commercial |

6. Existing Zoning (Ex #2):	Retail (CR), Very Low Density Residential (VLDR)
7. Proposed Zoning:	General Commercial (C-1/C-P)
8. Surrounding Zoning (Ex #2):	N/A
9. Existing Land Use (Ex #1):	One Family Dwellings Mountain Resort (R-A-1), Light Agriculture (One Acre Minimum) (A-1-1), General Commercial (C-1/C-P), One-Family Dwelling (R-1), Mobile Home Subdivisions & Mobile Home Parks (R-T), City of Beaumont
10. Surrounding Land Use (Ex #1):	Vacant Land
11. Project Size (Ex #1):	Single-Family Residential, Mobile Home Park, Beaumont High School, Commercial
12. Environmental Concerns:	Total Acreage: 8.67 Acres See Environmental Assessment No. 41776

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-012 recommending adoption of General Plan Amendment No. 948 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41776**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 948 amending the Riverside County General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site has a General Plan Land Use of Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum) and is located within the Pass Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of High Density Residential (HDR) to the east, Commercial Retail (CR) to the south, and Very Low Density Residential (VLDR) to the west.
3. This Foundation Amendment – Regular and Entitlement/Policy Amendment will result in a Land Use change to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), which will bring into conformance the existing underlying Zoning designation of General Commercial (C-1/C-P).

4. The required findings for a Foundation Amendment – Regular and an Entitlement/Policy Amendment are substantially the same in both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348. This project is consistent with both.
5. Staff has concluded that this project will not create an inconsistency between any of the Riverside County General Plan elements. Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance.
6. Staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a land use change to Commercial, which is a logical extension of the existing commercial corridor in the area, enabling future infill development.
7. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan land use maps." This General Plan Amendment will result in a logical extension of the area's commercial core, which fronts both Cherry Valley Boulevard and also Beaumont Avenue. This change in land use will further the General Plan's goals though enabling infill development and providing commercial property in an appropriate location.
8. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. Staff has concluded that this project is consistent with each of these planning principle categories.
9. The construction of Beaumont High School in 2005, represents a special circumstance which has resulted in an ongoing pattern of land use change around the area, through an extension of commercial properties along the primary transportation corridor of Cherry Valley Boulevard, a designated arterial road. Staff has concluded that this is a reasonable change based upon the new circumstance and supports the pattern of ongoing land use change.
10. The project site has a Zoning designation of General Commercial (C-1/C-P).
11. The project site is surrounded by properties which have a Zoning designation of One Family Dwellings Mountain Resort (R-A-1) to the north, Light Agriculture (One Acre Minimum) (A-1-1) to the west, General Commercial (C-1/C-P) to the south, Mobile Home Subdivision & Mobile Home Parks (R-T) to the east, and the City of Beaumont is located to the southeast.
12. Single-Family Residential, Mobile Home Park, Beaumont High School, various Commercial uses have been constructed and are in operation around the project site.
13. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP").

14. The project site is located within a “Low” wildfire hazard zone.
15. Environmental Assessment No. 41776 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (“WRCMSHCP”).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A designated City’s sphere of influence; or
 - b. The boundaries of a City; or
 - c. A Criteria Cell of the Multi-Species Habitat Conservation Plan (“MSHCP”); or
 - d. An Airport Influence Area (“AIA”); or
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - f. A “High” wildfire hazard zone; or
 - g. A State Responsibility area.
3. The project site **is** located within:
 - a. The Cherry Valley County Service Area (CSA #27); and
 - b. “Low” liquefaction area.
4. The project site is currently designated as Assessor’s Parcel Number: 405-130-018.

2
3 **RESOLUTION NO. 2015-012**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 948**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 October 21, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on October 21, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

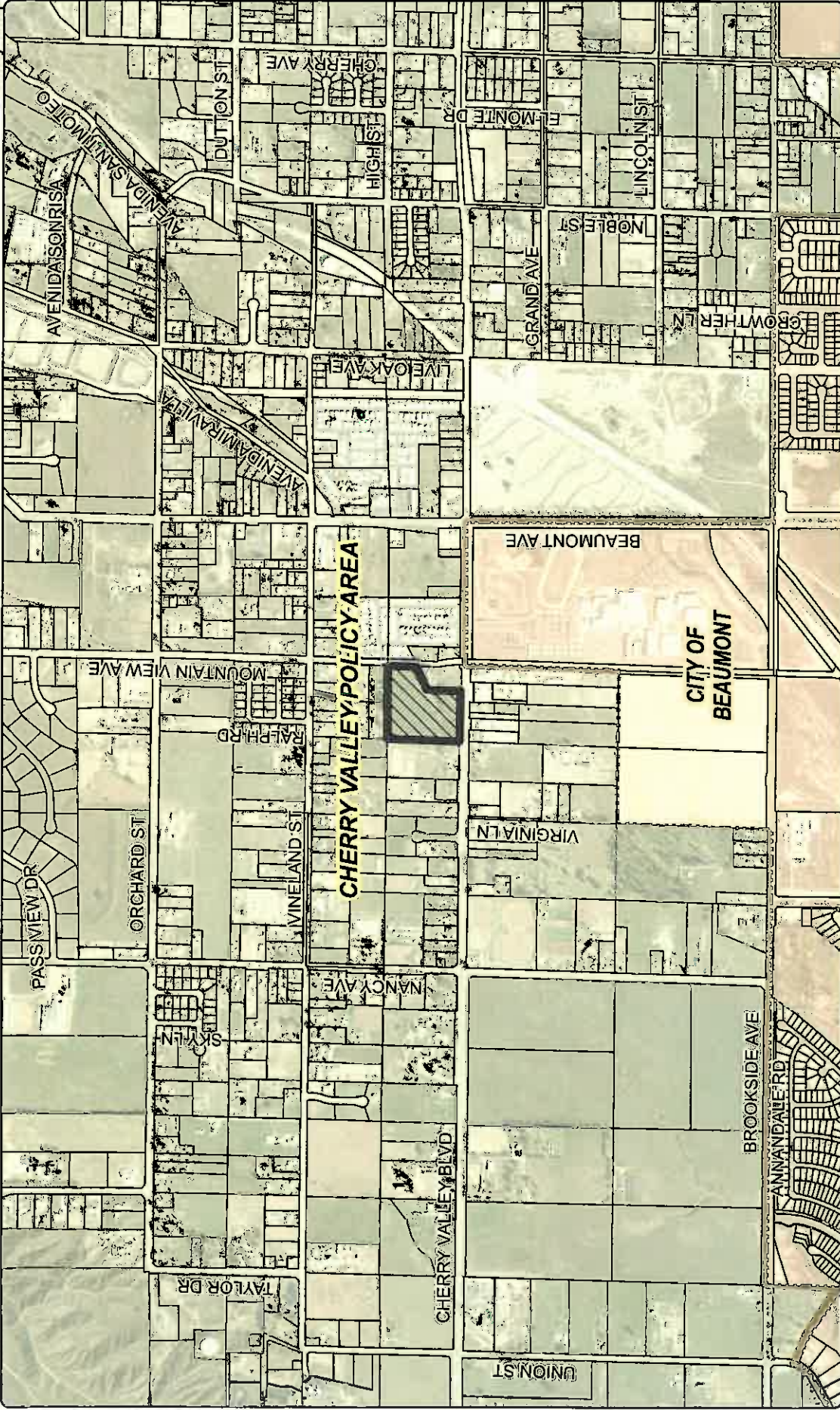
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 41776; and
24

25 **ADOPTION** of General Plan Amendment No. 948
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00948
VICINITY/POLICY AREAS

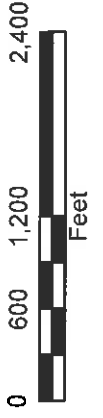
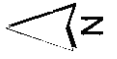
Supervisor Ashley
 District 5

Date Drawn: 06/19/2015
 Vicinity Map



Zoning District: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan and a new land use designations system for unincorporated Riverside County. This plan and the designations system are subject to change. For further information, please contact the Riverside County Planning Department at Riverside or at (951) 955-2000. (Website: www.riversideca.gov)

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00948

LAND USE

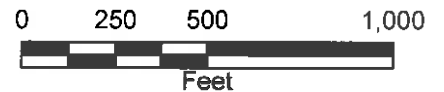
Supervisor Ashley
District 5

Date Drawn: 06/19/2015
Exhibit 1



Zoning District: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3300 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdma.org>

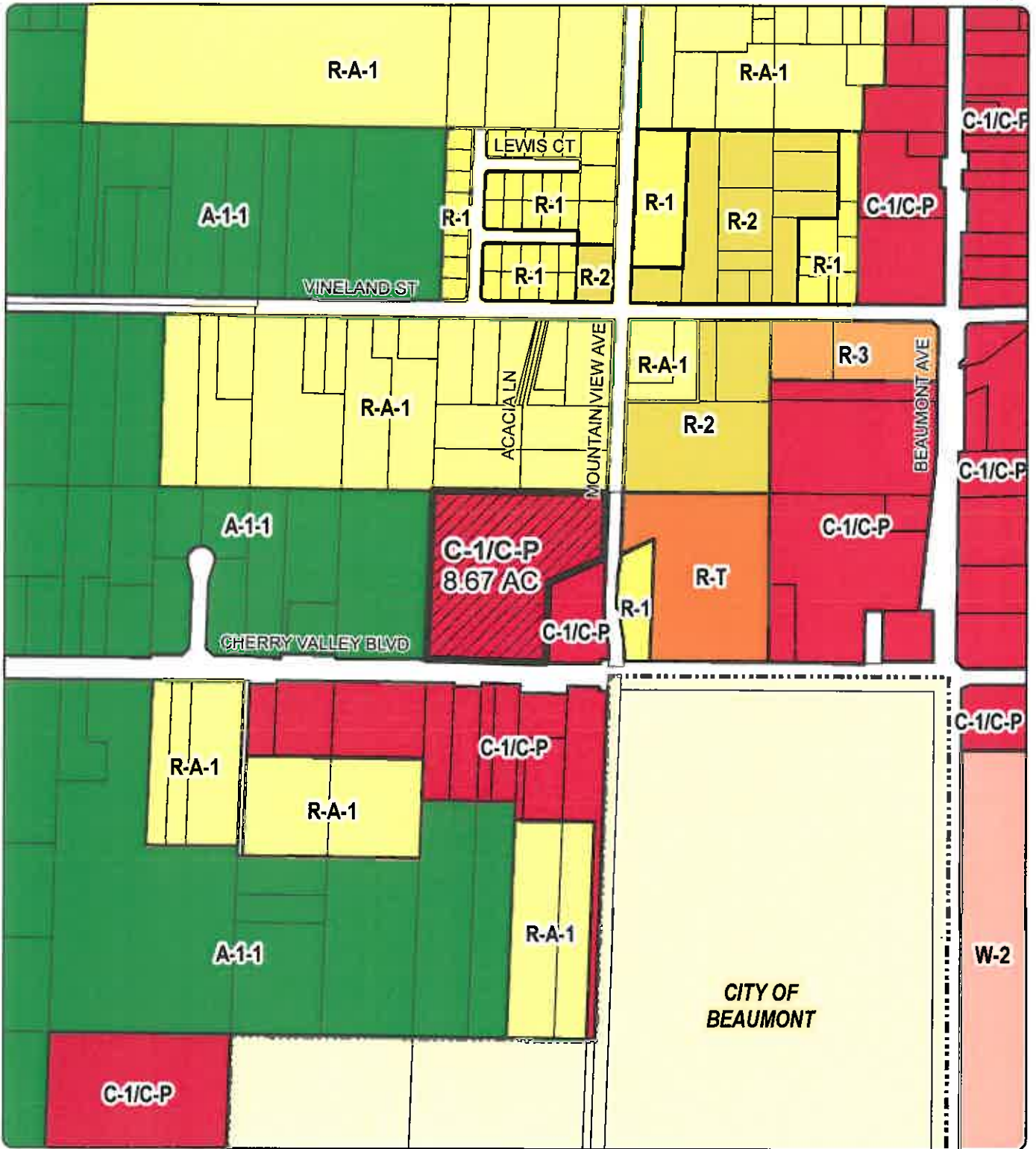
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00948

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 06/19/2015
Exhibit 2



Zoning District: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://planning.rctdca.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

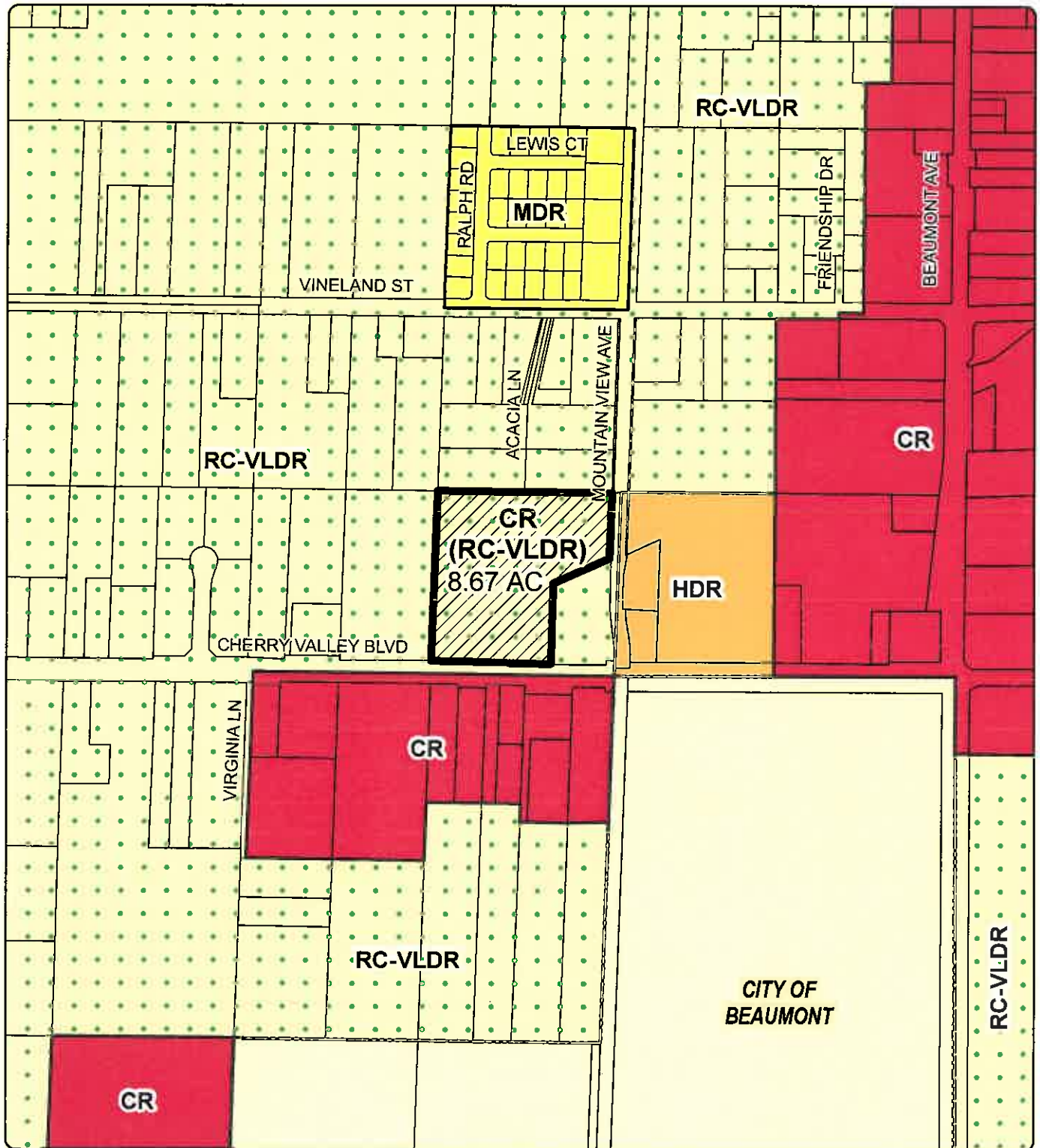
GPA00948

Date Drawn: 06/19/2015

Supervisor Ashley
District 5

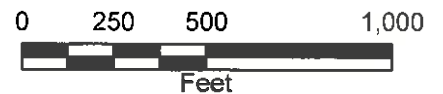
PROPOSED GENERAL PLAN

Exhibit 6



Zoning District: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctims.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41776
Project Case: General Plan Amendment No. 948
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P. O. Box 1409, Riverside, CA 92502
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant's Name: David Rodriguez
Applicant's Address: P.O. Box 8307
Applicant's Telephone Number: (909) 843-5950

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 948 to amend the Riverside County General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio).

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 8.67 Net Acres

D. Assessor's Parcel No.: 405-130-018

E. Street References: The project site is located north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue.

F. Section, Township, and Range Description: Section 28, Township 2 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land and is surrounded by a combination of other vacant land, single-family detached dwelling units, and a high-school.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component and the General Plan land use designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with the provisions of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.

4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan(s): The Pass

C. General Plan Foundation Component (Existing): Rural Community (RC)

D. General Plan Land Use Designation (Existing): Very Low Density Residential (RC:VLDR) (1-Acre Minimum)

E. General Plan Foundation Component (Proposed): Community Development (CD)

F. General Plan Land Use Designation (Proposed): Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio)

G. Overlays: None

H. Policy Area: Cherry Valley

I. Adjacent and Surrounding:

1. **Area Plan:** The Pass to the north, south, east, and west.
2. **Foundation Component(s):** Rural Community to the north and west, and Community Development to the south and east.
3. **Land Use Designation(s):** High Density Residential (HDR) to the east, Commercial Retail (CR) to the south, Rural Community: Very Low Density Residential (RC:VLDR) to the north and west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Cherry Valley

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): General Commercial (C-1/C-P)

L. Zoning (Proposed): N/A

M. Adjacent and Surrounding Zoning: One-Family Dwellings – Mountain Resort (R-A-1) to the north, Light Agriculture (1-Acre Minimum) (A-1-1) to the west, General Commercial (C-1/C-P) to the south, One-Family Dwelling (R-1) and Mobile Home Subdivisions & Mobile Home Parks (R-T) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

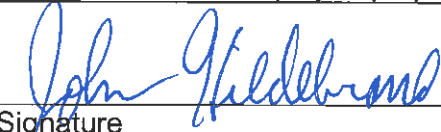
On the basis of this initial evaluation:

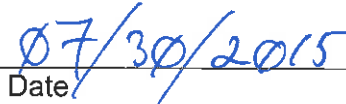
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature


Date

John Earle Hildebrand III, *Project Planner*
Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure 9 in The Pass Area Plan – “Scenic Highways”

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in The Pass Area plan. The closest designated Scenic Highway Corridor is along Interstate 10, over two miles away from the project site. This project will not impact any scenic highway corridors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), The Pass Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area pursuant to Figure 6 in The Pass Area Plan section of the General Plan. A change from a residential land use designation to commercial could result in the implementation of more lighting at the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located within an area of designated "other lands" in the General Plan. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts imposed on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site have a mixture of commercial and residential zoning. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change to commercial from residential could result in a net increase in vehicle trips to the site. However, the amount of the increase is too speculative to provide a detailed analysis at this time. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a-g) County mapping shows that no parcels associated with this project are located within Criteria Cells under the County's Multiple Species Habitat Conservation Plan ("MSHCP"). As a result, the project is consistent with the requirements of the MSHCP.

Should this General Plan Amendment to the foundation component be approved by the Board of Supervisors, there is no guarantee that development could occur on the entirety of the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicant is aware of such risk associated with processing the General Plan Amendment without an associated project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts, including biological. As a result, impacts associated with this project are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 15, 2015. SB 18 provides that the noticed tribes have 90 days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90 day period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation. AB 52, became effective on July 1, 2015. In accordance with AB 52, notices regarding this project were mailed to all requesting Tribes on September 2, 2015. The County received no requests from the Tribes for formal AB 52 consultation on this project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of “Undetermined Paleontological Sensitivity”.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, there is a fault zone located approximately 1,300-feet to the southwest and a fault zone located approximately 1,700-feet to the northwest, both identified as "County Fault Zone". At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Low" liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is not located within an area susceptible to subsidence. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project does not present any other geological hazards or risks. The project is not located in a 100-year flood plain, an area drainage plan, dam inundation area or volcanic hazard areas. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

a-c) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in a General Plan land use amendment from residential to commercial. This could result in the generation of additional vehicle trips to and from the project site. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to ensure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). There will be no impacts.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) This project is not located within a flood zone. The project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within a flood zone. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) This project will result in changes to the General Plan Land Use pattern for the project site. The project site is currently designated for lower density residential use, 1-acre minimum lot sizes and will change to commercial, which could have different impacts. As there is no accompanying implementing project, potential impacts will analyzed in conjunction with a future project.

The proposed change is a reasonable extension of the community's defined commercial core and the commercial areas to the south, across Cherry Valley Blvd and also to the east, along Beaumont Avenue. Additionally, the new high school to the southeast serves as a new circumstance in the area, creating a demand for more commercial property. The underlying zone is currently General Commercial. This Foundation General Plan Amendment will result in a consistency between the land use and underlying zoning. As a result, impacts associated with this project are considered less than significant.

b) Although the project site is located adjacent to the City of Beaumont, it's not located within a designated sphere of influence area. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project will not result in changes to the project site's zoning. The project site is currently zoned General Commercial (C-1/C-P), which is consistent with this proposed General Plan Land Use Amendment, to change to Commercial Retail. The proposed Land Use change is consistent with all policies of the General Plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not located within an area known to have mineral resources that would preclude the development of the ultimate density requested in the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an airport influence area. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no impacts from railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located near any highways. The closest Highway is Interstate 10, approximately three miles to the west of the project site. Noise from this distance will be negligible. Therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The project site is not located near any other source of significant potential noise; therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) A General Plan land use change from residential to commercial could result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Commercial designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) This General Plan Amendment will result in a land use change from residential to commercial. As a result, no new additional homes will be constructed, as the land use and underlying zoning will not provide for residential. Population growth resulting from a change to commercial land use will be negligible.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no designated trails or parks proposed or required near the project site. However, a portion of the project site to the east is located adjacent to an existing flood control channel, which may have potential for use as a multi-purpose trail. Feasibility for use as a trail will be analyzed in conjunction with any future implementing project.

Quimby fees are not required on commercial development. This project site is located within the Cherry Valley Community Service Area and will participate with any assessment districts, after construction of a future implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no designated trails or parks proposed or required near the project site. However, a portion of the project site to the east is located adjacent to an existing flood control channel, which may have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential for use as a multi-purpose trail. Feasibility for use as a trail will be analyzed in conjunction with any future implementing project.

Quimby fees are not required on commercial development. This project site is located within the Cherry Valley Community Service Area and will participate with any assessment districts, after construction of a future implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Cherry Valley Policy

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located within the Cherry Valley Policy Area of the Riverside County General Plan. This General Plan Amendment will result in changing the land use from residential to commercial; therefore, the Cherry Valley Policy Area provisions do not apply. Details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, the land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. The impacts are less than significant.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impacts.

e-i) A General Plan land use change from residential to commercial could result in different transportation and circulation mitigation. However, there is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A General Plan land use change from residential to commercial could generate a need for additional water usage, at time of build-out. An assessment of the availability of water, to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) A General Plan land use change from residential to commercial could generate a need for additional sewer capacity, at time of build-out. The future implementing project may be required to connect to and construct a sewer system, which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) A General Plan land use change from residential to commercial could generate a need for additional solid waste servicing and disposal, at time of build-out. The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials

Findings of Fact:

a-g) A General Plan land use change from residential to commercial could generate a need for additional utility upgrades, at time of build-out. The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact: Riverside County General Plan

a) Any future implementing project, regardless of use, will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Approval of this General Plan Land Use Amendment would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. As a result, there will be no impacts.

<p>51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Hildebrand, John

From: david rodriguez <dr10705@verizon.net>
Sent: Thursday, June 11, 2015 4:12 PM
To: Hildebrand, John
Cc: david rodriguez
Subject: Re: GPA00948 Items

DAVID RODRIGUEZ, JR.
P.O. BOX 8307: ALTA LOMA, CA 91701
Cell Phone: 909-843-5950 * * * FAX & Land; 909/989-6004

June 10, 2015

Riverside County Panning Department
4080 Lemon Street, 12th floor
Riverside CA 92501

Attn: Mt. John E. Hildebrand 111, Senior Project Associate
Phone: (951) 955-1/888

RE: Subject GPA00948 items/ adjutant angle property.

Mr. Hildebrand:

Our Realtors from Cherry Valley Realty have contacted Ms. Lara (co-owner of property in question) the owners of the real estate next door. They are not interested in selling - Ms. Lara told our Broker that she would sell if they were offered \$875,000.00 for their "one and three quarter acres". They obviously have no interest in selling.

Therefore, we must forget that avenue and proceed as has been proposed.

We gave it our best effort. As per our Broker, they were very adamant.

Should you wish for us to try some other plan, please call my cell phone at (909) 843-5950, text or e-mail to me at your convenience?

Sincerely yours, David Rodriguez, Jr. Mgr and Trustee

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and David and Dolores Rodriguez Family Trust of 1990 (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN: 405-130-018 (“PROPERTY”); and,

WHEREAS, on February 13, 2008, PROPERTY OWNER filed an application for General Plan Amendment Number 948 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, 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 any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of APPLICANT's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
David and Dolores Rodriguez Family
Trust of 1990
P.O. Box 8307
Alta Loma, CA 91701

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. *COUNTY Review of the PROJECT.* Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. *Complete Agreement/Governing Law.* This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. *Successors and Assigns.* The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. *Amendment and Waiver.* No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

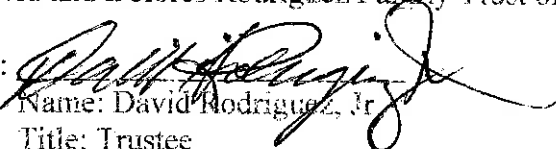
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

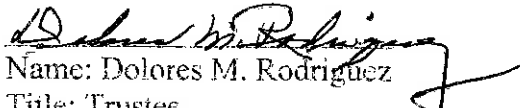
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Name: Steven Weiss
Title: Planning Director
Dated: 7/24/15

PROPERTY OWNER:
David and Dolores Rodriguez Family Trust of 1990

By: 
Name: David Rodriguez, Jr.
Title: Trustee
Dated: 6/18/2015

By: 
Name: Dolores M. Rodriguez
Title: Trustee

Dated: 6/18/15

FORM APPROVED COUNTY COUNSEL
BY:  June 25, 2015
MELISSA R. CUSHMAN DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

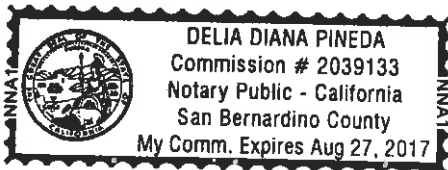
State of California)
County of San Bernardino)
On June 18, 2015 before me, Delia Diana Pineda (Notary Public),
Date Here Insert Name and Title of the Officer
personally appeared David Rodriguez Jr and Dolores Rodriguez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Delia Diana Pineda*
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 4, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 948 – Foundation-Regular – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda - Fifth Supervisorial District - Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) Policy Area(s) – Cherry Valley– Location: Northerly of Cherry Valley Boulevard., easterly of Nancy Avenue, southerly of Vineland Street, and westerly of Mountain View Avenue. - 7.33 Gross Acres - Zoning: General Commercial (C-1/C-P) - REQUEST: This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan Land Use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) - APN: 405-130-018

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment as modified by staff to include the adjacent parcel to the east (APN: 405-130-011) based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Dep't Recomm.: Policy
Per Exec. Ofc.: Policy

 Consent
 Consent

Prev. Agn. Ref.

District: Fifth

Agenda Number:

The Honorable Board of Supervisors
RE: General Plan Amendment No. 948
Page 2 of 2

in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 6.11
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisorial District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008

General Plan Amendment No. 948
Applicant: David Rodriguez
Engineer/Representative: Ed Cepeda

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail and that the parcel (APN: 405-130-011) directly adjacent to the east of the subject site also be included in the proposal, the Planning Commission made the comments below. The Planning Director continues to recommend initiation of GPA00948. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: Commissioner Zuppardo agreed with staff's recommendation that initiation of the General Plan Amendment would be appropriate.

Agenda Item No.: 6.11
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 948
E.A. Number 41776
Applicant: David Rodriguez
Engineer/Rep.: Ed Cepeda

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 acre min.) to "Community Development: Commercial Retail" (CD:CR) (0.20-0.35 FAR) for an approximately 7.33-acre parcel. The project is located northerly of Cherry Valley Boulevard, easterly of Nancy Avenue, southerly of Vineland Street, and westerly of Mountain View Avenue.

FURTHER PLANNING CONSIDERATIONS:

September 9, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 5, 2008 between the applicant and the Planning Department to discuss the proposal further.

The subject site is located within the "Cherry Valley" community. The community is characterized by "large-lot residential, agricultural and animal keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard." Staff feels that the subject site is a reasonable extension of the commercial core and of the commercial lots located directly across Cherry Valley Boulevard from the subject site. Staff also feels that the existing designation is no longer appropriate for the subject site.

A High School is now located across Cherry Valley Boulevard from the subject site at the southeastern corner of Mountain View Avenue and Cherry Valley Boulevard within the City of Beaumont. The school serves as a new condition or circumstance that is present in the area and gives some justification to the proposed change. Sewer is not available at the site; the nearest sewer is approximately 1.5 miles away per the application.

Staff also recommended that the parcel (APN 405-130-011) directly to the east of the subject site be included in the proposal as well. The applicant had not contacted the respective owner at the time of the meeting.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would be appropriate**; however, staff recommends including the adjacent parcel to the east. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 6.11
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 948
E.A. Number 41776
Applicant: David Rodriguez
Engineer/Rep.: Ed Cepeda

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 acre min.) to "Community Development: Commercial Retail" (CD:CR) (0.20-0.35 FAR) for an approximately 7.33-acre parcel. The project is located northerly of Cherry Valley Boulevard, easterly of Nancy Avenue, southerly of Vineland Street, and westerly of Mountain View Avenue.

POTENTIAL ISSUES:

The proposed change conflicts with the overall Riverside County Vision for the "Cherry Valley" community. The community is characterized by "large-lot residential, agricultural and animal keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard." The subject parcel is also located within the General Plan's "Cherry Valley Policy Area" which encourages: "local serving commercial development along Beaumont Avenue..." The subject parcel is located approximately 1400' from Beaumont Avenue on Cherry Valley Boulevard and is not consistent with the targeted commercial area defined under the "Cherry Valley Policy Area," or the features of this unique community found in the General Plan. The proposal would be contrary to the existing plan and would create an inconsistency between the land use map/element and the policy within the area plan.

Currently, the lots to the south of the site, across Cherry Valley Boulevard, are designated as Commercial Retail. However, these existing commercial lots are not being utilized for intensive commercial retail. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The site currently lacks sewer and the nearest sewer is approximately 1.5 miles away.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Supervisor Ashley
District 5

GPA00948

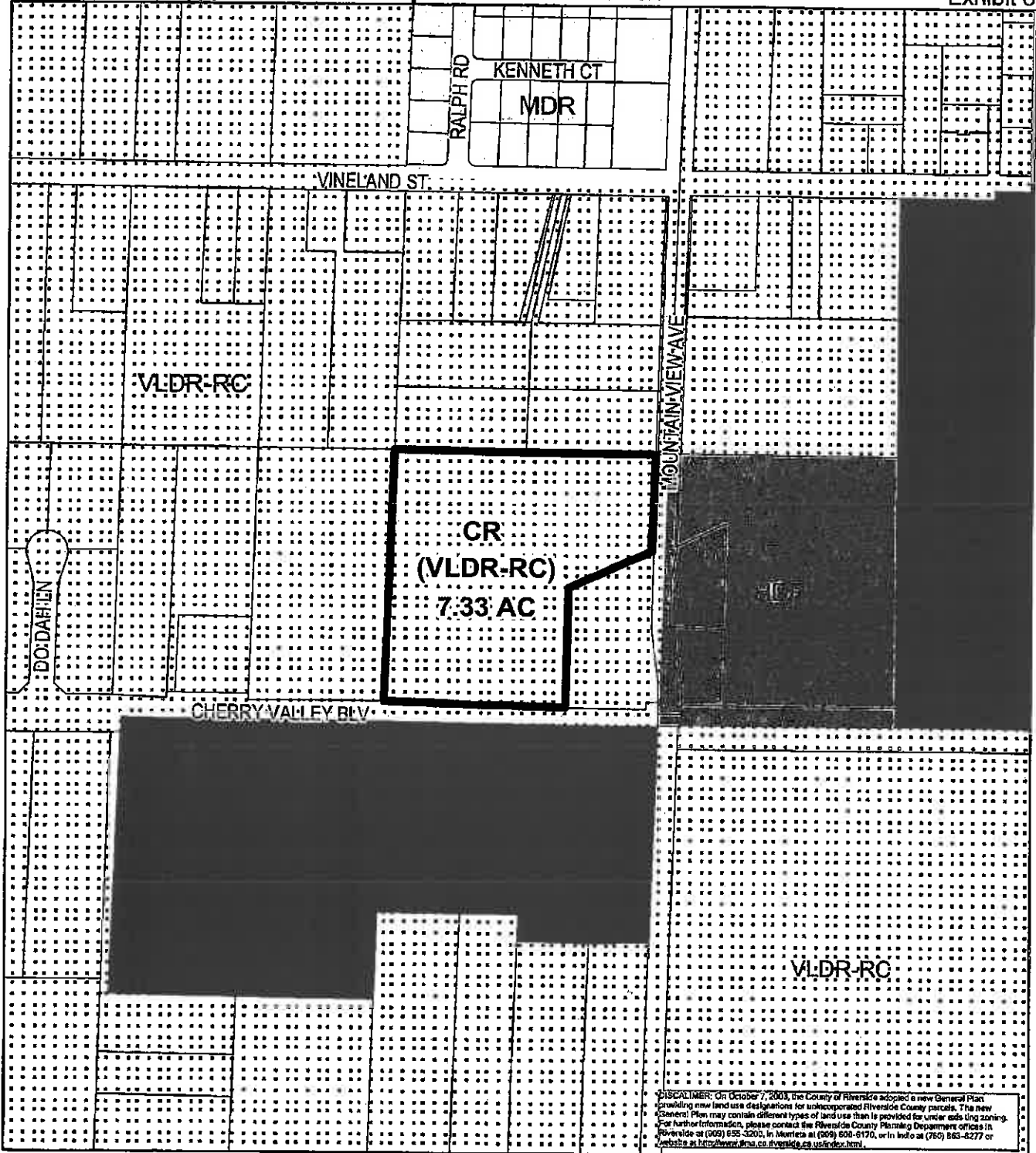
Planner: Amy Aldana

Date Drawn: 2/27/08

Proposed General Plan

Date: 3/10/08

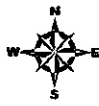
Exhibit 6



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 895-3200, in Murietta at (951) 600-6170, or in Indio at (760) 865-8277 or website at <http://www.dmsa.ca.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28



Assessors
Bk.Pg. 405-13
Thomas
Bros. Pg. 690 H4



Supervisor Ashley
District 5

GPA00948

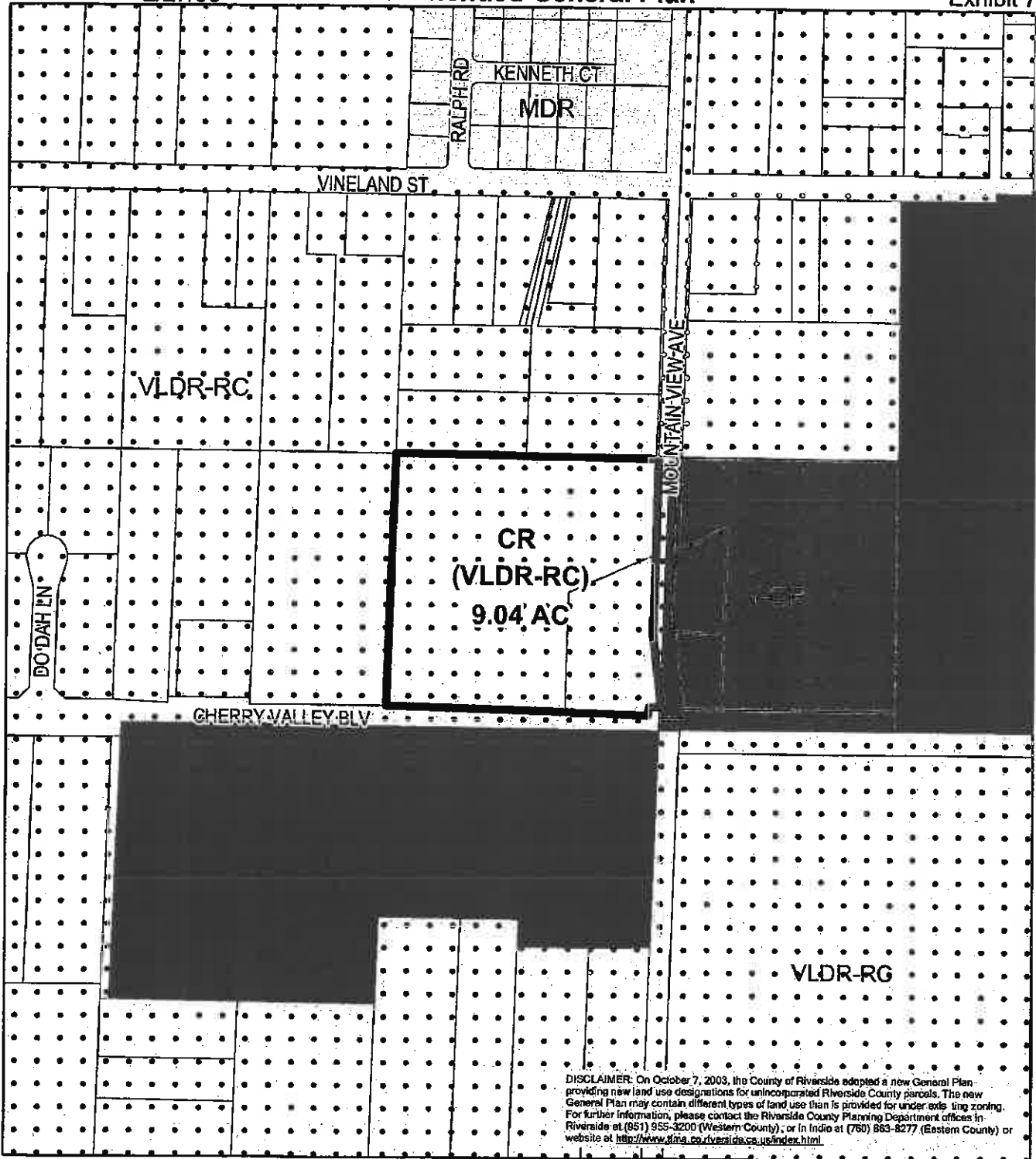
Planner: Amy Aldana

Date Drawn: 2/27/08

Recommended General Plan

Date: 3/10/08

Exhibit 7



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section: 28



Assessors
Bk.Pg. 405-13
Thomas
Bros. Pg. 690 H4





RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cherry Valley
Township/Range: T2SR1W
Section: 28



Assessors
Bk. Pg. 405-13
Thomas
Bros. Pg. 690 H4

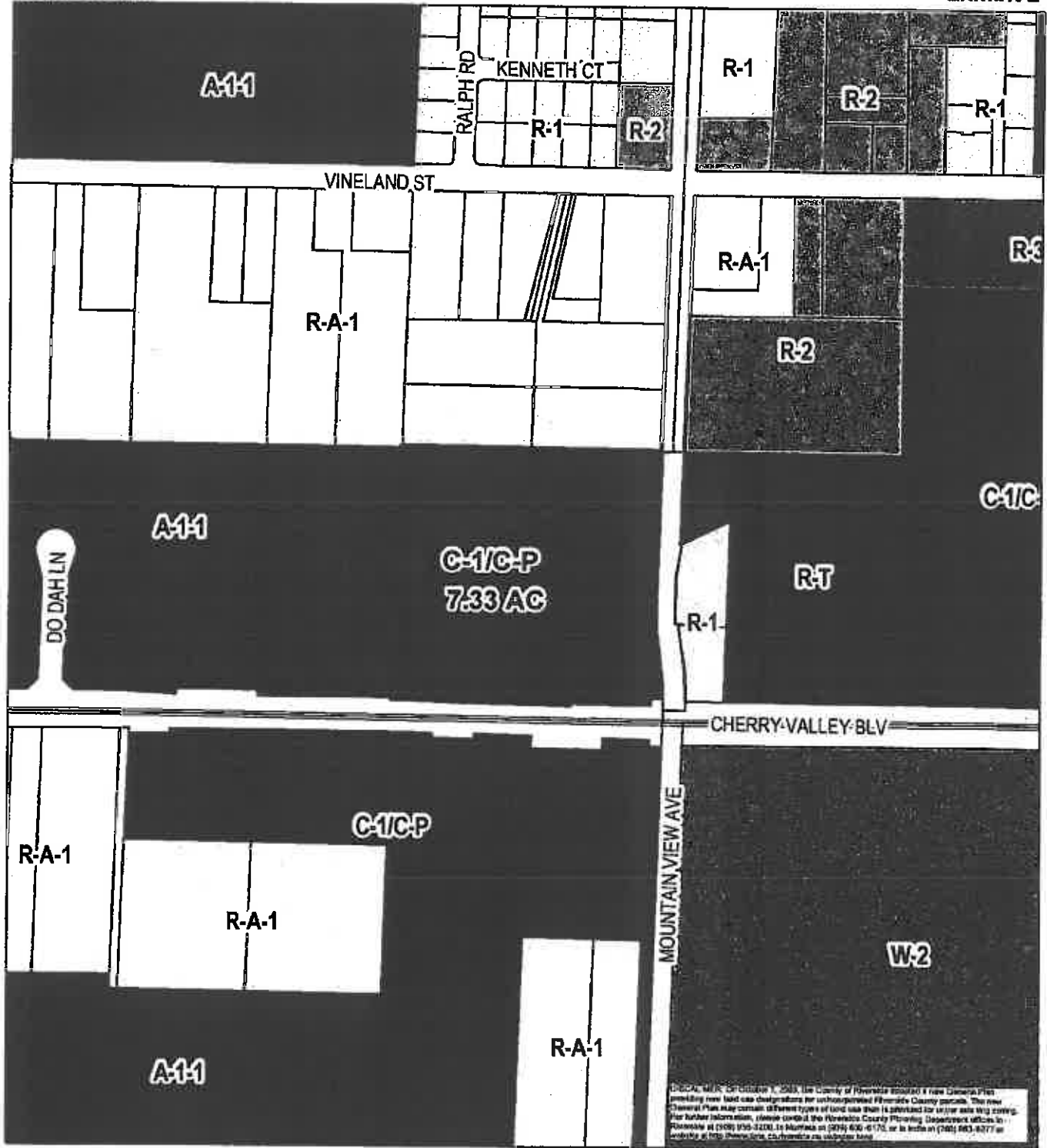


Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948

EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibit 2



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

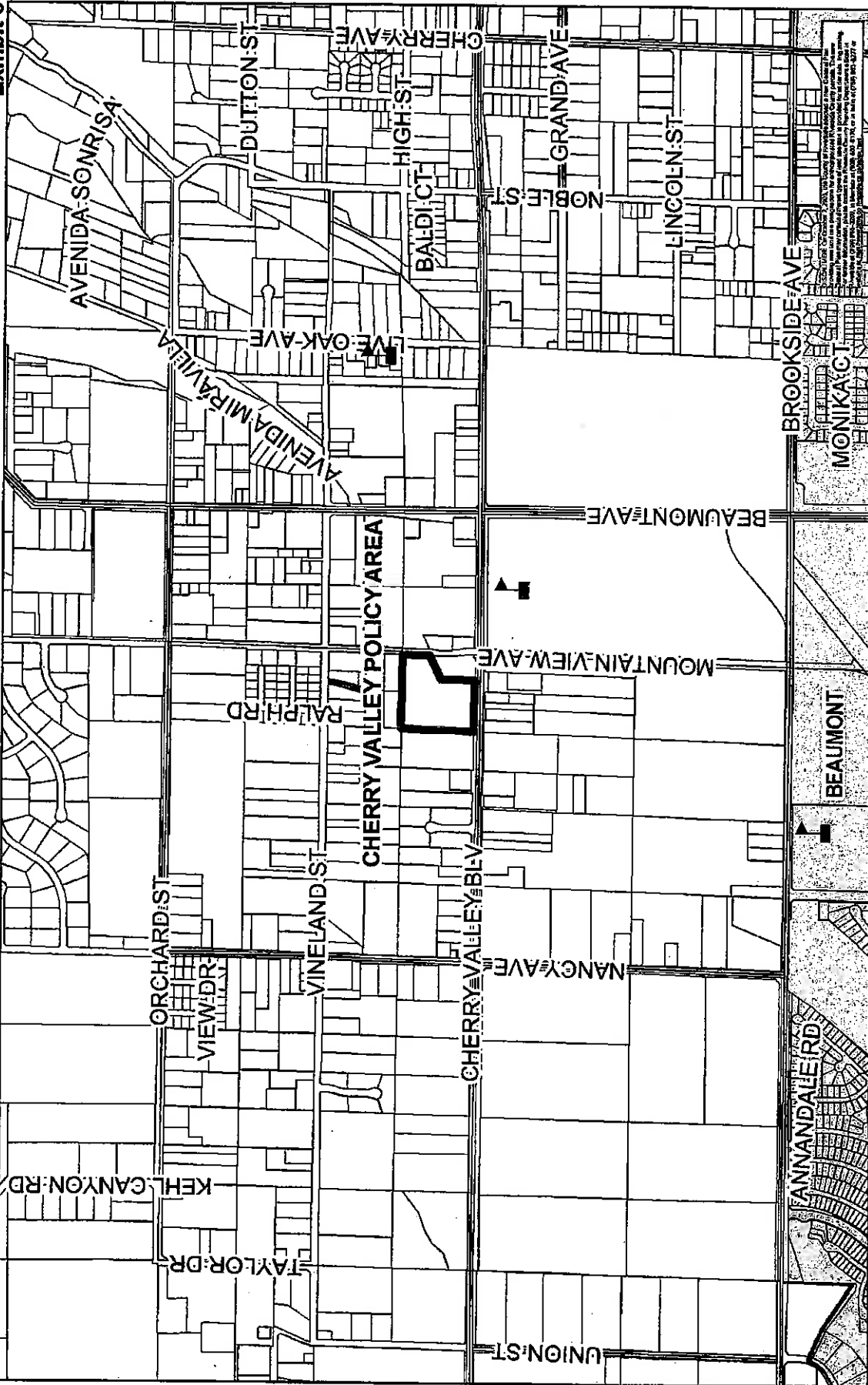
Assessors
Bk. Pg. 405-13
Thomas
Bros. Pg. 690 H4



Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948 POLICY AREAS

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

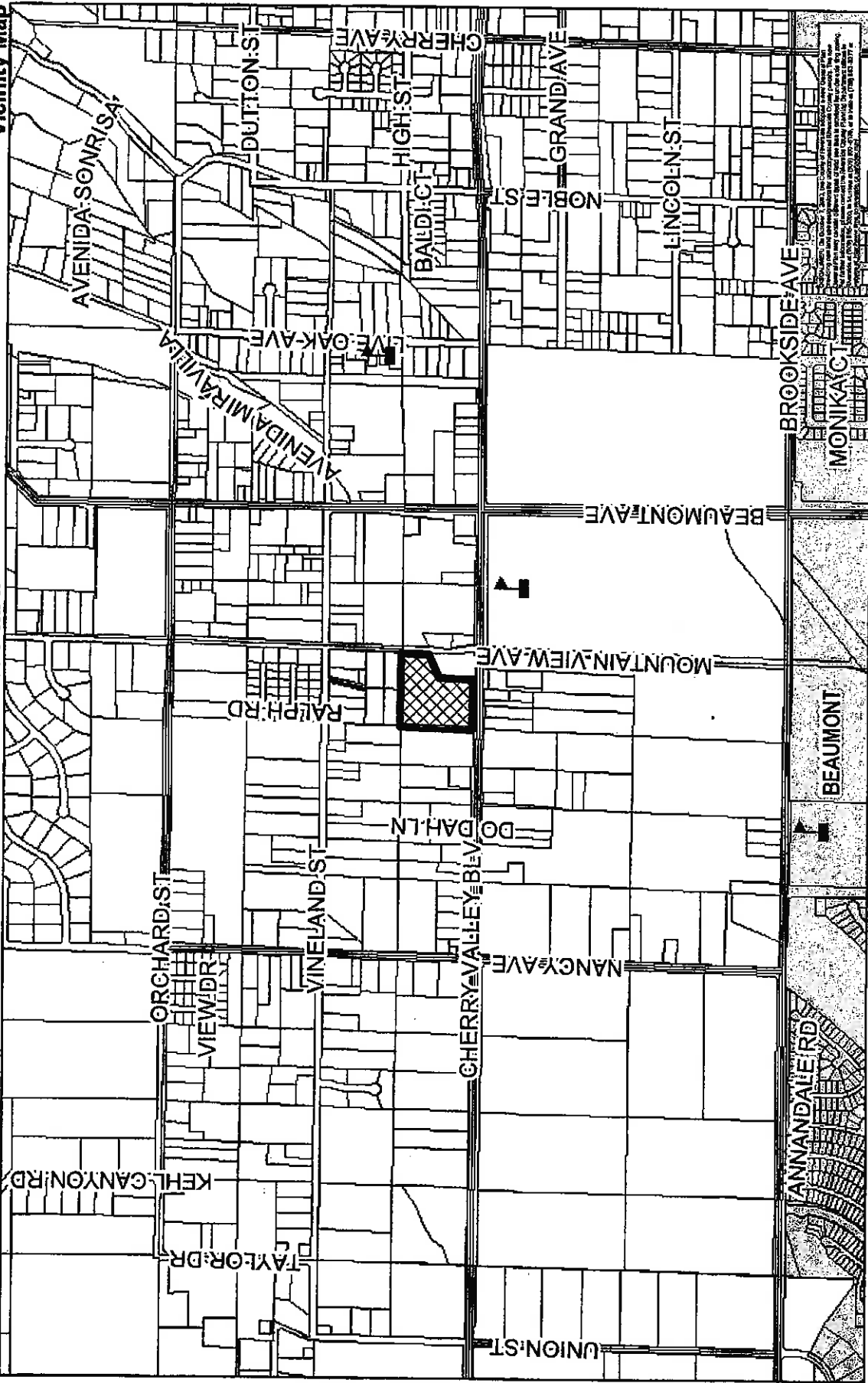
Assessors
Bk. Pg. 405-13
Thomas
8,100 Bros. Pg. 690 H4



Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948 VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
Vicinity Map



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 405-13
Thomas
8,100 Bros. Pg. 690 H4

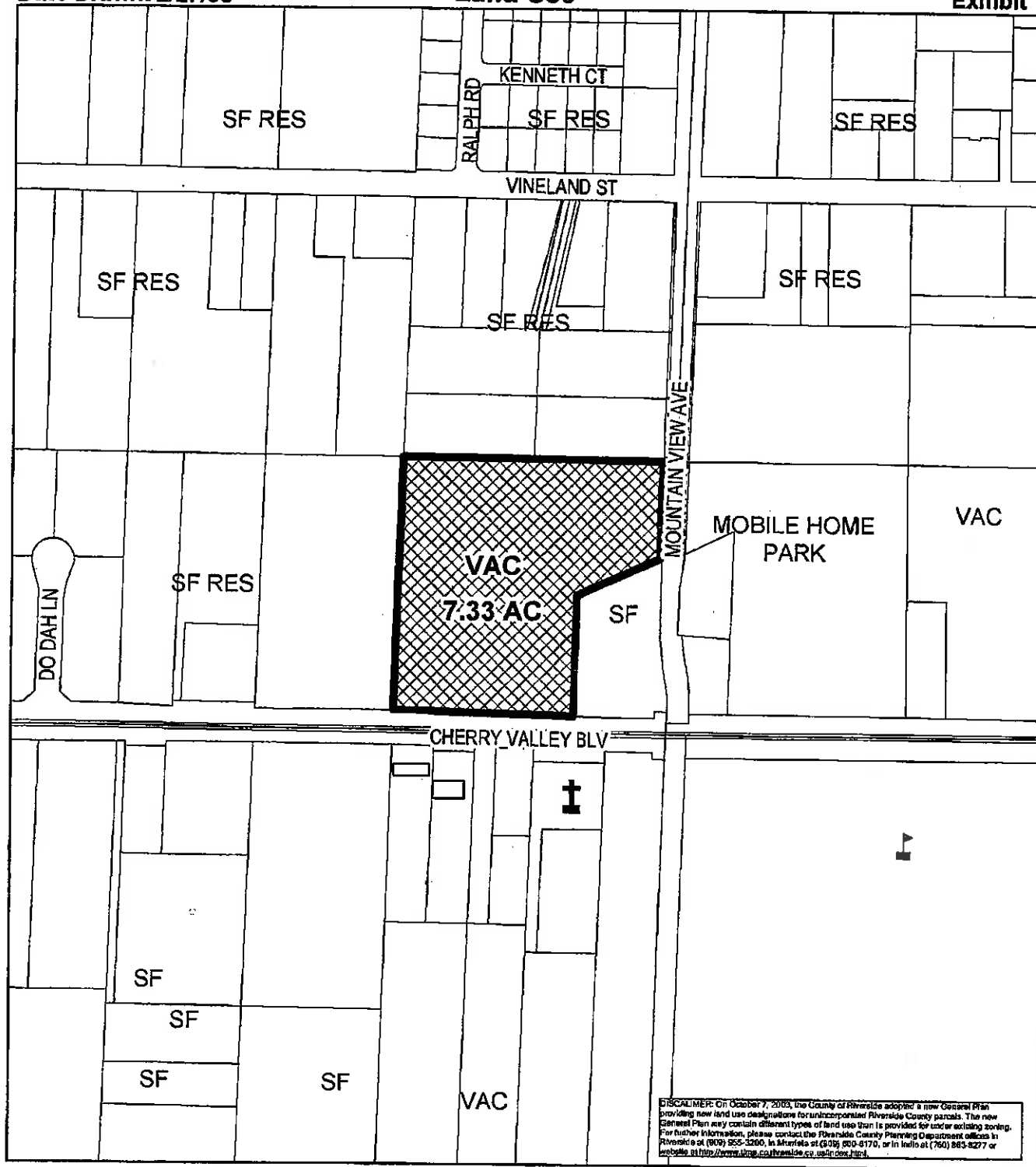
0 1,350 2,700 5,400 8,100 Feet

Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948

Land Use

Planner: Amy Aldana
Date: 3/10/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28



Assessors
Bk. Pg. 405-13
Thomas
Bros. Pg. 690 H4



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

WE ASK THAT OUR SITE BE RETURNED TO ITS ORIGINAL
DESIGNATION AS IT WAS PRIOR TO GENERAL AMENDMENT OF 2009,
THAT CHANGED THE PROPERTY AND LAND USE. CHERRY VALLEY BLVD.
IS A STREET THAT CONTAINS SEVERAL COMMERCIAL PROPERTIES.
WE BELIEVE THAT THIS CORRIDOR IS APPROPRIATE FOR THE
USE INTENDED AND THE SERVICES PROVIDED LIKE RETAIL
STORES, OFFICE SPACE AND MINI-WAREHOUSE ARE IN
DEMAND IN THE GROWING AREA.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): NONE

C. PROPOSED POLICY (Attach more pages if needed): CHANGE TO CR USE

From: "David Rodriguez, Jr." <dr10705@charter.net>
To: <mharrod@rcvlma.org>
CC: <dr10705@charter.net>
Date: 9/8/2008 2:08 PM
Subject: Fw: parcels 405-130-018-8 (our's) & Mrs. Jost's 405-130-011

Subject: RE: parcels 405-130-018-8 (our's) & Mrs. Jost's 405-130-011

Dear Mr. Harrod:

I believe that the one question regarding the 1.37 acre piece that is contiguous at our east property line - That is Mrs. Jost not being told by me - that her zoning was "low density -residential.

Mrs. Jost had been seriously ill for almost two years, before she past away four months ago. I just didn't have the heart to tell her.

As I said at our meeting with you this morning, this property, I understand, has now been bequeathed to a locate Chiropractor and man who had been helping Mrs. Jost for (so I have been told) for more then two years, etc.

I want again thank you, Mr. Mains and Ms. Tamara Harrison for your time and patience with us and for listening to our tale. Regrettably, it seems that when something goes wrong -it just follows through the whole way - it reminds me of "three outfielders going after a fly ball," everybody misses it!

As I said, I don't want anybody to go out on a limb on this, but whatever you folks can help us with shall be greatly appreciated. It still seems to me that the best use would be the limited strip of small commercial retail, offices, etc. even - only mini-storage on the of the property, would not even require a sewer line connection. It only takes one person (family) living on site, which could easily be accommodated by placing one septic tank in the (the land perc. is good on that whole site) ground.

My best personal regards, to each of you - and again - Thank you!

David R.

File: RcCherryValley_property

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY) – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda - Supervisorial District: Fifth – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: North of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue – Project Size: 8.67 Acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
OCTOBER 21, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/7/2015

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

APN (s) or case numbers GPA00948 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

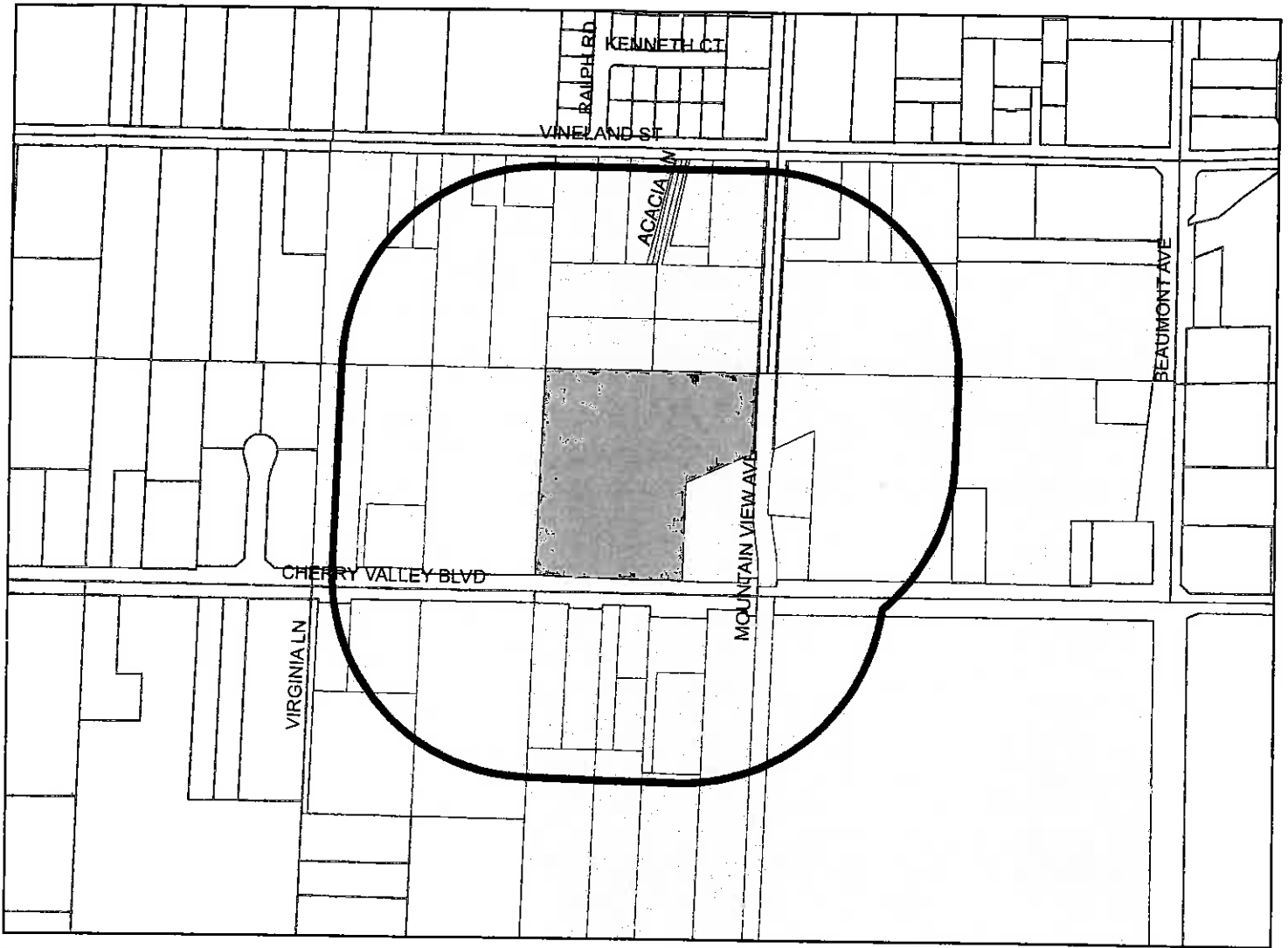
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA00948 (600 feet buffer)



Selected Parcels

405-210-008	403-230-022	405-130-011	403-200-011	405-120-029	405-120-017	403-230-020	405-120-004	403-230-004	405-120-006
405-130-016	405-210-006	405-210-020	405-210-021	405-130-018	403-230-003	405-120-026	405-120-009	405-120-010	403-230-015
405-200-002	405-200-011	405-210-016	405-120-005	405-120-011	405-120-016	405-130-010	405-130-009	405-130-015	405-200-004
403-220-014	405-120-032	403-220-017	403-230-018	405-120-027	405-120-028	405-120-002	405-120-008	405-210-019	403-200-006
403-220-018	403-230-019	403-230-021	403-230-023	405-120-030	405-120-031	405-120-033	405-130-017	405-130-019	405-120-007
405-120-001	403-220-016	405-210-009	405-210-010	405-210-012	405-210-014	405-210-015	405-200-012	403-220-002	405-120-003



380 190 0 380 Feet

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

ASMT: 403200011, APN: 403200011
BEAUMONT UNIFIED SCHOOL DIST
P O BOX 187
BEAUMONT CA 92223

ASMT: 403230018, APN: 403230018
MOBILE HOME GROUP II
4900 SANTA ANITA AVE 2B
EL MONTE CA 91731

ASMT: 403220002, APN: 403220002
HOLLY LITKA, ETAL
39002 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

ASMT: 403230020, APN: 403230020
TROY HAMRICK, ETAL
39045 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 403220014, APN: 403220014
SUMI SU, ETAL
1945 CARTLEN DR
PLACENTIA CA 92870

ASMT: 403230022, APN: 403230022
REBECCA MORA, ETAL
39063 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 403220016, APN: 403220016
TOMI KANNO, ETAL
P O BOX 8050
RIVERSIDE CA 92515

ASMT: 405120001, APN: 405120001
SANDRA HASTINGS, ETAL
40666 DUTTON
CHERRY VALLEY CA 92223

ASMT: 403230003, APN: 403230003
DON BUCKLEY
39081 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120002, APN: 405120002
GUADALUPE RODRIGUEZ, ETAL
38789 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 403230004, APN: 403230004
CHRISTY STERLING, ETAL
39105 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120003, APN: 405120003
WILMA BLACK
38809 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 403230015, APN: 403230015
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 405120004, APN: 405120004
CHUNG JAY HOON SUE C LIVING TRUST
C/O JAY H CHUNG
6762 VISTA DEL SOL
HUNTINGTON BEACH CA 92647



ASMT: 405120006, APN: 405120006
DANE BRICKLEY
38881 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120026, APN: 405120026
CHRISTINE THATCHER, ETAL
38967 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120007, APN: 405120007
ROBERT HOPPER
38911 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120027, APN: 405120027
NATHAN GUERRIERO
P O BOX 686
BEAUMONT CA 92223

ASMT: 405120008, APN: 405120008
BARBARA MAKI, ETAL
38921 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120028, APN: 405120028
PAMELA DUKES
10330 ACACIA AVE
BEAUMONT, CA. 92223

ASMT: 405120009, APN: 405120009
KATHERINE GUTIERREZ, ETAL
38945 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120029, APN: 405120029
BECKY KOCHER
10310 ACACIA LN
CHERRY VALLEY CA 92223

ASMT: 405120011, APN: 405120011
FAYETTE KATZMAN, ETAL
38919 VINELAND ST
BEAUMONT CA 92223

ASMT: 405120032, APN: 405120032
LEO HADLEY
38989 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120016, APN: 405120016
FAYETTE KATZMAN, ETAL
38955 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405130009, APN: 405130009
RITA DELGADO, ETAL
38756 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405120017, APN: 405120017
BETTY HOWE
10315 ACACIA LN
CHERRY VALLEY CA 92223

ASMT: 405130010, APN: 405130010
FAYETTE KATZMAN, ETAL
38955 VINELAND AVE
CHERRY VALLEY CA 92223



ASMT: 405130011, APN: 405130011
TONY ARELLANES, ETAL
2429 MERRILL AVE
BULLHEAD CITY AZ 86442

ASMT: 405210008, APN: 405210008
ARTEMISA DELAHUERTA, ETAL
14403 BENFIELD AVE
NORWALK CA 90650

ASMT: 405130015, APN: 405130015
MELINDA FURR, ETAL
38850 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405210015, APN: 405210015
MARY MURAT, ETAL
525 EAST E ST
WILMINGTON CA 90744

ASMT: 405130016, APN: 405130016
EMILY ELE, ETAL
38790 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405210016, APN: 405210016
HELEN MESSRAH
38915 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

ASMT: 405130018, APN: 405130018
DOLORES RODRIGUEZ, ETAL
P O BOX 307
ALTA LOMA CA 91701

ASMT: 405210019, APN: 405210019
NANCY STREETER, ETAL
1665 ROSE AVE
BEAUMONT CA 92223

ASMT: 405130019, APN: 405130019
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 405210021, APN: 405210021
REBECCA HOFFMAN, ETAL
9240 AVENIDA MIRAVILLA
CHERRY VALLEY CA 92223

ASMT: 405200004, APN: 405200004
MISTO KOBOLD, ETAL
10610 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405200012, APN: 405200012
TABITHA MAX BLUEBERRY FARM
38865 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223



GPA00948 – Applicant

David Rodriguez
P.O. Box 8307
Alta Loma, CA 91701

GPA00948 – Owner

David Rodriguez
P.O. Box 8307
Alta Loma, CA 91701

GPA00948 – Representative

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P.O. Box 8307
Alta Loma, CA 91701



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 948
Project Title/Case Numbers

John Hildebrand – Project Planner
County Contact Person

(951) 955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

David Rodriguez
Project Applicant

P.O. Box 8307, Alta Loma, CA 91701
Address

North of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue. APN: 405-130-018
Project Location

Proposal to amend the Riverside County General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

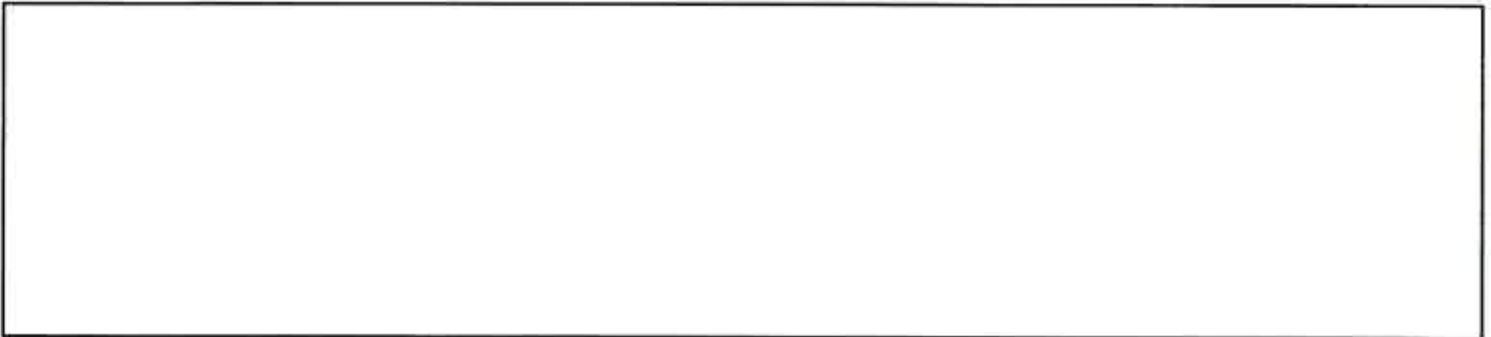
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand
Signature

Project Planner
Title

07/30/2015
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 948

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: July 30, 2015

Applicant/Project Sponsor: David Rodriguez Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Hildebrand at (951) 955-1888.


Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41776 ZCFG05128 .

FOR COUNTY CLERK'S USE ONLY

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning Area: French Valley
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: October 21, 2015

General Plan Amendment No. 998
Change of Zone No. 7865
Environmental Assessment No. 41828
Applicant: Andy Domenigoni
Engineer/Representative: Tom Nieves / AEI-CASC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 998 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7865 – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential!) on one parcel, totaling 162.85 acres, located North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road, within the Southwest Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On March 16, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 998. The GPIP report package is included with this report. GPA No. 998 and Change of Zone No. 7865 (the "project") are now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 13, 2015. SB 18 provides that the noticed tribes have 90 days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90 day period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation. AB 52, became effective on July 1, 2015. In accordance with AB 52, notices regarding this project were mailed to all requesting Tribes on September 10, 2015. The County received no requests from the Tribes for formal AB 52 consultation on this project.

MSHCP

The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Furthermore, the project site is part of Cell Group "U," which is a contribution area to the assembly of Proposed Constrained Linkage 17. This linkage area will connect to areas south of the

project site and extend both east and west. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02237) was submitted on May 12, 2015 and resulted in the southern portion of the project site being required for conservation. The applicant has agreed to conserve a 50 to 55 acre portion within the southern area of the project site. This project includes a General Plan Amendment and Zone Change only, there is no accompanying implementing project at this time. Final configuration of the conservation area will be established at the time a development application is submitted. The conservation area will be transferred to the RCA through recordation of a final map. The final configuration will be subject to review and approval under the full HANS review process; however, the RCA shall not seek more than the acreage of conservation described above.

The Community of Winchester Draft Land Use Study

The Community of Winchester Draft Land Use Study was prepared for The County of Riverside Economic Development Agency. The study states that "the purpose of the Study is to evaluate the existing land uses as identified in the 2003 Riverside County Harvest Valley/Winchester Area Plan Land Use Map and provide proposed land use modifications that would support the long-term build out of a balanced, diversified, and economically sustainable community." The Winchester Study has not been formally adopted by the County of Riverside, nor have the recommendations been included in the county-wide General Plan update, GPA960. However, the recommendations of the study may be incorporated into the next County General Plan Update, scheduled for some time in 2016.

This Land Use Study includes some additional areas that were not within the Harvest Valley/Winchester Area Plan, but are considered to be within the unincorporated "Community of Winchester," including this project site. The Plan describes the proposed land use changes in the southeast vicinity of the proposed Project as follows, "To the east of Leon Road and north of Scott Road, a recommendation of Medium Density Residential centering around Commercial Retail is proposed to accommodate local retail shopping needs within walking distance to the surrounding residential developments." The recommendations in the Study propose changing the land use designation of the land generally located southeast of the intersection of Leon Road and Wickerd Road, continuing south to Scott Road and east to Pines Airpark Road from Rural Residential to Commercial Retail. East of the Commercial Retail, the Draft Study would change the land use designation from Rural Residential to Medium Density Residential east to Abbott Road. The Study states that the land use recommendations are conceptual and not parcel specific. Furthermore, the Study does not propose any land use designation change for land on which this project is located, nor does the Study address the Estate Density Residential and Rural Residential Policy Area located west of Leon Road or Policy SCMVAP 6-1.

As a result, this proposed project is neither consistent, nor inconsistent with the Study. Staff is providing this information not as an analysis to determine consistency with the Study, but to provide further context of a larger regional land planning effort as it relates to this proposed General Plan Amendment.

Sphere of Influence

The project site is located within close proximity to the City of Menifee and also the City of Murrieta. Furthermore, the project site is located within the sphere of influence boundary area for the City of Murrieta. This project was transmitted to the City of Murrieta for review, which resulted in no comments or concerns. As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area

The project site is also located within the Highway 79 Policy Area, which requires that new residential development be constructed at 9% below the mid-point of the existing land use. This required reduction is due to transportation infrastructure and capacity deficiencies. Mitigation measures have been added to the accompanying Mitigated Negative Declaration, which makes the project consistent with the goals of the policy. The mitigation measures are as follows:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

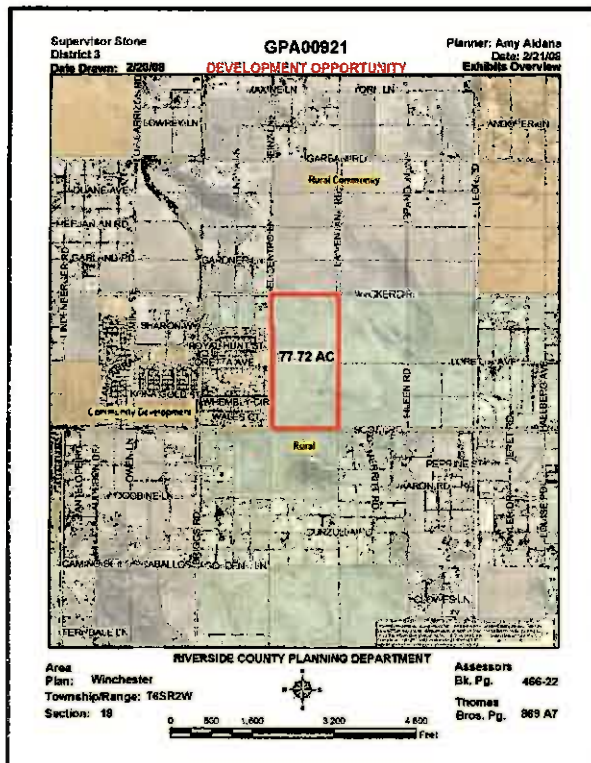
The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made to justify a Regular Foundation Amendment. Additionally, five (5) findings must be made to justify an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

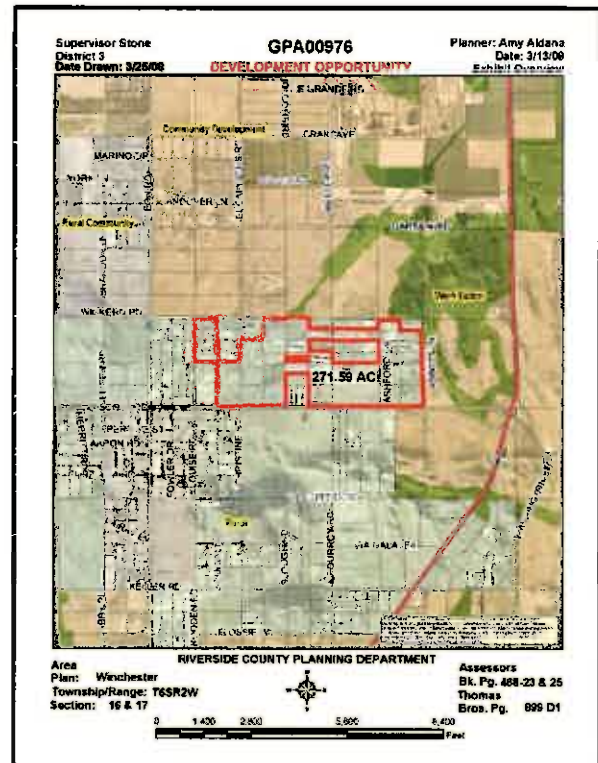
New Circumstance

The project site is located on the southside of Scott Road and is approximately a half mile to the east of the City of Menifee. Since the 2003 General Plan update, there have been a number of other proposed General Plan Foundation Component Amendment applications along Scott Road, requesting similar increased residential densities. They are as follows:

- General Plan Amendment No. 921, located approximately a half mile to the northwest of the project site, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 77.7 acres.
- General Plan Amendment No. 976, located approximately a half mile to the east, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 271 acres.



GPA00921 Aerial Location Map

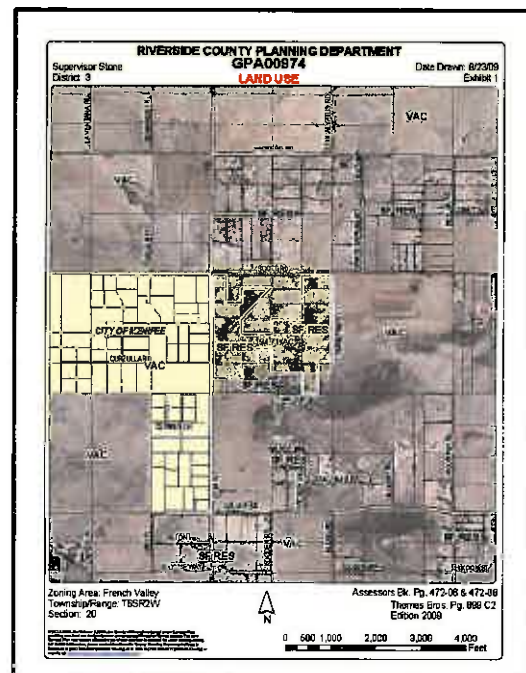


GPA00976 Aerial Location Map

- There have been other similar General Plan Amendment proposals in the immediate area, including Nos. 926 and 974 for conversion of the land use to Medium Density Residential (2-5 du/ac) as well. However, these two applications have been withdrawn, but may be resubmitted during the 2016 General Plan Review Cycle.



GPA00926 Aerial Location Map



GPA00974 Aerial Location Map

A general shift in vision of the land use along Scott Road has occurred over the past decade, as demonstrated by the number of General Plan Amendment requests for Medium Density Residential. This fundamental change to the land use pattern represents a new circumstance. In addition, there is a new high school approved for construction, located to the northwest of the project site, approximately a mile away. As a result of the General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.

Riverside County Vision

The Riverside County General Plan Vision element discusses many concepts, which are separated by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision itself is the County's blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This project has been reviewed in conjunction with the Vision element and staff has determined that the project is consistent with it. Specifically, the Population Growth portion of the General Plan Vision element discusses the downsides of random sprawl and focusing on where the growth and new development can be accommodated. Changing the project site's General Plan Foundation Component to Community Development will enable the site to be developed with new residential, consistent with the density of the existing development to the west and the other proposed General Plan Land Use Amendments along Scott Road. Development of the project site would result in a logical extension of the existing residential tract to the west and along Scott Road, rather than developing a stand-alone site, further contributing to sprawl. Furthermore, the Housing portion of the Riverside County Vision states that the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The project's increased development density would enable more dwelling units to be constructed and therefore, would further contribute to satisfying the State mandated RHNA

(Regional Housing Needs Assessment) required amount of dwelling units. For these reasons, this project is consistent with the Riverside County Vision.

Internal Consistency

Staff has reviewed this proposed General Plan Foundation Component Amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this proposed Foundation Component change is in conformance. The project site is also located within the Highway 79 Policy Area. Through mitigation described in the accompanying Mitigated Negative Declaration, this project will be in conformance. As a result, this project will not create an inconsistency with any of the General Plan elements or policies.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision:

As demonstrated in the above discussion, this proposed General Plan Amendment is consistent with the Vision element of the Riverside County General Plan. This project will result in a land use change to a property nearby an existing, developed residential tract. This will enable development to occur in logical, consolidated area, rather than as a stand-alone site, which would further contribute to residential sprawl. In addition, the densification of the site will create additional dwelling units beyond what is anticipated under the current land use. These additional units contribute to meeting the Regional Housing Needs Assessment unit counts. As a result, this project is consistent with the Riverside County Vision.

b) Any General Plan Principle; or

The Riverside County General Plan, Appendix B: General Planning Principles, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

As demonstrated by the number of General Plan Amendment applications for denser land use along Scott Road, the area is maturing from a rural residential settlement pattern to an urbanized area. This application furthers the principle by enabling new residential development pursuant to the collective new vision.

The second principle is within the Community Design category – Community Variety, Choice, and Balance:

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a Land Use shift from Rural Residential to Medium Density Residential, in support of the existing and proposed growth along Scott Road. The change will enable a future residential infill development project along a primary transportation corridor. Also, as previously stated, development at a Medium Density Residential ("MDR") (2-5 du/ac) range is compatible with the existing MDR tract to the west, initially constructed in 2001 and includes 186 lots. This proposed General Plan Amendment is a logical expansion of the existing Land Use pattern, creating a transition of housing density ranges from MDR along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes. As a result, there is no conflict with any of the General Plan principles.

- c) Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

This project is a proposal to change a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment of the Land Use. As demonstrated in the above findings, this Land Use change does not conflict with the Riverside County General Plan and is consistent with the Highway 79 Policy Area, through mitigation identified in the accompanying Mitigated Negative Declaration.

- 3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling a compatible infill residential development project in logical location.

Additionally, Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use change to enable a relatively denser development in conjunction with a future implementing project. This change from 5 acre minimum lots sizes to 2-5 dwelling units per acre, will allow for a variety of housing product types and a blend residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.

Lastly, Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." and Policy LU 8.4 states, "Allow clustering

and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.” The project site is 162.85 acres in area and is entirely located within MSHCP Criteria Cell No. 5074. Approximately 50 – 55 acres of the southern portion of the site will be permanently conserved. As a result of this conservation requirement, a density transfer of residential units, from what would be allowed to be developed across the entire 162.85 acre site, under the MDR (2-5 du/ac) Land Use Designation, will be allowed to be developed within the remaining 112.85 acre portion of the site. This project will result in the permanent dedication of approximately 50 – 55 acres for open space conservation and will be allowed a density transfer, to be implemented during the time of a future project, which is consistent with the Land Use Policies of the Riverside County General Plan.

4) (ENTITLEMENT/POLICY FINDING) *Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.*

As discussed in the above Foundation finding section, GPA00921, GPA00976, GPA00926, and GPA00974 are other General Plan Foundation Component Amendment applications for properties located along Scott Road, which are requests for a Land Use change to Medium Density Residential. These applications, which represent multiple property owners, are a reflection of a desire for a denser, development pattern. In addition, there is a proposed new high school located approximately one mile to the northwest of the project site, which will result in a need for additional housing and services in the area. These General Plan Amendment applications for Medium Density Residential along Scott Road, in conjunction with a proposed new high school are a change in circumstances.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) (5-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 du/ac) |
| 5. Surrounding General Plan Land Use (Ex #6): | Estate Density Residential (2-acre minimum) to the south, Rural Residential (5-acre minimum) to the west, north, and east |
| 6. Existing Zoning (Ex #3): | R-R (Rural Residential) |
| 7. Proposed Zoning (Ex #3): | R-4 (Planned Residential) |
| 8. Surrounding Zoning (Ex #2): | R-R (Rural Residential) to the north, south, east, and west |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Some single family detached dwellings to the west, north, and east, vacant land to the south |
| 11. Project Size (Ex #1): | Total Acreage: 162.85 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41828 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-018 recommending adoption of General Plan Amendment No. 998 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41828**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 998 to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), in accordance with the Proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7865 changing the zoning classification from R-R (Rural Residential) to R-4 (Planned Residential), in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site has a General Plan Land Use of Rural: Rural Residential (R:RR) (5-acre minimum) and is located within the Southwest Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Estate Density Residential (2-acre minimum) to the south and Rural Residential (5-acre minimum) to the west, north, and east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac).
4. The required findings for a Regular Foundation Component Amendment and an Entitlement/Policy Amendment are set forth in the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, which implements the associated General Plan provisions. As provided in this staff report, this project is consistent with both.
5. As a result of several new General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a proposed new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.
6. As provided in this staff report, County staff has concluded that this project will not create inconsistencies between any of the Riverside County General Plan elements. Staff has reviewed

this project in conjunction with each of the nine (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance.

7. As provided in this staff report, County staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a change to a denser residential land use, which is a logical extension of the existing Medium Density Residential to the west.
8. The project site is also located within the Highway 79 Policy Area. The project will be in conformance through mitigation described in the accompanying Mitigated Negative Declaration and restated as follows:
 - Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
 - Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
 - If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.
9. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling a compatible infill residential development project in a logical location.
10. Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use

change to enable a denser development in conjunction with a future implementing project. The change will allow for a variety of housing product types and a blend residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.

11. Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." and Policy LU 8.4 states, "Allow clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources." The project site is 162.85 gross acres in area and is entirely located within MSHCP Criteria Cell No. 5074. Approximately 50 – 55 acres of the southern portion of the site will be permanently conserved. As a result of this conservation requirement, a density transfer of residential units, from what would be allowed to be developed across the entire site, under the MDR (2-5 du/ac) Land Use Designation, will be allowed to be developed within the remaining 112.85 acre portion of the site. This project will result in the permanent dedication of approximately 50 – 55 acres for open space conservation purposes and will be allowed a density transfer, to be implemented during the time of a future project, which is consistent with the Land Use Policies of the Riverside County General Plan.
12. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. As provided in this staff report, County staff has concluded that this project is consistent with each of these planning principle categories.
13. The project site has a zoning classification of R-R (Rural Residential).
14. The project site is surrounded by properties which have a zoning classification of R-R (Rural Residential) to the north, south, east, and west.
15. This Change of Zone will result in a new zoning classification of R-4 (Planned Residential).
16. The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP"). Approximately 50 – 55 acres of the project site on the south, has been identified as conservation area and will not be developed.
17. In accordance with AB 52, notices were mailed to all requesting Tribes on September 2, 2015. County Staff received no requests for consultation on this project.
18. The project site is located within a "Low" wildfire hazard zone.
19. Fire protection and suppression services will be available for the site through Riverside County Fire Department. It is not located with a State Responsibility Area.
20. Environmental Assessment No. 41828 identified the following potentially significant impacts:
 - a. Transportation/Traffic

These listed impacts will be fully mitigated in the environmental assessment. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (2-5 du/ac) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the R-4 (Planned Residential) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will contribute to the assemblage of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"), through conservation of approximately 50 – 55 acres of the project site.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA"); or
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - d. County Service Area ("CSA"); or
 - e. A "High" wildfire hazard zone; or
 - f. A State Responsibility area.
3. The project site **is** located within:
 - a. The City of Menifee's sphere of influence; and
 - b. Criteria Cell No. 5074 of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
 - c. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Number: 472-070-001.

2
3 **RESOLUTION NO. 2015-018**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 998**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 October 21, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on October 21 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

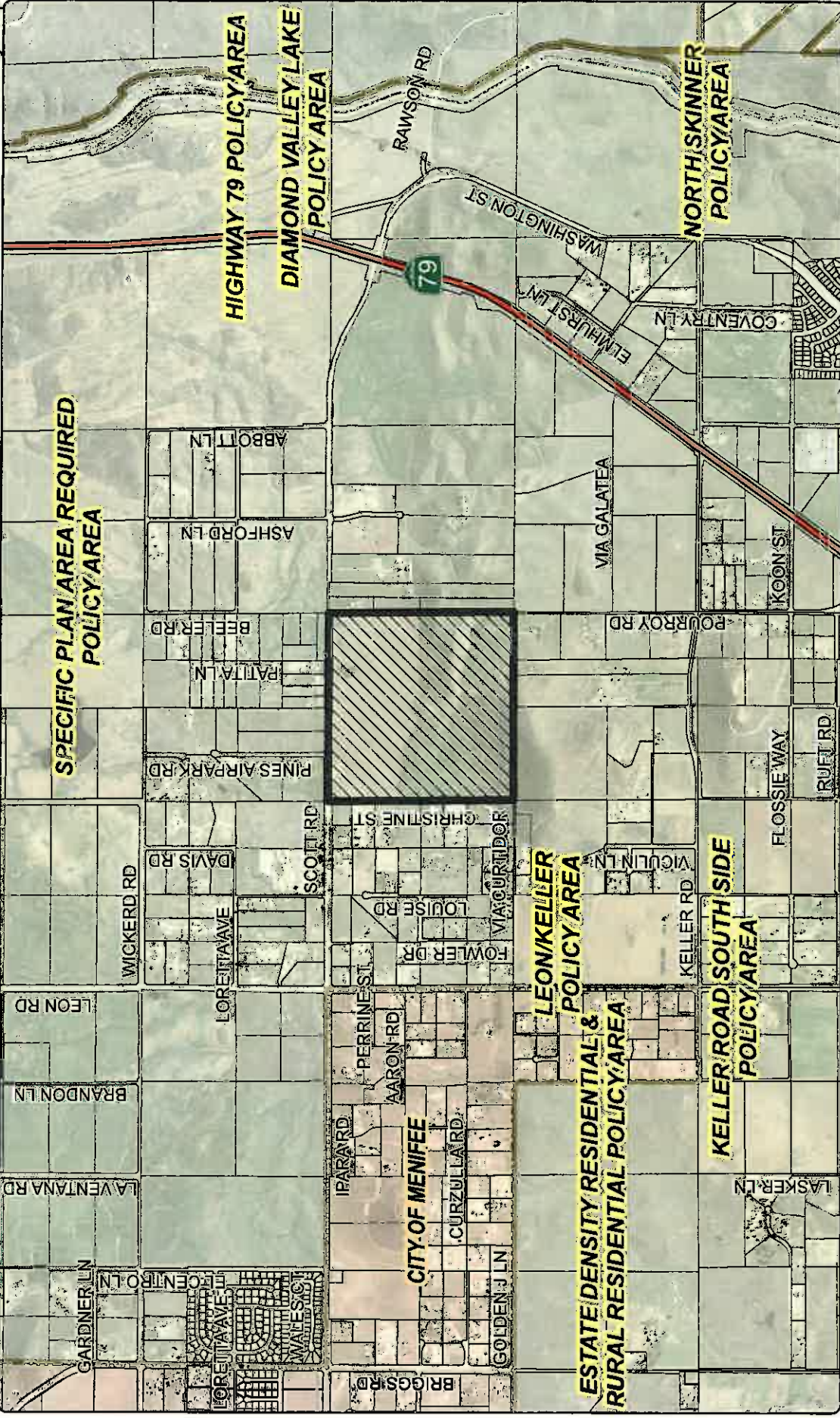
22 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
23 Assessment File No. 41828; and
24

25 **ADOPTION** of General Plan Amendment No. 998
26
27
28

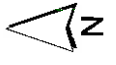
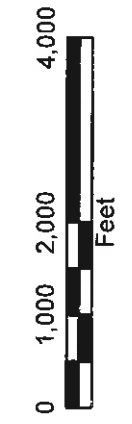
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07865 GPA00998
VICINITY/POLICY AREAS

Supervisor Washington
 District 3

Date Drawn: 09/21/2015
 Vicinity Map



Author: Vinnie Nguyen



Zoning Area: French Valley

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan, including new land use designations for unincorporated Riverside County. The County of Riverside Planning Department is currently reviewing the County's General Plan for consistency with state law. For further information, please contact the Riverside County Planning Department at (951) 965-2200 (Western County) or at (951) 965-4977 (Eastern County) or Website: RiversideCounty.ca.gov

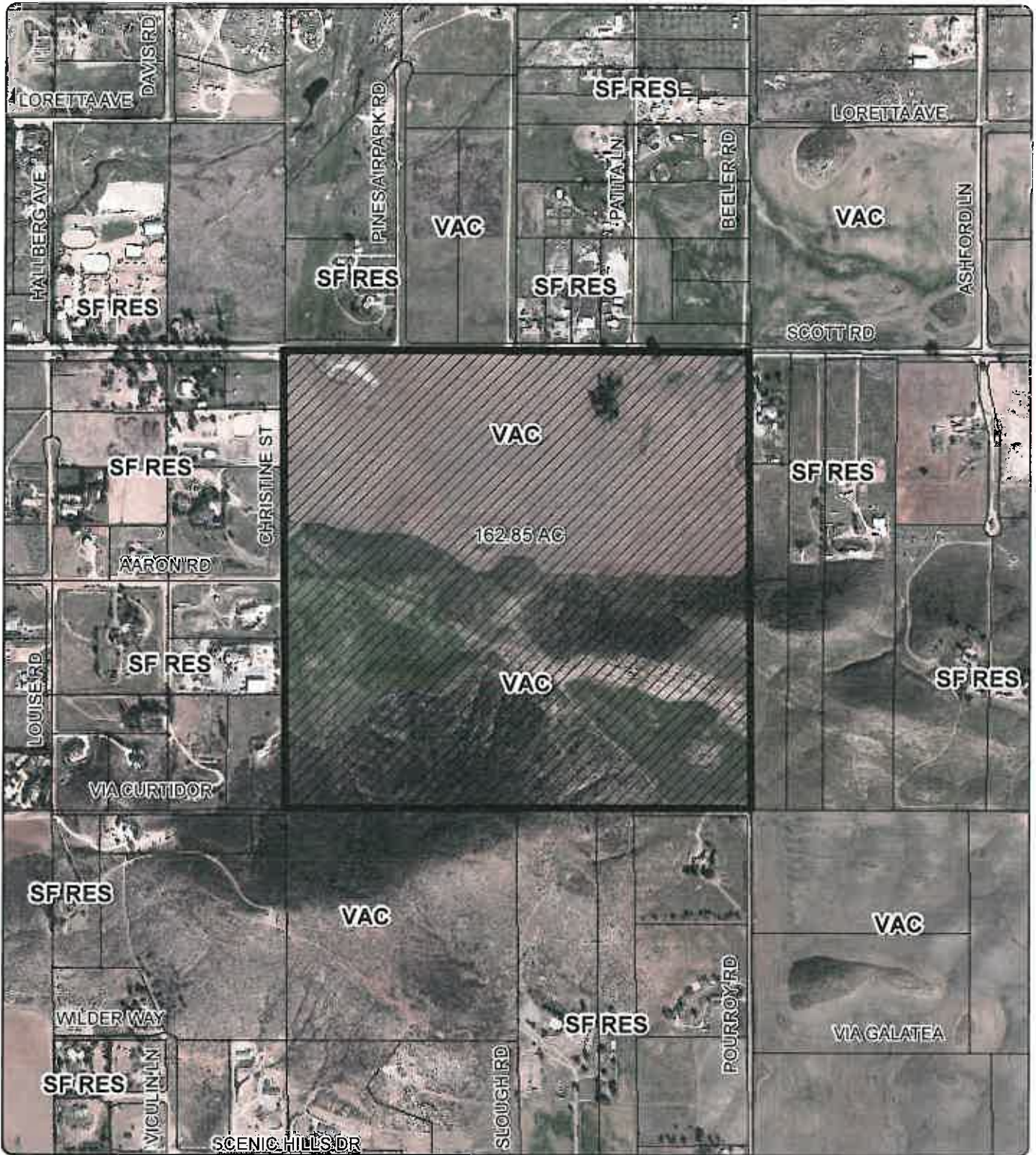
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

Supervisor Washington
District 3

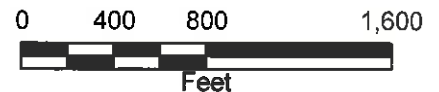
Date Drawn: 09/21/2015
Exhibit 1

LAND USE



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

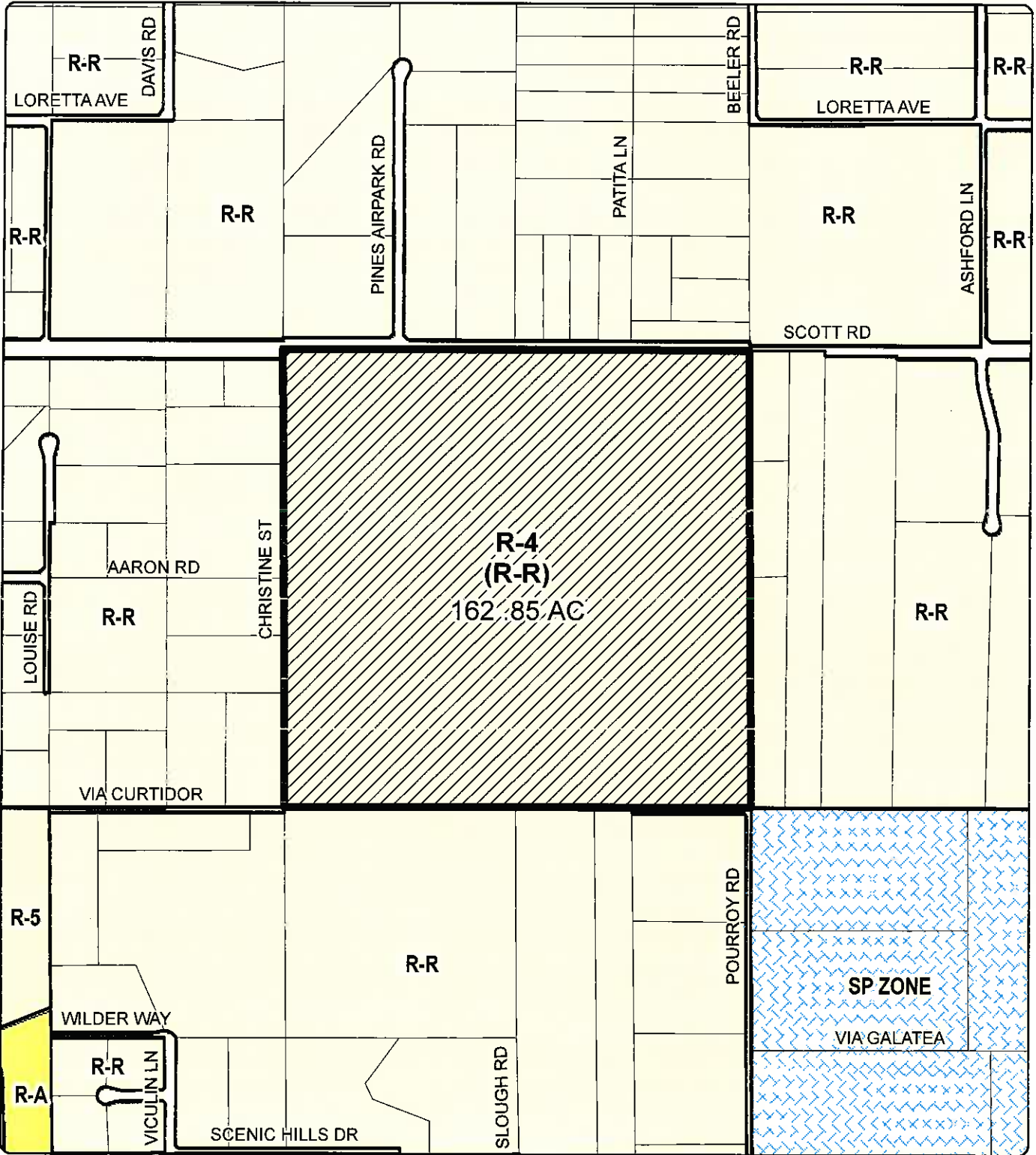
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED ZONING

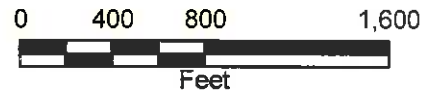
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 3



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

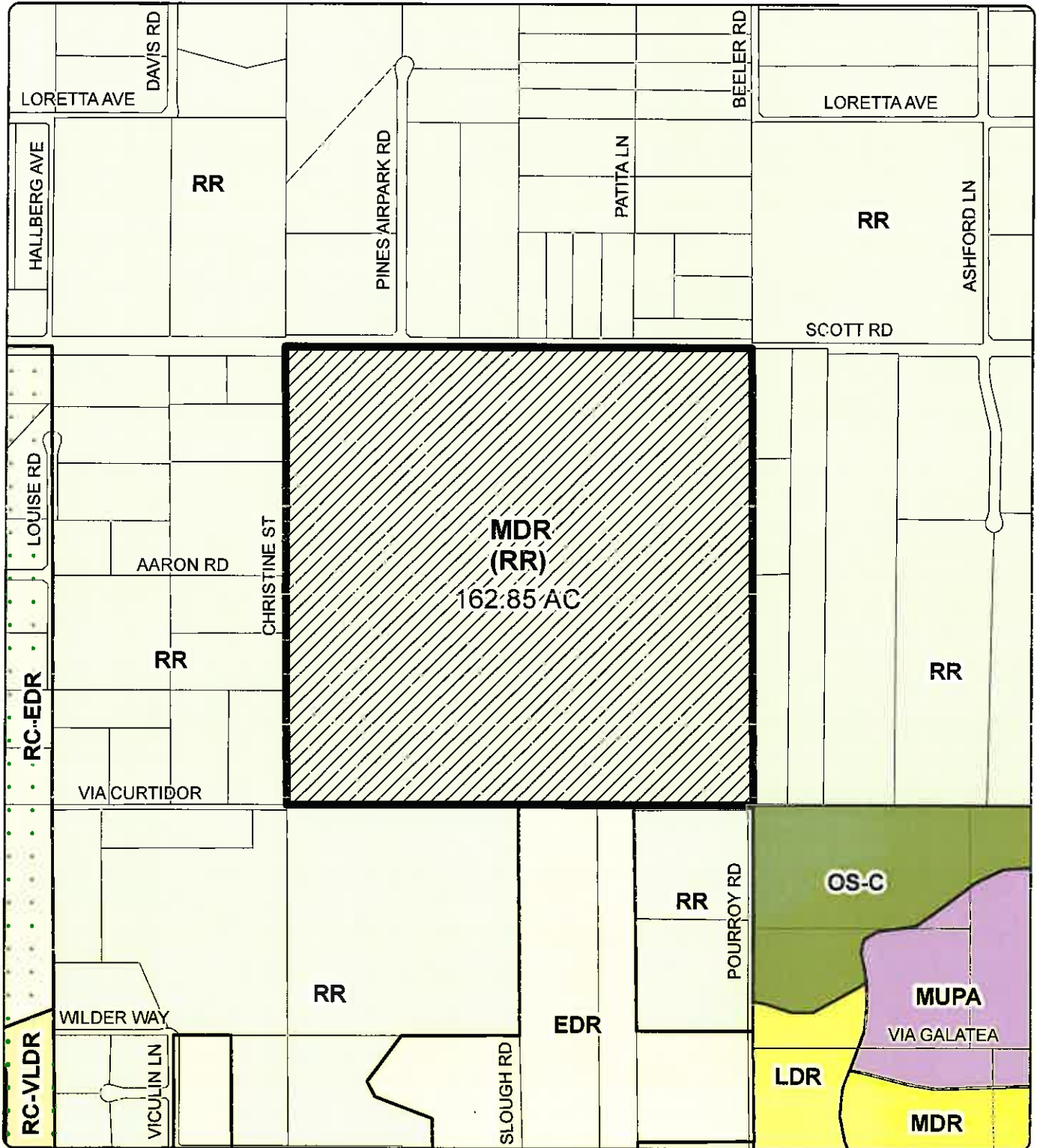
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED GENERAL PLAN

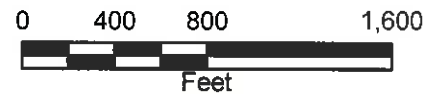
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 6



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.netlma.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment Number: 41828

Project Cases: General Plan Amendment No. 998 & Change of Zone No. 7865

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P.O. Box 1409, Riverside, CA 92502-1409

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant Name: Andy Domenigoni

Applicant Address: 31851 Winchester Road, Winchester, CA 92596

Applicant Telephone Number: (951) 926-6924

I. PROJECT INFORMATION

A. Project Description: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 162.85 acres

D. Assessor's Parcel No: 472-070-001

E. Street References: North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road

F. Section, Township & Range Description: Section 20, Township 6 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: No existing structures on site, vacant land. Agricultural land, chaparral, coastal sage scrub, grassland.

II. APPLICABLE GENERAL PLAN REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: This project includes a Regular General Plan Foundation Component Amendment, a General Plan Entitlement/Policy Amendment, and a Change of Zone only. There are no additional implementing development plans associated with this project. This project is consistent with the provisions of the Land Use Element.

2. Circulation: The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.

3. Multipurpose Open Space: The project is consistent with the policies of the Open Space Element.

4. Safety: The project is consistent with the policies of the Safety Element.

5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan: Southwest

C. General Plan Foundation Component (Existing): Rural (R)

D. General Plan Land Use Designation (Existing): Rural Residential (RR) (5-acre minimum)

E. General Plan Foundation Component (Proposed): Community Development (CD)

F. General Plan Land Use Designation (Proposed): Medium Density Residential (MDR) (2-5 du/ac)

G. Overlay(s), if any: None

H. Policy Area(s), if any: Highway 79

I. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley/Winchester and Southwest

2. **Foundation Component(s):** Rural to the west, north, and east, Community Development to the south

3. **Land Use Designation(s):** Rural Residential (RR) (5 acre minimum) to the west, north, and east, Estate Density Residential (EDR) (2 acre minimum) to the south

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** Highway 79

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): R-R (Rural Residential)

L. Zoning (Proposed): R-4 (Planned Residential)

M. Adjacent and Surrounding Zoning: R-R (Rural Residential) to the north, south, east, and west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

John Earle Hildebrand III, *Project Planner*

For: Steve Weiss, AICP – *Planning Director*

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure 8 in the Southwest Area Plan - "Scenic Highways"

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 8 in the Southwest Area Plan – "Scenic Highways" exhibit, the project site is not located adjacent any designated scenic highways.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 5 in the Southwest Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 5 in the Southwest Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone b. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5 acre minimum to 2-5 dwelling units per 1 acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, a portion of the project site in the north is located within an area designated as "Unique Farmland" with the remainder of the site designated as "Other Farmland". The California State Department of Conservation makes these designations based on soil types and land use designations. The project site is currently zoned R-R (Rural Residential), which does allow for a variety of commercial farming uses. However, half of the site to south is located within fairly steep terrain, making crop farming generally unfeasible. Furthermore, the surrounding properties are all zoned for residential use and the areas to the north and west contain residential dwelling units. As a result, the project site is not conducive to support agricultural uses.

In addition, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

b) There are no Williamson Act contracts on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site are zoned residential. There are no impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change will result in an increase in population and/or vehicle trips at time of build-out, based upon the proposed residential density change. However, there is no development plan associated with the project at this time. During the review of a future implementing project, appropriate air quality impact mitigation measures will be imposed upon the project.

There are no point source air pollution emitters within one mile of the project site.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a-g) The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Furthermore, the project site is part of Cell Group "U", which is a contribution area to the assembly of Proposed Constrained Linkage 17. This linkage area will connect to areas south of the project site and extend both east and west. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02237) was submitted on May 12, 2015 and resulted in the southern portion of the project site being required for conservation. The applicant and has agreed to conserve a 50 to 55 acre portion within the southern area of the project site. This project includes a General Plan Amendment and Zone Change only, there is no accompanying implementing project at this time. A final configuration of the conservation area will be established at the time a development application is submitted. The conservation area will be transferred to the RCA through recordation of a final map. The final configuration will be subject to review and approval under the full HANS review process; however, the County shall not seek more than the acreage of conservation described above. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on a site visit of the subject property, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Designation and Zoning Classification of the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Parcel Report

Findings of Fact:

a-e) Pursuant to SB-18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 18, 2015. SB-18 provides for a 90-day review period in which all noticed tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation.

New State legislation, AB-52, became effective on July 1, 2015. This legislation requires a lead agency to notify any Native American Tribe who has requested to consult, within 30-days after a project is deemed complete, unless an environmental Notice of Preparation ("NOP") was posted prior to July 1, 2015. This project includes the preparation of a Mitigated Negative Declaration of environmental effects, which was prepared after September 1, 2015. As a result, AB-52 notices were mailed to all requesting tribes on September 2, 2015, in compliance with the new legislation. County Staff received no requests for consultation on this project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County Parcel Report

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is primarily located within an area designated as "Low" and "Undetermined" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" exhibit, the project site is not located within close proximity to any fault zones. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" exhibit, a portion of the project site to the north is identified "Low Liquefaction" and a small portion of the project site in the southeast is also identified as "Low Liquefaction". The remainder of the project site shows no mapped liquefaction zones.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Designation and Zoning Classification of the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the site towards the southern end is characterized as having Steep Slopes in the 25-30% slope angle range. However this portion of the site is designated for conservation and will not be developed. The remaining developable portion of the site has a gradual incline towards the south and is less than 15% slope angle.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, a portion of the project site to the north is identified as "Susceptible" and a small portion of the project site in the southeast is also identified as "Susceptible". This project includes a General Plan Land Use Amendment and Change of Zone only, there is no implementing project. As a result, no people or structures will be exposed to adverse effects associated with the subsidence zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within the proximity of a fault zone and ground subsidence potential. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) Based on the review of the proposed project, the site is not located within proximity of any other geological hazards or risks. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the site towards the southern end is characterized as having Steep Slopes in the 25-30% slope angle range. However this portion of the site is designated for conservation and will not be developed. The remaining developable portion of the site has a gradual incline towards the south and is less than 15% slope angle.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project will result in an increase to the density of the property from 5 acre minimum lot size to 2-5 dwelling units per acre. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan land Use Designation and Zoning Classification of the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This project will result in a General Plan Land Use Amendment from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and a change the project site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential). This could increase the density of single family homes in the area and result in the generation of additional vehicle trips to and from the project site. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Parcel Report

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is not located within a "High" Wildfire Susceptibility Area or State Responsibility Area. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change only. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Diamond Valley Lake is located approximately 2.5 miles to the northeast of the project site. The project site is not located within the Diamond Valley Lake Dam Inundation zone. Approval of this project will result in amending the General Plan Foundation Component, Land Use Designation, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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changing the Zoning Classification. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Parcel Report

Findings of Fact:

a) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from R-R (Rural Residential) to R-4 (Planned Residential) on a single 162.85 acre parcel. The proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with the other existing residential lots to the west. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within close proximity to the City of Menifee and also the City of Murrieta. Furthermore, the project site is located within the sphere of influence boundary area for the City of Murrieta. This project was transmitted to the City of Murrieta for review, which resulted in no comments or concerns. As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from R-R (Rural Residential) to R-4 (Planned Residential) on a single 162.85 acre parcel. The proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with the other existing residential lots to the west.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "Unstudied" Mineral Resource Area. The area along Scott Road has never been mined or used for mineral extraction. Furthermore, the area is changing from agricultural use to residential; whereby any mining operations would be a incompatible.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise

NA A B C D

Source: Riverside County GIS database,

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: Riverside County GIS Database

Findings of Fact:

The project is not located near any highways. Interstate 215 is located approximately three miles to the west of the project site and Highway 79 is located approximately one mile to the west of the project site. Any noise generated from these Highways at this distance will be negligible. As a result, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Riverside County GIS database

Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no significant impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) This project will result is a land use change to denser residential, which will have a greater noise impact at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Residential designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) The existing General Plan Land Use of Rural Residential (RR) allows for development at a minimum of 1 dwelling unit per 5-acres. At maximum build-out under the existing land use over 162.85 acres, 32 lots could potentially be developed. This General Plan Amendment will result in a land use change to Medium Density Residential (MDR), which allows for development at 2-5 dwelling units per acre (du/ac). At build-out, this would result in a potential range between 325 and 814 dwelling units with a midpoint of 569 dwelling units over the same 162.85 acres.

A 50-55 acre portion of the southern area of the project site will not be developed, pursuant to MSHCP requirements. As a result, a density transfer will be allowed at the time of future development. The MDR range (2-5 du/ac) will be allowed to be calculated using the entire 162.85 acre site, but the developable area will be reduced to approximately 112.85 to 107.85 acres. The total number of allowed units across the entire 162.85 acres will be allowed for construction within the reduced developable area. The lot sizes, building foot prints, and architecture design will be reviewed through a separate future submittal of a Planned Residential application.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential midpoint population increase from the existing land use (RR) to the proposed land use (MDR) of 1,616 persons using the General Plan assumption of 3.01 residents per unit and calculated using the following $(3.01 \times 569 \text{ units}) - (3.01 \times 32 \text{ units})$. This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 1,616 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

Additionally, as previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Fire Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Sheriff Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Source: GIS database

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for new School Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Library Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Health Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) The project site is located across the street (southside of Scott Road) from the “Lakeview / Nuevo / Romoland / Homeland” Community Service Area (“CSA”). A recreational facilities needs/expansion assessment will be conducted in the future, at the time of an implementing project. Upon build-out, the project site may be required to be annexed into this CSA.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 7 – “Trails and Bikeway System” exhibit, there are several identified “Community Trail” locations in proximity to the project site. Contributions to these trails will be determined upon time of implementing project review. Additionally, Quimby fees will be paid and/or implemented in the appropriate amount during the time of an implementing project. The project site is located south of the “Lakeview / Nuevo / Romoland / Homeland” County Service Area. Upon submittal of an implementing project, the project site may be required to annexed into the CSA. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. Approval of this project will result in a General Plan Amendment and Zone Change, which will increase the project site's allowable build-out density. The Highway 79 Policy states "...ensure that overall within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." This Policy intends to limit the existing build-out of the current Land Use Designation, due to potential infrastructure limitations. The proposed increase to the project site's density is in conflict with the Policy. Mitigation, which shall be adhered to during time of any implementing project, is proposed below. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project is consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) With implementation of the below mitigation, the resulting project will address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously discussed, the proposed project will result in an amendment to the General Plan Land Use and a Zone Change, which could eventually lead to a higher level of development on the property.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, the impacts will be less than significant.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) There is no implementing project in conjunction with this General Plan Land Use Amendment and Change of Zone, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: This project has been determined to be consistent with the Highway 79 Policy Area, pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation does not apply to implementing projects which propose a non-residential land use development.

- If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

Monitoring: Monitoring will be achieved through review of the future implementing project.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on water requirements upon build-out. An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore sewer demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on sewer capacity needs. The future implementing project will be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project site is vacant and therefore solid waste service is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on solid waste service needs upon build-out. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Changing the project site's General Plan Land Use Designation and Zoning Classification would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with Change of Zone No. 07865 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GPA00998 & CZ07865

MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts identified in Environmental Assessment No. 41828, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of GPA00998 and CZ07865 will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method
Transportation /Traffic	<p>The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> • Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 	Prior to implementing project approval and/or prior to building permit issuance	Project Proponent	A report or fee must be submitted by any implementing project proponent

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method
	<ul style="list-style-type: none"> Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 			

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

March 2, 2010

SUBJECT: Initiation Proceedings for General Plan Amendment No. 998
(Foundation Amendment - Regular)

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors
FROM: Planning Department

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

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Please include this item on the 03/16/10 agenda.

Clerk Of The Board

Please charge your time to case number(s): GPA00998

*Buy SCAT
3/4/10.*

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 998\GPA 998 BOS Package\GPA 998 11p coversheet.doc

*Ron
3/2/10*

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 1, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 998 - Foundation-Regular – Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Third Supervisorial District – French Valley Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Christine Street and westerly of Highway 79/ Winchester Road. - 160 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD: MDR) (2-5 du/ac). – APN: 472-070-001

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff to be added to the "Specific Plan Required Policy Area" based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

RG:th
[Handwritten initials]

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Consent

Dep't Recor.
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors
RE: General Plan Amendment No. 998
Page 2 of 2

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 998\GPA 998 BOS Package\GPA 998 Form 11a.doc

**PLANNING COMMISSION
MINUTE ORDER JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 5.6: GENERAL PLAN AMENDMENT NO. 998** – Foundation / Regular – Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Third Supervisorial District – French Valley Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Keller Road, southehrly of Scott Road, easterly of Christine Street and westerly of Highway 79/ Winchester Road. - 160 Gross Acres - Zoning: Rural Residential (R-R) - APN: 472-070-001. (Continued from 11/4/09).

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rcflma.org.

The following spoke in favor of the subject proposal:

Tom Nieves, Applicant's Representative, 937 S. Via Lata, Ste. 500, Colton, California 92324

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

INITIATION of the GENERAL PLAN AMENDMENT

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rcflma.org.

Agenda Item No.: 5.6
Area Plan: Southwest
Zoning District: Winchester
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010

General Plan Amendment No. 998
Applicant: Andy Domenigoni
Engineer/Representative: AEI-CASC

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 998 as modified by staff to be added to the "Specific Plan Required Policy Area" and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Mr. Roth disagreed with staff that the proposal, as modified by staff to be added to the "Specific Plan Required Policy Area," should be initiated. Mr. Roth stated that rural properties are being invaded by urbanization and that it would make more sense to develop the Community Development that lies to the east of the site. He indicated that the proposed site is located directly in the middle of a rural community, and once a couple of sites are allowed to change designations the rural nature of the area will no longer exist.

Commissioner John Snell: No Comments

Commissioner John Petty: Mr. Petty indicated that the problem with General Plan Initiation Proceedings is that it is assumed that these are projects, when in fact they are nothing more than an indication of whether or not it would be reasonable to proceed with the General Plan Amendment. He commented that many of the comments Commissioner Roth brought forward would be explored further once subsequent applications are submitted, and public hearings are held before the appropriate hearing body. Mr. Petty is concerned that there may be a number of people in this area that wish to change their General Plan designation based on many of the applications that have assemblages of owners and they should at least be able to have their voices heard. Commissioner Petty again commented that the intent of the process is to have a first glance to determine whether or not the proposal is reasonable, and then the applicant will have to come back before the Commission having fully informed the surrounding area of a project specific application.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 5.6
Area Plan: Southwest
Zoning District: Winchester
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: November 4, 2009

General Plan Amendment No. 998
Applicant: Andy Domenigoni
Engineer/Rep.: AEI-CASC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) to "Community Development" (CD) and the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Medium Density Residential" (MDR) (2-5 du/ac) for an approximately 160 acre site. The project is located north of Via Curtidor, south of Scott Road, east of Christine Road and west of Beeler/ Pourroy Road.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "French Valley" community within the Southwest Area Plan. The site is also located within the City of Murrieta's Sphere of Influence. The County's Rural: Rural Residential designation currently surrounds the site in all directions, however; Community Development designations can be found to the north of the site along Wickerd Road, to the south of the site along Keller Road and Flossie Way and to the east of the site along Highway 79. The City of Menifee lies to the west of the site across Leon Road. There is an area to the west of the site which requires a 2 ½ acre minimum lot size under the Leon Road/Keller Road Policy Area; however, the subject site lies east of the Policy Area.

The northern portion of the site abuts Scott Road which has been classified by the Circulation Element of the General Plan as an "Urban Arterial," ultimately having six lanes and a 152' right of way. The site is located along a portion of Scott Road that lies between Specific Plan No. 310 to the east of the site at Highway 79 and the intersection of Scott Road Interstate 215. Prior to the incorporation of the City of Menifee, the intersection of Scott Road and Interstate 215 was designated as a Job Center/Town Center under the County's General Plan. The City has adopted and is currently using the County's General Plan until a General Plan has been adopted solely for the City. The subject site would be a reasonable extension of the Community Development Foundation to the east given the urbanization trends along Scott Road and anticipated infrastructure improvements in the area.

General Plan Amendment No. 951 (GPA00951) which lies southeast of the subject site was initiated by the County Board of Supervisors from Rural: Rural Residential to Community Development: Specific Plan on March 3, 2009. Additional Foundation Component General Plan Amendments surround the subject site but have not been presented before the Planning Commission or the Board of Supervisors as of yet.

These amendment applications are seeking various Community Development designations.

The site has been identified as being a part of Cell Group "U" under the County's Multiple Species Habitat Conservation Plan (MSHCP). Cell Group "U" will contribute to the assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will range from 65%-75% of the Cell Group with the majority of the conservation occurring within the eastern portion of the Cell Group. This area will connect to areas to the south extending to the east and west. The subject site is located within the western half of the cell group. The southern, hilly portion of the site may require conservation, thereby contributing to establish Proposed Constrained Linkage 17 while freeing the northern portion of the site for potential development. In addition to any conservation which may be required at the south end of the site, the site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Conserved portions of the site, if any, will be identified as part of the Habitat Acquisition and Negotiation Strategy (HANS) process.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the midpoint of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

The potential to address conservation requirements under the MSHCP; the existence of established and planned commercial development, particularly at the intersections of Scott Road and Winchester Road and Interstate 215; the incorporation of the City of Menifee; planned circulation improvements in the vicinity including Scott Road; and the availability of sewer and water within ½ mile of the site constitute a change in circumstances that could potentially accommodate uses within the Community Development Foundation.

However, staff recommends that a specific plan be required to develop the site and that it be added to the General Plan's "Specific Plan Required Policy Area." This will allow for comprehensive development of this and many of the surrounding sites that are currently seeking Foundation Change General Plan Amendments. The Specific Plan Required Policy Area will also be recommended for the following General Plan Amendments in the area: 925, 926, 974 and 976.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 998 as modified by staff to be added to the Specific Plan Required Policy Area. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

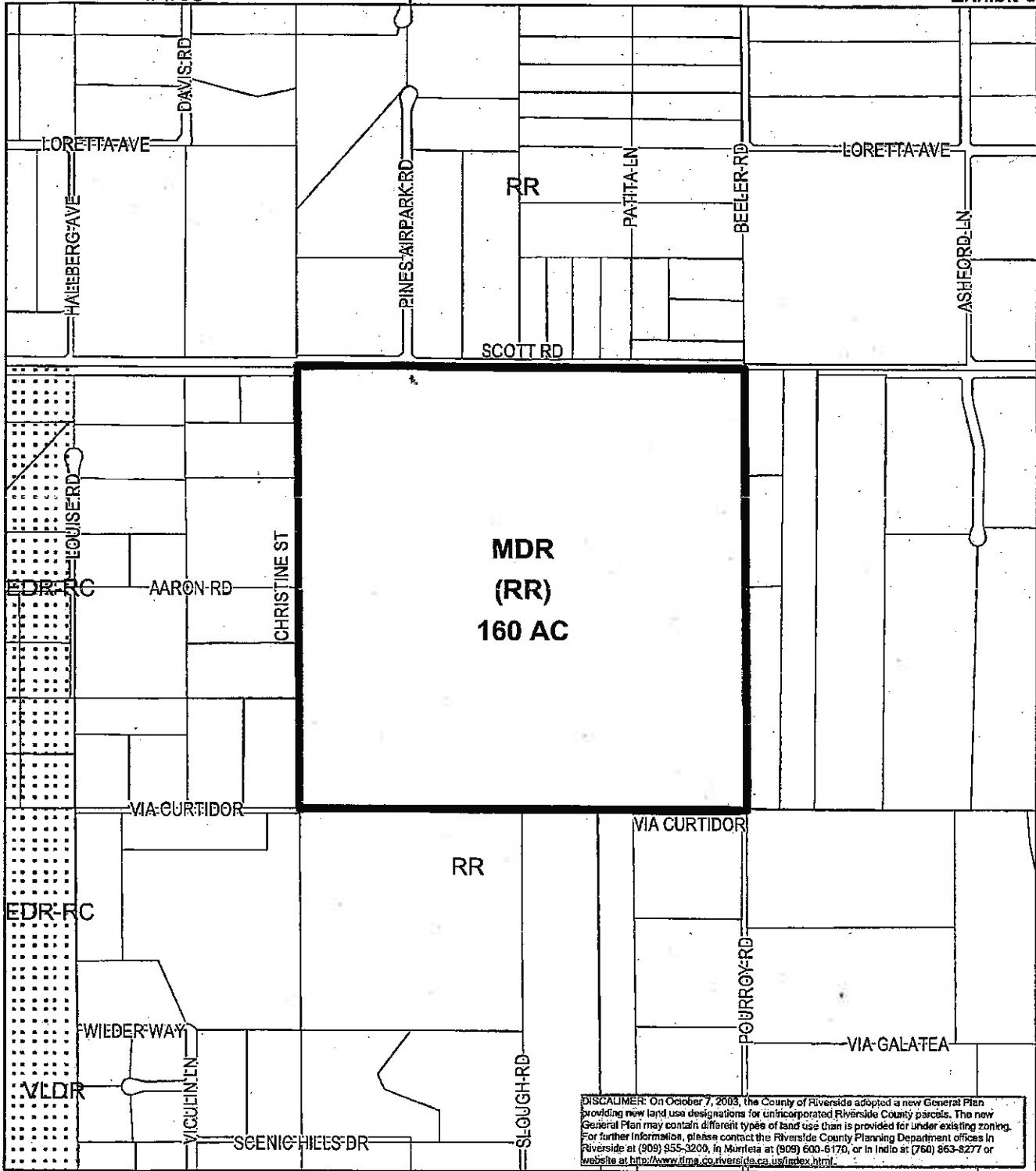
1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5,147.92.
3. The project site is currently designated as Assessor's Parcel Number: 472-070-001

Supervisor Stone
District 3
Date Drawn: 4/4/08

GPA00998

Proposed General Plan

Planner: Amy Aldana
Date: 3/14/08
Exhibit 6



Zone
Area: French Valley
Township/Range: T6SR2W
Section: 20

RIVERSIDE COUNTY PLANNING DEPARTMENT

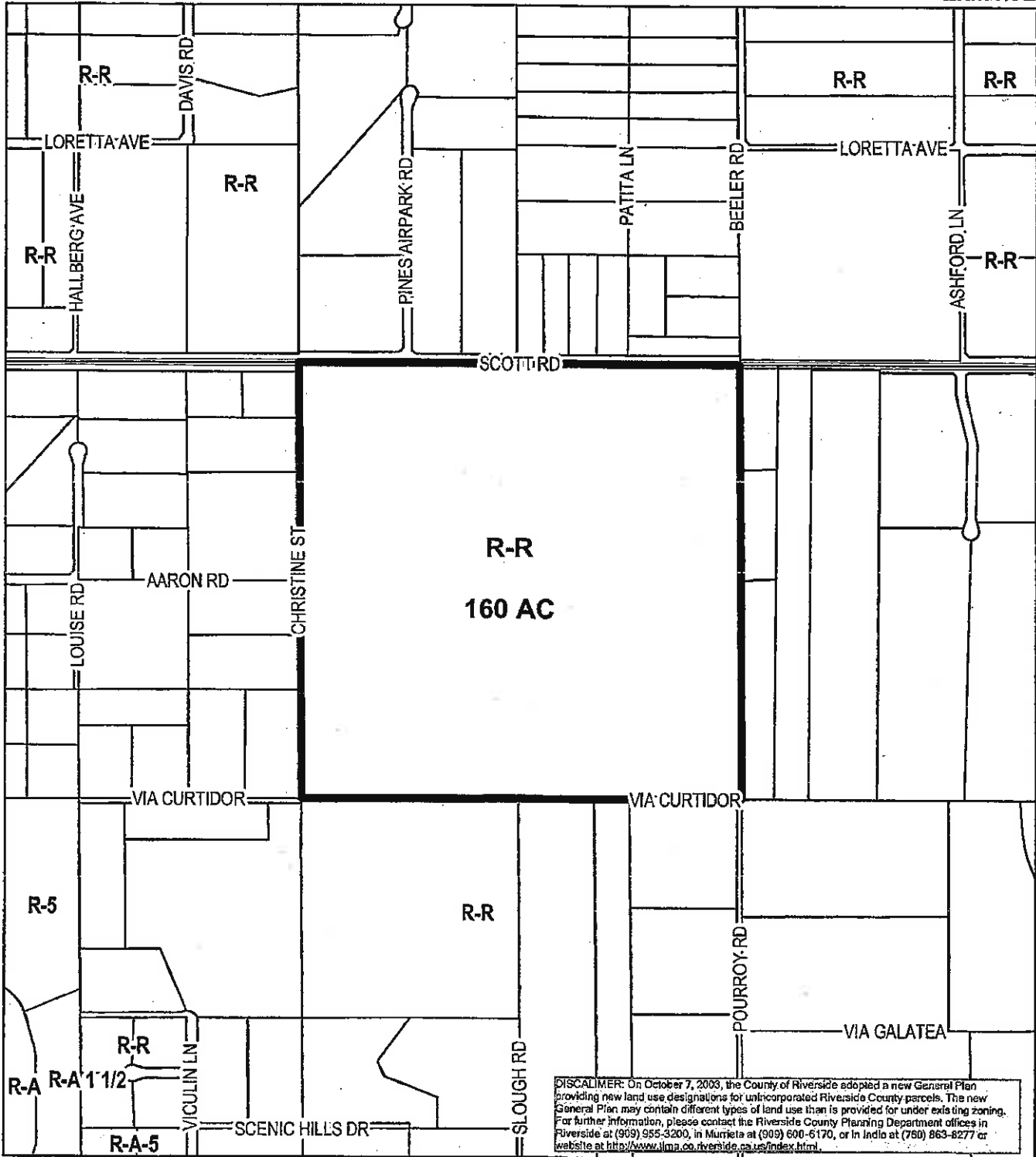
Assessors
Bk.Pg. 472-07
Thomas
Bros. Pg. 899 D2



Supervisor Stone
 District 3
 Date Drawn: 4/4/08

GPA00998
EXISTING ZONING

Planner: Amy Aldana
 Date: 3/14/08
 Exhibit 2



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.lima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: French Valley
 Township/Range: T6SR2W
 Section : 20



Assessors
 Bk. Pg. 472-07
 Thomas
 Bros. Pg. 899 D2



Supervisor Stone
District 3
Date Drawn: 4/4/08

GPA00998

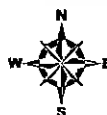
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/14/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: French Valley
Township/Range: T6SR2W
Section: 20



Assessors
Bk. Pg. 472-07
Thomas
Bros. Pg. 899 D2

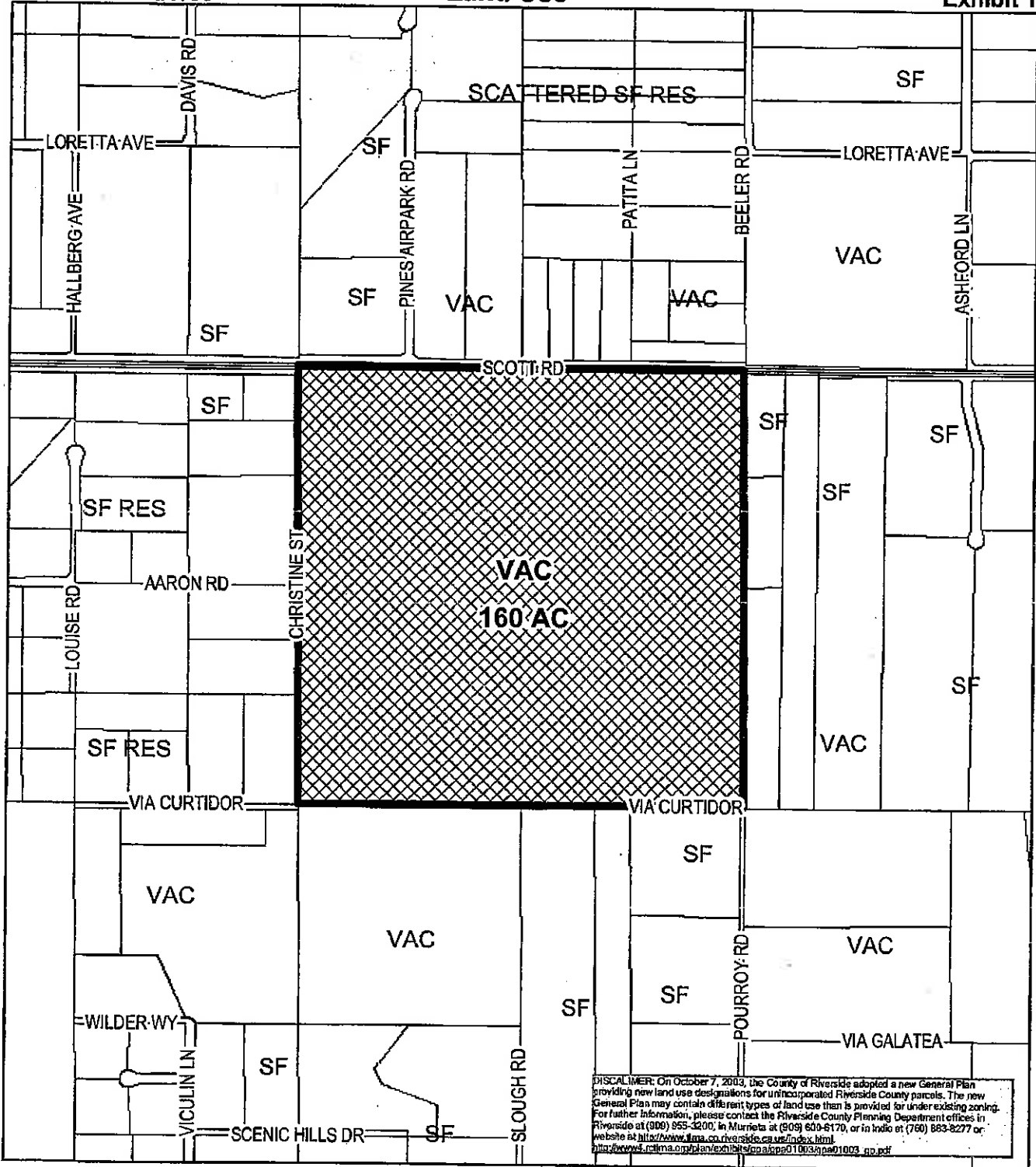


Supervisor Stone
District 3
Date Drawn: 4/7/08

GPA00998

Land Use

Planner: Amy Aldana
Date: 3/14/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: French Valley
Township/Range: T6SR2W
Section : 20



Assessors
Bk. Pg. 472-07
Thomas
Bros. Pg. 899 D2

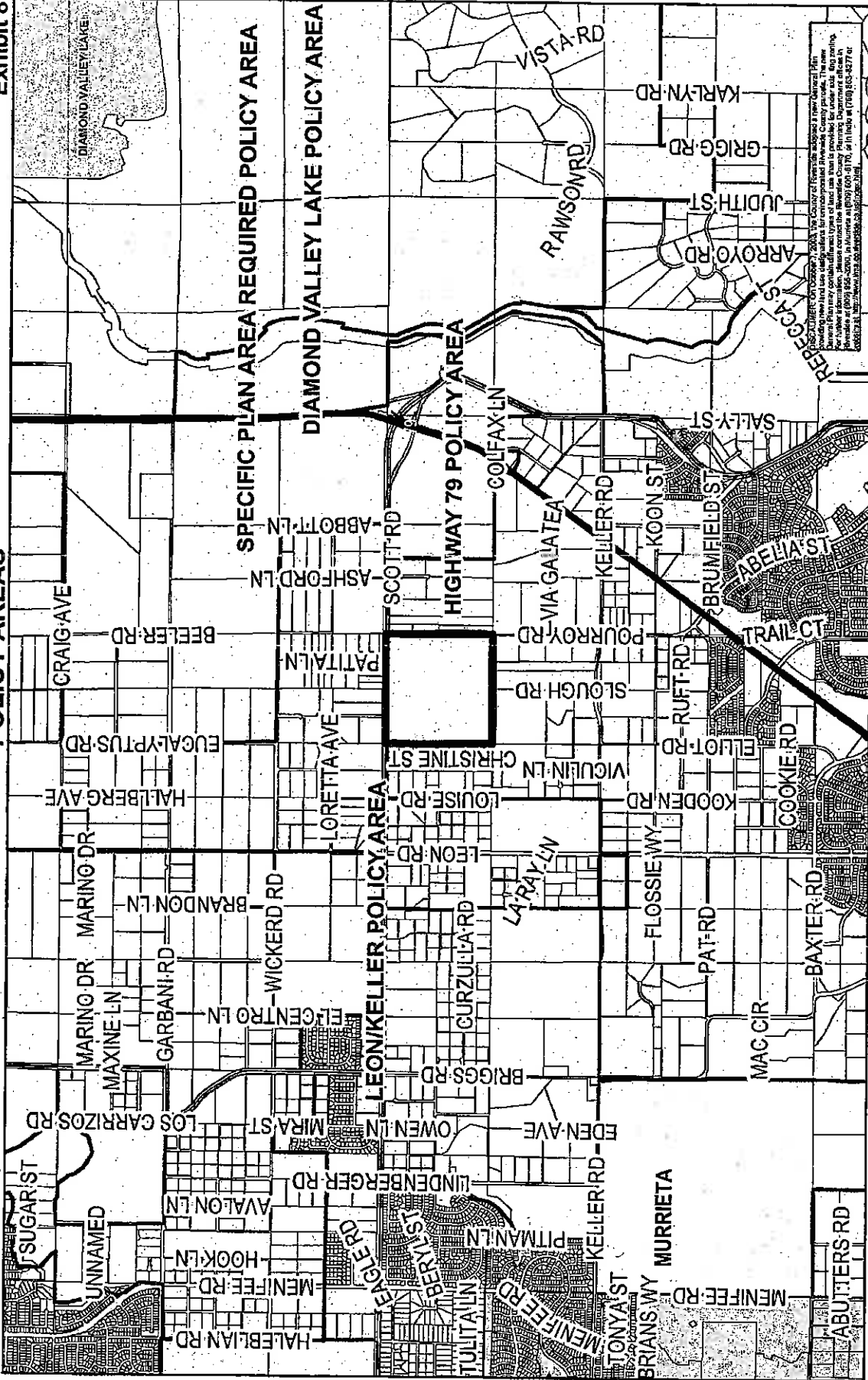


Supervisor: Stone
District 3

GPAU0998

Planner: Amy Madana
Date: 3/14/08
Exhibit 8

Date Drawn: 4/7/08



RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 472-07
Thomas
24,000 Bros. Pg. 899 D2

Zone: French Valley
Area: French Valley
Township/Range: T6SR2W
Section: 20

Scale: 0, 4,000, 8,000, 16,000 Feet

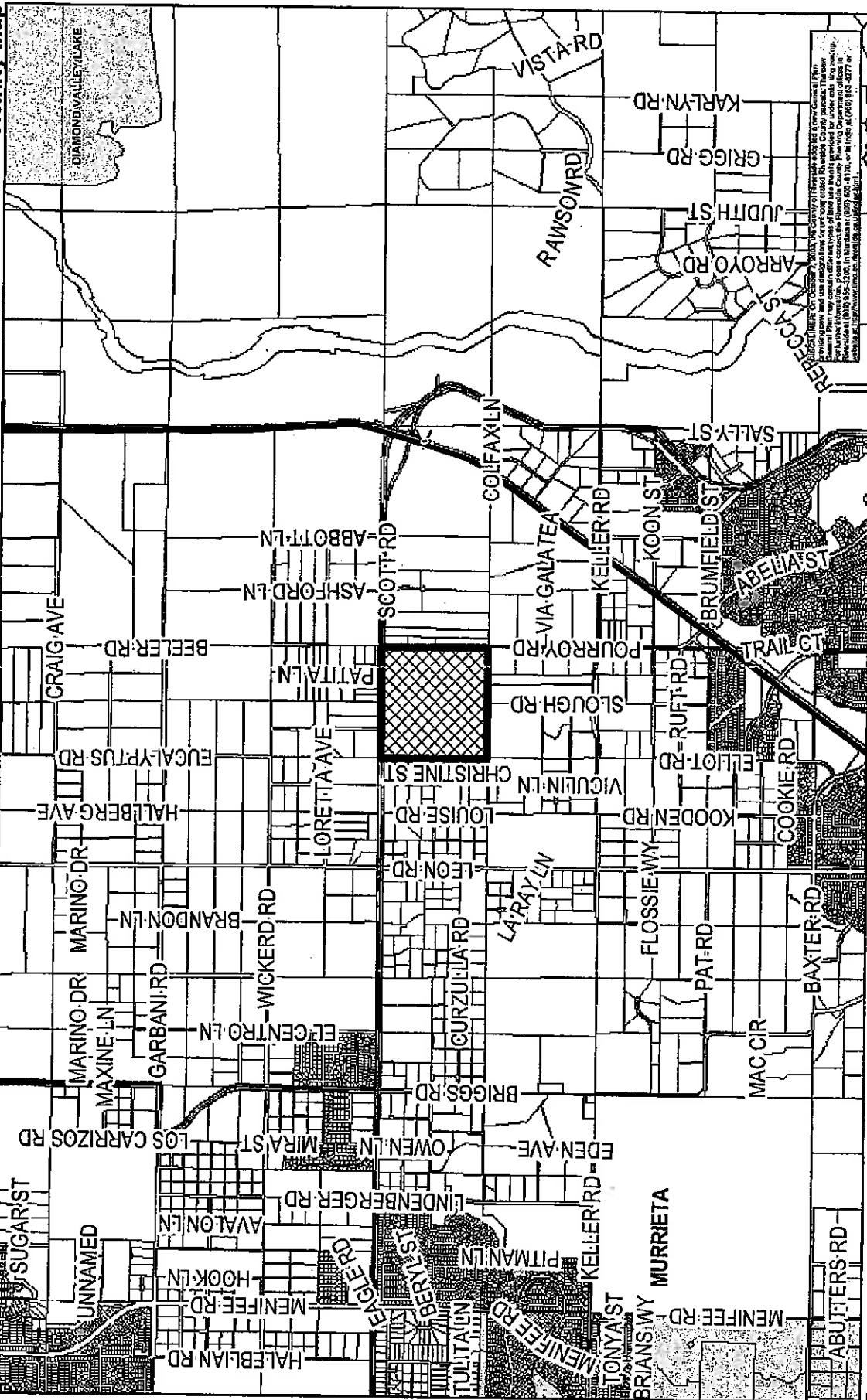
THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY, CALIFORNIA, HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AND ZONING ACTS OF 1972, AS AMENDED. THE PLANNING DEPARTMENT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING DEPARTMENT OFFICE AT 900 EAST MAIN STREET, RIVERSIDE, CALIFORNIA 92507. PHONE: (951) 953-4377.

Supervisor Stone
District 3

Date Drawn: 4/7/08

GPA00998 VICINITY MAP

Planner: Amy Aldana
Date: 3/14/08
Vicinity Map



Zone

Area: French Valley

Township/Range: T6SR2W

Section : 20

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 472-07

Thomas

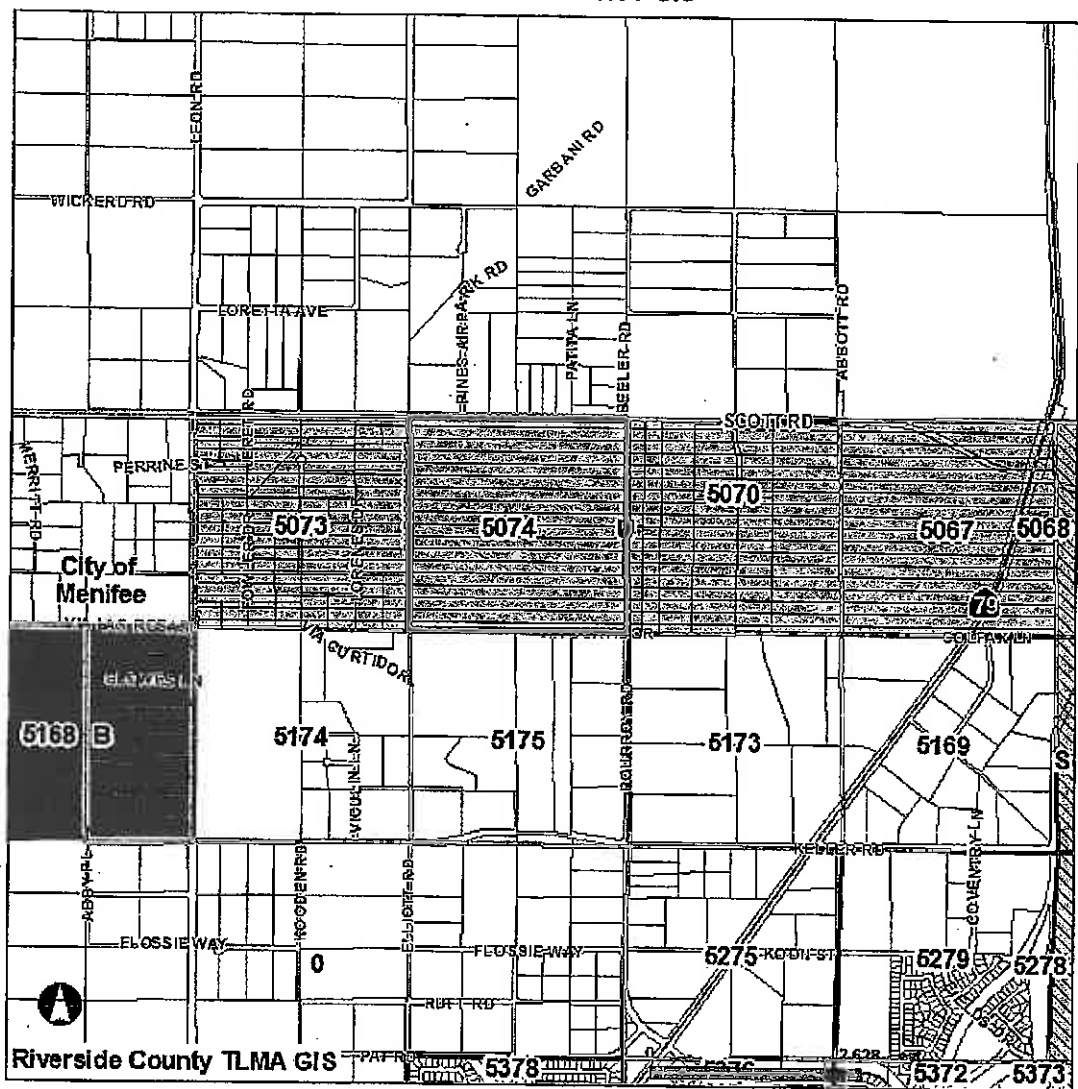
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








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RIVERSIDE COUNTY GIS



Selected parcel(s):
472-070-001

WRCMSHCP CELL/CELL GROUP

-  SELECTED PARCEL
-  PARCELS
-  INTERSTATES
-  CRITERIA CELL NUMBER
-  HIGHWAYS
-  CRITERIA CELL
-  CITY
-  SOUTHWEST AREA
-  SUN CITY/MENIFEE
-  B
-  S
-  U

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

REPORT PRINTED ON...Wed Dec 09 13:25:59 2009

**Domenigoni-Barton Properties
160 Scott Road**

**County of Riverside
Foundation Component General Plan Amendment**

Supportive Report and Analysis

Prepared for:

County of Riverside
4080 Lemon Street
Riverside, CA 92502

Prepared by:

Domenigoni-Barton Properties
31851 Winchester Road
Winchester, CA 92596
Andy Domenigoni
(951) 926-6924

AEI-CASC Consulting
937 South Via Lata, Suite 500
Colton, CA 92324
Tom Nieves
(909) 783-0101

AEI-CASC
CONSULTING

February, 2008

Table of Contents

Project Site Information	1
Background and Purpose of Report and Analysis	1
County of Riverside General Plan (RCIP)	6
Southwest Area Plan (SWAP)	10
Specific Plans	13
Western Riverside County Multi Species Habitat Conservation Plan (MSHCP)	15
Transportation/Circulation	15
General Plan Circulation Element	
Highway 79 Policy Area	
TUMF	
Road/Bridge Fee Districts	
Farmland Designation	20
Community Facility Districts	20
Agricultural Preserve	20
Airports	20
Unique Communities	20
Summary and Conclusion	21

List of Figures

Figure 1	Assessors Parcel Map	3
Figure 2	Regional Vicinity Map	4
Figure 3	Local Vicinity Map	5
Figure 4	GPA applications filed	8
Figure 5	Area Plans Map	9
Figure 6	Scott Road Corridor/Urban Centers (Specific Plans)	14
Figure 7	TUMF road improvement projects	18

List of Tables

Table 1	Project Information	1
Table 2	Current Foundation Component General Plan Amendments	7

**County of Riverside
Foundation Component General Plan Amendment**

**Table 1
Project Site Information**

Location:	Winchester area, south of Scott Road, west of Highway 79
Assessors Parcel Number:	472-010-001
Size:	160 acres
Existing Land Use:	Agricultural, open space
Current General Plan Foundation Component:	Rural
Current General Plan Land Use Designation:	Rural Residential
Proposed General Plan Foundation Component:	Community Development
Proposed General Plan Land Use Designation:	Medium Density Residential

Background and Purpose of Report and Analysis

The Administrative Element of the County's General Plan establishes the particular findings that the County must make in approving a General Plan Amendment from one Foundation Component to another.

An analysis of the proposed amendment must be presented that identifies how the proposed foundation amendment:

1. Does not conflict with the overall Riverside County Vision as well as the vision of the local Area Plan;
2. Does not create an internal inconsistency with the elements of the General Plan;
3. Can be supported by necessary services and facilities and that said facilities can be reasonably financed.

The purpose of this document is to demonstrate how the proposed General Plan Amendment maintains the integrity of the current General Plan and Area Plan and assists in achieving the primary goals and objectives. This report and analysis has been prepared to provide the County Planning staff, Planning Commission and Board of Supervisors with the information necessary to permit the General Plan Amendment to proceed down the formal entitlement path, including complete staff review, environmental documentation per CEQA, public input and public hearings before County Planning Commission and Board of Supervisors for formal decision on the GPA application.

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

The following sub-sections will describe the current conditions of the subject property as they relate to the existing and current General Plan and Area Plan. ***Following that text and located in a shaded box will be a brief discussion that illustrates how the proposed General Plan Amendment achieves the primary goals and objectives of the General Plan or how the proposed General Plan Amendment is not affected by and/or does not impact the particular aspect of the General Plan or Area Plan.***

Domenigoni - Barton Properties

160 Scott Road
General Plan Amendment

Figure 1
Assessors Parcel



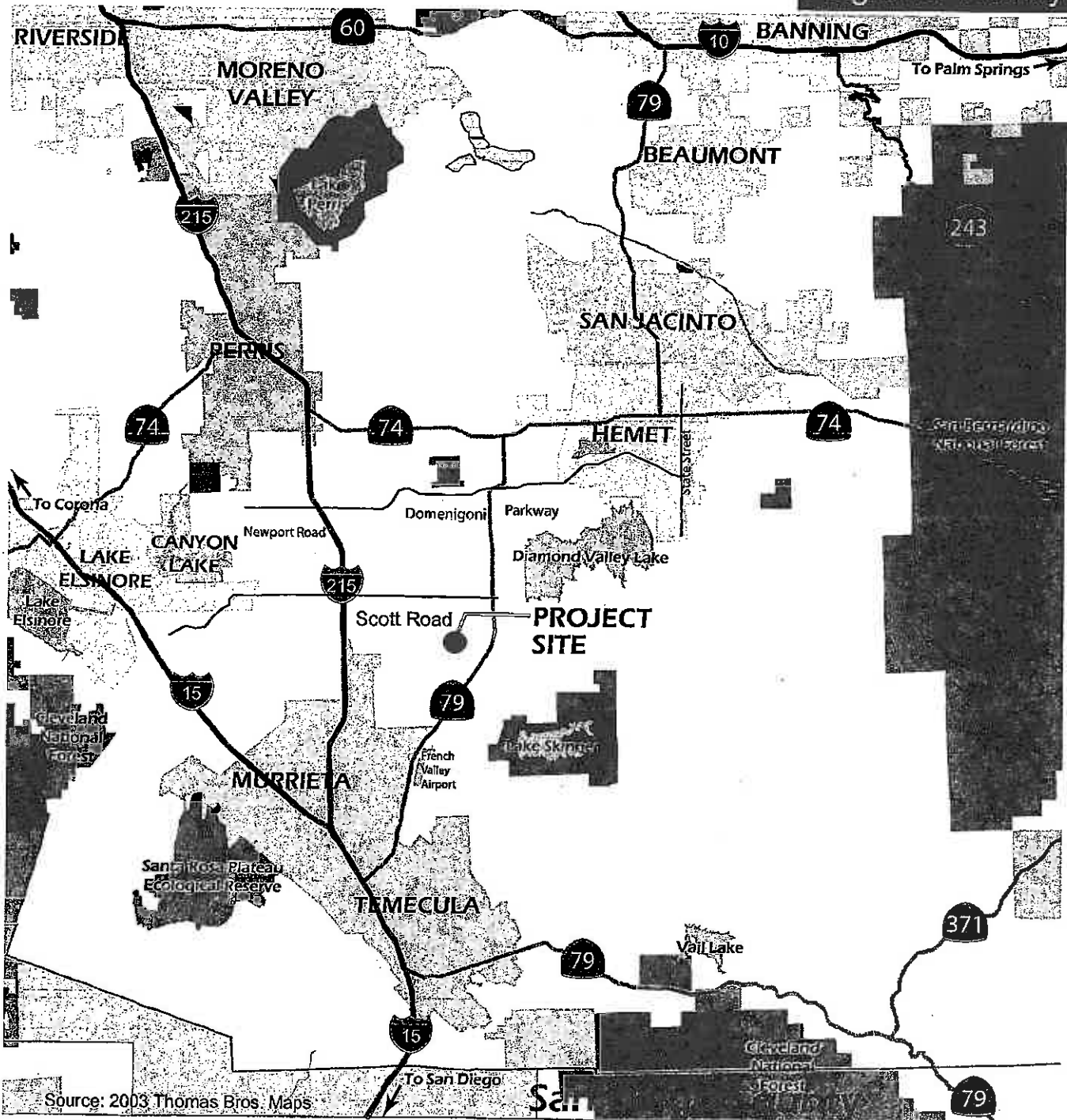
SELECTED PARCEL

PARCELS

Selected parcel(s):
472-070-001

Domenigoni - Barton Properties 160 Scott Road General Plan Amendment

Figure 2
Regional Vicinity



Source: 2003 Thomas Bros. Maps

County of Riverside General Plan

The Riverside County Integrated Project (RCIP) established Foundation Component and Land Use designations for all unincorporated properties in 2003. The project site is within the Rural Foundation Component of the General Plan. The General Plan Land Use Designation is Rural Residential and permits one single-family residence on five acres. The project site is also within the City of Murrieta Sphere of Influence.

Primary in the County's efforts to formulate an effective general plan to mold the development of the County were (1) consideration of transportation and circulation issues and (2) consideration of environmental issues and the conserving of natural habitats for plants and animals that are being adversely impacted by ongoing development in the western portion of the County.

The transportation issues were addressed via the Community and Environmental Transportation Acceptability Process (CETAP) which focused on major transportation corridors and gave impetus to the Transportation Uniform Mitigation Fee (TUMF) program created to establish and utilize creative funding mechanisms to finance the enormous transportation infrastructure facilities that are required to accommodate planned and anticipated future growth. Transportation issues in general and CETAP and TUMF issues in particular are considered in more detail in of Transportation/Circulation section of this report.

The environmental issues were addressed through the creation and formulation of the Western Riverside County Multi Species Habitat Conservation Plan (MSHCP) that has been acquiring, conserving and preserving in perpetuity thousands of acres of prime habitat within western Riverside County.

Foundation Component Amendments

The General Plan stipulated that General Plan Amendments proposing to designate a property from one Foundation Component to another could not take place for the initial five years after the adoption of the General Plan. 2008 brings the 5-year anniversary of the adoption of the General Plan and the opportunity for property owners to pursue an amendment to the designation from the current Foundation component to another. The County established an application 'window' for acceptance of said General Plan Amendments. The application window extends from January 1, 2008 to February 15, 2008.

A number of Foundation Component General Plan Amendment applications have been filed with the County of Riverside during the Foundation Component Amendment filing window, as identified in Table 2 below. Figure 4 illustrates that these amendments are located in very close proximity to the project site. All applications are proposing to amend the Foundation Component to a Community Development designation.

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

**Table 2
Current Foundation Component General Plan Amendments**

	Current Foundation Component	Proposed Foundation Component	Current Land Use Designation	Proposed Land Use Designation
GPA 00903	Rural	Community Development	Rural Residential	C-1/c-p
GPA 00916	Rural	Community Development	Rural Residential	Commercial
GPA 00921	Rural	Community Development	Rural Residential	Medium Density Residential
GPA 00925	Rural	Community Development	Rural Residential	Low Density Residential
GPA 00926	Rural	Community Development	Rural Residential	Medium Density Residential
GPA 00928	Rural	Community Development	Rural Residential	Medium Density Residential
GPA 00931	Rural	Community Development	Rural Residential	Medium Density Residential
Project Site	Rural	Community Development	Rural Residential	Medium Density Residential

The applications filed with the County seem to indicate a fairly clear trend toward moving to a Community Development level of entitlement in the area surrounding Scott Road between I-215 and Highway 79.

Southwest Area Plan (SWAP)

The project site is located within the Southwest Area Plan (SWAP) of the County. It abuts the southern boundary of the Harvest Valley/Winchester Area Plan and is just east of the Sun City/Menifee Valley Area Plan boundary. The location of the project site in relation to the current Area Plans is depicted in Figure 5.

The following discusses the vision of the SWAP that establish the basis and backbone of the development plan for the area. Various policies of the SWAP that affect the subject property are also identified. ***Unless otherwise noted, text that is in quotations is taken from the Southwest Area Plan. Text in the shaded box following the discussion represents how the proposed General Plan Amendment affects or is affected by the particular policy, goal or objective of the SWAP.***

The SWAP has preserved and conserved extensive expanses of Open Space and agricultural lands. As noted below, almost 90% of the land with the SWAP planning area is designated as Open Space, Agricultural and Rural. In discussing the Environmental Character of the area as part of "A Special Note on Implementing the Vision," the SWAP identifies the Santa Rosa Plateau, the Citrus/Vineyard areas and the surrounding hillsides as resources that are vital in carrying out the Vision of the SWAP. The SWAP has designated vast amounts of land in the most sensitive areas as open space, agricultural and rural areas.

A basic tenet of the SWAP is that the prominent mountains, ridges and hillsides should be conserved while the valleys will accommodate most of the development. Examples of "Unique Features" that the SWAP intends to preserve are the Santa Rosa Plateau Ecological Reserve, Vail Lake, the Cleveland National Forest, Lake Skinner and the Temecula Valley vineyards, wineries and citrus groves. Such designations are an example of the extensive open space, conservation and recreation features and resources of the SWAP that will remain.

The project site is not within the Unique Features and areas of the SWAP and is not viewed as a significant resource in that regard. The proposed General Plan Amendment would not impede the SWAP from achieving the objective of preserving unique features.

Figure 2: Physical Features of the SWAP identifies significant and unique physical features that exist in the planning area and that deserve focused attention in terms of conservation, such as significant mountain and hillside areas.

The project site is not identified as a significant physical feature in Figure 2 of the SWAP and therefore would not impede the implementation of the County's objectives to preserve significant physical features.

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

The SWAP "Land Use Plan focuses on preserving unique features found only in the Southwest planning area and, at the same time, accommodating future growth."

Upon its adoption in 2003, "approximately 89% of the Southwest planning area is devoted to Open Space, Agricultural and Rural designations. The remaining 11% of the land is devoted to a variety of urban uses. Most of this urban development is focused near the Cities of Temecula and Murrieta and in French Valley."

The project site lies just north of French Valley and is within the Sphere of Influence of the City of Murrieta. Additionally, the project site is located between the urban community center located within Specific Plan No. 310 located at Scott Road and Highway 79 and the Community Center Overlay located at the Scott Road and I-215 interchange. The proposed General Plan Amendment thus may be considered consistent with the intent to concentrate urban development patterns in this area.

"The Open Space and Rural designations are applied in the mountains and foothills surrounding the Cities of Murrieta and Temecula. The Agricultural designation is largely applied to the existing vineyards and wineries east of Temecula. The Santa Rosa Ecological Reserve and Cleveland National Forest are designated for open space uses to reflect the rich and significant habitat these areas provide. Glen Oaks Hills, Valle de los Caballos, and the Santa Rosa Plateau are designated for rural uses to maintain the existing rural residential character of these areas. Vail Lake and environs are designated Open Space-Rural, reflecting the natural values of the land, and its ownership status as private land."

As noted above, the SWAP has considered and identified the most significant and unique natural features and resources and has designated them so as to maintain the unique character that exists today. While not arguing that the project site contains no value, it does seem clear that the County has not identified the project site in particular or the immediate area in general as being critical in terms of preserving the areas as they exist today.

"These Open Space, Agricultural, and Rural general Plan land use designations reflect the existing and long term land use patterns for the area and help maintain the historic identity and character of the Southwest planning area. Such designations also provide an edge to urban development and a separation between the adjoining area plans and San Diego County. This edge strengthens the identity of the Southwest planning area and helps to distinguish it from other communities."

While the project site does abut the Harvest Valley/Winchester Area Plan, it does not act as an edge to the urban development in that it is located along Scott Road. The Community Center located at Scott Road and I-215 interchange, the Community Center located at Scott Road and Highway 79, the designation of Scott Road as a six-lane TUMF-funded transportation corridor of regional significance and the number of General Plan Amendments submitted to

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

the County during this Foundation Component GPA window are all indications that the Scott Road corridor between Highway 79 and I-215, of which the project site is a part, is trending towards an increased urbanization.

“Future growth is largely accommodated northeast of the existing Cities of Temecula and Murrieta in the French Valley. Proposed land uses reflect, or are influenced by, the adopted specific plans described in the Policy Area section of this area plan. The specific plans depict a largely residential community with local-serving commercial and employment uses along the major roadways. The residential community is focused around State Route 79 North (Winchester Road). Within that residential pattern the French Valley Airport acts as a hub for surrounding business and industrial park development, which contributes significantly to an employment and economic focus for the Southwest planning area. State Route 79 North is the chief circulation route in the valley other than Interstate 15 and Interstate 215 freeways. The adjacent areas accommodate regional uses and a large segment of potential commercial development.”

The project site is situated between the French Valley Airport hub, the future commercial and community center located at Scott Road and Highway 79 (as noted below) and the future Town Center located at Scott Road and I-215. The employment and economic focus associated with the large commercial, business, industrial park development in this area will be better supported with a Community Development Foundation Component land uses as opposed to Rural Foundation Component land uses.

“A Community Center Overlay is proposed along the south side of Scott Road, westerly of Winchester Road.”

The project site is located just west of this distinctly urban Community Center Overlay and the urban land uses expected in the future. While not proposing to expand the Community Center Overlay and become a part of it, the proposed General Plan Amendment is consistent with an increased development potential that the Community Center Overlay initiates.

SWAP Policy Areas and Implementing Policies

“A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies.”

“Twelve policy areas are designated within the Southwest Area Plan. They are important locales that have special significance to the residents of this part of the County.”

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

The project site is within the Highway 79 Policy Area and is discussed in the Transportation/Circulation section of this report. The Leon/Keller Road Policy Area is located west of the project site and extends northward into the Sun City/Menifee Area Plan. The intent of the Leon/Keller Road Policy Area is to maintain the rural residential development that exists into the future and to create a rural edge between the urban land uses planned for the areas surrounding the intersections of I-215/Scott Road and Highway 79/Scott Road.

The proposed General Plan Amendment will comply with the objectives of the Highway 79 Policy Area in terms of monitoring the circulation system and ensuring adequate improvements so as to maintain acceptable levels of service.

The proposed General Plan Amendment will not directly impact the Leon/Keller Policy Area nor will it impede the County from implementing the provisions of this policy area.

The proposed General Plan Amendment is consistent with, is not affected by and/or does not impede the County's ability to implement the various other Implementing Policies that the SWAP establishes such as Local Land Use Policies, Local Circulation Policies, Local Open Space Policies or Local Hazard Policies.

Specific Plans

The project site is not within a Specific Plan project. The project site is, however, located between two major transportation and urban centers entitled by the County via Specific Plans, the Cantalena Specific Plan No. 334 and the Domenigoni-Barton Properties Specific Plan No. 310. Both sites are depicted on Figure 6. The boundaries of these two respective town centers are approximately 5 miles apart.

The Cantalena Specific Plan No. 334 is the initial component of the Town Center portion of the Community Center Overlay (CCO) land use designation of the County's General Plan and the Sun City/Menifee Valley Area Plan. The Town Center is envisioned to create a mixed use urban center comprised of higher density residential land uses and civic, commercial, entertainment and professional land uses. The Town Center concept concentrates residential density near employment centers and transportation corridors. The objective is for the residential uses in Cantalena to support the commercial, professional and employment-generating land uses envisioned for the remaining portion of the Community Center Overlay. The Cantalena Specific Plan entitles approximately 36.4 acres of Very High Density Residential, 69.1 acres of Medium-High Density Residential, an elementary school site and a 14.6-acre public park.

The Domenigoni-Barton Properties Specific Plan No. 310 also establishes an urban development comprised of 4,186 dwelling units, as well as educational, recreational,

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

commercial, mixed use and commercial recreational land uses on 1,735 acres. As depicted on Figure 6, the intersection of Highway 79 and Scott Road, just east of the project site, is zoned to include 42.4 acres of Commercial and 47.1 acres of Commercial Recreational land uses. Land uses on the south side of Scott Road and west of Highway 79 include 43.7 acres of Mixed Use and 17.0 acres of elementary school/Park. On the north side of Scott Road and west of Highway 79, 21.7 acres of Medium High Density Residential development and a portion of the 18-hole golf course are entitled. Medium Density Residential and Medium High Density Residential land uses are entitled within the Specific Plan within one-half mile of the Scott Road, the project site's northern boundary.

Both the Cantalena and Domenigoni-Barton Properties Specific Plans establish distinctly urban anchors for this area of the County. The project site is located on an Urban Arterial road that provide vehicular access to both anchors as well as to regional transportation facilities of I-215 and Highway 79/Winchester Road. These facts give indication that this area of the County is transitioning into a more urban setting and less of a rural setting.

Both projects front on or straddle Scott Road and acknowledge Scott Road as a primary circulation feature serving the respective communities. Scott Road connects these two urban centers and is designated and designed as an Urban Arterial with six lanes of traffic within a 152-foot right-of-way.

As such, the Scott Road corridor is positioned to support these two urban town centers and the job-generating, revenue-producing land uses envisioned. The viability of these two centers is dependant on a full supply of residents and consumers who will participate in the financing of infrastructure improvements necessary to accommodate this urban land use intensity.

Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP)

The County of Riverside formulated and adopted the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) so as to create a mechanism that will acquire, set aside and maintain tens of thousands of acres for conservation of sensitive habitat for endangered and threatened plants and animals.

The project site is within Western Riverside County MSHCP Cell Group U and encompasses Cell Numbers 5073 and 5073. As illustrated in Figure 6, the Domenigoni-Barton Properties Specific Plan No. 310 establishes an east-west oriented open space corridor that encompasses hillside areas. The southern portion of the project site includes hillside areas that may be considered a logical extension of the open space corridor mentioned herein.

The project site, whether developed under the current General Plan Foundation Component or per the proposed Foundation Component, can be developed in a manner that complies with and implements the objectives of the MSHCP.

Transportation/Circulation

General Plan Circulation Element

The Circulation Element of the General Plan designates the circulation network for the area and the size and type of facilities necessary to maintain an acceptable traffic level of service. The project site is located approximately three and one-half miles east of Interstate 215 which is the primary north/south transportation corridor linking Riverside County with San Bernardino and San Diego Counties.

The project site is also just west of Highway 79/Winchester Road which is designated on the Circulation Element as an Expressway with six lanes of traffic within a 184 to 220-foot right-of-way. Besides I-15 and I-215, Highway 79 is the primary north/south transportation corridor in Western Riverside County, connecting the Beaumont and Banning communities as well as the Coachella Valley with San Jacinto, Hemet, Murrieta, Temecula and San Diego County. As discussed below, Riverside County recognizes the vital nature of Highway 79 as it relates to the future development and livability of the western portion of the County.

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

The project site fronts on the south side of Scott Road which is designated as an Urban Arterial with six lanes of traffic within a 152-foot right-of-way.

Holland Road, Briggs Road and Antelope Road, all in close proximity to the project site, are designated as Major facilities with four lanes of traffic on 118-foot right-of way. Menifee Road, located west of the project site and east of I-215, is designated as an Urban Arterial with six lanes of traffic within a 152-foot right-of-way. Garbani Road, located north of the project site, is an east/west corridor designated as a Major facility east of Menifee Road and an Urban Arterial west of Menifee Road to I-215.

Highway 79 Policy Area

The project site is within the Highway 79 Policy Area. The Highway 79 Policy Area is intended to ensure that adequate improvements are funded and constructed in a manner where the full impacts of planned and anticipated development in the policy area are felt. Continuous monitoring of development impacts on traffic levels of service and requirements placed on development entitlements via conditions of approval provide mechanisms that establish necessary infrastructure improvements and ensure construction of said infrastructure improvements.

TUMF

The Western Riverside Council of Governments (WRCOG) has established the Transportation Uniform Mitigation Fee (TUMF) program to collect and administer fees so as to fund the construction of transportation infrastructure improvements of regional significance within western Riverside County.

The project site is located on Scott Road which is the boundary between the Southwest and Hemet/San Jacinto TUMF Zones. The Southwest TUMF Zone is comprised of the Cities of Temecula, Lake Elsinore, Murrieta, Canyon Lake and the County of Riverside

Scott Road is a TUMF-funded facility and is scheduled to be improved as a 4-lanes road, providing a vital east/west link between Highway 79/Winchester Road and Interstate 215.

Significant improvements to the interchange at Scott Road and I-215, west of the project site, are part of TUMF-funded projects with a current budget of approximately \$28,000,000, per the 2006 WRCOG Annual Report.

Briggs Road and Menifee Road, major north/south routes located west of the project site and east of I-215, are also TUMF-funded road improvement projects and scheduled to be improved as four-lane thoroughfares.

WRCOG administers the TUMF program with the forethought and realization that specific areas of western Riverside County are going to continue to experience

*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

The following excerpts from WRCOG documents regarding the TUMF program demonstrate that the improvement projects that WRCOG administers, funds and constructs are of regional importance:

.....making improvements to the arterials of regional significance on the Regional System of Highways and Arterials. --*TUMF Administrative Plan, September 11, 2006, page 8*

"If a developer constructs improvements identified on the Regional System of Highways and Arterials (RSHA), the developer shall receive credit for all costs associated with the improvements based on approved unit cost assumptions for the RSHA." --*TUMF Administrative Plan, September 11, 2006, page 7*

"A Regionally Significant Transportation Improvement, as defined as those facilities that typically are proposed to have six lanes at build out and extend between multiple jurisdictions." --*TUMF Administrative Plan, September 11, 2006, page 8*

Road/Bridge Fee Districts

"The County of Riverside has formed the Scott Road Community facilities District (CFD) to build the ultimate improvements to the interchange at Scott/I-215 and Scott Road between I-215 and SR-79 (6 lanes). The TUMF Program will provide over \$48 million in construction credits to this east-west corridor." --*WRCOG TUMF 2006 Annual Report, page 39*

The fact that the project site is surrounded by several strategic backbone TUMF-funded infrastructure projects of Highway 79 corridor, Scott Road, Briggs Road, Menifee Road and I-215 intersection improvements at Scott Road is clear evidence that the WRCOG expects the intensity of development consistent with the proposed General plan Amendment.

Farmland Designation

The northern portion of the project site along Scott Road is considered Farmland of Local Importance. No part of the project site is considered Farmland of Statewide Importance and the southern portion of the project site is not included in any farmland designation.

Community Facility Districts

As noted in the Transportation/Circulation section of this report, the project site is within the Scott Road Community Facilities District and is bound by the provisions and requirements of the District.

The project site and the increased development potential proposed are positioned to effectively participate in the funding and financing of needed infrastructure improvements.

Agriculture Preserve

The project site is not designated as Agriculture Preserve and is not bound by a Williamson Act contract.

Airports

The project site is located northeast of the French Valley Airport. The French Valley Airport is "expected to be a valuable asset to the businesses and residences that settle in the area."

The project site is not within the French Valley Airport Influence and Compatibility Zones and will not impact the ability to implement SWAP Policies associated with the airport.

Unique Communities

The SWAP identifies several unique communities and the plan objectives to preserve the unique characteristics of these communities. These unique communities that are unincorporated include Glen Oaks Hills/Valle de los Caballos, the Pauba Valley and Pechanga Indian reservation, and Santa Rosa Plateau/De Luz community.

The project site is not included within and does not impact any of these communities and will not impact the County's ability to implement SWAP policies associated with protecting and preserving these unique communities.

Summary and Conclusion

The foregoing discussions regarding the current General Plan for the project site identify a clear and distinct trend for the area in general and the project site in particular to increase in development potential in the future so as to take advantage of the opportunities associated with the future urban Community Centers located at each end of the Scott Road corridor.

Additionally, the proposed GPA does not adversely impact nor hinder the County's ability to implement and achieve the primary goals, objectives and policies of both the General Plan and the Southwestern Area Plan.

The following points re-state the discussion points identified herein:

- *The proposed Foundation Component general Plan Amendment applications filed with the County seem to indicate a clear trend toward moving to a Community Development level of entitlement in the area surrounding Scott Road between I-215 and Highway 79.*
- *The project site is not within the Unique Features and areas of the SWAP and is not viewed as a significant resource in that regard. The proposed General Plan Amendment would not impede the SWAP from achieving the objective of preserving unique features.*
- *The project site is not identified as a significant physical feature in Figure 2 of the SWAP and therefore would not impede the implementation of the County's objectives to preserve significant physical features.*
- *The project site is located between the urban community center located within Specific Plan No. 310 located at Scott Road and Highway 79 and the Community Center Overlay located at the Scott Road and I-215 interchange. The proposed General Plan Amendment thus may be considered consistent with the intent to concentrate urban development patterns in this area.*
- *While the project site does abut the Harvest Valley/Winchester Area Plan, it does not act as an edge to the urban development in that it is located along Scott Road. The Community Center located at Scott Road and I-215 interchange, the Community Center located at Scott Road and Highway 79, the designation of Scott Road as a six-lane TUMF-funded transportation corridor of regional significance and the number of General Plan Amendments submitted to the County during this Foundation Component GPA window are all indications that the Scott Road corridor between Highway 79 and I-215, of which the project site is a part, is trending towards an increased urbanization.*

Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment

- The proposed General Plan Amendment will comply with the objectives of the Highway 79 Policy Area in terms of monitoring the circulation system and ensuring adequate improvements so as to maintain acceptable levels of service.
- The proposed General Plan Amendment will not directly impact the Leon/Keller Policy Area nor will it impede the County from implementing the provisions of this policy area.
- The proposed General Plan Amendment is consistent with, is not affected by and/or does not impede the County's ability to implement the various other Implementing Policies that the SWAP establishes such as Local Land Use Policies, Local Circulation Policies, Local Open Space Policies or Local Hazard Policies.
- The Scott Road corridor is positioned to support these two urban town centers and the job-generating, revenue-producing land uses envisioned. The viability of these two centers is dependant on a full supply of residents and consumers who will participate in the financing of infrastructure improvements necessary to accommodate this urban land use intensity.
- The project site, whether developed under the current General Plan Foundation Component or per the proposed Foundation Component, can be developed in a manner that complies with and implements the objectives of the MSHCP.
- The fact that the project site is surrounded by several strategic backbone TUMF-funded infrastructure projects of Highway 79 corridor, Scott Road, Briggs Road, Menifee Road and I-215 intersection improvements at Scott Road is clear evidence that the WRCOG expects the intensity of development consistent with the proposed General plan Amendment.
- The project site is not within the French Valley Airport Influence and Compatibility Zones and will not impact the ability to implement SWAP Policies associated with the airport.

November 1, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 5.0, General Plan Amendment Initiation Proceedings
(November 4, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals.

Item 5.1, GPA 1033 (SWAP)

Concur with staff recommendation to decline to initiate. Important new information is contained in the staff report that adds to the many compelling reasons to deny initiation. Specifically, according to the Rancho California Water District, the new agricultural uses would face a water shortage (and presumably further stress existing farms and vineyards), polluted runoff would pose a threat to drinking water quality in the Vail Lake reservoir, and there is a shortage of sewer treatment capacity.

As noted previously, this proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As shown in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 5.2, GPA 1000 (SWAP)

Concur with previous staff recommendation to decline to initiate. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to

the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 5.3, GPA 998 (French Valley)

Concur with staff recommendation to decline to initiate. The French Valley presents difficult challenges for MSHCP assembly, and this proposal to convert Rural land to Community Development within a Criteria Cell would prejudice preserve assembly. The steep slopes also present landslide hazards. For these reasons, the project could, according to staff, create General Plan inconsistencies involving the Land Use Multi-Purpose Open Space, and Safety Elements. Surrounding parcels are intact Rural, and no changed circumstances justify piecemeal urbanization of an area generally recognized as an important community separator.

Item 5.4, GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to decline to initiate. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 5.5, GPA 954 (French Valley)

Pending additional analysis, disagree with both applicant's proposal and with staff's modified recommendation for initiation. Adjacent to the property is a large block of conserved habitat (OS-CH). However, information on the relationship of the property to the MSHCP is not provided. No decision should be made until this information is available.

Item 5.6, GPA 946 (Winchester)

Disagree with applicant's proposal and with staff's modified recommendation for initiation. To change the designation of this large, 176-acre property from Rural Community to Community Development – or to facilitate such future conversion via staff's modified recommendation – are *both* inconsistent with maintaining the current

rural policy area. There is also no MSHCP analysis. The larger question is that no absorption study has demonstrated the need for additional Community Development or, even if so, whether this is an optimal location. Indeed, the location appears discontiguous from other development and would represent a piecemeal and disorderly pattern of urbanization that maximizes greenhouse gas emissions.

Item 5.7, GPA 1089 (Jurupa)

Concur with staff recommendation to initiate. This is an appropriate intensification of existing Community Development to accommodate growth by providing a range of housing choices in a location near infrastructure and services.

In conclusion, we ask that you uphold the integrity of the Foundation System, the General Plan, and the MSHCP.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Interested parties

Domenigoni, Andy
31851 Winchester Road
Winchester, CA 92596
GPA00998 Applicant/Owner

Nieves, Tom
937 S. Via Lata, #500
Colton, CA 92324
GPA00998 Engineer

Domenigoni, Andy
31851 Winchester Road
Winchester, CA 92596
GPA00998 Applicant/Owner

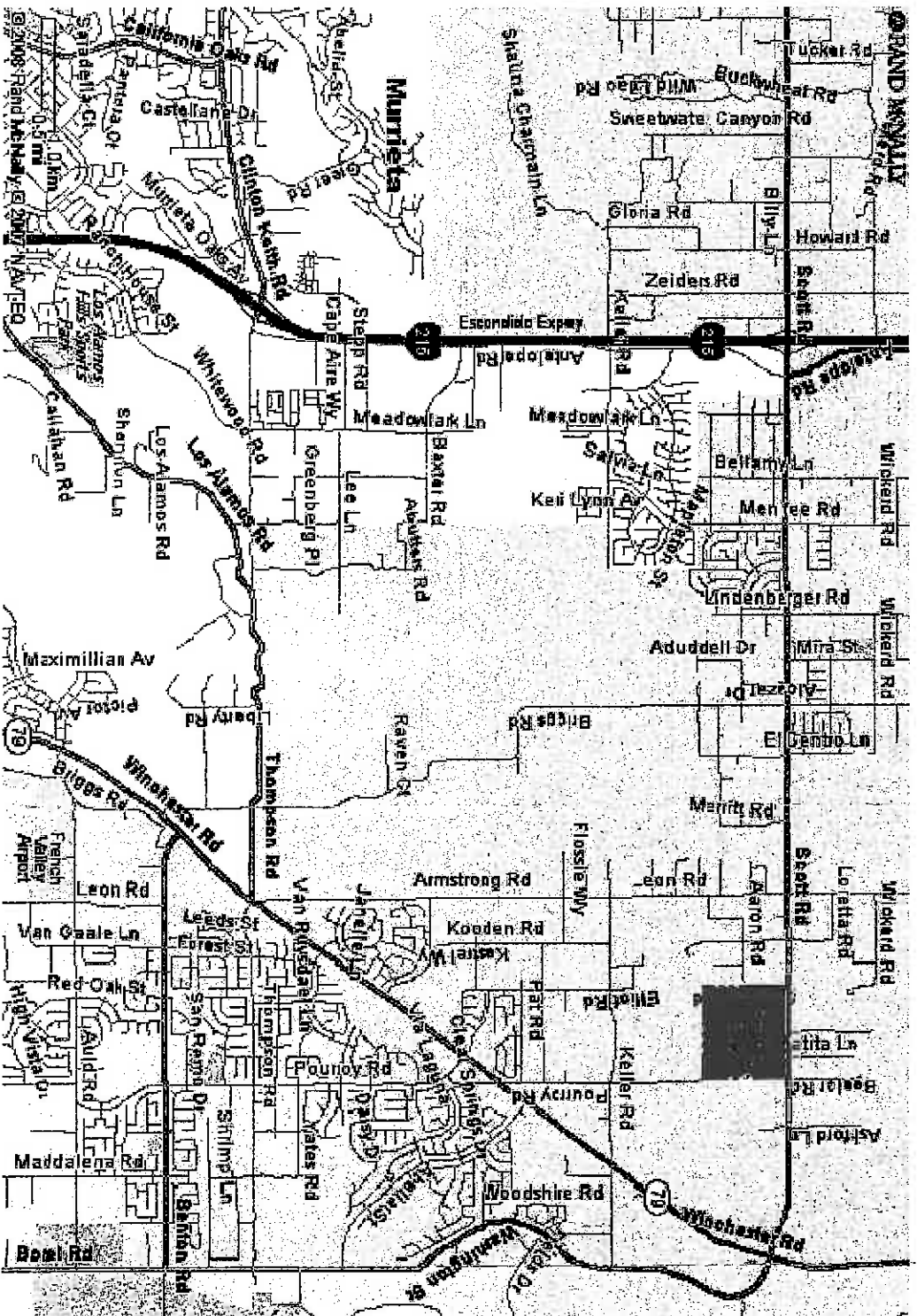
Nieves, Tom
937 S. Via Lata, #500
Colton, CA 92324
GPA00998 Engineer

Dorrville - Barton Properties

160 Scott Road

General Plan Amendment

Figure 3
Local Vicinity Map



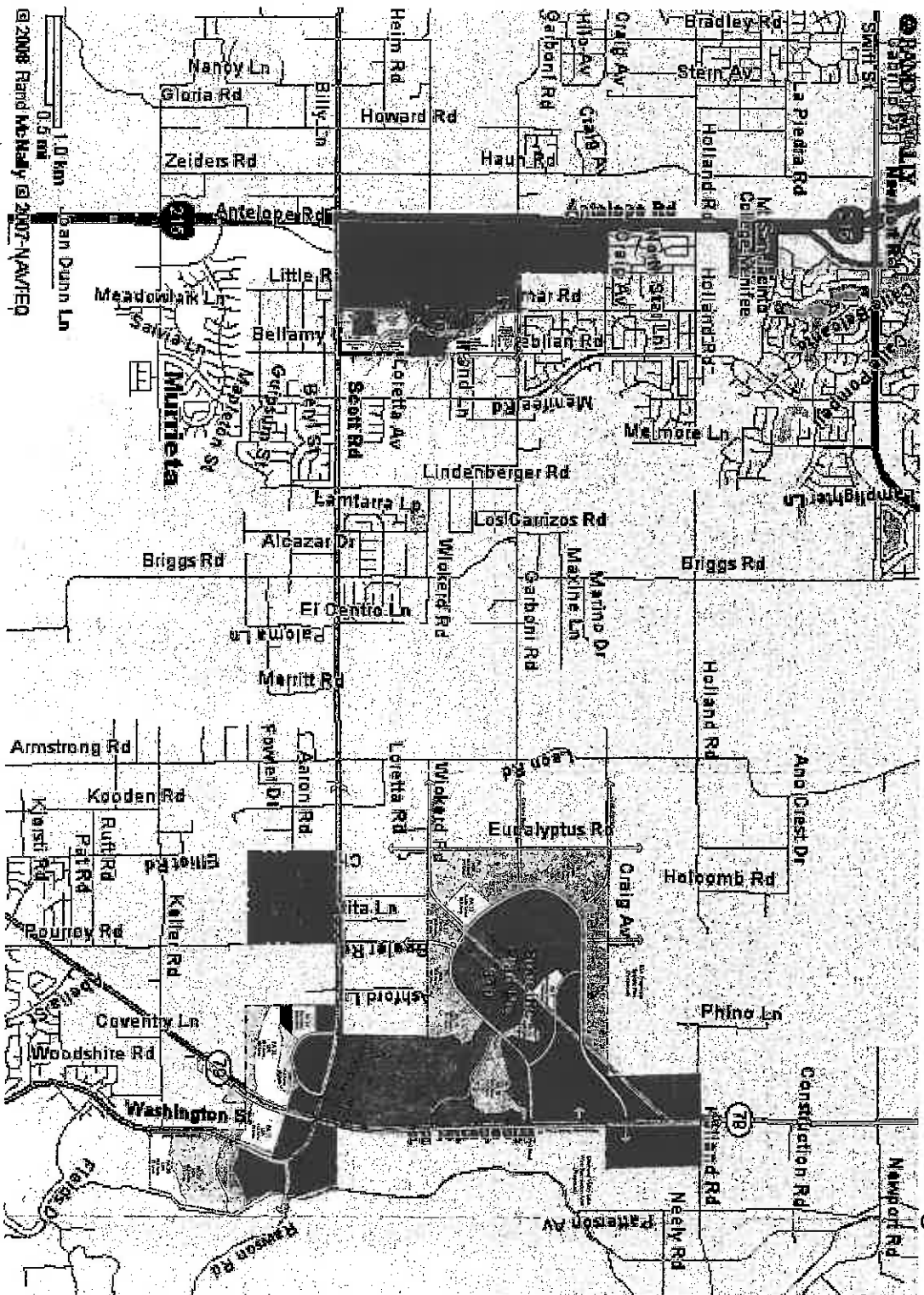
Source: Rand McNally 2007

Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

Figure 6
Scott Road Corridor/
Urban Centers



Source(s): Rand McNally 2007
Sun City/Menifee Valley Area Plan

Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

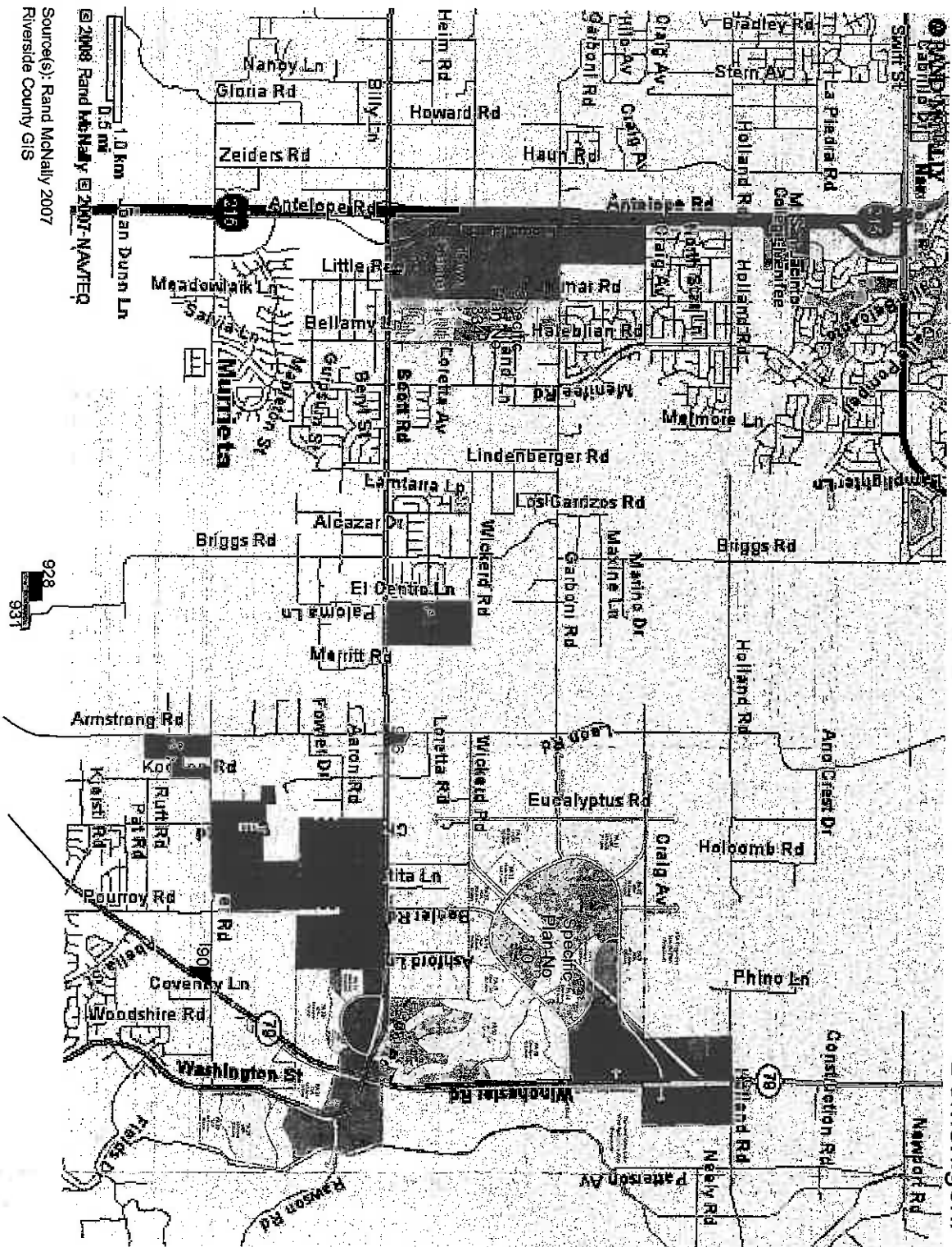


Figure 4
Current General Plan
Amendment
Applications

- GPA 00903
- GPA 00916
- GPA 00921
- GPA 00925
- GPA 00926
- GPA 00928
- GPA 00931

Source(s): Rand McNally 2007
Riverside County GIS

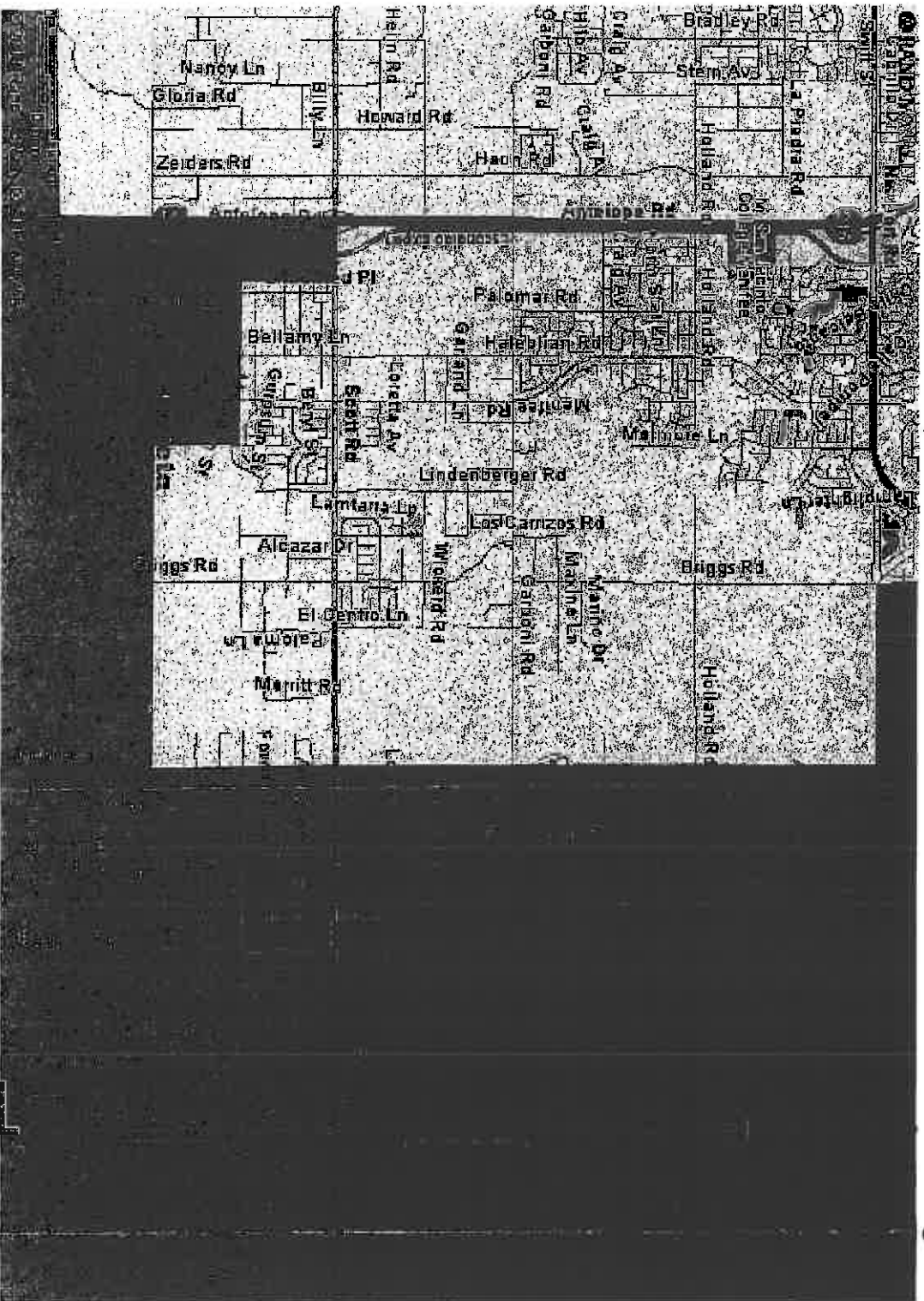
Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

Figure 5
Area Plans

- Sun City/Menifee Valley
- Harvest Valley/Winchester
- Southwest Area






Sources: Rand McKelley 2007
Riverside County GIS

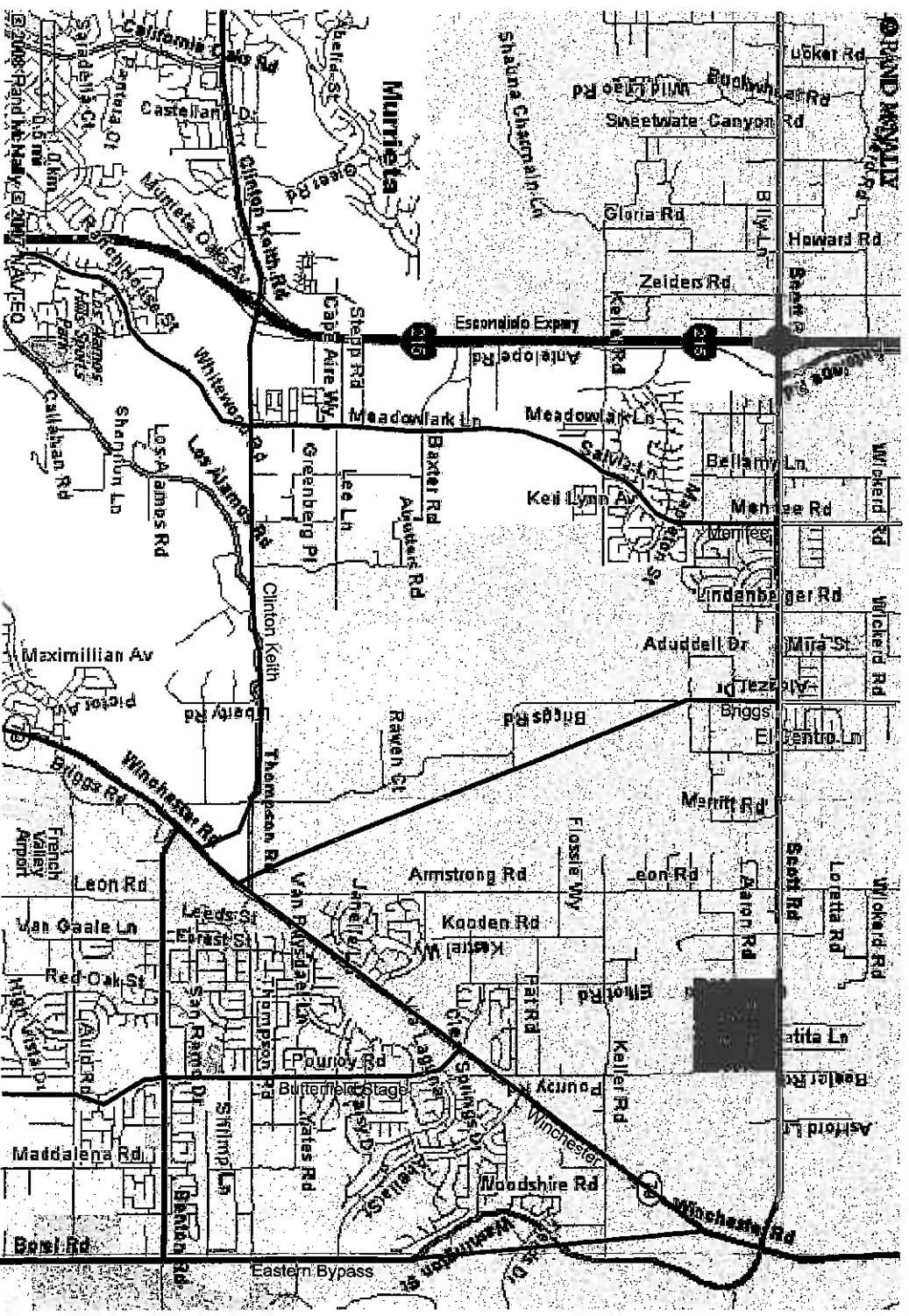
Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

Figure 7
TUMF Road
Improvement Projects

-  Interchange
-  6 Lanes - Ultimate
-  4 Lanes - Ultimate



Source(s): Rand McNally 2007
 Riverside County GIS

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 998 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7865 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Supervisorial District: Third – Area Plan: Southwest – Zone Area: French Valley – Zone: Rural Residential (R-R) – Policy Area: Highway 79 – Location: North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road – Project Size: 162.85 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4) on one parcel, totaling 162.85 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
OCTOBER 21, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email ross@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/21/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07865/GPA00998 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

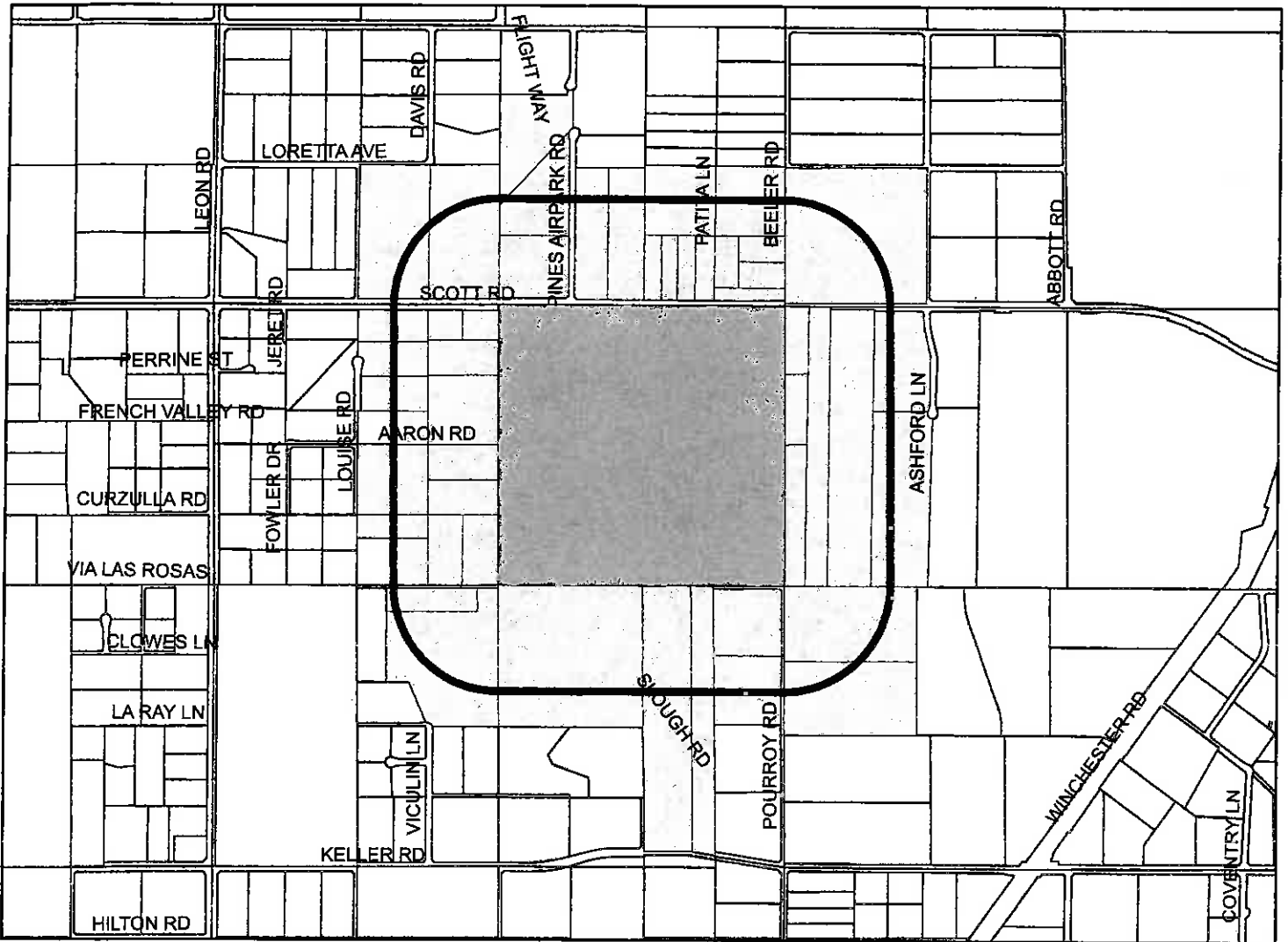
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07865 / GPA00998 (1000 feet buffer)



Selected Parcels

466-230-049	466-230-073	472-100-002	472-090-003	472-100-006	466-230-013	466-230-026	472-060-019	466-230-014	472-080-016
472-090-002	466-230-025	472-100-008	472-080-017	466-230-077	472-060-016	472-060-017	466-230-044	466-230-074	472-080-022
472-060-013	472-060-014	466-230-028	466-230-010	472-090-023	466-250-007	472-060-020	472-100-005	466-230-048	472-100-004
472-060-012	472-080-018	472-080-021	472-060-015	472-070-001	466-230-033	466-230-034	466-230-035	466-230-036	472-090-022
472-080-015	472-090-020	472-090-021	472-110-001	472-110-002	466-230-043	472-090-006	472-100-003	466-230-027	472-100-001
472-080-020	466-230-024								



1,300 650 0 1,300 Feet

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

ASMT: 466230010, APN: 466230010
MICHEL MCINTYRE
32787 PATITA LN
WINCHESTER, CA. 92596

ASMT: 466230028, APN: 466230028
MARIA VARGAS, ETAL
31860 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230013, APN: 466230013
ANDY HEILMAN
32786 PATITA LN
WINCHESTER, CA. 92596

ASMT: 466230036, APN: 466230036
MISSIONARY ALLIANCE, ETAL
27377 VIA INDUSTRIA
TEMECULA CA 92590

ASMT: 466230014, APN: 466230014
CARLOS GARCIA
P O BOX 728
MURRIETA CA 92564

ASMT: 466230043, APN: 466230043
DIANE PIRLOT, ETAL
31260 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230024, APN: 466230024
GAYLE MILLARD, ETAL
C/O GAYLE MILLARD
11410 PYRAMID PEAK CT
RANCHO CUCAMONGA CA 91737

ASMT: 466230044, APN: 466230044
GREEN GABLES EQUESTRIAN CENTER
1629 VERDUGO BLV
LA CANADA CA 91011

ASMT: 466230025, APN: 466230025
SANDRA OWENS, ETAL
31720 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230048, APN: 466230048
LYNN KOSAR, ETAL
P O BOX 788
32655 FLIGHT WAY
WINCHESTER, CA. 92596

ASMT: 466230026, APN: 466230026
CASSAUNDRRA RICE, ETAL
31750 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230073, APN: 466230073
43350 TEMECULA
P O BOX 181140
CORONADO CA 92178

ASMT: 466230027, APN: 466230027
ERIN FURLONG, ETAL
29180 GANDOLF CT
MURRIETA CA 92563

ASMT: 466230074, APN: 466230074
HORALIA JAUREGUI
7249 DUNMORE PL
RANCHO CUCAMONGA CA 91739



ASMT: 466230077, APN: 466230077
RACHEL MASTRANGELO, ETAL
32875 PINES AIRPARK RD
WINCHESTER, CA. 92596

ASMT: 472060020, APN: 472060020
JANET CHAMBERLAIN, ETAL
16990 BROKEN ROCK CT
RIVERSIDE CA 92503

ASMT: 466250007, APN: 466250007
RICHARD ARDIS
2818 OCEAN BLV
CORONA DEL MAR CA 92625

ASMT: 472070001, APN: 472070001
SCOTT ROAD 160
C/O DOMENIGONI BARTON PROP MGMT CO
33011 HOLLAND RD
WINCHESTER CA 92596

ASMT: 472060014, APN: 472060014
JOANN RICHARDSON
31385 SCOTT RD
WINCHESTER CA 92596

ASMT: 472080015, APN: 472080015
URIAH BARNHART
P O BOX 904
WINCHESTER CA 92596

ASMT: 472060015, APN: 472060015
GLORIA ADAME, ETAL
41863 JUNIPER ST
MURRIETA CA 92562

ASMT: 472080016, APN: 472080016
JULIE MARTINDALE, ETAL
33285 CHRISTINE ST
WINCHESTER, CA. 92596

ASMT: 472060016, APN: 472060016
DOUGLAS SMITH
33121 CHRISTINE ST
WINCHESTER, CA. 92596

ASMT: 472080017, APN: 472080017
LYNETTE GOODWIN, ETAL
P O BOX 7388
CAPISTRANO BEACH CA 92624

ASMT: 472060017, APN: 472060017
DEBRA SUMMERS, ETAL
P O BOX 209
SUN CITY CA 92586

ASMT: 472080018, APN: 472080018
LORENE TANNER, ETAL
33460 LOUISE RD
WINCHESTER, CA. 92596

ASMT: 472060019, APN: 472060019
KATHY MCCLINTOCK, ETAL
28116 GARDENA DR
SUN CITY CA 92586

ASMT: 472080020, APN: 472080020
EARLINE WHITE, ETAL
P O BOX 905
WINCHESTER CA 92596

ASMT: 472080021, APN: 472080021
LORENE TANNER, ETAL
31350 VIA CURTIDOR
WINCHESTER, CA. 92596

ASMT: 472090023, APN: 472090023
CHARLENE VANDERWALL, ETAL
P O BOX 667
LAKE ELSINORE CA 92531

ASMT: 472080022, APN: 472080022
JENNIE DAVIES
P O BOX 8505
MORENO VALLEY CA 92552

ASMT: 472100001, APN: 472100001
JANET GRADY, ETAL
P O BOX 2396
TEMECULA CA 92593

ASMT: 472090002, APN: 472090002
BRUCE LAFKO, ETAL
C/O KUANGLIEH HAN
3545 HOLMES CIR
HACIENDA HEIGHTS CA 91745

ASMT: 472100002, APN: 472100002
MARTHA MUNOZ, ETAL
39674 RORIPAUGH RD
TEMECULA CA 92591

ASMT: 472090003, APN: 472090003
GUILLERMINA CAMPOS, ETAL
31301 VIA CURTIDOR
WINCHESTER, CA. 92596

ASMT: 472100003, APN: 472100003
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 472090006, APN: 472090006
WESTERN RIVERSIDE COUNTY REG CON AUT
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 472100004, APN: 472100004
ROCKRIDGE CHURCH INC
C/O MICHAEL MCNEFF
29995 TECHNOLOGY STE 306
MURRIETA CA 92563

ASMT: 472090021, APN: 472090021
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472100005, APN: 472100005
CHRISTINA HALVERSON, ETAL
32097 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 472090022, APN: 472090022
LOUISE MCCAUSLAND, ETAL
P O BOX 187
WINCHESTER CA 92596

ASMT: 472100006, APN: 472100006
CINDY DOMENIGONI, ETAL
31851 WINCHESTER RD
WINCHESTER CA 92596

ASMT: 472100008, APN: 472100008
SYLVIA GRAY, ETAL
P O BOX 682
WINCHESTER CA 92596

ASMT: 472110002, APN: 472110002
DAVID HANNA, ETAL
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

GPA00998 – Applicant
Andy Domenigoni
31851 Winchester Road
Winchester, CA 92596

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Winchester, CA 92596

GPA00998 – Owner
Domenigioni Barton Properties
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Winchester, CA 92596

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Domenigioni Barton Properties
31851 Winchester Road
Winchester, CA 92596

GPA00998 – Representative
CASC Engineering and Consulting
c/o Tom Nieves
1470 E. Cooley Drive
Colton, CA 92324

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

GPA00998 and CZ07865

Project Title/Case Numbers

John Hildebrand

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Andy Domenigoni

Project Applicant

31851 Winchester Road, Winchester, CA 92596

Address

North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road.

Project Location

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on October 21, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A MITIGATED NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

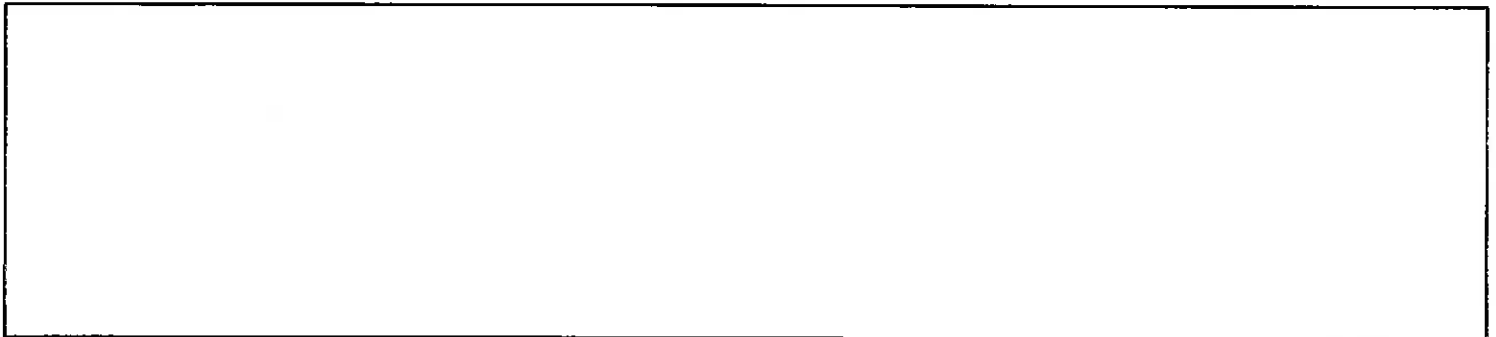
John Hildebrand
Signature

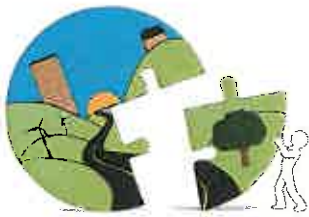
Project Planner

Title

09-01-2015
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA00998 and CZ07865

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: September 10, 2015

Applicant/Project Sponsor: Andy Domenigoni Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41828 ZCFG05176

FOR COUNTY CLERK'S USE ONLY